

COMMUNITY MEETING REPORT
Petitioner: Saussy Burbank, LLC
Rezoning Petition No. 2016-091

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 a 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 May 26, 2016. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Monday, June 6, 2016 at 6:30 p.m. at the Johnston YMCA, 3025 North Davidson Street, Charlotte, NC 28205.

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 Charles Teal and Peter Harakas, as well as by Petitioner's agents, Collin Brown and Brittany Lins with K&L Gates and Terry Shook and Terry Leonard of Shook Kelly.

SUMMARY:

The Petitioner's agent, Collin Brown, opened the meeting by welcoming the attendee and introducing him to the Petitioner's team. Mr. Brown explained that since this meeting was only being attended by one person, he would keep the presentation informal and customized. Mr. Brown used a PowerPoint presentation to provide an overview of the Petitioner's site plan amendment proposal. A copy of the Petitioner's presentation is attached as Exhibit D. Mr. Brown began by explaining the location of the property and discussing the current zoning.

The current zoning on the Property is MUDD-O and subject to a site plan approved in 2002. The property is currently entitled to allow up to 220,400 square feet of office uses, 10,000 square feet of retail uses, and 50 residential units. The pending site plan amendment is intended to allow redevelop of two small areas contemplated as additional parking lots in the 2002 site plan.

Next, Mr. Brown walked through the adopted Area Plans. This property is covered by the Blue Line Extension Transit Station Area Plan. The Plan calls for Transit-Oriented Mixed Use, which is consistent with the Petitioner's proposed use. The property is also in a historic preservation zone, which creates another layer of complication for the development team to comply with.

Mr. Brown explained that the Petitioner plans to build townhomes on the two undeveloped portions of the property. Mr. Brown then showed several examples of completed residential designs constructed by the Petitioner. He stated that the Petitioner plans to custom design this development to fit the area and desires of the community. It will not be “cookie-cutter.” Based on community feedback, the Petitioner plans to include front porches and an additional “lock-out” separate entrance room that can be used as a home-office or an affordable rental room.

Mr. Brown stated that the City is asking for new sidewalks, bike lanes, and on-street parking around the site. Discussions are currently being held to determine the fate of the existing trees on 33rd Street in light of the recessed on-street parking desires of the City. Several trees may need to be removed in order to accommodate the City’s parking request. However, trees may remain in the “pocket park” on the corner of North Davidson Street and 33rd Street.

The attendee inquired into the price, number of bedrooms and square footage planned for the townhome units. A representative of the Petitioner stated that the goal for the units is a price point in the upper \$300s, with 3 bedrooms and approximately 2,200 square feet.

The attendee expressed some concern with parking availability in the NoDa area. A representative of the Petitioner stated that the addition of these townhome units should not add to the parking concerns since each unit will be equipped with a two-car garage and driveway where additional cars can park. Additionally, the redevelopment plans may alleviate some of the parking inconvenience with the addition of several recessed on-street parking spaces along North Brevard and 33rd Streets.

Mr. Brown walked the attendee through the intended timeline for redevelopment. The Petitioner continues to be involved in gaining community feedback. Mr. Brown told the attendee that he will be attending the NoDa Neighborhood Association meeting the following night to give an updated presentation on the Petitioner’s development plans. The Petitioner is hopeful that ground breaking may occur in early 2017 and townhomes may be made available by the end of 2017.

The open discussion concluded at 7:30 p.m., at which time the Petitioner’s team departed.

Respectfully submitted, this 20th day of May, 2016.

cc: The Honorable Patsy Kinsey
Clerk to the Charlotte City Council
Ms. Sonja S. Sanders
Ms. Tammie Keplinger

EXHIBIT A

2852597,00003

2016-091

Pet. No.	FirstName	LastName	OrgLabel	MailAddres	MailCity	MailZip
2016-091	Elaine	Bailes	Ritch Avenue HOA	3400 Ritch Avenue	Charlotte	NC 28206
2016-091	Valerie	Stepp	Optimist Park	512 East 18th Street	Charlotte	NC 28206
2016-091	Lucille	Puckett	Dillehay Courts	2621 North Pine Street, Suite D	Charlotte	NC 28206
2016-091	Hollis	Nixon	NoDa NA	3409 Ritch Avenue	Charlotte	NC 28206
2016-091	Chad	Maupin	NoDa NA	1109 East 35th Street	Charlotte	NC 28205
2016-091	Hatti	Watkins	Villa Heights NA	845 Woodside Avenue	Charlotte	NC 28205
2016-091	Jason	Mathis	Villa Heights Comm. Org.	1209 Grace Street	Charlotte	NC 28205
2016-091	Caylene	Greene	Belmont CDC NA	1601 Harrill Street	Charlotte	NC 28205
2016-091	Carol	Burke	NorthEnd Partners NA	3815 North Tryon Street	Charlotte	NC 28206
2016-091	Rosalyn	Davis	Graham Heights NA	2210 Bancroft Street	Charlotte	NC 28206
2016-091	Jon	Branham	NoDa Vision	2604 Pinckney Avenue	Charlotte	NC 28277
2016-091	Angela	Ambroise	Villa Heights Community Organization	Post Office Box 5015	Charlotte	NC 28205
2016-091	Elise	Berman	Villa Heights Land Community Organization	2112 Yadkin Avenue	Charlotte	NC 28205
2016-091	Abby	Seymour	Villa Heights Community Organization	701 E 26th Street	Charlotte	NC 28205
2016-091	Kate	Frear	Villa Heights Community Organization	2215 Yadkin Avenue	Charlotte	NC 28205
2016-091	Lorna	Allen	Belmont Community Association	815 E. 20th Street	Charlotte	NC 28205

Pet_No	TaxPID	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2016-091	08306801	B2M HOMES LLC				2619 ASHBY WOODS DR		MATTHEWS	NC	28105
2016-091	08307106	BARGER	CHARLES T III			3025 YADKIN AV		CHARLOTTE	NC	28205
2016-091	08307516	BARGER	DOUGLAS L	NICHOLAS E	HODSDON	3036 YADKIN AVE		CHARLOTTE	NC	28205
2016-091	08307325	BASS	CHARISSA A			2728 N DAVIDSON ST		CHARLOTTE	NC	28205
2016-091	08307201	BOSS PROPERTIES LLC				1225 S CHURCH ST UNIT 132		CHARLOTTE	NC	28203
2016-091	08307203	BRENNAN	KARLA G	MATTHEW R	BRENNAN	2905 YADKIN AVE		CHARLOTTE	NC	28205
2016-091	08306907	BROOKS	CALVIN TEAL JR (R/L/T U/A			15902 HWY 218		INDIAN TRAIL	NC	28079
2016-091	08306908	BROOKS	CALVIN TEAL JR (R/L/T U/A			15902 HWY 218		INDIAN TRAIL	NC	28079
2016-091	08306909	BROOKS	CALVIN TEAL JR (R/L/T U/A			15902 HWY 218		INDIAN TRAIL	NC	28079
2016-091	08306910	BROOKS	CALVIN TEAL JR (R/L/T U/A			15902 HWY 218		INDIAN TRAIL	NC	28079
2016-091	08306814	BUSHER	SEAN C	HEATHER D	BUSHER	811 W 4TH ST		CHARLOTTE	NC	28202
2016-091	08307205	BYRUM	DWAIN	ANITA L	BYRUM	9009 RED BUD TRAIL		WAXHAW	NC	28173
2016-091	08306911	CALVIN TEAL BROOKS JR	R/LIVING TRUST	CALVIN TEAL JR	BROOKS	15902 HWY 218		INDIAN TRAIL	NC	28079
2016-091	08306912	CALVIN TEAL BROOKS JR	R/LIVING TRUST	CALVIN TEAL JR	BROOKS	15902 HWY 218		INDIAN TRAIL	NC	28079
2016-091	08307206	CHERRY	HAROLD			2908 N DAVIDSON ST		CHARLOTTE	NC	28216
2016-091	08307405	COOPER	CANDACE J			2804 YADKIN AV		CHARLOTTE	NC	28205
2016-091	08307310	COOPER	GAIL A	DANIEL P	MASSIE	1832 NASSAU BV		CHARLOTTE	NC	28205
2016-091	08307315	CORDON	ANITA			4315 WINEDALE LN		CHARLOTTE	NC	28205
2016-091	08307116	CORRIGAN & JOHNSTON CASTING	INC			3006 N DAVIDSON ST		CHARLOTTE	NC	28205
2016-091	08307304	CUTTER	ALICE B			615 CHARLES AVE		CHARLOTTE	NC	28205
2016-091	08307523	DOHERTY	ROBERT EDWARD	DEBRA	DOHERTY	2906 YADKIN AVE		CHARLOTTE	NC	28205
2016-091	08307501	DOWNS	DARRELL P			934 FATHERLAND ST		NASHVILLE	TN	37206
2016-091	08306817	DRAKAS INVESTMENTS LLC				P O BOX 33871		CHARLOTTE	NC	28233
2016-091	08307109	DRIGGS	CHRISTOPHER LEE			1012 E 35 ST		CHARLOTTE	NC	28205
2016-091	08301132	DUKE POWER CO	ATTN: TAX DEPT - PB05B			422 S CHURCH ST		CHARLOTTE	NC	28242
2016-091	08307326	ELLER	DAVID			2724 N DAVIDSON ST		CHARLOTTE	NC	28205
2016-091	08307517	FISHER	TERRY			YADKIN		CHARLOTTE	NC	28205
2016-091	08303145	GATEWAY COMMUNITIES NC LLC				6701 CARMEL RD STE 118		CHARLOTTE	NC	28226
2016-091	08307311	GLEASON	STEPHANIE			2815 YADKIN AVE		CHARLOTTE	NC	28205
2016-091	08307522	GRANO	DANIEL A	DANIELLE M	GRANO	3000 YADKIN AVE		CHARLOTTE	NC	28205
2016-091	08307204	HALTERMAN	TERRY W			2911 YADKIN AVE		CHARLOTTE	NC	28205
2016-091	08307313	HALTERMAN	TERRY WILLIAM			2911 YADKIN AV		CHARLOTTE	NC	28205
2016-091	08306815	HARINGX	SHANNON C			3407 CANTERBURY ST		GREENSBORO	NC	27408
2016-091	08307114	HEIDINGER	JOHN D			6352 SAINT JOHN LN		CHARLOTTE	NC	28210
2016-091	08307202	HELLSTROM	JOHAN			2901 YADKIN AV		CHARLOTTE	NC	28205
2016-091	08307324	HENDERSON	JOSEPH BROADUS III	COREY SUSAN	HENDERSON	2732 N DAVIDSON ST		CHARLOTTE	NC	28205
2016-091	08307108	HILL	ANGELA S			3037 YADKIN AVE		CHARLOTTE	NC	28205
2016-091	08306816	HOPEDALE PROPERTIES LLC				PO BOX 11982		CHARLOTTE	NC	28220
2016-091	08306820	HOPEDALE PROPERTIES LLC				PO BOX 11982		CHARLOTTE	NC	28220
2016-091	08306821	HOPEDALE PROPERTIES LLC				PO BOX 11982		CHARLOTTE	NC	28220
2016-091	08307107	HUBER	JASON ESKWITH			3031 YADKIN AVE		CHARLOTTE	NC	28205
2016-091	08307301	JMPH PROPERTIES LLC				8715 PRESERVE POND RD		CORNELIUS	NC	28031
2016-091	08307323	KELLY	ERIN			2736 N DAVIDSON ST		CHARLOTTE	NC	28205
2016-091	08307112	KLENK	ANDREW JOSEPH			1009 LEIGH AVE		CHARLOTTE	NC	28205
2016-091	08306904	LACOUR	GREGORY G.			2828 N BREVARD ST		CHARLOTTE	NC	28205
2016-091	08307111	LEONARD	PHYLLIS H		(P E HUBEL TRUSTEE)	PO BOX 5035		LAKE WYLIE	SC	29710

2016-091	08307406	LORANCE	ASHLEY E	GERRIT M	BAUMANN	108 DORIE DR	BELMONT	NC	28012
2016-091	08306809	MARTIN	NEWTON D		C MARIE	2615 ALBATROSS LN	MATTHEWS	NC	28104
2016-091	08306809	MARTIN	NEWTON D		C MARIE	2615 ALBATROSS LN	MATTHEWS	NC	28104
2016-091	08307321	MAYETTE	RYAN			2744 N DAVIDSON ST	CHARLOTTE	NC	28205
2016-091	08307101	MCBROOM	PAUL		SHARON PATE (H/W)	2929 FOREST PARK DR	CHARLOTTE	NC	28209
2016-091	08307102	MCBROOM	PAUL			2929 FOREST PARK DR	CHARLOTTE	NC	28209
2016-091	08307403	MCBROOM	PAUL L	SHARON D	PATE	2929 FOREST PARK DR	CHARLOTTE	NC	28209
2016-091	08306903	MCMEHAN	CHRISTOPHER SHANE			2832 NORTH BREVARD ST	CHARLOTTE	NC	28205
2016-091	08307307	NGUYEN	CHRISTOPHER L			14389 NOLEN LN	CHARLOTTE	NC	28277
2016-091	08307308	NGUYEN	CHRISTOPHER L			14389 NOLEN LN	CHARLOTTE	NC	28277
2016-091	08306819	OLDIN	BARBARA J		BARBARA J OLDIN FAMILY TRUST	5070 KESTER AVE UNIT 7	SHERMAN OAKS	CA	91403
2016-091	08307305	OOSTLER	NANCY R			CHARLES	CHARLOTTE	NC	28205
2016-091	08307312	ORANGE OLIVE LLC				2824 N DAVIDSON ST	CHARLOTTE	NC	28205
2016-091	08306905	PUCKETT	LAUREN W	WILLIAM L JR	PUCKETT	3020 YADKIN AVE	CHARLOTTE	NC	28205
2016-091	08307519	PUCKETT	LAUREN W	WILLIAM LEWIS JR	PUCKETT	3020 YADKIN AVE	CHARLOTTE	NC	28205
2016-091	08307520	PUCKETT	WILLIAM L JR	LAUREN	PUCKETT	3014 YADKIN AVE	CHARLOTTE	NC	28205
2016-091	08307801	QUADBRIDGE HML OWNER LLC			C/O MARVIN F.,POER & COMPANY	3520 PIEDMONT RD,NE,STE 410	ATLANTA	GA	30305
2016-091	08307322	RAMSEY	AUSTIN T			2740 N DAVIDSON ST	CHARLOTTE	NC	28205
2016-091	08307521	SCHIMEL	MICHAEL L	LIMA	LUKMANOVA	3008 YADKIN AVE	CHARLOTTE	NC	28205
2016-091	08307113	SEDNA INC				10906 TAVERNAY PY	CHARLOTTE	NC	28262
2016-091	08307518	SHILLINGTON	KENDRA			1505 MIMOSA AVE	CHARLOTTE	NC	28205
2016-091	08307105	SIKES	CARROLL D			3019 YADKIN AVE	CHARLOTTE	NC	28205
2016-091	08307316	STUDIO 6 NODA TOWNHOMES OWNERS INC				833 EAST BLVD	CHARLOTTE	NC	28203
2016-091	08307110	SYED	WAJABAT	FERAH	SYED	10906 TAVERNAY PKWY	CHARLOTTE	NC	28262
2016-091	08307314	SYED	WAJAHAT	FERAH	SYED	10906 TAVERNAY PKWY	CHARLOTTE	NC	28262
2016-091	08307404	TAYLOR	CLEDITH	JUDITH	TAYLOR	2812 YADKIN AVE	CHARLOTTE	NC	28205
2016-091	08307309	TAYLOR	CLEDITH P			2801 YADKIN AVE	CHARLOTTE	NC	28205
2016-091	08306901	TRANGSRUD	CHRISTOPHER H	KRISTI	TRANGSRUD	4309 CASTLE RIDGE CT	CHARLOTTE	NC	28269
2016-091	08307103	WALKER	MICHAEL	MARY	WALKER	333 WEST TRADE ST 1101	CHARLOTTE	NC	28202
2016-091	08306906	WALKER	SANDRA LEE RITCH	WARDELL WALKER	WALKER	2820 N BREVARD ST	CHARLOTTE	NC	28205
2016-091	08307104	WEBSTER	ROBERT S			6624 STEVENS MILL RD	MATTHEWS	NC	28104
2016-091	08306902	WHITE	S J		DAISY R WHITE (H/W)	2838 N BREVARD ST	CHARLOTTE	NC	28205
2016-091	08307115	WITHERSPOON	FRANCELLA ARNOLD			PO BOX 16757	CHARLOTTE	NC	28297
2016-091	08308401	Y M C A OF CHARLOTTE	& MECKLENBURG THE			3025 N DAVIDSON ST	CHARLOTTE	NC	28205
2016-091	08308402	Y M C A OF CHARLOTTE	& MECKLENBURG THE			3025 N DAVIDSON ST	CHARLOTTE	NC	28205
2016-091	08303142	YARDS AT NODA LLC THE				3050 PEACHTREE RD NW STE 2	ATLANTA	GA	30305

EXHIBIT B

NOTICE TO INTERESTED PARTIES OF
COMMUNITY MEETING

Subject: Community Meeting -- Site Plan Amendment filed by Saussy Burbank, LLC to modify the site plan conditions to accommodate the development of up to 35 townhome units on undeveloped portions of an approximately 9.2 acre site located on the north side of North Davidson Street between East 33rd Street and North Brevard Street.

Date and Time of Meeting: Monday, June 6th, 2016 at 6:30 P.M.

Place of Meeting: Johnston YMCA
3025 North Davidson Street
Charlotte, NC 28205

Petitioner: Saussy Burbank, LLC
Petition No.: 2016-091

We are assisting Saussy Burbank, LLC (the "Petitioner") in connection with a Site Plan Amendment it has filed with the Charlotte-Mecklenburg Planning Commission seeking to amend the zoning conditions at an approximately 9.2 acre site (the "Site") on the north side of North Davidson Street between East 33rd Street and North Brevard Street from the MUDD-O (Mixed Use Development District - Optional) zoning district to the MUDD-O SPA (Site Plan Amendment) zoning district. The purpose of the Site Plan Amendment is to accommodate the development of up to 35 townhome units on undeveloped portions of the Site.

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 Site Plan Amendment for the purpose of discussing this proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Department'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 Site.

Accordingly, on behalf of the Petitioner, we give you notice that the Petitioner will hold a Community Meeting regarding this Site Plan Amendment on Monday, June 6th, 2016 at 6:30 P.M. in the Trolley Room at the Johnston YMCA, 3025 North Davidson Street, Charlotte, NC 28205. The Petitioner's representatives look forward to sharing information about their proposed redevelopment with you and to answering any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call Collin Brown at 704-331-7531.

cc: Ms. Sonja Sanders
The Honorable Patsy Kinsey

Date Mailed: 5/26/2016

EXHIBIT C

Johnston YMCA
May 6, 2016 at 6:30 p.m.

7

EXHIBIT D

K&L GATES



SAUSSY BURBANK

Highland Mill
Official Community Meeting

June 6, 2016

AGENDA

- Introductions
- Background
- Proposed Development Areas
- Existing Zoning
- Adopted Land Use Plans
- Transportation Issues
- Saussy Burbank Vision
- Design Discussion
- Timeline

Property Owner:	Tribridge Residential
Host:	Johnston YMCA
Developer:	Saussy Burbank Jim Burbank, Chairman, Charles Teal, CEO
Architects:	Shook Kelley Terry Shook, Terry Leonard, Frank Quattrocchi
Neighborhood Group:	NoDa N&BA Hollis Nixon, Matt Lemure
Media:	Charlotte Agenda
Land Use Counsel:	K&L Gates Collin Brown, Brittany Lins

The image features a blue background with a bokeh effect of light spots. The top half of the image is a solid blue band, and the bottom half is a darker blue with a bokeh effect of light spots. The word "Background" is centered in the blue band.

Background



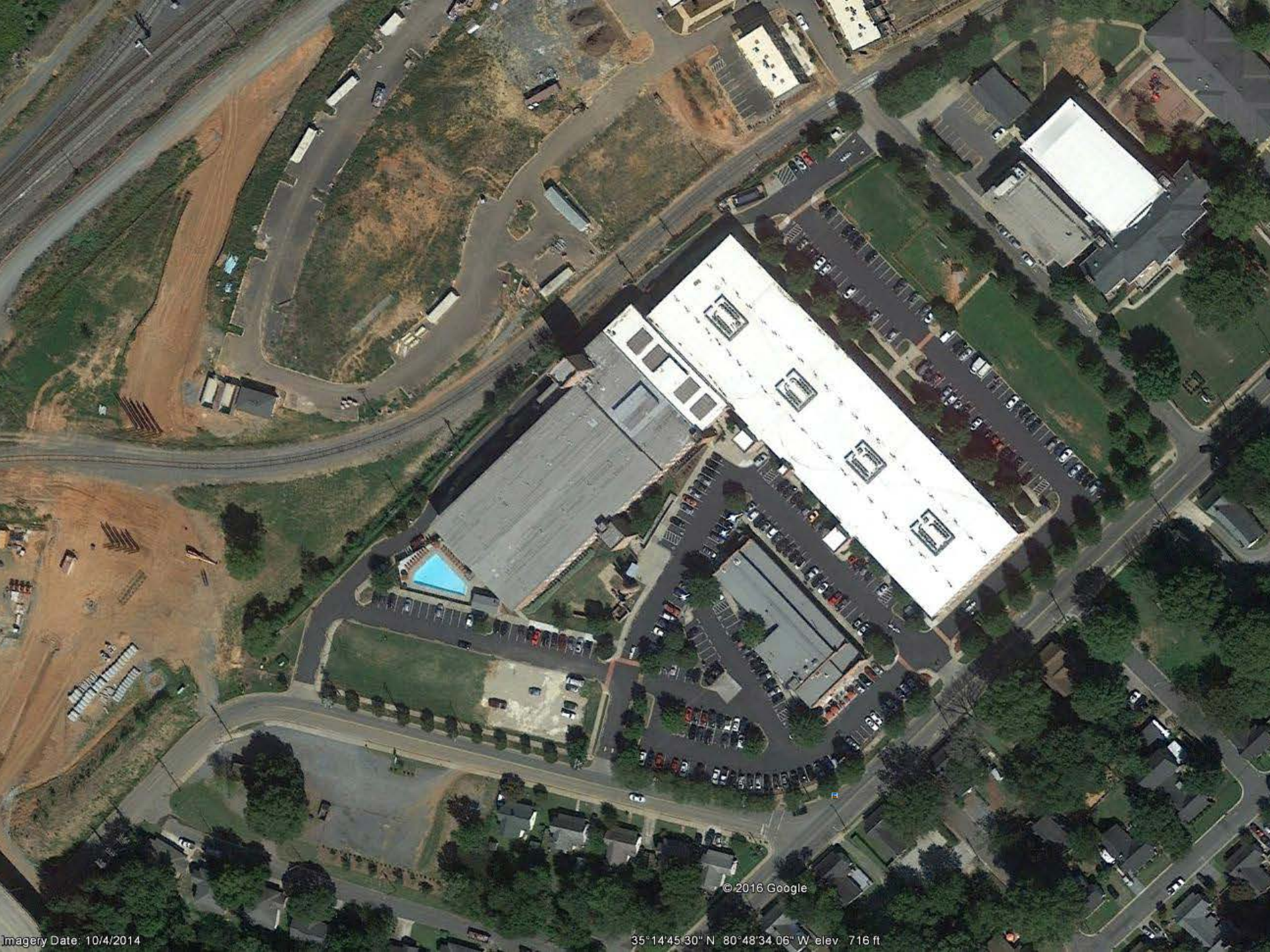
Faison Ave

Ison St

E 32nd St

E 33rd St

E 33rd St



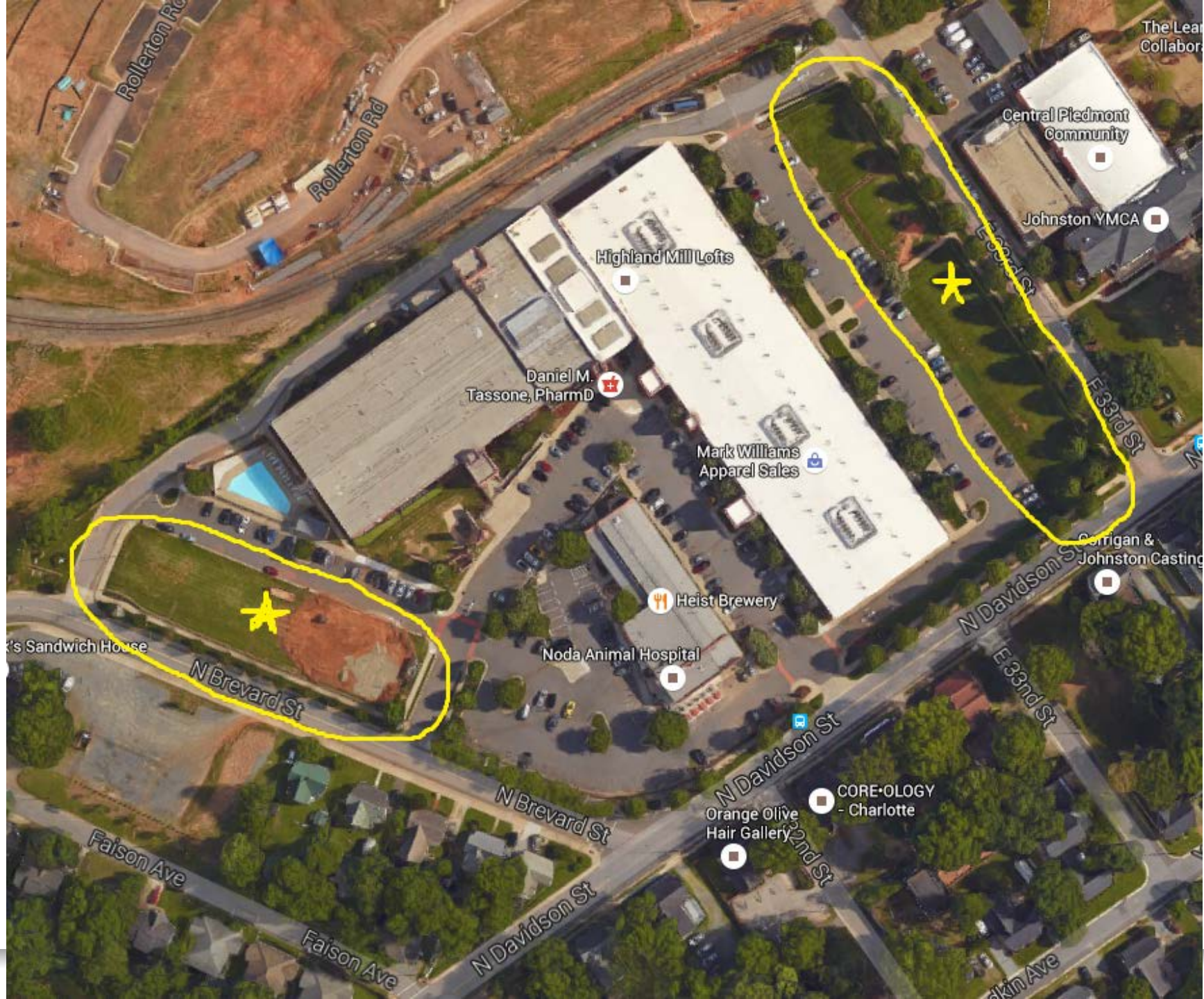
© 2016 Google

Imagery Date: 10/4/2014

35°14'45.30" N 80°48'34.06" W elev 716 ft

The image features a blue background with a bokeh effect of out-of-focus light spots. A solid orange horizontal band is positioned in the center, containing the text.

Proposed Development Areas



3004 N
28205



N Davidson St

N Davidson St



N Brevard St

N Brevard St

The background of the slide is a deep blue with a bokeh effect, featuring numerous out-of-focus light spots in shades of white and light blue. A solid orange horizontal band is positioned in the center of the slide, containing the text.

Existing Zoning



HIGHLAND PARK MILL NO. 3

SITE SUMMARY:

TAX PARCEL NUMBER:	083-078-01		
SITE AREA:	9.292 AC		
EXISTING ZONING:	I-1		
PROPOSED ZONING:	MUDD-O *		
EXISTING USE:	OFFICE AND WAREHOUSE		
PROPOSED USE:	MIXED USE: OFFICE, RETAIL & RESIDENTIAL		
GROSS BUILDING AREA:			MAXIMUM SQUARE FOOTAGE:
EXISTING:	265,800 SF		OFFICE: 220,400 SF
PORTION TO BE REMOVED:	46,200 SF		RETAIL: 10,000 SF
PROPOSED ADDITION:	10,800 SF		RESIDENTIAL: 50 UNITS
TOTAL PROPOSED BUILDING AREA:	230,400 SF		
BUILDING HEIGHT:			
EXISTING:	33' TO 44'	TOP OF ROOF FOR MILL	
	± 82'	TOP OF ROOF FOR TOWER	
PROPOSED:	NOT TO EXCEED 38'	TOP OF ROOF	
PARKING SUMMARY:			
PROVIDED: 546 SPACES (APPROXIMATELY)			

FILE: 02068 DATE: 05/03/00 AREA: 5000 SCALE: F400

HIGHLAND PARK MILL NO. 3

SITE SUMMARY:

TAX PARCEL NUMBER: **083-078-01**
SITE AREA: **9.292 AC**
EXISTING ZONING: **I-1**
PROPOSED ZONING: **MUDD-O***
EXISTING USE: **OFFICE AND WAREHOUSE**
PROPOSED USE: **MIXED USE: OFFICE, RETAIL & RESIDENTIAL**

GROSS BUILDING AREA:

SQUARE FOOTAGE REQUIREMENTS:

EXISTING: **265,800 SF**
PORTION TO BE REMOVED: **46,200 SF**
PROPOSED ADDITION: **10,800 SF**
TOTAL PROPOSED BUILDING AREA: **230,400 SF**

RETAIL/OFFICE: **10,000 SF (MIN)**

RESIDENTIAL: **220 UNITS (MAX. 1000 SF OF COMMERCIAL = 1 UNIT RESIDENTIAL)**

BUILDING HEIGHT:

EXISTING: **33' TO 44' TOP OF ROOF FOR MILL**
± 82' TOP OF ROOF FOR TOWER
PROPOSED: **NOT TO EXCEED 38' TOP OF ROOF**

PARKING SUMMARY:

PROVIDED: 399 SPACES (APPROXIMATELY)

REQUIRED: PER CITY OF CHARLOTTE ZONING ORDINANCE, SECTION 9.8507.

NOTE: IF FURTHER COMMERCIAL SPACE IS CONVERTED TO RESIDENTIAL UNITS,
PETITIONER SHALL BE PERMITTED TO RECONFIGURE THE PARKING LOT (LAYOUT AND GRADING)
DUE TO REDUCTION OF PARKING SPACES AND SUBMIT TO CMPC FOR ADMINISTRATIVE APPROVAL.
PETITIONER WILL MAINTAIN MUDD MINIMUM PARKING REQUIREMENTS.

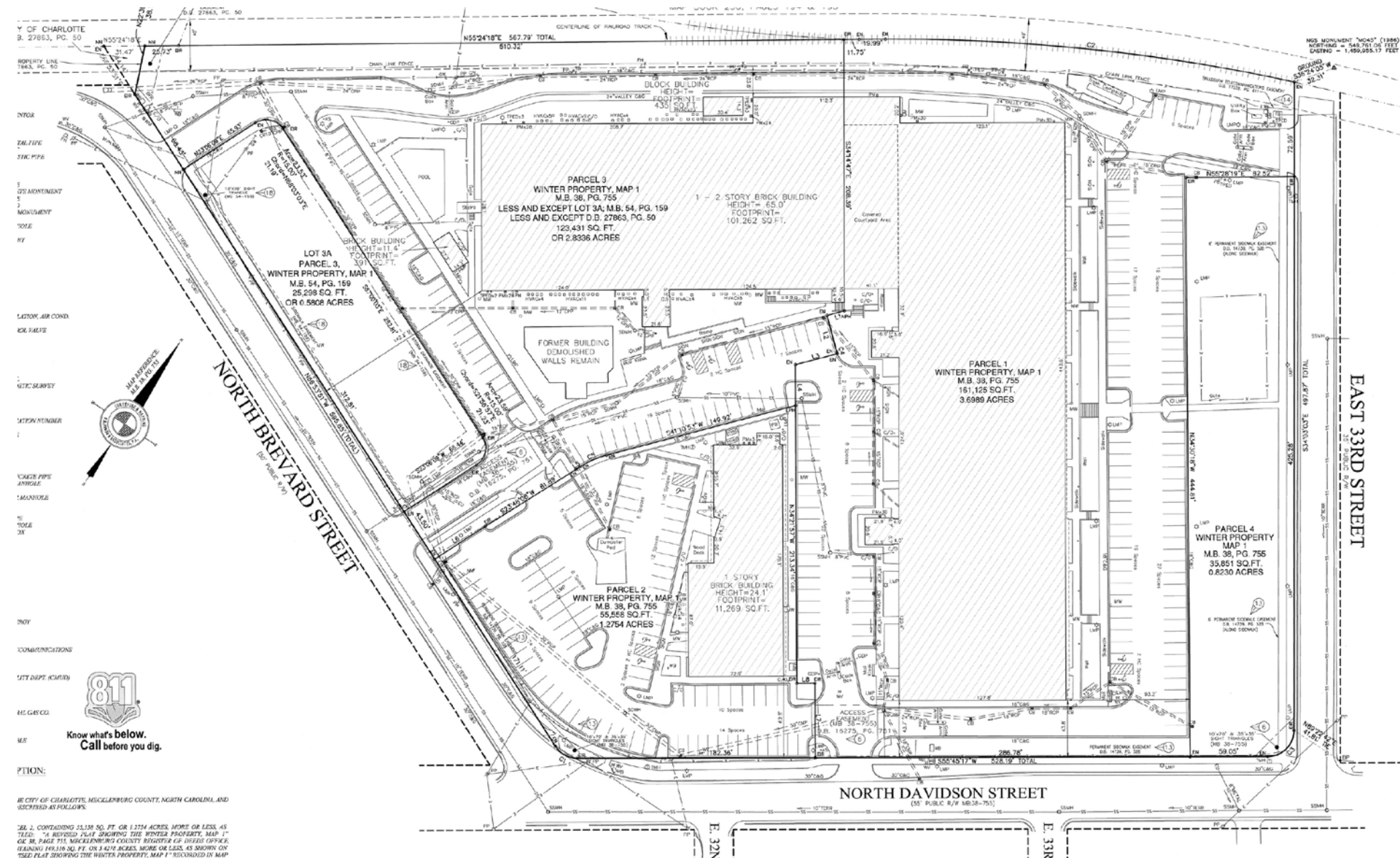
ELMER
LEITCH
AVENUE

8" ASPHALT

The image features a blue background with a bokeh effect of out-of-focus light spots. A solid orange horizontal band is positioned in the center, containing the text "Current Survey".

Current Survey

166 Residential Units and 11,493 sf of Retail



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Adopted Land Use Plans



Blue Line Extension

Urban and Suburban stations







Transit Station Area Plan

Charlotte-Mecklenburg Planning Department

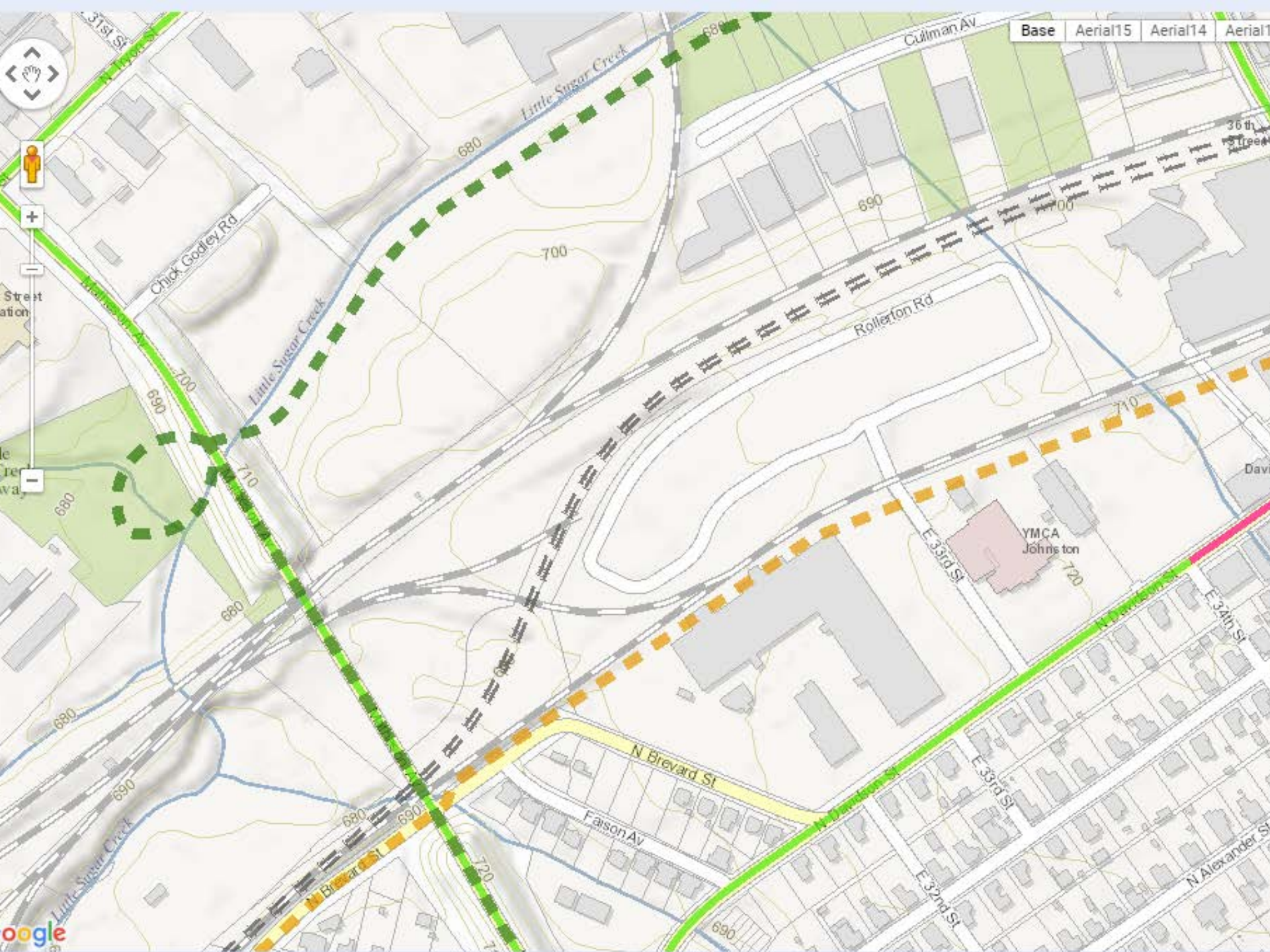
Adopted by Charlotte City Council
May 13, 2013

2013 NORTH CAROLINA MARVIN COLLINS
OUTSTANDING PLANNING AWARD
COMPREHENSIVE PLANNING
Large Community Category



-  Proposed Light Rail Station and Corridor
-  Existing Transit Access Streets
-  Proposed Streets
-  Proposed Multi-Use Trail
-  Proposed Greenway
-  Existing Public Facility Site





The background of the slide is a deep blue color with a bokeh effect, featuring numerous out-of-focus light spots in various shades of blue and white, creating a textured, sparkling appearance.

Transportation Issues



BLE
Transit Station
Area Plan

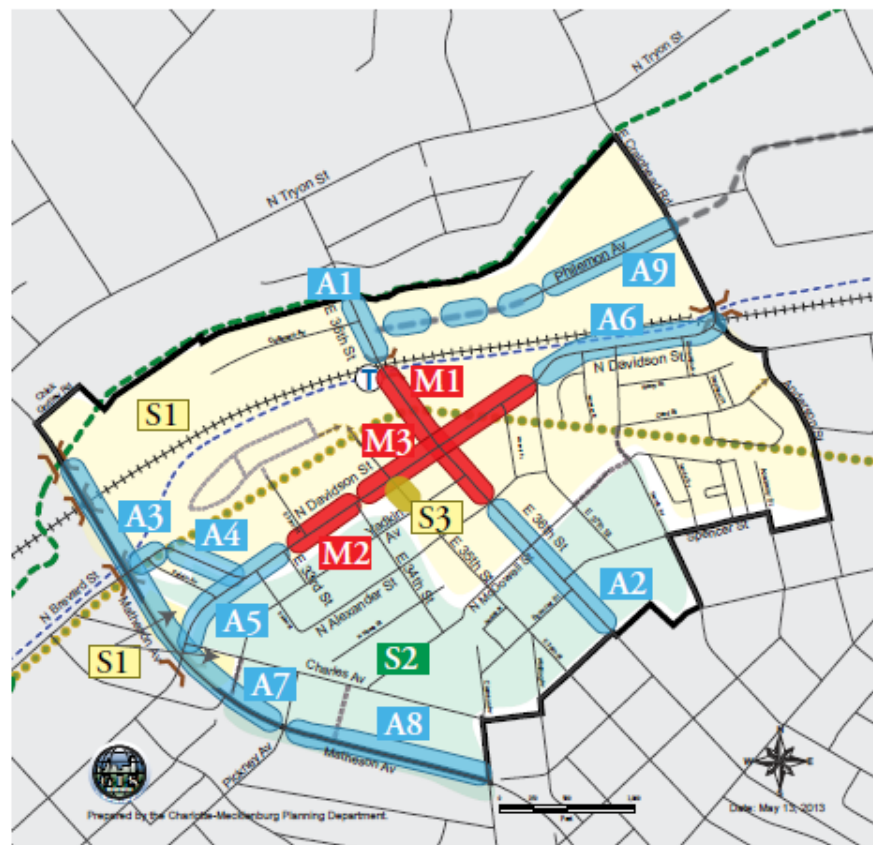
Concept Plan Transportation



36th STREET TRANSIT STATION AREA

Map 29: CROSS-SECTION LOCATIONS

■ Urban Station



36th Street Cross-Sections Locations

Avenues

- A1** East 36th St
(Little Sugar Cr to NCRR Bridge)
- A2** East 36th St
(N Alexander St to Charles Av)
- A3** North Brevard St
(Matheson Bridge to Duke Substation Driveway)
- A4** North Brevard St
(Duke Substation Driveway to N Davidson St)

A5

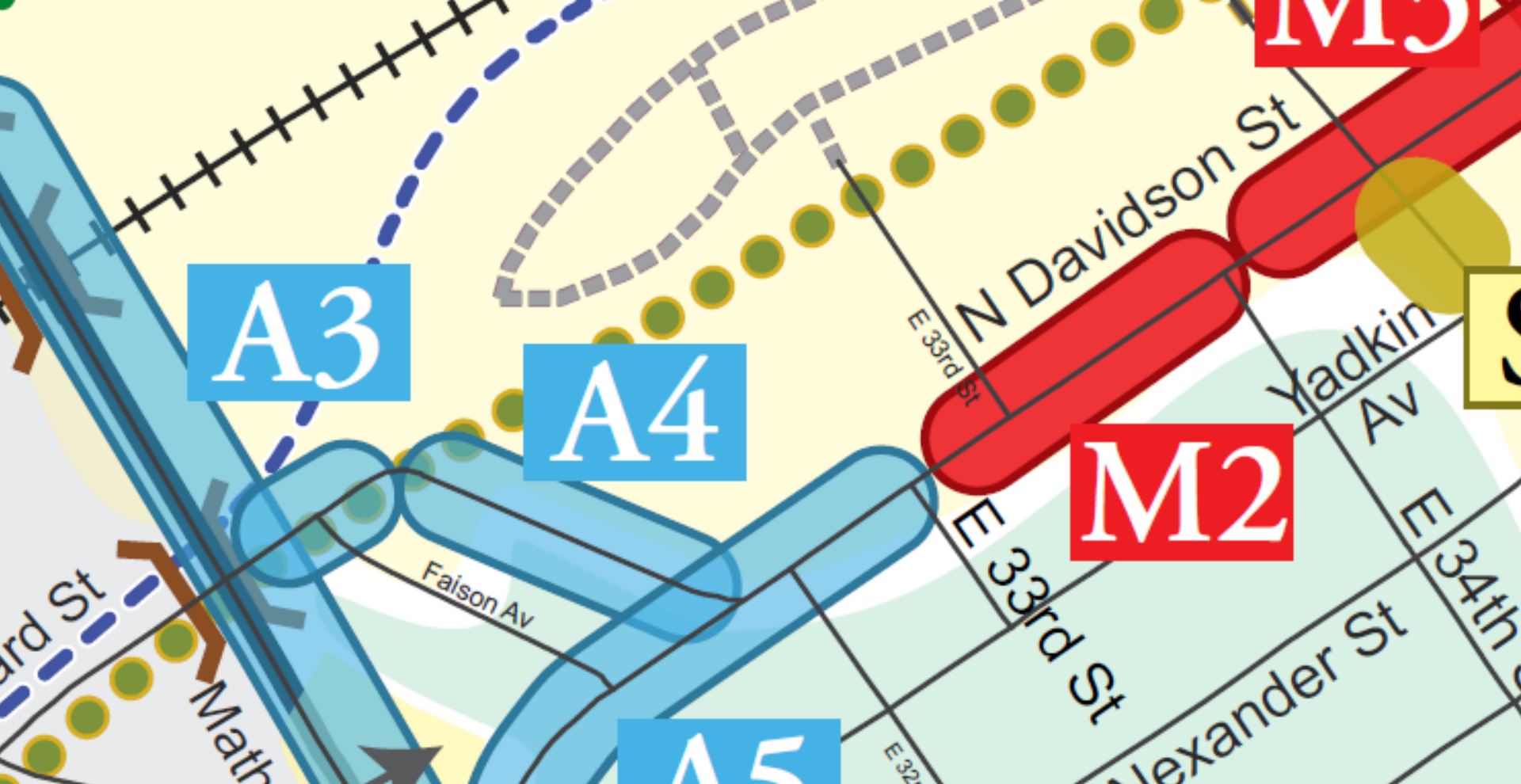
- A5** N Davidson St
(Matheson Bridge to E 33rd St)
- A6** N Davidson St
(E 37th St to Craighead Rd)
- A7** Matheson Av
(NCRR Bridge to Pinckney Av)
- A8** Matheson Av
(Pinckney Av to Clemson Av)
- A9** Philemon Av
(E 36th St to Craighead Rd)

Main Streets

- M1** East 36th St
(NCRR Bridge to N Alexander St)
- M2** North Davidson St
(E 33rd St to E 34th St)
- M3** North Davidson St
(E 34th St to E 37th St)

Local Streets

- S1** Transit-Supportive/
Mixed-Use Areas
- S2** Low-Density Residential
Areas
- S3** East 36th St
(N Davidson St to Yadkin St)



M2

North Davidson St
(E 33rd St to E 34th St)

A5

N Davidson St
(Matheson Bridge to E 33rd St)

36th Street Transit Station Area

AVENUES



Sidewalk	Planting Strip	Parking	Bike Lane	Travel Lane	Median	Travel Lane	Bike Lane	Parking	Planting Strip	Sidewalk
----------	----------------	---------	-----------	-------------	--------	-------------	-----------	---------	----------------	----------

A1: East 36th Street (Little Sugar Creek to NCRR Bridge)

8'	8'	n/a	5'	10'	n/a	10'	5'	n/a	8'	8'
16' setback									16' setback	

A2: East 36th Street (North Alexander Street to Charles Avenue)

8'	8'	7'	5'	10'	n/a	10'	5'	7'	8'	8'
16' setback		Retain existing curb							16' setback	

A3: North Brevard Street (Matheson Bridge to Duke Substation Driveway)

8'	8'	12' Cycle track	13'	n/a	13'	n/a	7'	8'	8'	
16' setback		*Option to widen on southeastern side of street for recessed parking							16' setback	

A4: North Brevard Street (Duke Substation Driveway to North Davidson Street)

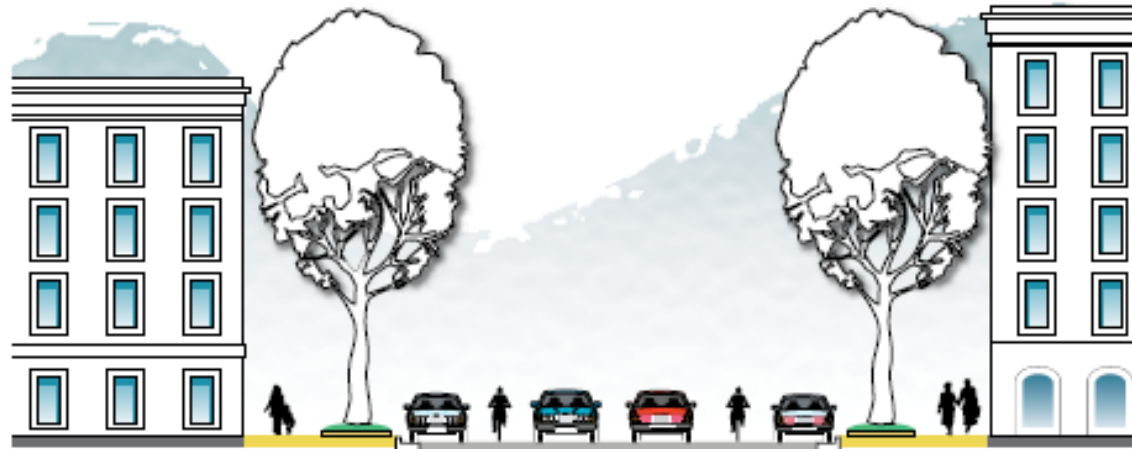
8'	8'	8'	5'	12'	n/a	12'	5'	8'	8'	8'
16' setback		*Option to widen recessed parking **6' bike lanes preferred adjacent to on street pkg							16' setback	

A5: North Davidson Street (Matheson Bridge to East 33rd Street)

8'	8'	n/a	4.5'	10'	n/a	10'	4.5'	n/a	8'	8'
16' setback		Retain existing curb							16' setback	

36th Street Transit Station Area

MAIN STREETS



Sidewalk	Raised Planter	Parking	Bike Lane	Travel Lane	Travel Lane	Bike Lane	Parking	Raised Planter	Sidewalk
M1: East 36th Street (NCRR Bridge to North Alexander Street)									
8'	8'	8'	n/a	10'	10'	n/a	8'	8'	8'
16' setback		Retain existing curb location (48") and left turn lanes						16' setback	
M2: North Davidson Street (East 33rd Street to East 34th Street)									
8'	8'	8'	n/a	13'	13'	n/a	8'	8'	8'
16' / 20' if residential		Relocated curb for recessed parking						16' / 20' if residential	
M3: North Davidson Street (East 34th Street to East 37th Street)									
8'	8'	Existing	n/a	Existing	Existing	n/a	Existing	8'	8'
16' setback		Retain existing curb location						16' setback	

NOTE: Additional setback footage may be required for additional improvements.

Urban Street Design Guidelines (2007) recommends:

Maximum Posted Speed – 25 mph.

Design Speed – 25 mph, equal to posted speed.

Sources: Charlotte Department of Transportation (CDOT), 2012

The background of the slide is a deep blue color with a bokeh effect, featuring numerous out-of-focus light spots in various shades of blue and white. A solid orange horizontal band is positioned in the center of the slide, serving as a background for the title text.

Proposed Rezoning

CCH-HIGHLAND MILL, LLC c/o Saussy Burbank, LLC Site Plan Amendment

PETITION NO. 2016-091 DEVELOPMENT STANDARDS

Development Data Table

Site Area:	9.2 +/- acres
Tax Parcel:	085-076-01
Existing Zoning:	MUDD-O
Proposed Zoning:	MUDD-O (SPA)
Existing Use:	Minor Use (Multi-Residential)
Current Conditions:	Remainder: 10,000 +/- 220 Residential Units which may be converted to commercial uses at a ratio of 1000 +/- of commercial space for every 1 residential unit.
Proposed Use:	25 Townhome Units
Maximum Building Height:	3 stories (45 feet)
Parking:	Shall satisfy or exceed MUDD minimum requirements

These Development Standards form a part of the Technical Data Sheet associated with the Site Plan Amendment filed by CCH-Highland Mill, LLC c/o Saussy Burbank, LLC to rezone the property from the MUDD-O Zoning District to the MUDD-O (SPA) Zoning District in order to accommodate development of up to 220 townhome units on an approximately 9.2 +/- acre tract at the corner of North Davidson Street and 33rd Street, as depicted on the Technical Data Sheet (the "Site").

This Site Plan Amendment will accommodate development of townhome units in addition to the mix of uses already developed on the Site. The project will meet or exceed all of the goals of the 33rd Street Design Plan.

Re zoning Petition 2004-037 and subsequent Administrative Amendment provides for a minimum of 10,000 square feet of retail space and up to 220 residential units which may be converted to commercial use at a rate of 1000 +/- of commercial use to one residential unit. The Site Plan Amendment shall accommodate the development of an additional 25 townhome units, that the standards shown under 2004-037 and subsequent Administrative Amendment shall not be impacted.

Development of the Site will be governed by the accompanying Technical Data Sheet, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The Technical Data Sheet is intended to reflect maximum development rights, building envelopes, the arrangements and locations of access points, setbacks and dedicated open space areas.

Except as otherwise provided under the MUDD-Optional provisions set forth under Section 1 below and unless the Technical Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the MUDD-Zoning District shall govern all development taking place on the Site.

Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development proposed or significantly alter the Technical Data Sheet or these Development Standards, constitute changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 1.2(b)(1) or (2) of the Ordinance, as applicable.

MUDD-Optional Provisions
This Petition proposes utilization of the MUDD-O provisions to allow for the following optional deviations:

1. Petitioner requests a deviation from the standard setback requirements in order to place a 15' landscape buffer between the building and the 33rd Street. The building shall be set back from the 33rd Street by 15'.
2. Petitioner requests a deviation from the standard setback requirements in order to place a 15' landscape buffer between the building and the 33rd Street. The building shall be set back from the 33rd Street by 15'.
3. Petitioner requests a deviation from the standard setback requirements in order to place a 15' landscape buffer between the building and the 33rd Street. The building shall be set back from the 33rd Street by 15'.
4. Petitioner requests a deviation from the standard setback requirements in order to place a 15' landscape buffer between the building and the 33rd Street. The building shall be set back from the 33rd Street by 15'.
5. Petitioner requests a deviation from the standard setback requirements in order to place a 15' landscape buffer between the building and the 33rd Street. The building shall be set back from the 33rd Street by 15'.

The following MUDD-O provisions have already been approved as a part of Re zoning Petition 2004-037:

1. Allow use of 33rd Street in lieu of screening parking lots and/or 12,303.
2. Allow construction of detached signs on Mulberry St (between Davidson Street and 33rd Street) and on the corner of Davidson St.
3. Allow up to 100 +/- sq ft of signs for each of the four sides of the main tower for overall project identification.

Permitted Uses
The Site may be devoted to any commercial uses permitted by right or under prescribed conditions in the MUDD-Zoning District together with any incidental accessory uses associated therewith.

Medium Density
1. In addition to the standards set forth in Re zoning Petition 2004-037 and subsequent Administrative Amendment, the Site may be developed with up to 35 townhome units.

Transportation
1. Vehicular access will be as generally depicted on the Technical Data Sheet. The placement and configuration of the vehicular access points shown on the Technical Data Sheet are subject to any minor modifications required to accommodate that site and construction plans and designs and to adjustments required by CDOT for approval.

2. Gates may be installed to control vehicular access to the site, but pedestrian access through the site shall not be restricted (except for access points to buildings).

Architectural Standards/Landscape and Landscaping
1. Highest Point will be 3' above the finished ground level and shall be in the Natural Heritage Register. Prior to any new construction on the site, a Certificate of Appropriateness must be approved by the Charlotte-Mecklenburg Historic Landmarks Commission. Therefore, the architecture and exterior design of the proposed buildings and signage must be approved by the Charlotte-Mecklenburg Historic Landmarks Commission.

2. Main tower, back row, front row, and side row buildings shall be screened from public view.

3. All trees shall be maintained and protected during construction. The site owner shall maintain and protect all trees on the site.

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NOTE:
SITE BASE PLAN BASED ON ALTA/ACSM
CERTIFICATION SURVEY BY JUSTIN F. CLONINGER,
PLS L-4450, 12/10/2013.
SEE ATTACHED SURVEY SHEET
FILE NO W-1146E
JOB NO 00129

NOT FOR CONSTRUCTION



Prepared for:
Saussy Burbank
3730 Glen Lake Dr. #125
Charlotte, NC 28208
c: 704-945-1515

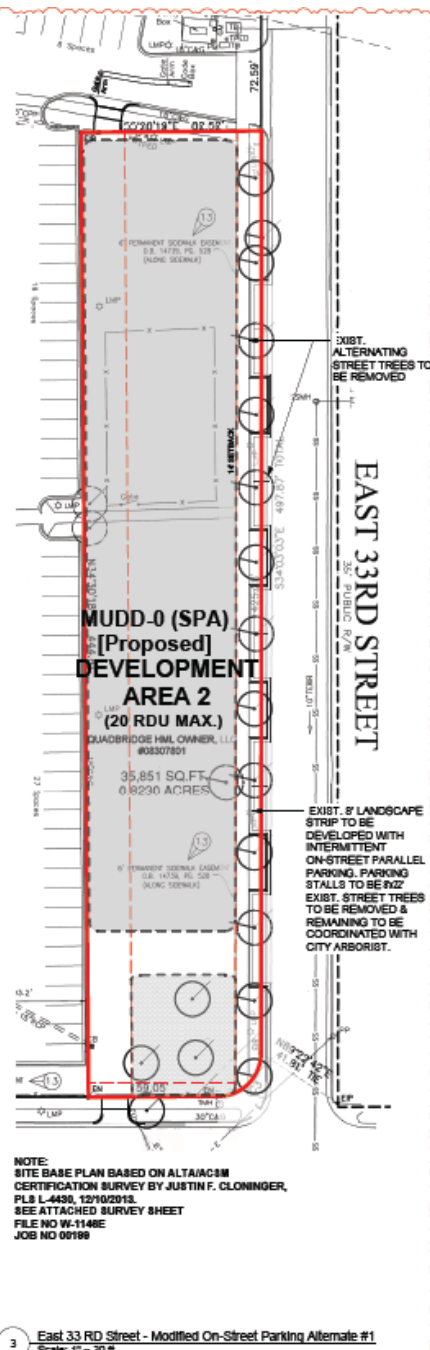
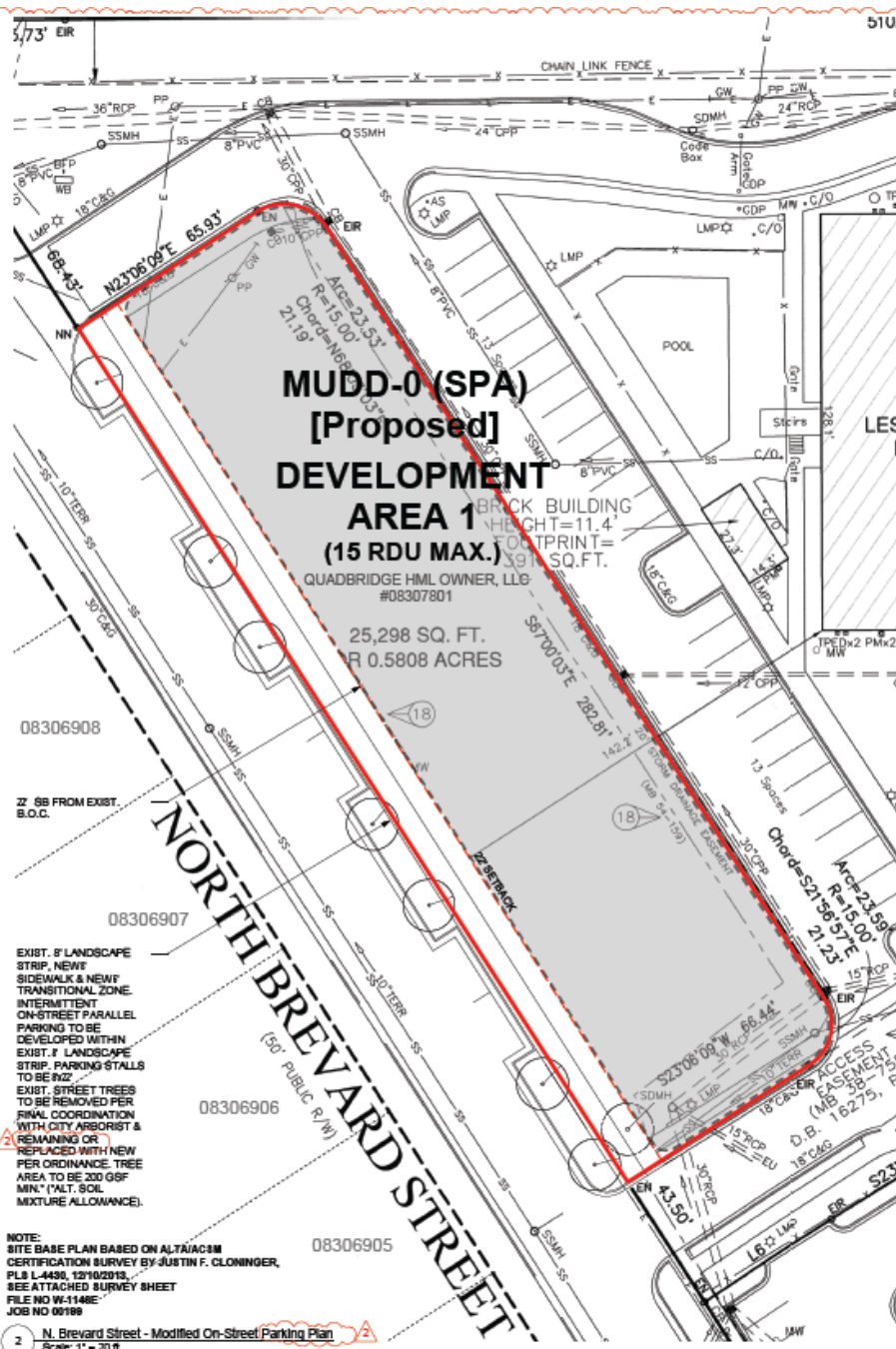
Mark	Date	Description
△	5/23/2016	Plan Comment Revisions
△	6/06/2016	Plan Comment Revisions

shook kelley
2151 Hawkins Street
Suite 400
Charlotte, NC 28203
704 / 377 0881
www.shookkelley.com

CCH-Highland Mill, LLC c/o Saussy Burbank, LLC
Site Plan Amendment
Re-zoned: B, A & E 33RD ST.
4/23/2016 Re-zoning Submittal
15029

Re-zoning Site Plan & Technical Notes

SP01



The image features a bokeh background of out-of-focus light spots in various shades of blue and white. A solid orange horizontal band is positioned in the center, containing the text.

Saussy Burbank Vision

SAUSSY BURBANK

shook kelley



Saussy Burbank
Dilworth, Custom Infill—Charlotte, NC



Saussy Burbank
Dilworth, Custom Infill—Charlotte, NC



Saussy Burbank
Old Village, Custom Infill—Mt Pleasant, SC



Saussy Burbank
Old Village, Custom Infill—Mt Pleasant, SC



Saussy Burbank
Fallon Park, Custom Infill—Raleigh, NC



Saussy Burbank
Fallon Park, Custom Infill—Raleigh, NC



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Carolina Park—Mt. Pleasant, SC



Saussy Burbank
Briar Chapel, Townhomes—Chapel Hill, NC



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Briar Chapel, SF Detached—Chapel Hill, NC



Saussy Burbank
Cherry, Duplex Affordable Housing—Charlotte, NC



Saussy Burbank
Davidson Gateway, Townhomes-Workforce Housing—Davidson, NC



Saussy Burbank
Elizabeth Heights, Affordable Housing—Charlotte, NC



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Nexton, SF Detached—Summerville, SC



Saussy Burbank
Nexton, SF Detached—Summerville, SC



Saussy Burbank
Riverwalk, SF Detached—Rock Hill, SC



Saussy Burbank
Riverwalk, SF Detached—Rock Hill, SC



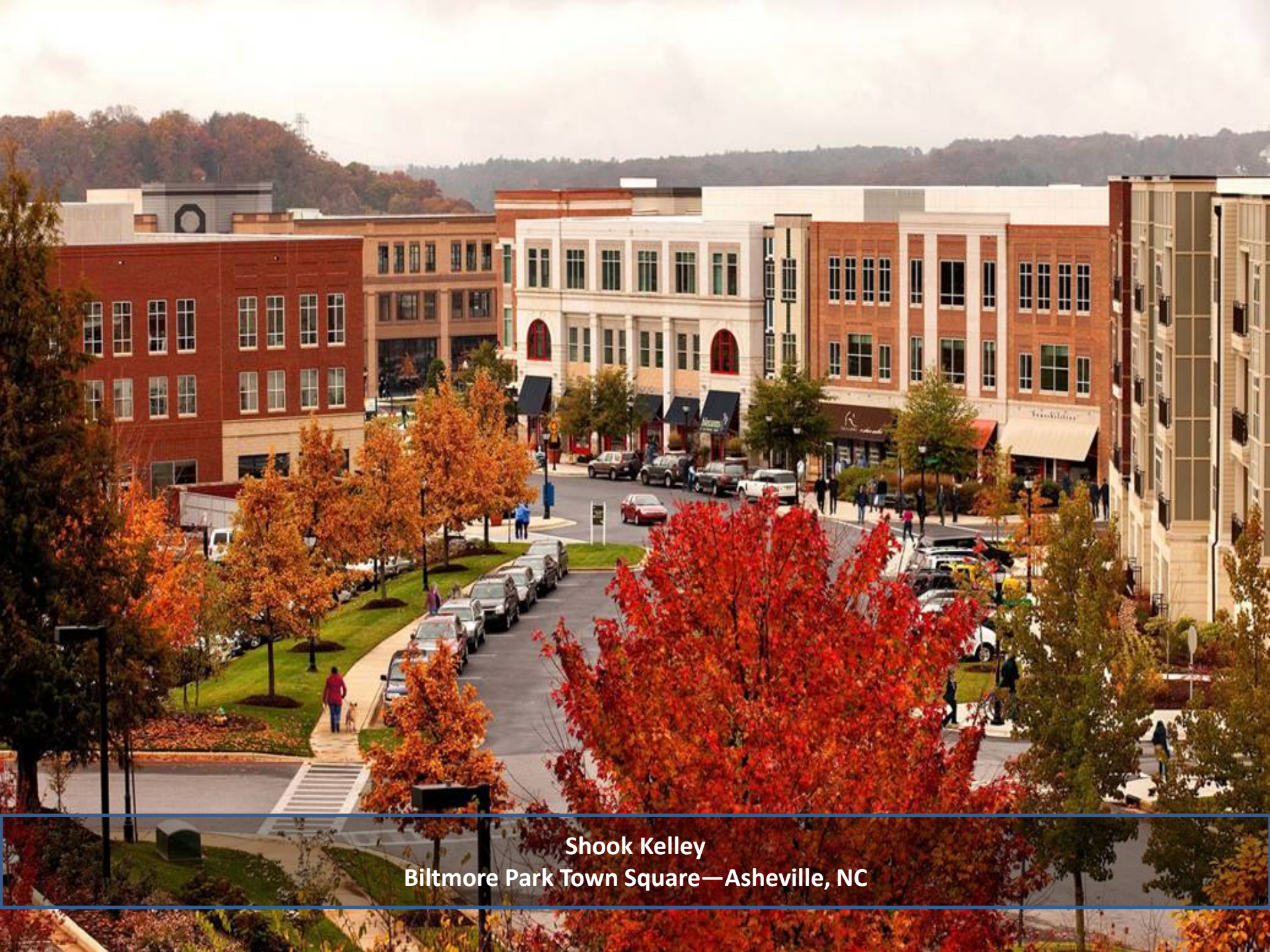
Shook Kelley
Biltmore Park Town Square—Asheville, NC



Shook Kelley
Biltmore Park Town Square—Asheville, NC



Shook Kelley
Brightwalk Gables, Senior Housing—Charlotte, NC



Shook Kelley
Biltmore Park Town Square—Asheville, NC



Shook Kelley
Birkdale Village—Huntersville, NC



Shook Kelley
Birkdale Village—Huntersville, NC

The background of the slide is a deep blue color with a bokeh effect, featuring numerous out-of-focus light spots in shades of white and light blue. A solid orange horizontal band is positioned in the center of the slide, containing the title text.

New Sidewalks vs. Existing Trees

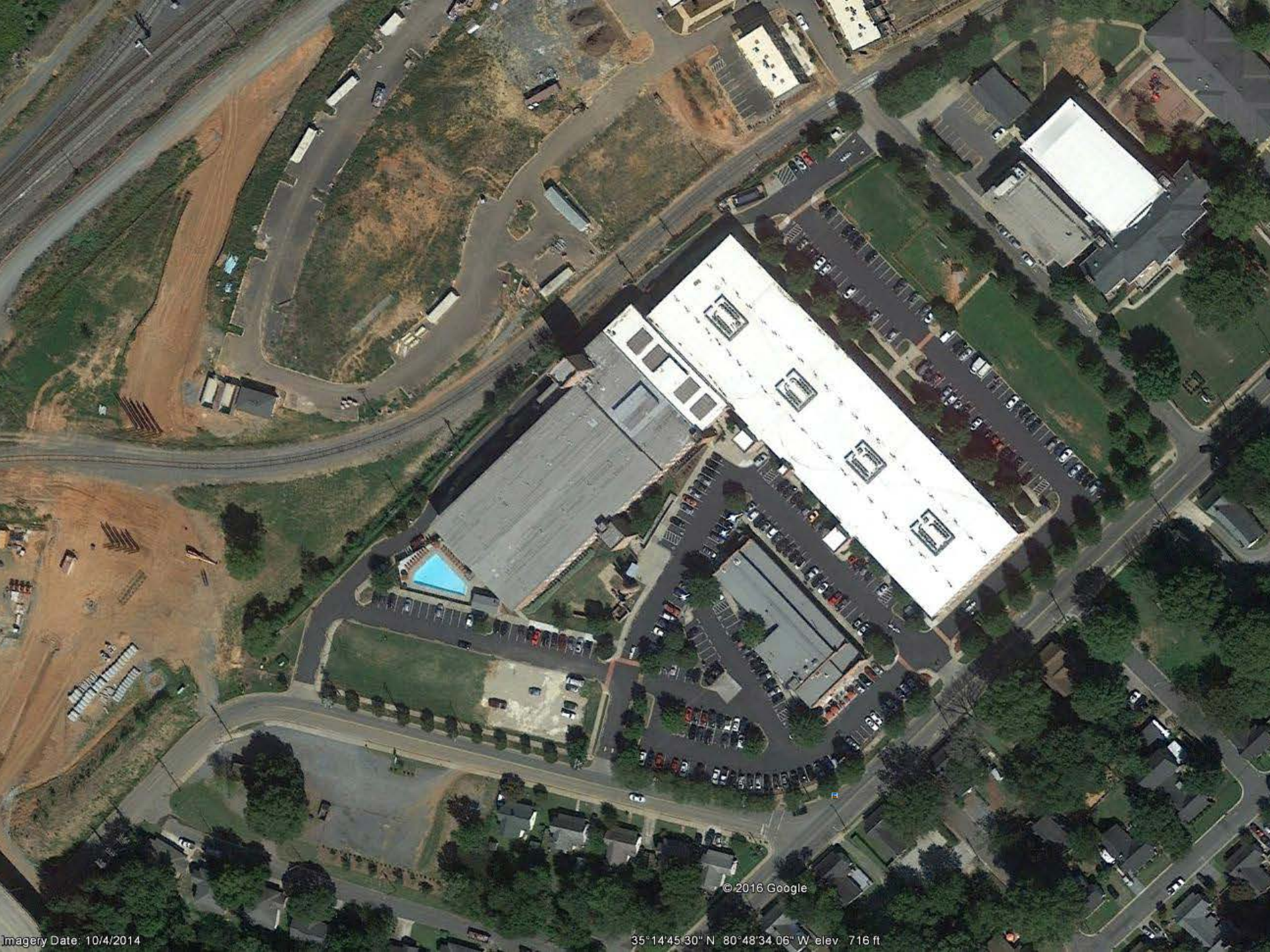
NO PARKING
ANY
TIME
TOW-IN
↔

NO PARKING
ANY
TIME
TOW-IN
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The background of the slide is a deep blue with a bokeh effect, featuring numerous out-of-focus light spots in shades of white and light blue. A solid orange horizontal band is positioned in the center, containing the title text.

Parking, Access & Connections



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Imagery Date: 10/4/2014

35°14'45.30" N 80°48'34.06" W elev 716 ft

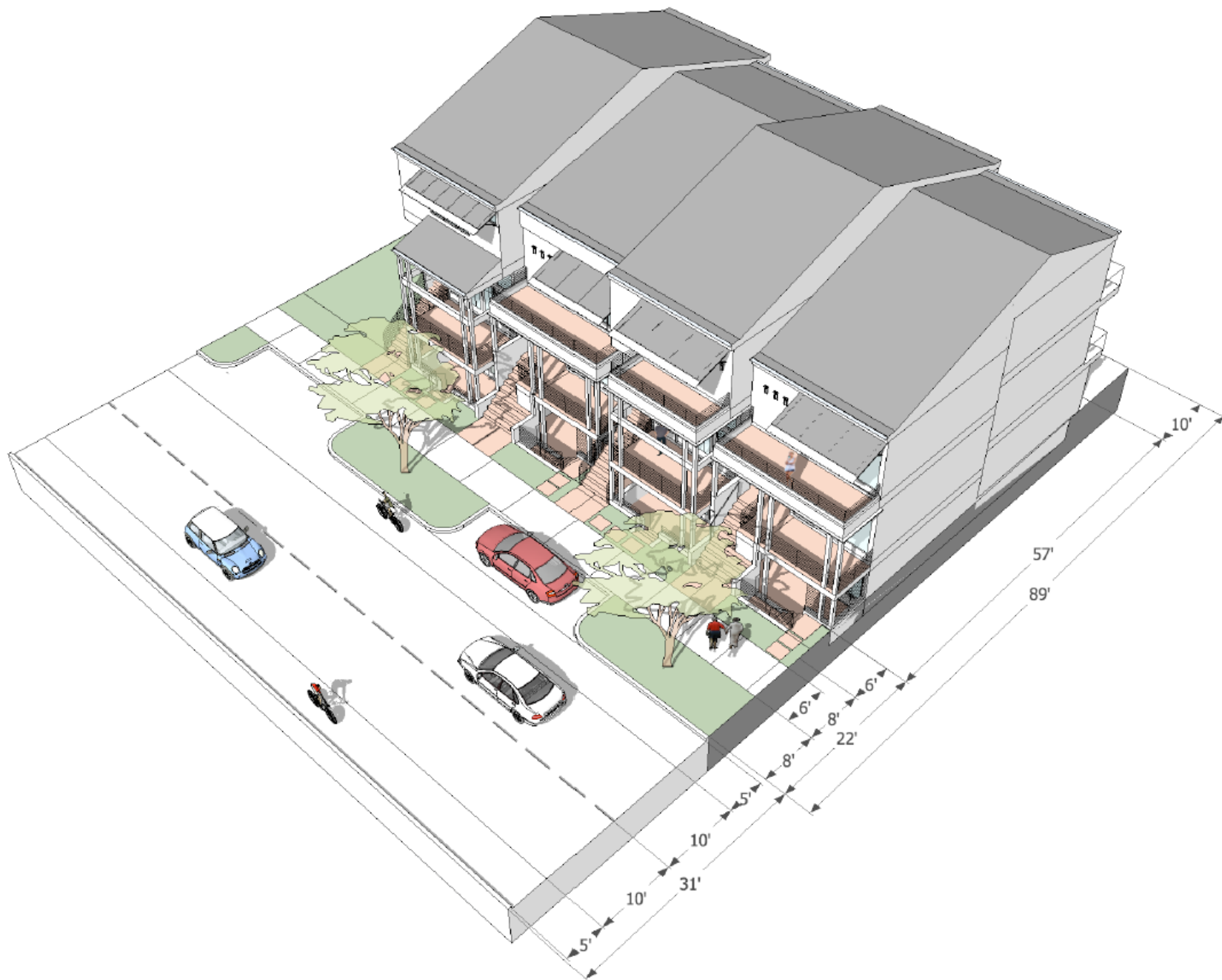
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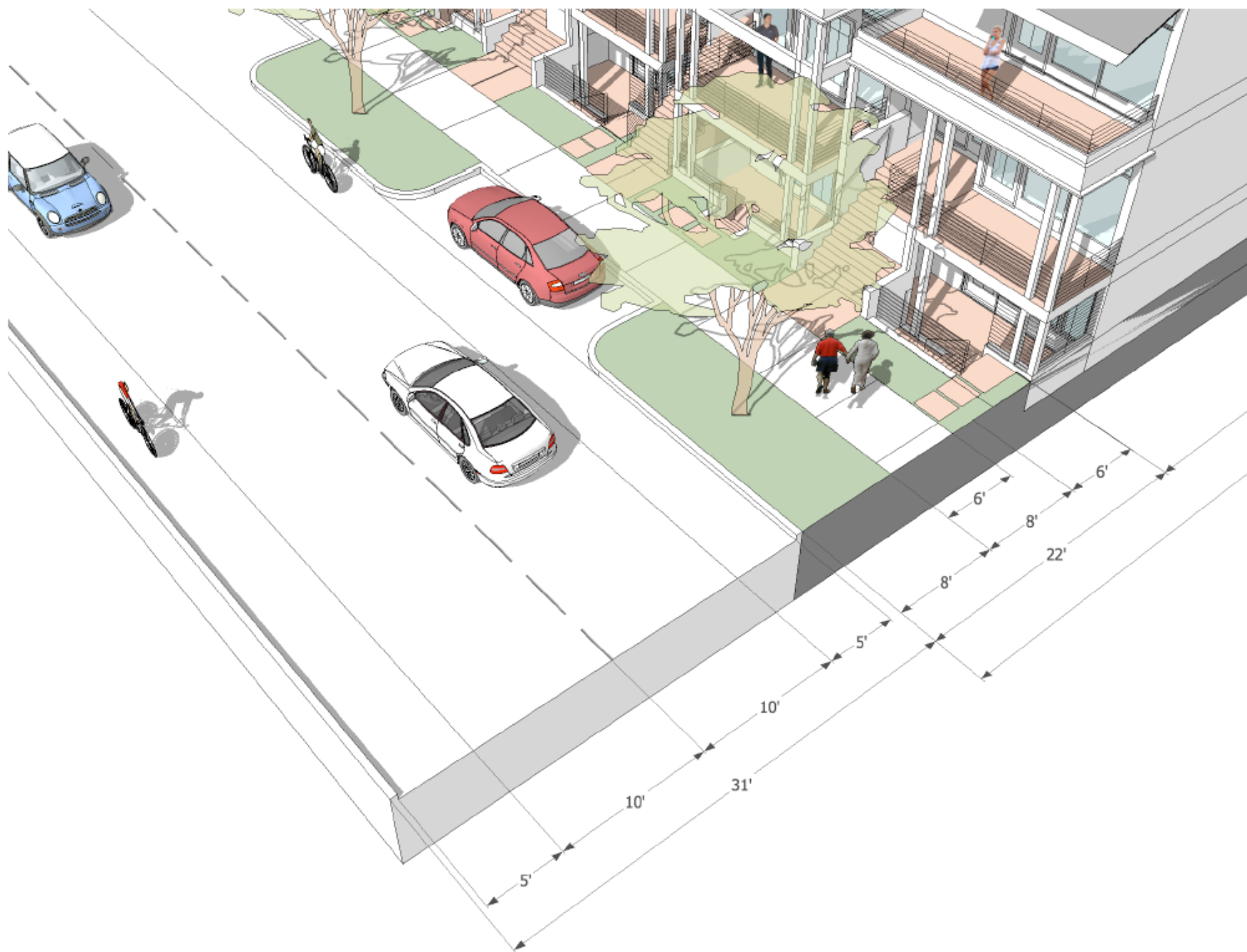
Timeline

“BEST CASE SCENARIO” TIMELINE

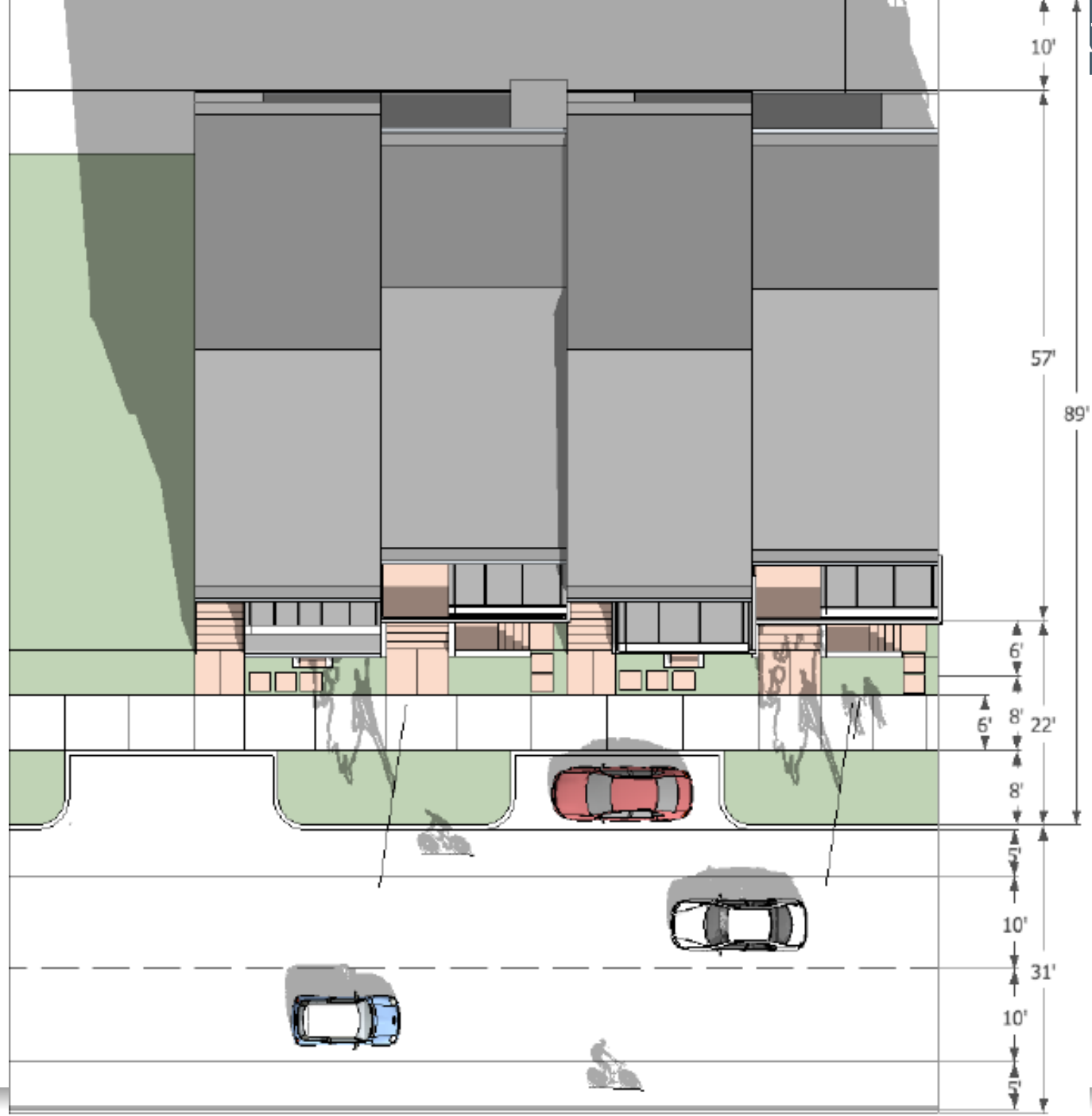
- | | |
|----------------------|----------------------------|
| ■ Spring/Summer 2016 | City Staff Review |
| ■ August 2016 | City Council Consideration |
| ■ Fall 2016 | Permitting |
| ■ Early 2017 | Ground Breaking |
| ■ Late 2017 | Homes Available |

K&L GATES













AERIAL SHOWING PARKING ADDED

33RD STREET

05.23.16

TOWNHOME PROPOSAL

For parcels directly adjacent to the Highland Mill Lofts

Charlotte, North Carolina

Developer: CCH-Highland Mill, LLC c/o Saussy Burbank, LLC

2151 Hawkins Street, suite 400
Charlotte, North Carolina 28203

704/377-0661





EYE LEVEL SHOWING PARKING ADDED

33RD STREET

05.23.16

TOWNHOME PROPOSAL

For parcels directly adjacent to the Highland Mill Lofts

Charlotte, North Carolina

Developer: CCH-Highland Mill, LLC c/o Saussy Burbank, LLC

2151 Hawkins Street, suite 400
Charlotte, North Carolina 28203

704/377-0661

shook kelley
The Power To Convert



SIDEWALK SHOWING PARKING ADDED

33RD STREET

05.23.16

TOWNHOME PROPOSAL

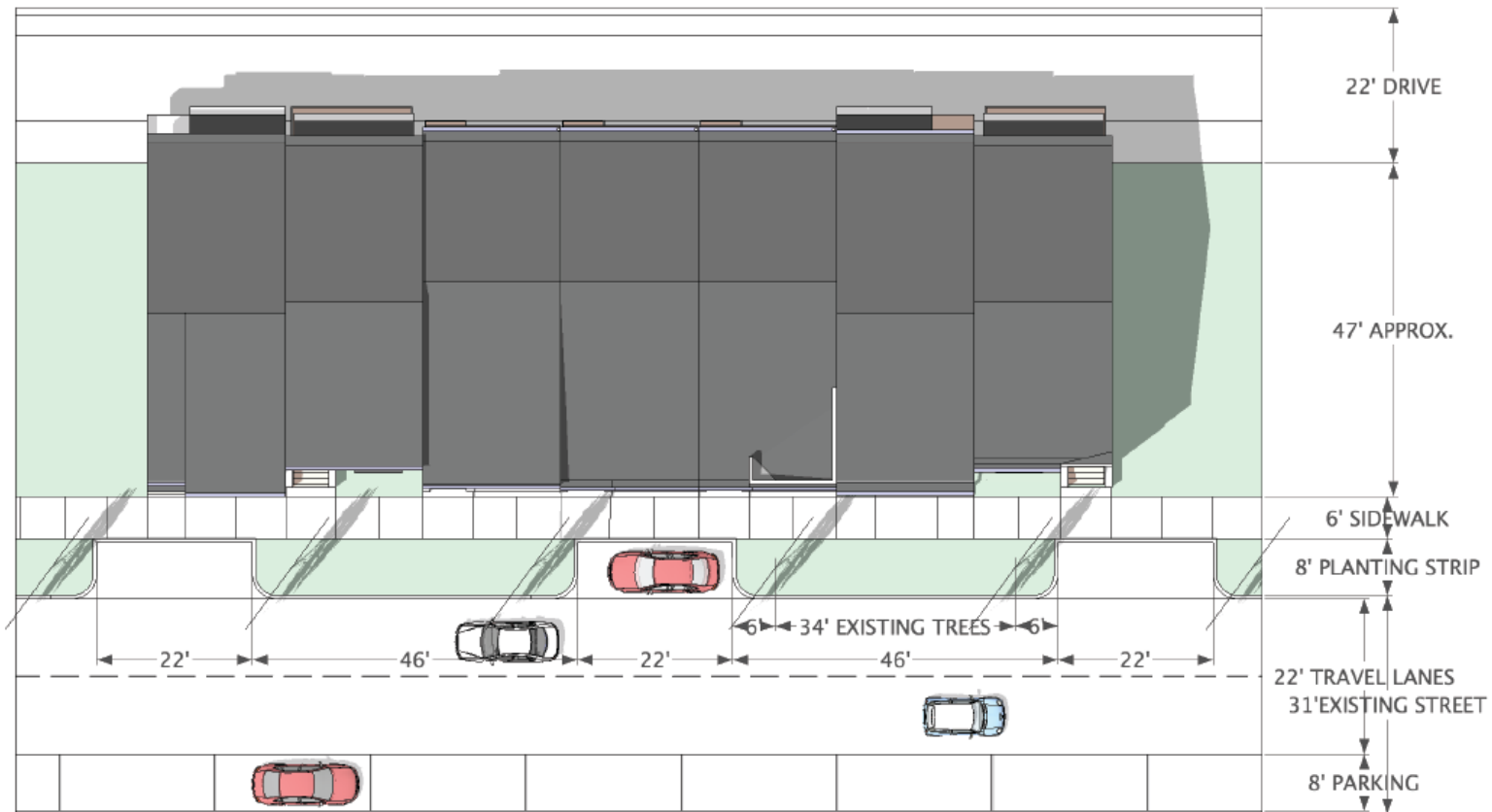
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Charlotte, North Carolina

Developer: CCH-Highland Mill, LLC c/o Saussy Burbank, LLC

2151 Hawkins Street, suite 400
Charlotte, North Carolina 28203

704/377-0661

shook kelley
The Power To Convene



SITE PLAN SHOWING PARKING ADDED do not scale

33RD STREET

05.23.16

TOWNHOME PROPOSAL

For parcels directly adjacent to the Highland Mill Lofts
Charlotte, North Carolina

Developer: CCH-Highland Mill, LLC c/o Saussy Burbank, LLC

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