

COMMUNITY MEETING REPORT
Petitioner: C Investments 5, LLC
Rezoning Petition No. 2019-140

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on November 22, 2019. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Tuesday, December 10, 2019 at 6:00 p.m. at the Holiday Inn Express Ballantyne, 15139 Ballancroft Parkway, Charlotte, NC 28277.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by Rick McCorkle, as well as by Petitioner's agents, Nick Bushon and Spencer McNab with Design Resource Group PA and Collin Brown and Brittany Lins with Alexander Ricks PLLC.

SUMMARY OF PRESENTATION/DISCUSSION:

Mr. Collin Brown welcomed the attendees and introduced the Petitioner's team, using a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown showed aerials and a street view of the approximately 2.5-acre property.

Mr. Brown explained that a developer must consider many factors, including property owner requirements, existing zoning, natural and environmental constraints, transportation requirements, adjacent property owner concerns, broader community concerns, City priorities, Council member priorities, and market realities. The property is currently zoned R-4, which typically allows approximately four single-family dwelling units per acre (DUA). The adopted South District Land Use Plan (1993) recommends low-density residential uses for the site but, since it was adopted before I-485 was even built, the Land Use Plan is so outdated that it is virtually irrelevant. Several nearby properties have been rezoned to single-family and multi-family residential zoning districts ranging in density from eight to twelve DUA.

Mr. Brown explained that the Petitioner is seeking a site-specific rezoning plan for a townhome development. The proposed conditional plan, if approved by City Council, would govern development on the site, regardless of whether the Petitioner is the developer of the land.

The Petitioner is currently requesting a rezoning to the UR-2(CD) zoning district to accommodate the development of 21 townhomes, which equates to approximately 9.5 DUA. Included in the conditional site plan are commitments to tree save, buffering, and a sidewalk connection along the site's frontage of Providence Road West, among others.

The Petitioner's team previously held an initial outreach meeting with several members of the community and received valuable feedback. The Petitioner's team prepared the following responses to several community comments:

1. Need for visitor parking → The Petitioner is committing to a minimum of five (5) visitor parking spaces in addition to each unit having a garage and driveway long enough to park cars.
2. Desire for preservation of existing trees → Mr. Brown explained that a townhome development can be more concentrated in the center of the site, thereby preserving more natural area, whereas a single-family home development would likely take up the entirety of the site. The Petitioner is committing to a minimum of 15% tree save on-site and will preserve healthy trees where possible and supplement with new plantings where necessary. Mr. Brown pointed out that the site plan could change depending on whether the community prioritizes trees or visitor parking. The Petitioner could include more visitor parking, but that additional area would likely come out of areas currently preserved for tree and buffer areas.
3. Discussions of whether a privacy fence or landscaping was preferred as buffering to adjacent single-family homes → The Petitioner's team has suggested walking along the property line with adjacent property owners to determine their preference.
4. Desire for high-quality and high price-point product → Although it is not permitted to control the sales prices of residences in a zoning document, the Petitioner has ensured that a high-quality product will be built by committing to several architectural design standards.
5. Need for sidewalk connection along Providence Road West → The Petitioner is currently proposing a sidewalk along the site's frontage but is in discussions with CDOT about the possibility of assisting in the expansion of the sidewalk network beyond the Petitioner's site.
6. Dust and noise concerns during construction → The Petitioner will follow construction best practices to limit dust and noise to the extent practical. As compared to a single-family home development, townhomes will be built quickly at one time rather than incrementally, thereby reducing the duration of the dust and noise.
7. Whether the development will be gated → The Petitioner is open to providing gated access to the townhome development but would have to coordinate with CDOT, who is often resistant to private gating for developments.

Mr. Brown explained that the Petitioner's team would be submitting a revised plan by December 17th and the earliest possible public hearing in front of City Council could occur on January 21st with a February 17th decision. He then opened the meeting up for questions.

One attendee commented that families cross Rothesay Drive with children to access the adjacent day care facility so a HAWK signal at the crosswalk would be beneficial. The Petitioner's team said they would look into this and discuss with CDOT.

A property owner directly adjacent to the site stated that she would like to see some of the existing oak trees remain near the property line so there is a natural boundary. Other attendees commented that a fence would be beneficial to keep people from walking through their neighborhood. The Petitioner's team said that they would be willing to provide a fence or preserve the existing trees and provide supplemental landscaping depending on the neighbor's preference.

In response to an attendee's question regarding traffic along Providence Road West, the Petitioner's team responded that the road will be restriped to account for a left turn lane into the site to reduce traffic delays caused by residents turning into the site.

Several attendees commented that multiple developments are in the works in the area and wondered if CDOT and the City are accounting for the aggregate of these pending developments in their calculations. The Petitioner's team responded that they believe that there are DOT plans to widen Providence Road West but the timeline is unknown at this time.

In response to an attendee's question regarding stormwater runoff, the Petitioner's agent pointed out the low point of the site and explained that stormwater will be treated underground, reducing the runoff to adjacent homes. The Petitioner intends to grade the site so that the existing single-family homes are at a higher elevation than the proposed townhomes.

An attendee commented that five visitor parking spaces did not seem like enough for the proposed number of townhomes.

In response to a question regarding trash pickup, the Petitioner's team responded that the Ordinance requires that a dumpster location be shown on the site plan even if roll out containers are expected to be used at the site. The Petitioner is likely to use roll out containers to manage trash at this site.

The formal meeting concluded at approximately 6:45 p.m. and the Petitioner's representatives continued to answer individual questions until approximately 7:00 p.m.

Respectfully submitted this 17th day of December 2019.

cc: John Kinley, Charlotte-Mecklenburg Planning Department

Exhibit A

2019-140	TAXPID	OWNERLASTN
2019-140	22309114	YDG MARTIN ROAD LLC
2019-140	22309203	FREEL
2019-140	22309204	BENSON
2019-140	22309237	PAYNE
2019-140	22309238	ROBINSON
2019-140	22309281	SADHU
2019-140	22309293	HALL
2019-140	22309294	FIGUEROA
2019-140	22309299	ARDREY PARK TOWNHOME ASSOC
2019-140	22313305	MARTIN
2019-140	22313482	CARLYLE HOMEOWNERS ASSOCIATION OF MECLENBURG INC
2019-140	22313543	FRANK
2019-140	22313553	HEPLER
2019-140	22313554	AMH NC PROPERTIES LP
2019-140	22313555	CHAUDHARY
2019-140	22313556	WILEY
2019-140	22313601	ALCAZAR
2019-140	22313602	DESAI
2019-140	22313603	AFZAL
2019-140	22313604	DANIEL
2019-140	22313605	NECHYPORUK
2019-140	22313606	OPENDOOR PROPERTY D LLC
2019-140	22313607	SKVORETZ
2019-140	22313608	WARNER
2019-140	22313609	STROUPE
2019-140	22313610	ASHTON ADAMS
2019-140	22313657	PETERS
2019-140	22313658	MOKHNATKO
2019-140	22313659	AK REAL ESTATE LLC
2019-140	22313660	LI
2019-140	22313661	DRONAMRAJU
2019-140	22313666	WISE
2019-140	22313667	BELMONTE
2019-140	22313668	BRYANT
2019-140	22313669	MCD AID
2019-140	22313670	WRIGHT
2019-140	22313671	OWEN
2019-140	22313672	HUI CHAN LIVING TRUST
2019-140	22313673	SEAGROVES
2019-140	22313674	PATEL
2019-140	22313675	ROCHESTER
2019-140	22313676	WANG
2019-140	22313699	EDINBURGH OWNERS ASSOCIATION
2019-140	22313701	MCILWAIN
2019-140	22313702	ADAM
2019-140	22313703	BLED SOE

2019-140 22313704 MARTIN
2019-140 22313726 LICCIARDI
2019-140 22313727 DOYON
2019-140 22313728 VILLACIS
2019-140 22313729 DAVIS
2019-140 22313730 GOLDBERG
2019-140 22313731 MARKET
2019-140 22313749 GRAHAM
2019-140 22313750 RUPPERT
2019-140 22313751 THE BYUN REVOCABLE LIVING TRUST
2019-140 22365101 BANSAL
2019-140 22365102 SHARMA
2019-140 22365103 BOBBA
2019-140 22365104 VINCENT
2019-140 22365105 RAMIREDDY
2019-140 22365106 SHREERANGAM
2019-140 22365107 RAVIRALA
2019-140 22365123 SEETHARAMU
2019-140 22365153 DHILLON
2019-140 22365154 SHARMA
2019-140 22365155 BALAKRISHNAN
2019-140 22365156 MERITAGE HOMES OF THE CAROLINAS INC
2019-140 22365161 THE RETREAT ON MARVIN ROAD OWNERS ASSOCIATION INC
2019-140 22365162 THE RETREAT ON MARVIN ROAD OWNERS ASSOCIATION INC
2019-140 22365163 THE RETREAT ON MARVIN ROAD OWNERS ASSOCIATION INC

OWNERFIRST	COWNERFIRS	COWNERLAST
CRAIG S RICHARD W DAVID M. JANICE D PRIYANKA WILLIAM BRIAN MONICA INC CHARLES L	PERRI SUMIT GLORIA J	FREEL RAINA MARTIN
CHRISTOPHER CAMERON ROBERT SCOTT	NATALII A ERIK VICENT	FRANK ORIENT
ABHILASHA SEAN ISABELLA CHETAL SYED RASHED BRIAN C TETIANA	ALISON RAFAEL LOVISA G ANN VOLODYMYR	WILEY ALCAZAR AFZAL DANIEL NECHYPORUK
MATTHEW A DAVID H JENIFER ANN JENESE LAWANDA ANNA CHARLES A JR SERGEY	KRISTEN MOLLY E MICHAEL AARON KIRK RANDI ANASTASSIYA	SKVORETZ WARNER HANSEN ADAMS UNDERWOOD MOKHNATKO
BING VENKAT R CAROL A BETTY CRAIG A JAMES M STEVEN CAMERON NAHEMIAH J	TRUST ADITI N JACQUELINE S NEHEMIE G	THE BING LI FAMILY GHARPURAY MCDAID OWEN RAYMOND HUI AND ONKI A CHAN
CHESSON K AJAYKUMAR N JONATHAN MICHAEL XIAN GUI INC RUSSELL JR LORRAINE A MARTHA	BRIAN E SHWETA DAWN MARIE XIUQIN DANIELA	SEAGROVES BHAGAT ROCHESTER WANG % LANDCRAFT PROP INC DIMITRIU

AMY K		
JUANA MAY		
CRAIG MICHAEL	MARILYN HORKY	DOYON
HECTOR I	SANDRA	NARANJO
CYNTHIA M		
DAVID	AMANDA	GOLDBERG
ROGER A	VICKI R	MARKET
SHELLY D		
MARIA A		
AMIT KUMAR	BHAWNA	BANSAL
PARDEEP		
CHANDRA SEKHAR	MADHAVI	BOBBA
EDWIN	AUDREY M	VINCENT
HARICHANDRA REDDY	RAMASULACHANA	RAMIREDDY
PRASANNA	ARAVIND K	ANUGONDA
MADHU S	SRIDEVI LAXMAIAH	RAVIRALA
ABHIRAM	ASHA	KRISHNASWAMY
NAVDEEP S	PUSHPINDER	KAUR
KULDEEP	NEERAJ	SHARMA
SATHYA	PREETHI	ASHOKAN

MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
14021 CONLAN CIRCLE STE B-10		CHARLOTTE	NC	28277
1048 CODDINGTON PL		CHARLOTTE	NC	28211
15323 MCCLURE BRIDGE RD		CHARLOTTE	NC	28277
15308 MCCLURE BRIDGE RD		CHARLOTTE	NC	28277
15304 MCCLURE BRIDGE RD		CHARLOTTE	NC	28277
4040 FARBEN WAY		FORT MILL	SC	29715
15311 MCCLURE BRIDGE RD		CHARLOTTE	NC	28277
15315 MCCLURE BRIDGE RD		CHARLOTTE	NC	28277
7422 CARMEL EXECUTIVE PK #300		CHARLOTTE	NC	28226
PO BOX 136		PINEVILLE	NC	28134
7401 CARMEL EXECUTIVE PARK	SUITE 106	CHARLOTTE	NC	28226
11801 SCOURIE LN		CHARLOTTE	NC	28277
4031 FOREST DR		ALQUIPPA	PA	28277
30601 AGOURA RD SUITE 200		AGOURA HILLS	CA	91301
5610 EDEN FIELD LN		FORT MILL	SC	29707
11802 HAWICK VALLEY LN		CHARLOTTE	NC	28277
15138 ROTHESAY DR		CHARLOTTE	NC	28277
15134 ROTHESAY DR		CHARLOTTE	NC	28277
15130 ROTHESAY DR		CHARLOTTE	NC	28277
15125 ROTHESAY DR		CHARLOTTE	NC	28227
11711 HAWICK VALLEY LN		CHARLOTTE	NC	28277
405 HOWARD ST STE 550		SAN FRANCISCO	CA	94105
11727 HAWICK VALLEY LN		CHARLOTTE	NC	28277
11731 HAWICK VALLEY LN		CHARLOTTE	NC	28277
11735 HAWICK VALLEY LN		CHARLOTTE	NC	28277
11741 HAWICK VALLEY LN		CHARLOTTE	NC	28277
11803 HAWICK VALLEY LN		CHARLOTTE	NC	28277
11807 HAWICK VALLEY LN		CHARLOTTE	NC	28277
11813 HAWICK VALLEY LN		CHARLOTTE	NC	28277
11819 HAWICK VALLEY LN		CHARLOTTE	NC	28277
11825 HAWICK VALLEY LN		CHARLOTTE	NC	28277
11836 GOLSPIE CT		CHARLOTTE	NC	28277
11830 GOLSPIE CT		CHARLOTTE	NC	28277
11824 GOLSPIE CT		CHARLOTTE	NC	28277
11818 GOLSPIE CT		CHARLOTTE	NC	28277
11810 GOLSPIE CT		CHARLOTTE	NC	28277
11804 GOLSPIE CT		CHARLOTTE	NC	28277
1314 ARAUJO ST		SAN JOSE	CA	95131
11817 GOLSPIE CT		CHARLOTTE	NC	28277
16529 SILVERWORD DR		CHARLOTTE	NC	28213
11835 GOLSPIE CT		CHARLOTTE	NC	28277
11841 GOLSPIE CT		CHARLOTTE	NC	28277
201 N TRYON ST STE 2650		CHARLOTTE	NC	28202
15135 ROTHESAY DR		CHARLOTTE	NC	28277
15127 ROTHESAY DR		CHARLOTTE	NC	28277
15123 ROTHESAY DR		CHARLOTTE	NC	28277

15113 ROTHESAY DR	CHARLOTTE	NC	28277
11704 HAWICK VALLEY LN	CHARLOTTE	NC	28277
11708 HARWICK VALLEY LN	CHARLOTTE	NC	28277
11712 HAWICK VALLEY LN	CHARLOTTE	NC	28277
11716 HAWICK VALLEY LN	CHARLOTTE	NC	28212
11720 HAWICK VALLEY LN	CHARLOTTE	NC	28277
11726 HAWICK VALLEY LN	CHARLOTTE	NC	28277
15054 ANNAN CT	CHARLOTTE	NC	28277
11734 HAWICK VALLEY LN	CHARLOTTE	NC	28277
991 ROSE COMMONS DR # E-345	HUNTERSVILLE	NC	28078
12314 STINSON CT	CHARLOTTE	NC	28277
12310 STINSON CT	CHARLOTTE	NC	28277
12306 STINSON CT	CHARLOTTE	NC	28277
12301 STINSON CT	CHARLOTTE	NC	28277
12305 STINSON CT	CHARLOTTE	NC	28277
12309 STINSON CT	CHARLOTTE	NC	28277
12313 STINSON CT	CHARLOTTE	NC	28277
11202 FLENIKEN CT	CHARLOTTE	NC	28277
11420 CLEMS BRANCH DR	CHARLOTTE	NC	28277
11416 CLEMS BRANCH DR	CHARLOTTE	NC	28277
11412 CLEMS BRANCH DR	CHARLOTTE	NC	28277
13925 BALLANTYNE CORPORATE PL STE 300	CHARLOTTE	NC	28277
11605 N COMMUNITY HOUSE RD STE 250	CHARLOTTE	NC	28277
11605 N COMMUNITY HOUSE RD STE 250	CHARLOTTE	NC	28277
11605 N COMMUNITY HOUSE RD STE 250	CHARLOTTE	NC	28277

2019-140	ORGANIZATI	FIRST_NAME	LAST_NAME
2019-140	Adair At Ballantyne Homeowners Association	Jon P.	Speckman
2019-140	Adair At Ballantyne Homeowners Association	Marc	Settin
2019-140	Bridle Stone HOA	Bill	Bryan
2019-140	Bridlestone Homeowners Association	Bill	Bryan
2019-140	Carlyle Homeowners Association	Jim	Beckom
2019-140	Edinburgh Homeowners Association	Paul	Aarons
2019-140	GEMS Network and Diamond Ambassadors	DeLisa	Boyd
2019-140	Providence Pointe	Kenneth	Leeser
2019-140	Scots Hill Homeowners Association	Kevin	Williams
2019-140	Woodside Falls Neighborhood Association	David B.	Bowling

Alexander
Ricks
PLLC

November 22, 2019

VIA US MAIL

Alexander Ricks PLLC
1420 E. 7th St., Suite 100
Charlotte, North Carolina 28204

Collin Brown
980.498.6109
collin.brown@alexanderricks.com

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Date: Tuesday, December 10th at 6:00 p.m.
Location: Holiday Inn Express Ballantyne
15139 Ballancroft Parkway
Charlotte, NC 28277
Petitioner: C Investments 5, LLC
Petition No.: 2019-140

Dear Charlotte Neighbor:

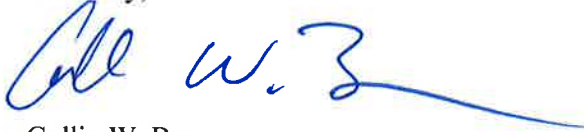
Our firm represents C Investments 5, LLC (the "Petitioner") in its request to rezone an approximately 2.22-acre property located at 11740 Providence Road West (Mecklenburg County Tax Parcel No. 223-133-05). The Petitioner requests a rezoning to the UR-2(CD) zoning district to accommodate a townhome development.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Property. You may have previously received a notification from us regarding an initial outreach meeting held on November 20th.

Accordingly, on behalf of the Petitioner, we invite you to attend the Official Community Meeting regarding this Petition on **Tuesday, December 10th at 6:00 p.m.** to meet with the Petitioner and its design and development team. We will give a brief overview of the redevelopment concept and then provide an opportunity for you to meet and talk with individuals that are involved in planning the project.

Please contact me if you are unable to attend and would like additional information.

Sincerely,



Collin W. Brown

STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
14532 Adair Manor Ct				
14511 Adair Manor Ct				
15000 Bridle Trace Lane				
15000 Bridle Trace Lane				
11510 Innes Ct				
15001 Edindale Dr				
11810 Elevation Point Dr.	5402			
15400 Prescott Hill Ave.				
14910 Scothurst Ln				
12513 Woodside Falls Rd				

Exhibit B

Exhibit C

Rezoning Petition #2019-140

Official Community Meeting

Sign-In Sheet

December 10, 2019

Please fill out completely. This information is used by the Planning Department to distribute material regarding this rezoning petition.

Name	Address	Phone No.	Email
John Loeffler	Charlotte St 28277	704-543-4497	LoefflerJ@tawo.com
DEBBIE CHAMM	15007 ANDOVER ^{CHAMM} ST 28477	704 9866053	BRANDY.BLOUDEL.COM
DEBBIE CHAMM	15007 ANDOVER CT	704 9006053	ETRAPPIEN2@AOL.COM
Molly WARENER	11731 HAUVICK	704 7245212	WHENERMOLLY45@carolina.rr.com
DAVID WARNER	" "	" "	" "
JERRY GUY	SCOURIE LN	704-540-0071	—
J & Lei Dorene	Seaside Lane		
Regelio ARANDA	14916 EDINDALE DR	980-272-0340	regelioaranda@gmail.com
Louisa G. AFZAL	15130 ROTHESAY DR	980-237-1857	louisaafzal@yahoo.com
Lin Miles	11721 Hound Valley Ln	858-997-7656	linseasong@gmail.com
Amy Vitale	11801 Seaside Lane	612-300-6990	amyvitale1@gmail.com

Exhibit D

REZONING PETITION #2019-140


11740 PROVIDENCE ROAD WEST

C INVESTMENTS 5, LLC

Official Community Meeting
Holiday Inn Express Ballantyne
December 10, 2019

Alexander
Ricks
PLLC

MEETING AGENDA

- Introductions
 - Property Location
 - Redevelopment Considerations
 - Current Zoning
 - Land Use Plan Recommendation
 - Proposed Redevelopment
 - Initial Community Feedback
 - Rezoning Timeline
 - Questions/Discussion
- 
- Three parallel white lines of varying lengths are positioned in the bottom right corner of the slide, angled upwards from left to right.

TEAM INTRODUCTIONS

Property Owner:

Gloria Martin

Petitioner:

C Investments 5, LLC

Rick McCorkle



Collin Brown &
Brittany Lins



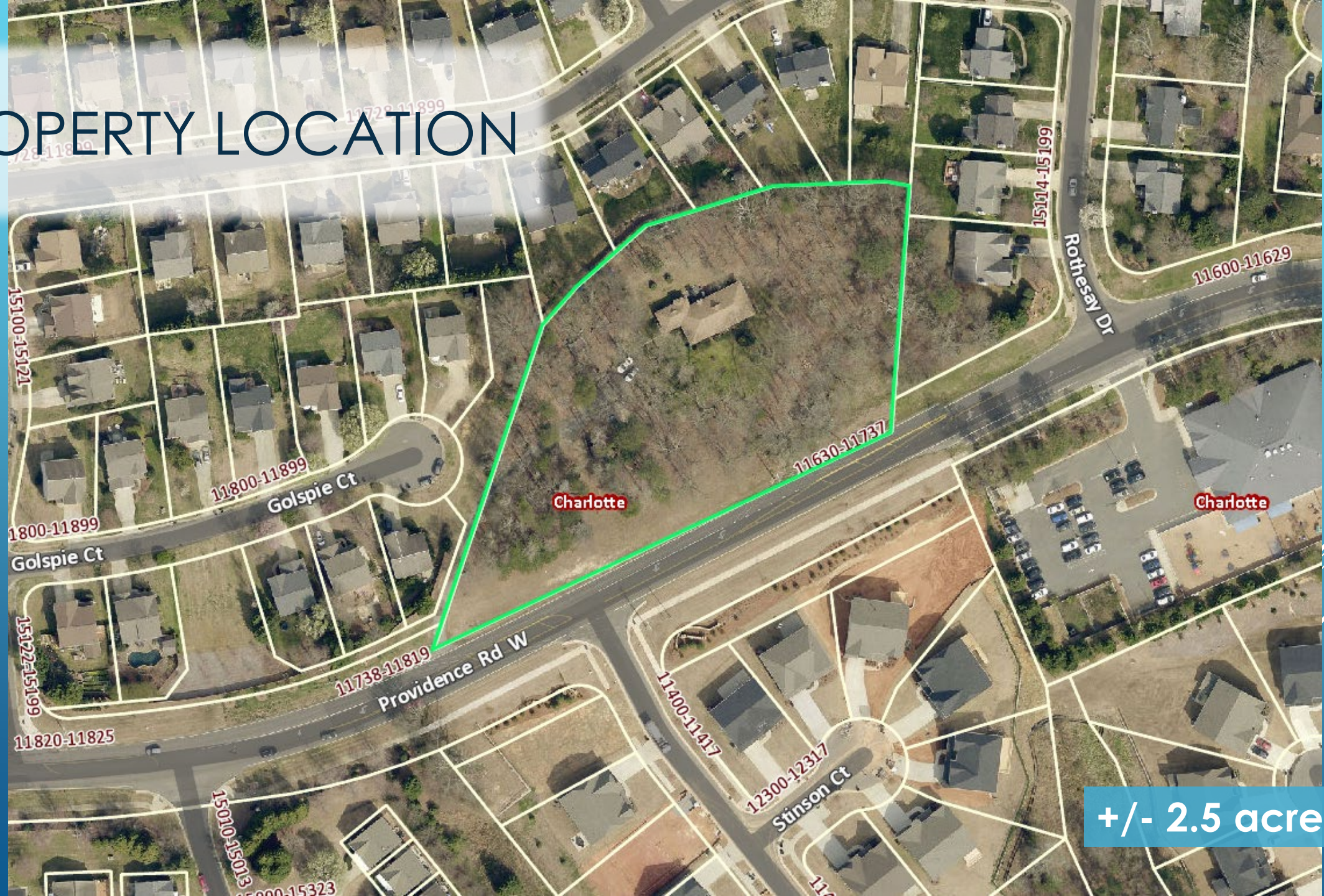
Nick Bushon

PROPERTY LOCATION

PROPERTY LOCATION



PROPERTY LOCATION



+/- 2.5 acres

PROPERTY LOCATION



REDEVELOPMENT CONSIDERATIONS



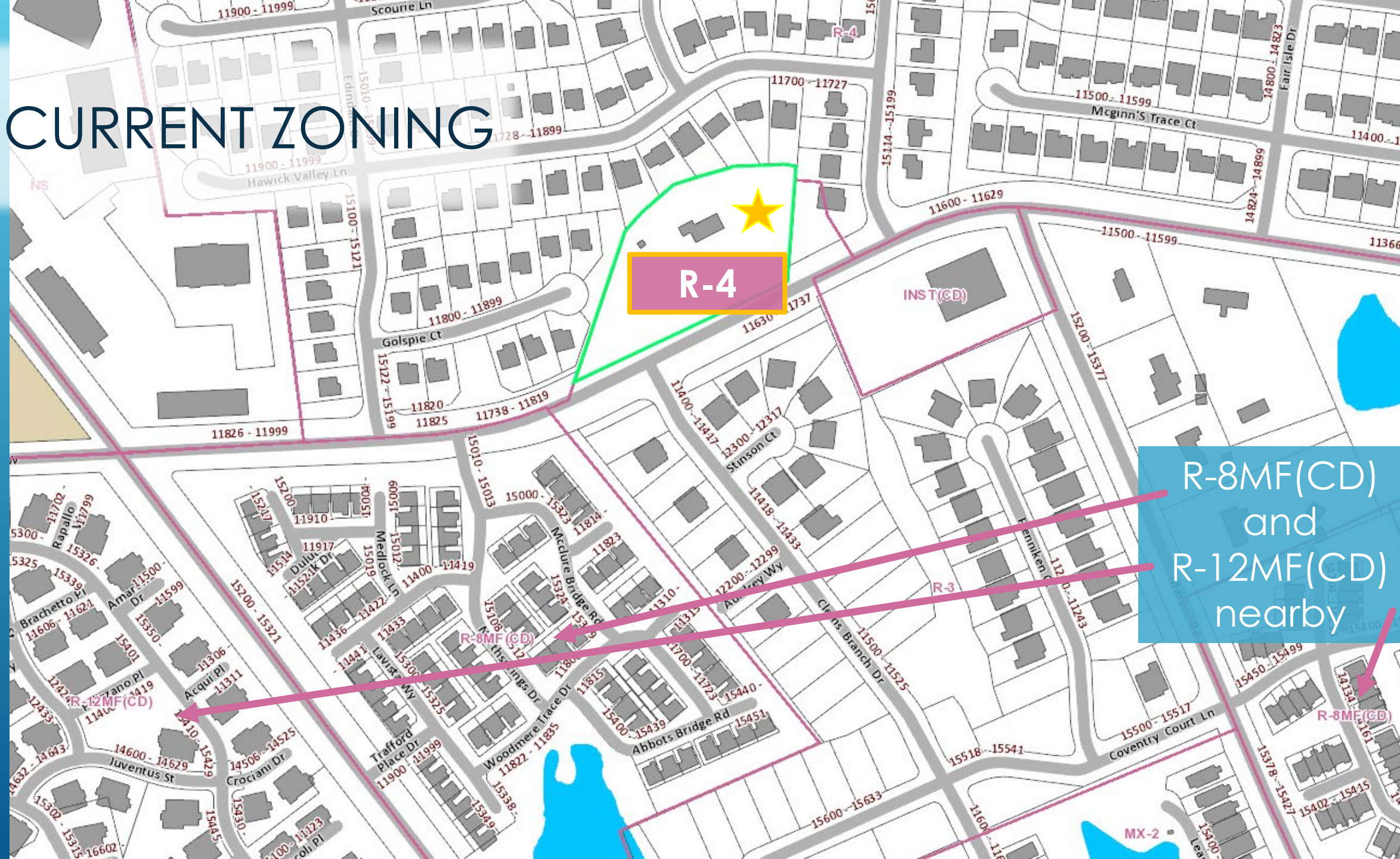
DEVELOPMENT CONSIDERATIONS

- ▶ Property Owner Requirements
- ▶ Existing Zoning
- ▶ Natural / Environmental Constraints
- ▶ Access / Transportation Requirements
- ▶ Adjacent Owner Concerns
- ▶ Ordinance / Policy Requirements (non-zoning, e.g., grading policy)
- ▶ Adopted Area Plans
- ▶ City Priorities
- ▶ Adjacent Uses
- ▶ Broader Community Concerns
- ▶ Market Realities



EXISTING ZONING

CURRENT ZONING

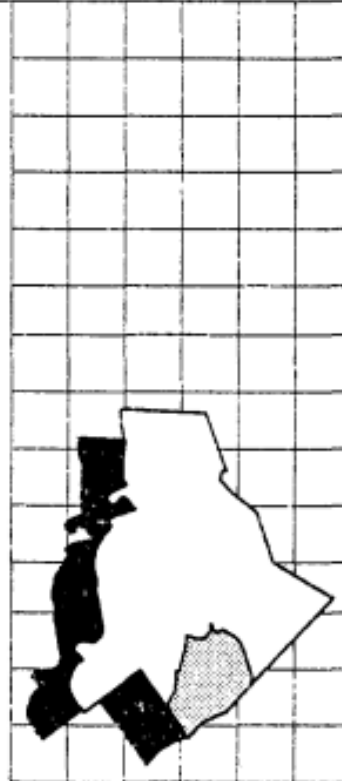


PLAN RECOMMENDATION

RECOMMENDED LAND USE PLAN

South

District Plan



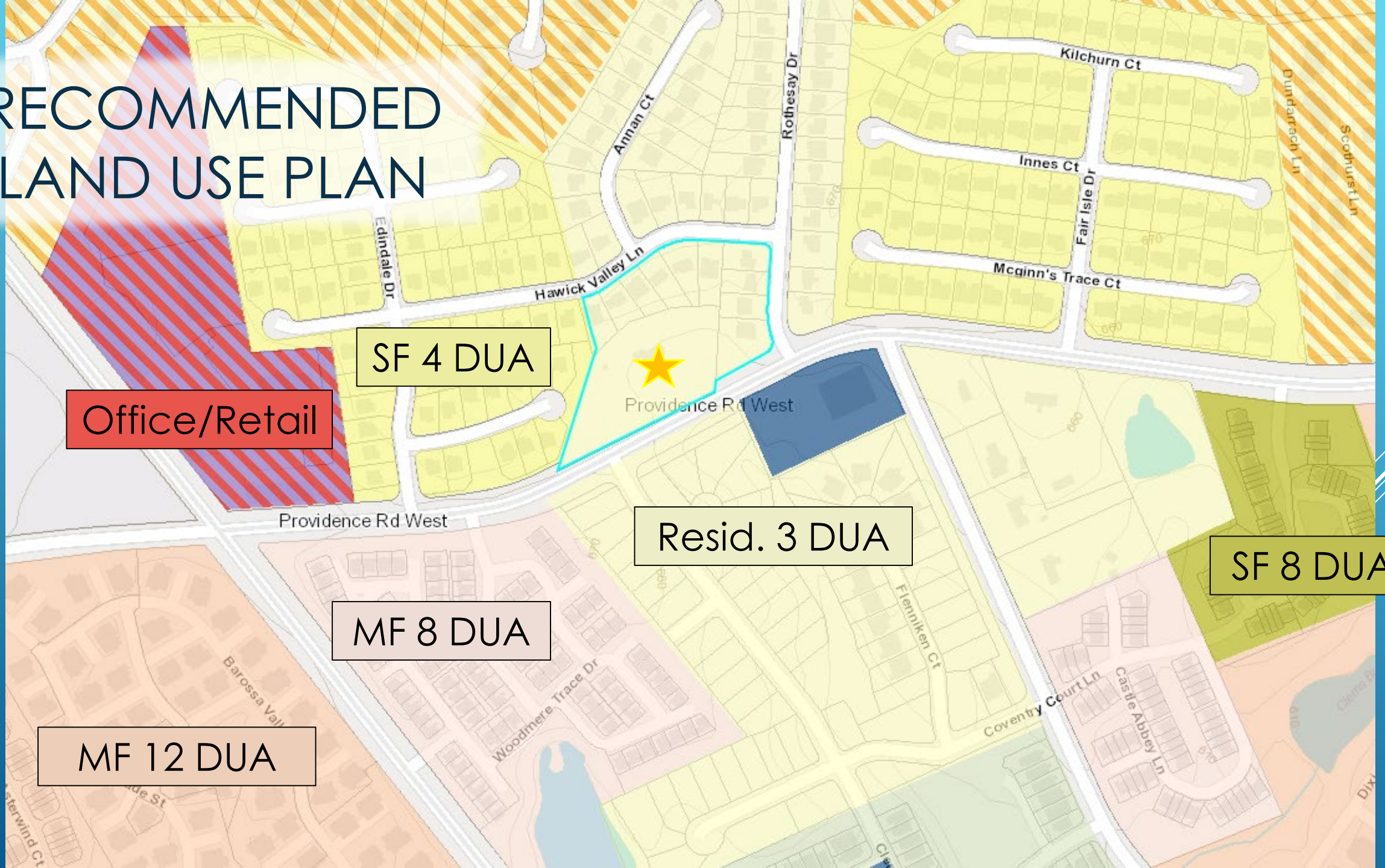
Approved by Charlotte-Mecklenburg Planning Commission June 1, 1992

Amended by Charlotte-Mecklenburg Planning Commission July 28, 1992 and September 3, 1992

Adopted by Mecklenburg Board of County Commissioners July 12, 1993

Adopted by Charlotte City Council November 8, 1993

RECOMMENDED LAND USE PLAN



SF 4 DUA

Office/Retail

Providence Rd West

Resid. 3 DUA

SF 8 DUA

MF 8 DUA

MF 12 DUA

PROPOSED REDEVELOPMENT

[illegible]

21 Townhomes 9.5 DUA

10' LANDSCAPE AREA TO MEET C CLASS BUFFER STANDARDS
(POTENTIAL 6' WOOD SCREEN FENCE ADJACENT TO RESIDENTIAL LOTS)

PRIVATE OPEN SPACE (TYP.)
PROPERTY LINE (TYP.)

PID: 22313671
NAHEMIAN J
OWEN
SINGLE FAMILY
RESIDENTIAL
R-5

5' SIDE YARD
QUEST PARALLEL PARKING (TYP.)
POTENTIAL TREE SAVE AREA (TYP.)

GOLSPIE CT

PID: 22313699
INC EDINBURGH
OWNERS ASSOCIATION
SINGLE FAMILY
RESIDENTIAL
R-5

PID: 22313672
RAYMOND HUI
OWEN A CHAN
SINGLE FAMILY
RESIDENTIAL
R-5

PID: 22313609
JENIFER ANN
STROURE
MICHAEL AARON
HANSEN
SINGLE FAMILY
RESIDENTIAL
R-5

PID: 22313608
DAVID H WARNER
MOLLEY E WARNER
SINGLE FAMILY
RESIDENTIAL
R-5

SKVORETZ
KRISTEN SKVORETZ
SINGLE FAMILY
RESIDENTIAL
R-5

VOLODYMYR
NECHYPORUK
SINGLE FAMILY
RESIDENTIAL
R-5

PID: 22313602
CHETAL DESAI
SINGLE FAMILY
RESIDENTIAL
R-5

PID: 22313601
ISABELLA ALCAZAR
RAFAEL ALCAZAR
SINGLE FAMILY
RESIDENTIAL
R-5

TANDEM DRIVEWAY PARKING
POTENTIAL RECYCLING ENCLOSURE LOCATION;
SHOWN FOR REFERENCE ONLY
SIDEWALK CONNECTOR
POTENTIAL TRASH ENCLOSURE LOCATION;
SHOWN FOR REFERENCE ONLY
10' LANDSCAPE AREA TO MEET C CLASS BUFFER
STANDARDS (POTENTIAL 6' WOOD SCREEN FENCE
ADJACENT TO RESIDENTIAL LOTS)
5' SIDE YARD (TYP.)

PID: 22309114
YDC MARTIN
ROAD LLC
INSTITUTIONAL
INST(CD)

PROVIDENCE ROAD WEST (CDOT)

FUTURE ROW OR SIDEWALK UTILITY EASEMENT.
LOCATION TO BE COORDINATED WITH CDOT.
PROPOSED CURB
INTERNAL GARAGE PARKING (TYP.)

PID: 22365182
THE RETREAT ON
MARVIN ROAD
OWNERS ASSOC. INC
SINGLE FAMILY
RESIDENTIAL
R-3

PID: 22365103
CHANDRA SEKHAR
BOBBA
MADHAVI BOBBA
SINGLE FAMILY
RESIDENTIAL
R-3

PID: 22365102
PARDEEP SHARMA
SINGLE FAMILY
RESIDENTIAL
R-3

12' PLANTER STRIP AND 6' SIDEWALK
ALONG PROVIDENCE ROAD WEST
FRONTAGE
PERIMETER STREET TREES, FINAL
LOCATION TO BE ESTABLISHED
DURING PERMITTING
SITE DRIVEWAY ACCESS
EXISTING ROW/PROPERTY LINE
RESTRIPPED TO INCORPORATE
LEFT HAND TURN LANE

ROTHERSAY D

PETITIONER'S DEVELOPMENT EXPERIENCE









Central Park



INITIAL COMMUNITY FEEDBACK



COMMUNITY CONCERNS

- ▶ Need visitor parking
- ▶ Tree preservation
- ▶ Privacy fence vs. buffering to adjacent homes
- ▶ Desire for high-quality/high price-point product
- ▶ Sidewalk connection along Providence Road West
- ▶ Dust & Noise concerns during construction
- ▶ Gated?



VISITOR PARKING & TREE SAVE

Parking as priority vs.
tree save/buffering?

Commitment to a
minimum of 5 spaces
in revised site plan &
usable driveways



Commitment to a
minimum of 15% tree
save.

Will preserve healthy
trees where possible and
replant where necessary

TREATMENT ALONG PROPERTY LINE

Petitioner's team can walk property line with adjacent owners to determine best step forward

Privacy Fence = remove trees



HIGH QUALITY PRODUCT

- ▶ Price of the land
- ▶ Architectural commitments
- ▶ Petitioner's history

High price per square foot for townhome



COMMITTING TO SIDEWALK ALONG PROPERTY FRONTAGE

8' Sidewalk

12' Planting Strip



CONSTRUCTION NUISANCE

vs. Single family home
incremental construction...

Will follow
construction best
practices

Place restrictions on
construction hours?



TIMELINE

Several thin, white, parallel diagonal lines are positioned in the bottom right corner of the slide, extending from the right edge towards the center.

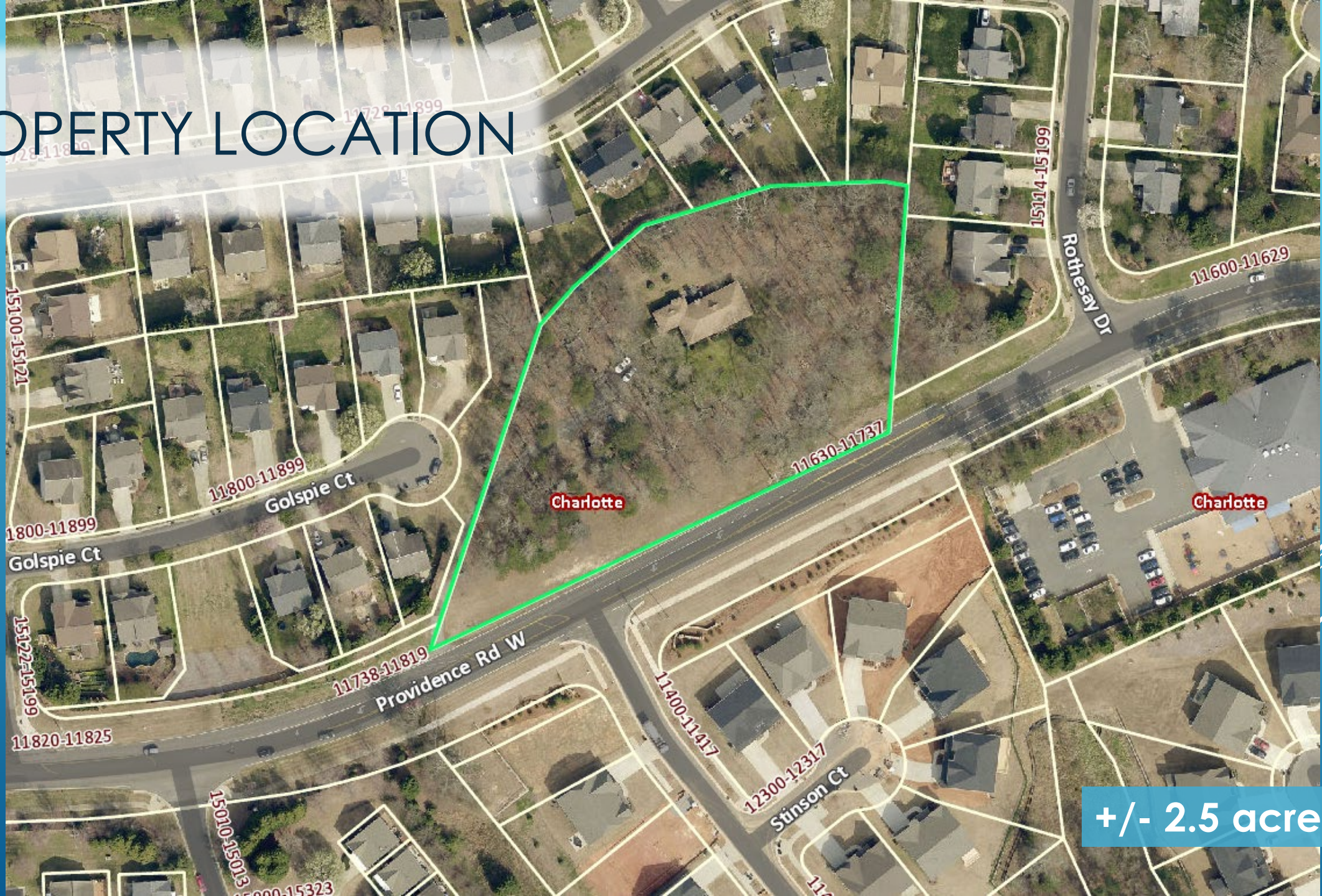
“BEST CASE SCENARIO”

	Application Deadline	1st full review complete, and comments sent to petitioner	Petitioner/ staff comment review meetings held by this date	Petitioner's community meeting held by this date (include report in next submittal)	2nd site plan submittal deadline (if full review needed)	2nd full review complete, and comments sent to petitioner	3rd site plan submittal deadline (if full review needed)	3rd full review complete, and comments sent to petitioner	Submittal deadline requesting next PH	Determination on cases cleared for next PH	1st Legal ad review (last day to defer prior to advertising)	1st Legal Ad due to clerk	Public Hearing	Submittal deadline for revised site plans for Z.C.	Zoning Committee Meeting	City Council Decision
One Full Review Cycle	10/28/2019	12/3/2019	12/12/2019	12/14/2019	n/a	n/a	n/a	n/a	12/17/2019	12/28/2019	12/30/2019	12/31/2019	1/21/2020	1/27/2020	2/4/2020	2/17/2020
Two Full Review Cycles	10/28/2019	12/3/2019	12/12/2019	12/14/2019	12/17/2019	12/31/2019	n/a	n/a	1/13/2020	1/24/2020	1/27/2020	1/28/2020	2/17/2020	2/24/2020	3/3/2020	3/16/2020
Three Full Review	10/28/2019	12/3/2019	12/12/2019	12/14/2019	12/17/2019	12/31/2019	1/13/2020	1/27/2020	2/10/2020	2/21/2020	2/24/2020	2/25/2020	3/16/2020	3/23/2020	3/31/2020	4/20/2020

- Filed Rezoning Application: October 28th
- Revised Site Plan: by December 17th
- Earliest Possible Public Hearing: January 21, 2020
- Earliest Possible Decision: February 17, 2020

QUESTIONS?

PROPERTY LOCATION



+/- 2.5 acres

10' LANDSCAPE AREA TO MEET C CLASS BUFFER STANDARDS
(POTENTIAL 6' WOOD SCREEN FENCE ADJACENT TO RESIDENTIAL LOTS)

PRIVATE OPEN SPACE (TYP.)
PROPERTY LINE (TYP.)

PID: 22313671
NAHEMIAH J
OWEN
SINGLE FAMILY
RESIDENTIAL
R-5

5' SIDE YARD
QUEST PARALLEL PARKING (TYP.)
POTENTIAL TREE SAVE AREA (TYP.)

GOLSPIE CT

PID: 22313699
INC EDINBURGH
OWNERS ASSOCIATION
SINGLE FAMILY
RESIDENTIAL
R-5

PID: 22313672
RAYMOND HUI
OWEN A CHAN
SINGLE FAMILY
RESIDENTIAL
R-5

PID: 22313609
JENIFER ANN
STROURE
MICHAEL AARON
HANSEN
SINGLE FAMILY
RESIDENTIAL
R-5

PID: 22313608
DAVID H WARNER
MOLLEY E WARNER
SINGLE FAMILY
RESIDENTIAL
R-5

SKVORETZ
KRISTEN SKVORETZ
SINGLE FAMILY
RESIDENTIAL
R-5

VOLODYMYR
NECHYPORUK
SINGLE FAMILY
RESIDENTIAL
R-5

PID: 22313602
CHETAL DESAI
SINGLE FAMILY
RESIDENTIAL
R-5

PID: 22313601
ISABELLA ALCAZAR
RAFAEL ALCAZAR
SINGLE FAMILY
RESIDENTIAL
R-5

TANDEM DRIVEWAY PARKING
POTENTIAL RECYCLING ENCLOSURE LOCATION;
SHOWN FOR REFERENCE ONLY
SIDEWALK CONNECTOR
POTENTIAL TRASH ENCLOSURE LOCATION;
SHOWN FOR REFERENCE ONLY
10' LANDSCAPE AREA TO MEET C CLASS BUFFER
STANDARDS (POTENTIAL 6' WOOD SCREEN FENCE
ADJACENT TO RESIDENTIAL LOTS)
5' SIDE YARD (TYP.)

PID: 22309114
YDC MARTIN
ROAD LLC
INSTITUTIONAL
INST(CD)

PROVIDENCE ROAD WEST (CDOT)

FUTURE ROW OR SIDEWALK UTILITY EASEMENT.
LOCATION TO BE COORDINATED WITH CDOT.
PROPOSED CURB
INTERNAL GARAGE PARKING (TYP.)

PID: 22365182
THE RETREAT ON
MARVIN ROAD
OWNERS ASSOC. INC
SINGLE FAMILY
RESIDENTIAL
R-3

PID: 22365103
CHANDRA SEKHAR
BOBBA
MADHAVI BOBBA
SINGLE FAMILY
RESIDENTIAL
R-3

PID: 22365102
PARDEEP SHARMA
SINGLE FAMILY
RESIDENTIAL
R-3

12' PLANTER STRIP AND 6' SIDEWALK
ALONG PROVIDENCE ROAD WEST
FRONTAGE
PERIMETER STREET TREES, FINAL
LOCATION TO BE ESTABLISHED
DURING PERMITTING
SITE DRIVEWAY ACCESS
EXISTING ROW/PROPERTY LINE
RESTRIPPED TO INCORPORATE
LEFT HAND TURN LANE

ROTHERSAY D