

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2015-109**

### **WaterWalk Redevelopment Services, LLC**

**Petitioner:** WaterWalk Redevelopment Services, LLC  
**Rezoning Petition No.:** 2015-109  
**Property:** 5.05 acres located west side of University Executive Park Drive south of W.T. Harris Boulevard

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to Section 6.203 of the City of Charlotte Zoning Ordinance.

### **PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:**

The required Community Meeting was held on September 15, 2015, a representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on September 4, 2015. A copy of the written notice is attached as **Exhibit B**.

The Petitioner has also had two meetings with representatives of University City Partners to review the proposed plans for the Site. The representatives of University City Partners have reviewed the proposed site plan and use and have requested some modifications to the building architecture which the Petitioner is in the process of addressing.

### **TIME AND LOCATION OF MEETING:**

The Community Meeting required by the Ordinance was held on September 15, 2015 at 7:00 PM, in the Walden Room at the Hilton Charlotte University Place located at 8629 J.M. Keynes Drive in Charlotte, NC 28262.

### **PERSONS IN ATTENDANCE AT MEETING:**

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representatives at the required Community Meeting were Bill Chaffee with WaterWalk. Also in attendance representing the Petitioner was Keith MacVean with Moore & Van Allen, PLLC.

### **SUMMARY OF ISSUES DISCUSSED AT MEETING:**

There were no attendees at the Community Meeting therefore a presentation was not made.

### **CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:**

No changes to the Petition were made as a result of the Community Meeting.

However, the Petitioner did modify the proposed site plan to accommodate comments made by University City Partners. The Petition has been modified to eliminate parking between the building and University Executive Park Drive, to create an improved open space area between University Executive Park Drive and the building, and to commit to building a multi-purpose pedestrian/bike trail between Collins and Aikman Drive and University Executive Park Drive. The Petitioner is also looking at changes to the proposed building elevation based on the input of University Executive Park Drive.

## WATERWALK REDEVELOPMENT SERVICES, LLC

cc: Mayor Dan Clodfelter and Members of Charlotte City Council  
Sonja Sanders, Charlotte Mecklenburg Planning Commission  
Tammie Keplinger, Charlotte Mecklenburg Planning Commission  
Rick Grochoske, Charlotte Department of Transportation (CDOT)  
Bill Chaffee, WaterWalk  
Leslie Steinert, Lee Hospitality  
Tim Reber, Woolpert  
Jefferson W. Brown, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

Pet. No.	TaxPID	OwnerLastN	OwnerFirst	OwnerFirs	OwnerLast	MailAddr1	MailAddr2	City	State	ZipCode
2015-109	04721110	ATAPCO LEP INC		ESTATE	C/O AMERICAN TRADING REAL	8307 UNIVERSITY EXEC PARK DR	STE 200	CHARLOTTE	NC	28262-3355
2015-109	04721118	ATAPCO LEP INC		ESTATE	C/O AMERICAN TRADING REAL	8307 UNIVERSITY EXEC PARK DR	STE 200	CHARLOTTE	NC	28262-3355
2015-109	04721120	ATAPCO LEP INC		ESTATE	C/O AMERICAN TRADING REAL	8307 UNIVERSITY EXEC PARK DR	STE 200	CHARLOTTE	NC	28262-3355
2015-109	04721122	ATAPCO LEP INC		ESTATE	C/O AMERICAN TRADING REAL	8307 UNIVERSITY EXEC PARK DR	STE 200	CHARLOTTE	NC	28262-3355
2015-109	04721132	CHARLOTTE UNIVERSITY PARK LLC			C/O URBAINS COMPANIES LLC	7914 NORTH SHADELAND AVE	SUITE 200	INDIANAPOLIS	IN	46250
2015-109	04721132	GRUP MCCULLOUGH DR LLC			C/O COLONIAL REALTY LP	1235Q1	6584 POPLAR AVE	MEMPHIS	TN	38138
2015-109	04721129	DOC HOTELS INC				721 EMERSON RD #200		ST LOUIS	MO	63141
2015-109	04721117	HPTCY PROPERTIES TRUST		SERV PROP TAX DEPT	C/O MARRIOTT BUSINESS	PO BOX 579		LOUISVILLE	TN	37777-0579
2015-109	04721130A	NAKATO PROPERTY LLC			C/O NAKATO N C	8601 UNIVERSITY EXECUTIVE PARK DR		CHARLOTTE	NC	28262
2015-109	04721130B	NAKATO PROPERTY LLC				8601 UNIVERSITY EXECUTIVE PARK DR		CHARLOTTE	NC	28262
2015-109	04721131	PIP PROPERTIES LLC				3362 SMITH FARM RD		CHARLOTTE	NC	28105
2015-109	04721116	UPHC ASSOCIATES LLC				EIGHT PENN CENTER 23RD FL		MATTHEWS	NC	28105
2015-109	04721123	XIAO PROPERTIES, LLC				5309 LANDGUARD DR		PHILDELPHIA	PA	19103
								RALEIGH	NC	27613

Pet. No.	First Name	Last Name	OrgLabel	MailAddress	MailCity	MailZip
2015-109	Jesse	Cureton	Bank of America (University City)	8551 North Tryon Street	Charlotte	NC 28262
2015-109	Elliot	Glover	Shady Hills Comm. Assoc.	808 Carolyn Lane	Charlotte	NC 28213
2015-109	Bill	Leonard	Carolinas Medical Center - University	Post Office Box 560727	Charlotte	NC 28256
2015-109	Joe	Labovitz	Carolinas Medical Center - University	Post Office Box 560727	Charlotte	NC 28256
2015-109	David	Jordan	Lakeshore Village Condo. Assoc., Inc.	9041 J. M. Keynes Drive, Unit 3	Charlotte	NC 28262
2015-109	Mary	Hopper	University City Partners NA	8335 IBM Drive, Suite 110	Charlotte	NC 28262

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2015-109 – WaterWalk Redevelopment Services, LLC**

Subject: Rezoning Petition No. 2015-109

Petitioner/Developer: WaterWalk Redevelopment Services, LLC

Property: 5.05 acres located west side of University Executive Park Drive south of W. T. Harris Boulevard.

Existing Zoning: O-2(CD)

Rezoning Requested: MUDD-O

**Date and Time of Meeting:** **Tuesday September 15, 2015 at 7:00 p.m.**

Location of Meeting: Hilton Charlotte University Place  
8629 J.M. Keynes Drive (in the Walden Room)  
Charlotte, NC 28262

Date of Notice: Mailed on September 4<sup>th</sup>, 2015

We are assisting WaterWalk Redevelopment Services, LLC (the “Petitioner”) on a Rezoning Petition it recently filed regarding a zoning change for a 5.05 acre parcel located at 8515 University Executive Park Drive (the “Site”). We take this opportunity to furnish you with basic information concerning the Petition and to invite you to attend a Community Meeting to discuss it.

**Background and Summary of Request:**

This Petition involves a request to rezone the Site from O-2(CD) to MUDD-O to allow the Site to be developed with a corporate living facility.

This Site was rezoned in 1998 to the O-2 zoning district to allow the Site to be developed with a [150] room hotel. The Site is currently vacant.

The Site plan associated with this rezoning request proposes to develop the Site with a unique and high quality 150 unit corporate living facility. The corporate living units will be located in a four (4) story building with vehicular access from University Executive Park Drive.

The corporate living facility will front on University Executive Park Drive with parking located to the rear and sides of the proposed building. A well landscape open space court yard with seating areas and other features/amenities will be located between the two wings of the proposed building.

The Site’s frontage on University Executive Park Drive will be improved with an eight (8) foot sidewalk and an eight (8) foot planting strip.

**Community Meeting Date and Location**

The Charlotte-Mecklenburg Planning Commission’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site. **Accordingly, we are extending an invitation to attend the upcoming Community Meeting to be held on Tuesday, September 15<sup>th</sup> at 7:00 p.m. at Hilton Charlotte University Place (in the Walden Room) – at 8629 J. M. Keynes Drive, Charlotte, North Carolina 28262.** Representatives of the Petitioner look forward to discussing this rezoning proposal with you at the Community Meeting.

In the meantime, should you have questions about this matter, you may call Keith MacVean (704-331-3531) or Jeff Brown (704-331-1144). Thank you.

cc: Mayor Dan Clodfelter and Members of Charlotte City Council  
Sonja Sanders, Charlotte Mecklenburg Planning Commission  
Tammie Keplinger, Charlotte Mecklenburg Planning Commission  
Rick Grochoske, Charlotte Department of Transportation (CDOT)  
Bill Chaffee, WaterWalk  
Leslie Steinert, Lee Hospitality  
Tim Reber, Woolpert  
Jefferson W. Brown, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

WaterWalk Redevelopment Services, LLC  
Rezoning Petition No. 2015-109  
Community Meeting  
September 15, 2015 @ 7:00 p.m.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
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