

GNA DESIGN ASSOCIATES, INC

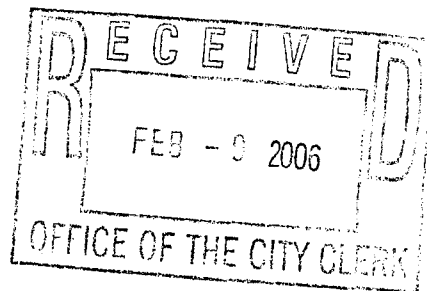


February 9, 2006

Ms. Brenda Freeze, City Clerk
Office of the City Clerk
600 E. Fourth Street 7th Floor
Charlotte, NC 28202

**VIA SAME DAY HAND DELIVER WITH
SIGNATURE VERIFICATION**

RE: Community Meeting report for
Rezoning Petition #2006-030
Royal Court Condominiums
Petitioner: Royal Court, LLC



Dar Ms. Freeze:

Please find enclosed the Community Meeting report, as required, for Conditional Rezoning Petition #2006-030. This report summarizes the community meeting held by the Petitioner on Wednesday, February 1, 2006 from 6:00 PM – 7:00 PM at the project Sales Trailer located at 710 Royal Court.

Enclosed in this report is the Notice of a Community Meeting dated January 16, 2006 and the required mailing list that identifies who was notified of this meeting. Also included in this report is the Meeting Agenda, the Meeting Sign In Sheet and the Summary Meeting Minutes.

This Petition is scheduled for public hearing before City Council on February 20, 2006.

I am also transmitting a copy of this report to Mr. Keith MacVean of the Charlotte Mecklenburg Planning Commission. Please let me know if you have any questions or need additional information.

Sincerely,

GNA DESIGN ASSOCIATES, INC.

Teresa L. Hawkins
Teresa L. Hawkins, ASLA
President

TLH

Enclosures

CC/copy of Report: Mr. Ken Walsh, Royal Court, LLC
Keith MacVean, Charlotte-Mecklenburg Planning Commission
Sonja Sanders, Charlotte-Mecklenburg Planning Commission



**SUMMARY MINUTES
FOR
COMMUNITY MEETING
FOR PETITION #2006-030
ROYAL COURT CONDOMINIUMS
HELD ON WEDNESDAY 2/1/06 FROM 6:00 – 7:00 PM**

The Community Meeting was facilitated by the Petitioner's representative, Ken Walsh, and his Land Planner, Teresa Hawkins of GNA Design Associates. Two members of the Dilworth Community Development Association (the DCDA) were also in attendance.

1. All Attendees are shown on the meeting Sign In Sheet (see attached)
2. Introductions were made between all of the Attendees. Ken Walsh explained that the only exception to the originally filed conventional rezoning request to MUDD, which was approved by City Council last year, was an increase in height.
3. John Fryday and Jill Walker of the DCDA expressed that their main concerns were over the shortage of parking spaces and the height issue. They also asked that the Petitioner identify where overflow parking is to be accommodated.
4. The Petitioner, Ken Walsh, explained that 30% to 35% of the proposed units are to be 1 bedroom which will reduce the number of 2 car households. He also explained that the proposed number of parking spaces (151) was carefully figured into their marketing and unit development performance as, if there is a perceived shortage of parking by the buyer, the units will not sell well. The developer then spent a lot of time on the parking calculations during the marketing phase of this project.
5. John and Jill asked about the size of the units and Ken reviewed the floor plans for the various units with them. Generally, the smallest unit will be around 790 SF and the largest unit around 1,350 SF, with some flexibility to increase or decrease a unit size in the penthouse.
6. Concern over height by the DCDA brought up an eminent project for a 39 story condominium project proposed by the State Street Company at the corner of Royal Court and Morehead Street, on the property previously occupied by the



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Red Carpet Inn. The DCDA was unaware of this upcoming project, but was also concerned over a 32 story building with frontage on E. Morehead Street.

7. Notwithstanding, the future 39 story project, John and Jill were still concerned over the height of the Royal Court building and asked the Petitioner to consider commitments to lower the maximum height from 140 to 130 feet. Ken Walsh pointed out that only 11 stories are visible above grade on the facade adjacent to Royal Court and the full 13 stories would only be visible from the side facing I-277. The end sides of the building will be an average of 12 stories in height, due to the slope in the existing topography.
8. John and Jill both expressed disappointment that the Planning Commission staff had not provided the Petitioner for this project with the Dilworth Communities Rezoning process, which requires a minimum of 3 meetings and a vote from their Board. All agreed that this rezoning request could by-pass this process since the Petitioner was not informed and because we are within three weeks of the public hearing.
9. To wind up the meeting, John asked that the Petitioner consider addressing the following to the rezoning plan:
 - Reduce the building height to a maximum of 130 feet.
 - Commit to a maximum of 125 units and to a minimum parking space to unit ratio of 1.2. John indicated that the new notes could be emailed to him and Jill.
 - Consider a note that would limit the height of the building on each side.

Ken agreed to consider their comments and recommendations.

THE MEETING WAS ADJOURNED.

TLH

November 29, 2005

Ms. Charlotte Waldron, Associate Planner
Charlotte-Mecklenburg Planning Commission
600 E. Fourth Street, 8th Floor
Charlotte, NC 28202

Re: Conditional Rezoning Request/Petition #2006-030
by Royal Court, LLC (Petitioner)
"Wetlands Determination Letter"
Tax Parcel Numbers 125-173-14, 15 and 16 and 17

Dear Ms. Waldron:

I have made a site visit and obtained County GIS records in order to determine if there is an indication of wetlands on the above referenced tax parcels that are under consideration for a conditional rezoning request.

The parcels associated with this filing are currently developed with an existing residential quadraplex and offices in the converted homes, all on small urban lots. These existing converted residences are all served by concrete or gravel driveways and sidewalks with grassed front and rear lawns and all four parcels are very urban in nature.

I am thus attaching the County aerial photo and tax map for these four parcels as documentation of the existing physical conditions. There are no apparent visual or physical indication of wetlands, given the 3 parameters of hydric vegetation, hydric soils and hydrology (standing water). Further, the County's GIS system did not indicate any regulated floodplain or S.W.I.M. Buffer impact to these properties.

Please let me know if you have any further questions regarding this matter.

Sincerely,

GNA DESIGN ASSOCIATES, INC.

Teresa L. Hawkins, ASLA
President

cc: Mr. Ken Walsh, Pinnacle Properties

Attachments

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AGENDA

**ROYAL COURT CONDOMINIUMS
CONDITIONAL REZONING REQUEST
PETITION #2006-030
COMMUNITY MEETING**

**HELD ON WEDNESDAY, FEBRAURY 1, 2006
AT 6:00 PM**

**MEETING HELD AT THE SALES TRAILER AT 710 ROYAL COURT, CHARLOTTE,
NC**

PETITIONER: ROYAL COURT, LLC

1. WELCOME & INTRODUCTIONS
2. REVIEW OF THE CONDITIONAL REZONING PLAN
3. REZONING SCHEDULE CONDITIONS
4. QUESTIONS & ANSWERS
5. ADJOURNMENT

January 16, 2006

NOTICE OF A COMMUNITY MEETING

**FOR: CONDITIONAL REZONING REQUEST PETITION #2006-030
ROYAL COURT CONDOMINIUMS**

PETITIONER: ROYAL COURT, LLC

On behalf of the Petitioner, Royal Court, LLC, you are invited to attend a Community Meeting to discuss the above referenced Rezoning Petition. This rezoning request is to change the current zoning of MUDD (Mixed Use Development District) to MUDD-O (Mixed Use Development District - Optional) on approximately 70 acres in order to accommodate an increase in the maximum height allowed in the MUDD District from 120 to 140 feet. This project will consist of 120 condominium units in one 13-story building.

This meeting will be held as follows:

Wednesday, February 1, 2006
6:00 PM at
the Sales Trailer located at 710 Royal Court, Charlotte, NC

For questions contact: Teresa L. Hawkins
GNA Design Associates, Inc.
704/373-1907, Extension 202

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SIGN IN SHEET
ROYAL COURT CONDOMINIUMS
CONDITIONAL REZONING REQUEST
PETITION #2006-030
COMMUNITY MEETING

HELD ON WEDNESDAY, FEBRAURY 1, 2006
AT 6:00 PM

MEETING HELD AT THE SALES TRAILER AT 710 ROYAL COURT, CHARLOTTE,
NC

NAME	ADDRESS	PHONE #
1. <u>Mum Hawkins</u>	<u>6NA Design Assoc</u> <u>428 E Fourth St (Char</u>	<u>704/373-1907</u>
2. <u>Jill Wheeler</u>	<u>1140 Dugan Rd</u>	<u>333-6354</u> <u>ikwalter60@</u> <u>carolina.rr.com</u>
3. <u>John Freyday</u>	<u>1119 Belgrave Pl.</u>	<u>79-372-0001</u> <u>john</u>
4. <u>Ken Nalson</u>	<u>Pinnacle Properties</u> <u>801 E Trade St. Suite 200</u>	<u>704/377-9445</u> <u>freday-dayne</u> <u>.co</u>
5. _____		
6. _____		
7. _____		
8. _____		
9. _____		
10. _____		
11. _____		
12. _____		
13. _____		
14. _____		