



July 9, 2008

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

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

RE: Community Meeting Report for
Rezoning Petition #2008-112
Westlake Market Conditional Rezoning Request
Petitioner: Westlake Holdings, LLC

Dear Ms. Freeze:

Please find enclosed the Community Meeting Report, as required, for Conditional Rezoning Petition #2008-112. This report summarizes the community meeting held by the Petitioner on Monday, July 7, 2008 at 6:30 PM at A Mighty Fortress Lutheran Church Fellowship Hall, Charlotte, NC.

Enclosed in this report is the Notice of a Community Meeting dated June 24, 2008, and the required mailing list that identifies who was notified of this meeting. Also included in this report are the Meeting Agenda, the Meeting Sign In Sheet and the Summary Meeting Minutes.

This Petition is scheduled for public hearing before City Council on July 21, 2008. I am also transmitting a copy of this report to the Planning Commission staff of the Charlotte Mecklenburg Planning Commission. Please let me know if you have any questions or need additional information.

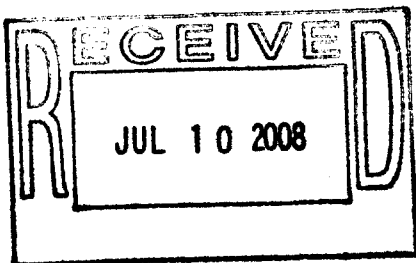
Sincerely,

STEWART ENGINEERING, INC.

Teresa L. Hawkins, RLA, ASLA, LEED* AP
Vice President
Charlotte Branch Manager

Enclosures

CC/copy of Report: Tammie Keplinger, CMPC
Claire Lyte-Graham, CMPC
Penelope Cothran, CMPC
Westlake Holdings, LLC



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STEWART

07/09/08
SUMMARY MINUTES
FOR
COMMUNITY MEETING
FOR PETITION #2008-112
WESTLAKE MARKET CONDITIONAL REZONING
PETITIONR: WESTLAKE HOLDINGS, LLC
Held On Monday, July 7, 2008 at 6:30 PM – 8:30 pm

1. All attendees are shown on the Meeting Sign In Sheet (see attached) and were asked to take an Agenda.
2. Juan Delgado with Westlake Holdings, LLC, the developers for this project, welcomed the attendees and introduced the project by giving an overview of the project.
3. Jeff Oden from Stewart Engineering, the developer's planning and engineering consultant, explained to all attendees the City of Charlotte's rezoning review process and then informed the attendees of upcoming dates specific to the project. They are as follows:
 - July 21 – Joint Public Hearing before City Council and the Zoning Committee of the Planning Commission in the Council Chambers at the Government Center, 6:00 pm
 - July 30 – Zoning Committee Workshop (not a public hearing) to make recommendations to approve, deny or defer, 4:30 pm in the large Conference Room of the Planning Commission, the Floor in the City County Government Center.
 - September 18 – decision by City Council in the Council Chambers at the Government Center.
4. Jeff Oden also reviewed the comparison between the current zoning which allows 149,000 SF of retail with up to 4 anchor tenants versus the proposed subject rezoning request for 55,000 SF of local retail tenants and 264 apartment units.

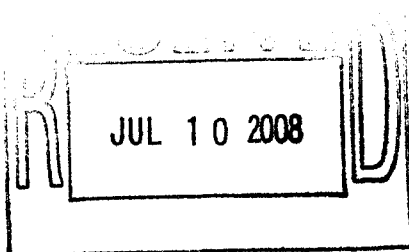
Upon completion of project presentation the floor was opened for questions from the community as follows (answers are in bold type):

5. What type of apartment community will this be?

This complex will be a market rate apartment complex targeting professionals who want proximity to downtown.

6. Concerns from a few of the attendees were as follows:

-Mr. Gus Kretschmer indicated that he (representing the Devonwood Community) didn't want any more apartment complexes in this area and doesn't like apartments, or those who rent apartments in general. They want nice apartment and not "junk".





-The development team tried to assure and clarify to the attendees that the proposed apartment complex will be market rate rental with masonry, stone and wood siding with individual balconies and patios and an interesting facade.

It was emphasized that this WILL NOT be low rent or low income housing.

7. Where will the retail be located?

Frontage and access will be onto Bellhaven Boulevard.

8. Where will access to the multi-family be?

From Old Plank Road and from Bellhaven Boulevard. There will be no access at all from NC 16.

9. What about the existing Duke Power right of way and transmission line?

It will remain with parking and driveways allowed per Duke Power's restrictions.

10. A homeowner abutting the rear property line asked for the distance between the rear of the multi-family project and her rear property line at the creek.

It appears to be between 100 and 120 feet between properties.

11. Who will own the apartments?

Westlake Hollings, LLC will retain ownership.

12. There was concern over the type of renters, i.e. people moving from foreclosures of single family homes.

This will be a rental community with on site management.

13. What will be the impact to schools? There was concern that 264 units will generate more children than the schools would be unable to handle?

CMS has not commented on this Petition and typically apartments generate far fewer school age children than do single family residential.

14. What will the rental rates be?

For 1,000 SF, typically between \$850 and \$900 per month.

15. Would the developer increase the rear buffer from the 50 feet shown?

The developer will consider that, but it will depend on the impact to the proposed development.



The key issues as a result of this meeting are:

1. School overcrowding due to the new residential units.
2. Price of the rental units and the quality of the people renting the units.
3. A desire by the 10 attendees that this property is kept as a park or open space.
4. The 10 attendees would rather have 149,000 SF of big box retail than the multi-family

The development team thanked everyone for attending and the meeting was then adjourned.

END OF COMMUNITY MEETING

TLH

Q:/proj/2007/X7051/correspondence/070908_Neighborhood Mtg Mins.

SIGN IN SHEET

WESTLAKE MARKET CONDITIONAL REZONING REQUEST PETITION #2008-112 COMMUNITY MEETING

HELD ON MONDAY, JULY 7, 2008
AT 6:30 PM

MEETING HELD AT A MIGHTY FORTRESS LUTHERAN CHURCH, FELLOWSHIP HALL,
8200 MCCLURE CIRCLE, CHARLOTTE, NC 28216

| | NAME | ADDRESS | PHONE # |
|-----|------------------|---------------------------|--------------|
| 1. | Debra Head | 7526 Belk Haven Blvd | 704-392-1867 |
| 2. | FRANK WHITE | 4830 ALBEMARLE ROAD | 704 877 3130 |
| 3. | JUAN M. DELANO | 4830 ALBEMARLE ROAD | 704-535-5707 |
| 4. | JEFF ODEN | 200 S. COLLEGE, SUITE 720 | 704-334-7925 |
| 5. | STEVE SCHUSTER | 200 S. COLLEGE, SUITE 720 | 704-334-7925 |
| 6. | TERRY SANDERS | 2101 COLONY HILL | 704-399-8989 |
| 7. | John Petty | 8200 McClure Circle | 704/392-621K |
| 8. | David Hall | 1716 Balfour Ln | 704-394-8921 |
| 9. | John Dyers | 1907 Falconhurst Dr | 704-393-7574 |
| 10. | Pat Thompson | 1913 Falconhurst Dr | 704-399-1182 |
| 11. | Cindy Hall | 1716 Balfour Ln | 704-394-8921 |
| 12. | Lucia Achille | 8601 Old Plank Rd | 980-322-0297 |
| 13. | Donna Kretschmer | 206 Enwood Dr | 704-394-6070 |
| 14. | GUS KRETSCHEMER | 206 ENWOOD DR | 704-394-6070 |
| 15. | Ranee Hedrick | 8315 Westbourne Dr | 704-393-3806 |
| 16. | | | |
| 17. | | | |
| 18. | | | |
| 19. | | | |
| 20. | | | |

AGENDA

**WESTLAKE MARKET
CONDITIONAL REZONING REQUEST
PETITION #2008-112
COMMUNITY MEETING**

**HELD ON MONDAY, JULY 7, 2008
AT 6:30 PM**

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8200 MCCLURE CIRCLE, CHARLOTTE, NC 28216**

PETITIONER: WESTLAKE HOLDINGS, LLC

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