

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2016-115

Petitioner: Crescent Communities
Rezoning Petition No.: 2016-115
Property: ± 37.54 acres located at the junction of Mallard Creek Road, Alexander Village Main Drive and Senator Royal Drive (the "Site").

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 Thursday, August 4, 2016, 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 July 25, 2016. A copy of the written notice is attached as **Exhibit B**.

TIME AND LOCATION OF MEETING:

The Community Meeting required by the Ordinance was held on August 4, 2016 at 7:00 PM, at Piedmont Unitarian Universalist Church, 9704 Mallard Creek Church Road, Charlotte, NC 28262. The Petitioner also met with representatives of the University Research Park and representatives of University City Partners on July 18th to review the proposed plans for the Site.

PERSONS IN ATTENDANCE AT MEETING:

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representative at the required Community Meeting was Elizabeth McMillan and Michael Tubridy. Also in attendance representing the Petitioner were James Downs and Corey Baker with Crosland Southeast, as well as Rhett Crocker with LandDesign as well as Keith MacVean with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

The Petitioners representatives provided the attendees a brief description of the proposed plans and changes proposed to the previously approved conditional plan for the Site.

This Petition involves a request to rezone the ±37.54 acre Site from RE-3(O) to RE-3(O) SPA. The Site was originally rezoned in 2011 to allow the development of a mixed use community of residential, retail, and office uses as called for by the University Research Park Area Plan. The portion of the Site along W. Mallard Creek Church Road was designated for retail uses and a

possible hotel. This rezoning petition maintains the previously approved square footages and uses for the retail portion of the Petition.

The portions of the Site further south on Senator Royall Drive were designated for up to 300 residential units (east side of Senator Royall) and up to 250,000 square feet of office uses (west side of Senator Royall). The residential units proposed for the east side of Senator Royall have been developed, and are not part of this rezoning petition. This Petition proposes to substitute an additional 300 residential units for the previously approved 250,000 square feet of office uses.

This rezoning request will construct the previously agreed upon roadway improvements as well as extend two new public streets toward the western property boundary.

The Petitioners representatives also explained that a CANVAS session had been conducted for the community. The CANVAS process, a Crescent charrette-like process, results in the establishment of an overarching project vision as well as experience principles to guide the design and development process. The key theme developed for this residential community was Health and Wellness.

The Petitioners representatives also provided a description of some of the proposed retail tenants that would be developed on the retail portion of the Site. It is anticipated that a specialty grocer, restaurants, retail shops, a hotel and possibility a health and wellness use would be developed on the portion of the Site designated for retail uses. The uses would be design to be easily accessible to the existing residents and office workers of the research park as well as the new residential community.

Attendees were invited to ask questions.

II. Summary of Questions/Comments and Responses:

The one attendee at the meeting commented that it would be good to have additional restaurant options available a short distance from the existing residential uses. It was also commented on that residential communities near retail uses, that are easily accessible to residents via sidewalks and bike lanes, are among the most popular residential communities. The development of the previously approved retail uses and the addition of more residential uses at this location will create in the research park this type of residential and retail mixed use community residents are looking for.

It was also noted that new apartments would be designed to complement the existing apartments and not compete with them.

The attendees were thanked for their time and interest; the meeting was then adjourned.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

No changes to the plan were made as a result of the community meeting.

Crescent Communities

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Department

Claire Lyte-Graham, Charlotte Mecklenburg Planning Department
Elizabeth McMillan, Crescent Communities
Michael Tubridy, Crescent Communities
James Downs, Crosland Southeast
Jeff Brown, Moore & Van Allen, PLLC
Bridget Dixon, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Pet_No	TaxPID	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2016-115	04742104	ADAMS	RONALD H			5175 VIRGINIA AV		N CHARLESTON	SC	29405
2016-115	04738113	ALEXANDER VILLAGE ACQUISITION LP		C/O ALLIANCE TAX ADVISORS		433 E LAS COLINAS BLVD,STE 300		IRVING	TX	75039
2016-115	02901141	ARBORS AT MALLARD CREEK	PROPERTY OWNERS ASSO INC		C/O LAT PURSER & ASSOCIATES	4530 PARK RD STE 300		CHARLOTTE	NC	28209
2016-115	02901130	CIRCLE K STORES INC			ATTN: RELA ESTATE DEPARTMENT	2440 WHITEHALL PARK DR SUITE 800		CHARLOTTE	NC	28273
2016-115	04742101	CRESCENT RESOURCES INC			C/O PROPERTY TAX DEPT	227 W TRADE ST STE 1000		CHARLOTTE	NC	28202
2016-115	02901127	EASTWOOD CONSTRUCTION LLC				2857 WESTPORT RD		CHARLOTTE	NC	28208
2016-115	04738111	ELECTROLUX NORTH AMERICA INC			ATTN: GENERAL COUNSEL	10200 DAVID TAYLOR DR		CHARLOTTE	NC	28262
2016-115	02901139	GAVI THE ARBORS II LLC			PURSER ARBORS LLC	4530 PARK RD SUITE 300		CHARLOTTE	NC	28209
2016-115	02901134	HARSHMAN	JAMES C(FAMILY TRUST)	CHERYL A (FAMILY TRUST)	HARSHMAN	1518 E 3RD ST STE200		CHARLOTTE	NC	28204
2016-115	02901131	LANIER MALLARD CREEK LLC				PO BOX 1028		PINEVILLE	NC	28134
2016-115	04742103	(USA) INC	LILLY INDUSTRIES		C/O ALTUS GROUP	930 WEST FIRST ST #303		FORT WORTH	TX	76102
2016-115	02902101	CHURCH INC	MALLARD CREEK PRESBYTERIAN			1600 W MALLARD CREEK CHURCH RD		CHARLOTTE	NC	28262
2016-115	04738107	ASSOCIATION OF AMERICA	TEACHERS INSURANCE & ANNUITY			8500 ANDREW CARNEIGIE BV		CHARLOTTE	NC	28262

Pet_no	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailZip
2016-115	Patrick & Helin	Beach	Fountaingrove HOA	11024 Fountaingrove Drive	Charlotte	NC 28262
2016-115	Neale	Turlington	Chatham HOA	Post Office Box 11906	Charlotte	NC 28220
2016-115	Kevin	Archer	Colvard Park HOA	3008 Colvard Park Way	Charlotte	NC 28269
2016-115	Wendy	Parks	Arbor Hills HOA	Post Office Box 11906	Charlotte	NC 28220
2016-115	Veronica	Foster	Lexington	2313 Arden Gate Lane	Charlotte	NC 28262
2016-115	Anthony	Wooding	Claybrooke NA	10179 Claybrooke Drive	Charlotte	NC 28262
2016-115	Denise	Hallett	Vulcan Materials Co.	11020 David Taylor Road	Charlotte	NC 28262
2016-115	Clair	Lane	Fountain Grove HOA	2026 Chipstone Road	Charlotte	NC 28262
2016-115	Carolyn	Sands	Mallard Glen Village HOA	10339 Garrett Grigg Road	Charlotte	NC 28262
2016-115	Ravi	Vallabhapuram	Maplewood	1147 Boxelder Lane	Charlotte	NC 28262

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2016-115 – Crescent Communities

Subject: Rezoning Petition No. 2016-115
Petitioner/Developer: Crescent Communities
Current Land Use: Vacant
Existing Zoning: RE-3(O)
Rezoning Requested: RE-3(O) SPA
Date and Time of Meeting: **Thursday, August 4, 2016 at 7:00 p.m.**
Location of Meeting: Piedmont Unitarian Universalist Church
9704 Mallard Creek Road
Charlotte, NC 28262
Date of Notice: July 25th, 2016

We are assisting Crescent Communities (the “Petitioner”) on a Rezoning Petition recently filed that requests modifications to the previously approved site plan for the property located on the south side of W. Mallard Creek Church Road and on both sides of Senator Royall Drive (the “Site”) the revised site plan will allow an additional residential community in lieu of office uses, as well as modify other conditions of the previously approved conditional plan. 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 ±37.54 acre Site from RE-3(O) to RE-3(O) SPA. The Site was originally rezoned in 2011 to allow the development of a mixed use community of residential, retail, and office uses as called for by the University Research Park Area Plan. The portion of the Site along W. Mallard Creek Church Road was designated for retail uses and a possible hotel. This rezoning petition maintains the previously approved square footages and uses for the retail portion of the Petition.

The portions of the Site further south on Senator Royall Drive were designated for up to 300 residential units (east side of Senator Royall) and up to 250,000 square feet of office uses (west side of Senator Royall). The residential units proposed for the east side of Senator Royall have been developed, and are not part of this rezoning petition. This Petition proposes to substitute an additional 300 residential units for the previously approved 250,000 square feet of office uses.

This rezoning request will construct the previously agreed upon roadway improvements as well as extend two new public streets toward the western property boundary.

The other changes proposed by the new rezoning petition include:

- Modifying the restriction on retail uses to allow retail uses with more than 27,000 square feet. This will allow retail services such as a grocery store that have expressed an interest in the Site;
- A modification to the 100 foot setback along W. Mallard Creek Church Road to allow better visibility of the approved retail uses. A 50 foot attractively landscaped setback will be established along W. Mallard Creek Road; and
- Additional flexibility on the type and placement of the allowed uses with accessory drive-through windows. A prohibition on a gas station with or without a convenience store will be maintained.

Community Meeting Date and Location:

The Charlotte-Mecklenburg Planning Department'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 Thursday, August 4, 2016, at 7:00 p.m. at Piedmont Unitarian Universalist Church, 9704 Mallard Creek Church Road, Charlotte, NC 28262.** Representatives of the Petitioner look forward to discussing this exciting 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 and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Commission
Elizabeth McMillan, Crescent Communities
Michael Tubridy, Crescent Communities
James Downs, Crosland Southeast
Jeff Brown, Moore & Van Allen, PLLC
Bridget Dixon, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location

**Crescent Communities
Rezoning Petition 2016-115
Community Meeting – August 4, 2016 @ 7:00p**

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	Mary Hood	9224 Graham Ridge Dr	704-301-0655	alexandervillagecmg@graystar.com
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