

COMMUNITY MEETING REPORT

Petitioner: LG Acquisitions, LLC

Rezoning Petition No. 2017-023

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 June 21, 2017. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Thursday, July 6th at 6:00 p.m. at the Steele Creek Presbyterian Church, 7407 Steele Creek Road, Charlotte, North Carolina 28217.

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 Todd Harrelson and Dan Gualtieri, as well as by Petitioner's agents, Jim Gamble and Paul Pennell with Bohler Engineering, Randy Goddard with Design Resource Group, Lindsay Locke with Lidl, and Collin Brown and Brittany Lins with K&L Gates. Multiple members of the Freeman family, who are the current owners of the property, were also in attendance to show their support for the petition. The meeting was also attended by Council Member LaWana Mayfield.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Collin Brown, welcomed the attendees and introduced the Petitioner's team. Mr. Brown explained that Leon Capital Group, LLC will be the developer of the property with a portion of the site being developed by Lidl as grocery store. Mr. Brown also introduced the engineering team, traffic analyst, legal team, the Freeman family (current property owners), and district representative LaWana Mayfield. Mr. Brown explained that the Petitioner's agents are prepared to break into stations and answer individual questions after the formal presentation concludes. The stations will consist of the developer, engineering and design team, traffic analyst, general rezoning and legal team, Lidl team, and Freeman family, each of which are prepared to answer questions related to their area of expertise.

Mr. Brown used a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown began the presentation by explaining the long process that has lead to the status of the petition today. The Petitioner began community outreach in November of 2016 during a Steele Creek Residents Association meeting, then with hosting a meeting with the Berewick Neighborhood Association in December 2016. Since that time, the Petitioner has been involved in the City's Developer Response Process for the Steele Creek area. The Petitioner has updated the rezoning plan to be responsive to those community outreach initiatives and the Developer Response results.

Mr. Brown explained that the property is located on the east side of Steele Creek Road, south of Rigsby Road, across from Shopton Road West and Dixie River Road. The property is approximately 25 acres and predominately owned by the Freeman and Mazziotta families.

Mr. Brown then walked through the background and evolution of the property. The Freeman property contains a little white house, which has been in the Freeman family for generations. That house currently sits right along Steele Creek Road but used to be part of a farm with a large yard and plenty of privacy. The Freeman family has seen the area develop from expansive farmland to the busy commercial center that it is today. The property's proximity to I-485 and walkability to employment opportunities has made this area desirable and ripe for redevelopment.

Mr. Freeman proceeded to read a letter that he prepared on behalf of the entire Freeman family, explaining their circumstances for seeking to sell the property to the Petitioner for redevelopment. The increasing traffic and encroaching development, along with health and aging family concerns, have made life on the property difficult for the Freeman family. The family is pleased to be working with the Petitioner to create a development that the Freeman family can be proud of for generations to come.

Mr. Brown continued by explaining the current zoning at the property is the R-3 (residential) zoning district. The Steele Creek Area Plan recommends residential uses up to six dwelling units per acre for this property, however, the plan recognizes that consideration should be given to retail, office and higher density development along Steele Creek Road.

Based on the rapid anticipated redevelopment of the Steele Creek area, the City initiated a Developer Response process to evaluate a broader view of potential rezoning areas rather than each rezoning petition on its own. Mr. Brown explained the Developer Response process undertaken by the City and the involvement of various interested parties. Mr. Brown said that the feedback ranged from those who wanted denser development to those who wanted no new development. Mr. Brown then explained the City's results from the process, including the desired density and street infrastructure.

Mr. Brown explained that the Petitioner intends to follow the results of the Developer Response process, including building expensive street infrastructure. The Petitioner will also design the buildings along Shopton Road to create a "main street" feel, as requested by the City as a result of the Developer Response process. The Petitioner will also provide a wide setback along Steele Creek Road to be consistent with the Berewick streetscape.

The Petitioner has listened to various sources of community feedback, including a survey conducted by a member of the community regarding desired uses for the site. Mr. Brown explained that the Petitioner also must take many other factors into account, including the desires of the property owner, the City, market realities, transportation requirements, and concerns of adjacent property owners.

Mr. Brown then showed the current conceptual site plan for the property. The Petitioner is currently requesting 85,000 square feet of commercial uses (which includes restaurant, grocery, office, personal service uses), 250 residential units, and 105 hotel rooms, with the flexibility to convert some hotel rooms to residential or commercial uses. The Petitioner also intends to provide a large open space area in the central portion of the site and several pocket parks throughout the site.

Mr. Brown explained that the Petitioner is sensitive to the community feedback against multi-family housing. Due to various site constraints and competing interests, the Petitioner believes that multi-family

residential uses are appropriate for this site whereas single family is more appropriate in other areas to be developed around the Steele Creek area. Mr. Brown demonstrated that the site is within a five minute walking distance from various employment opportunities and amenities, making it desirable as a location for multi-family housing. Noise concerns related to airport traffic can be better insulated in multi-family developments rather than single family housing.

The Petitioner is committing to high-quality building materials throughout the site. Additionally, the Petitioner has agreed to limit the drive-through use at the site to eliminate fast food service and to adequately screen the view of the drive-through window.

The Petitioner hopes that this petition will go to public hearing in September and receive a City Council decision in October of this year.

Council member Mayfield briefly spoke at the conclusion of the meeting to remind attendees to reach out with any questions and be involved in the process.

Mr. Brown ended the meeting by explaining the breakout sessions where attendees can ask individual questions to the relevant representative of the Petitioner's team. A summary of the feedback from the breakout sessions is included in Exhibit E. Mr. Brown also stated that the Petitioner has provided a stack of notecards for attendees to write down any questions or concerns and ensure that the Petitioner receives their feedback. No attendees took advantage of the notecards to provide feedback.

The formal meeting concluded at approximately 7:00 p.m. and the Petitioner's agents departed after the conclusion of the break out sessions at approximately 8:00 p.m.

Respectfully submitted, this 14th day of August, 2017.

cc: Council Member LaWana Mayfield
Claire Lyte-Graham, Charlotte-Mecklenburg Planning Department
Charlotte City Clerk

EXHIBIT A

Pet_No	taxpid	ownerlastn	ownerfirst	cownerfirs
2017-023	20109104	BOJO STEELE CREEK LLC		
2017-023	19919312	CLAPHAM	AMELIA ANNE	
2017-023	19923718	DIXIE RIVER ROAD REALTY LLC		
2017-023	20109117	FREEMAN	FORREST C III	LINDA R
2017-023	20109105	FREEMAN	FORREST COOPER JR	
2017-023	19919390	FREEMAN	GEORGIA ANN	
2017-023	19919391	FREEMAN	GEORGIA ANN	
2017-023	20109107	FREEMAN	GERTRUDE H	
2017-023	20107504	HARPER CAPITAL I LLC		
2017-023	20107503	HOOVER	JOAN H	JANET H
2017-023	20109101	HOOVER	RICHARD DALE	
2017-023	19923702	HT BEREWICK LLC		
2017-023	19923703	HT BEREWICK LLC		
2017-023	19923716	HT BEREWICK LLC		
2017-023	19923717	HT BEREWICK LLC		
2017-023	19923701	HT FUEL NC LLC		
2017-023	20109116	JARRELL	DAVID E	RENAE J
2017-023	20109103	KASHYAP	SUSHIL K	VEENA
2017-023	20109119	KNCT DIXIE RIVER LLC		
2017-023	20109120	KNCT DIXIE RIVER LLC		
2017-023	19923715	M&M OF BEREWICK LLC		
2017-023	20109114	MARK OIL COMPANY INC		
2017-023	20109115	MAZZIOTTA	LILLIAN	
2017-023	20107310	MCNEIL	WILLIAM GARY	MITZI I
2017-023	20109106	SHUBERT	CHARLES WILLIAM	PAMELA R
2017-023	20107307	SOSEBEE	JAMES LEE	DELORES B
2017-023	19919311	SPARROW	MARY T	
2017-023	20109108	STEELE CREEK (1997)LIMITED	PARTNERSHIP	
2017-023	20109102	YAUS	CARL WILLIAM	
2017-023		COLLIN BROWN AND BAILEY PATRICK, JR.		
2017-023		LG ACQUISITIONS, LLC		

cownerlast	mailaddr1	mailaddr2
	1100 EAST MOREHEAD ST	
	14600 MAJESTIC OAK DR	
	C/O WALGREENS TAX DEPT	PO BOX 1159
FREEMAN	9605 STEELE CREEK RD	
JO ANN M	9601 STEELE CREEK RD	
	236 WEST PARK DR	
	236 WEST PARK DR	
	9501 STEELE CREEK RD	
%JEFFREY A HARPER	1254 QUIET CREEK DR	
LOWERY	13500 RIGSBY RD	
JOAN HELMS	13500 RIGSBY RD	
C/O PAPPAS PROPERTIES LLC	4777 SHARON RD STE 550	
C/O PAPPAS PROPERTIES LLC	4777 SHARON RD STE 550	
C/O PAPPAS PROPERTIES LLC	4777 SHARON RD STE 550	
C/O PAPPAS PROPERTIES LLC	4777 SHARON RD STE 550	
	701 CRESTDALE RD	ATTN REAL ESTATE DEPARTMENT
JARRELL	13420 RIGSBY RD	
KASHYAP	2910 PROVIDENCE VIEW LN	
	8415 SARSFIELD CT	
	8415 SARSFIELD CT	
	610 E MOREHEAD ST STE 100	
	1115 NORTH CHURCH ST	
(BY ENTIETY)	7214 BEDFORDSHIRE DR	
MCNEIL	13421 RIGSBY RD	
SHUBERT	9617 STEELE CREEK RD	
SOSEBEE	9111 STEELE CREEK RD	
%CHARLES A SPARROW	207 ARROW DR	
	6100 FAIRVIEW RD STE 640	
BENNIE MULL	13428 RIGSBY RD	
	214 N. TRYON ST	HEARST TOWER, 47TH FLOOR
	5940 FAIRVIEW RD	SUITE 450

city	state	zipcode
CHARLOTTE	NC	28204
CHARLOTTE	NC	28278
DEERFIELD	IL	60015
CHARLOTTE	NC	28273
CHARLOTTE	NC	28273
MORGANTON	NC	28655
MORGANTON	NC	28655
CHARLOTTE	NC	28273
LANCASTER	SC	29720
CHARLOTTE	NC	28273
CHARLOTTE	NC	28273
CHARLOTTE	NC	28210
MATTHEWS	NC	28105
CHARLOTTE	NC	28273
CHARLOTTE	NC	28270
WAXHAW	NC	28173
WAXHAW	NC	28173
CHARLOTTE	NC	28202
CHARLOTTE	NC	28232
CHARLOTTE	NC	28226
CHARLOTTE	NC	28273
CHARLOTTE	NC	28217
CHARLOTTE	NC	28210
STARKVILLE	MS	39759
CHARLOTTE	NC	28210
CHARLOTTE	NC	28273
CHARLOTTE	NC	28202
CHARLOTTE	NC	28210

Pet_No	FirstName	LastName	OrgLabel	MailAddres
2017-023	Alex	Taylor	Sullivan's Trace HOA	8849 Gerrin Court
2017-023	Bailey	Dunmire	Sullivan's Trace HOA	9006 Gerald Drive
2017-023	Beverly	Berglass	Berewick NA	6327 Breckfield Court
2017-023	Dave	Wiggins	Steele Creek Residents Assoc.	13938 Dingess Road
2017-023	Mimi	Beele	Steele Oaks Braddock Green HOA	11506 Split Pine Court
2017-023	Robin	Steen	Steele Oaks Braddock Green HOA	10539 Queensmead Circle
2017-023	William	Harraman	Clearview Acres	9100 Paragon Drive

MailCity	MailState	MailZip
Charlotte	NC	28217
Charlotte	NC	28217
Charlotte	NC	28278
Charlotte	NC	28273

EXHIBIT B

June 21, 2017

Collin W. Brown
collin.brown@klgates.com

T +1 704 331 7531
F +1 704 331 7598

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Date: Thursday, July 6th, 2017 at 6:00 p.m.

Location: Steele Creek Presbyterian Church

7407 Steele Creek Road
Charlotte, NC 28217

Petitioner: LG Acquisitions, LLC

Petition No.: 2017-023

Dear Steele Creek Area Resident,

We represent LG Acquisitions, LLC (the "Petitioner") in its plans to redevelop a 24.6 acre property located on the east side Steele Creek Road and south of Rigsby Road, across from Shopton Road West and Dixie River Road (the "Property"). The Petitioner is seeking to rezone the Property from the R-3 zoning district to the MUDD-O zoning district in order to accommodate its redevelopment plans.

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 Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission'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 invite you to attend the Official Community Meeting regarding this Petition on **Thursday, July 6th at 6:00 p.m.** to meet with the Petitioner and its design and development team. We will give a brief overview of the redevelopment concept and then provide an opportunity for you to meet and talk with individuals that are involved in planning the project.

Please contact me if you are unable to attend and would like additional information.

Very truly yours,


Collin W. Brown

cc: Council Member LaWana Mayfield
Claire Lyte-Graham
Attendees of Community Outreach Event (via e-mail)

EXHIBIT C

EXHIBIT D

The logo for K&L GATES is displayed in white, uppercase letters within an orange rectangular box. The background of the slide features a blue bokeh effect with light spots of varying sizes and colors, ranging from light blue to white, set against a darker blue background.

K&L GATES

Official Community Meeting

Rezoning Petition #2017-023
Steele Creek and Dixie River Rd

July 6th, 2017

The Steele Creek Presbyterian Church

Introductions



K&L GATES

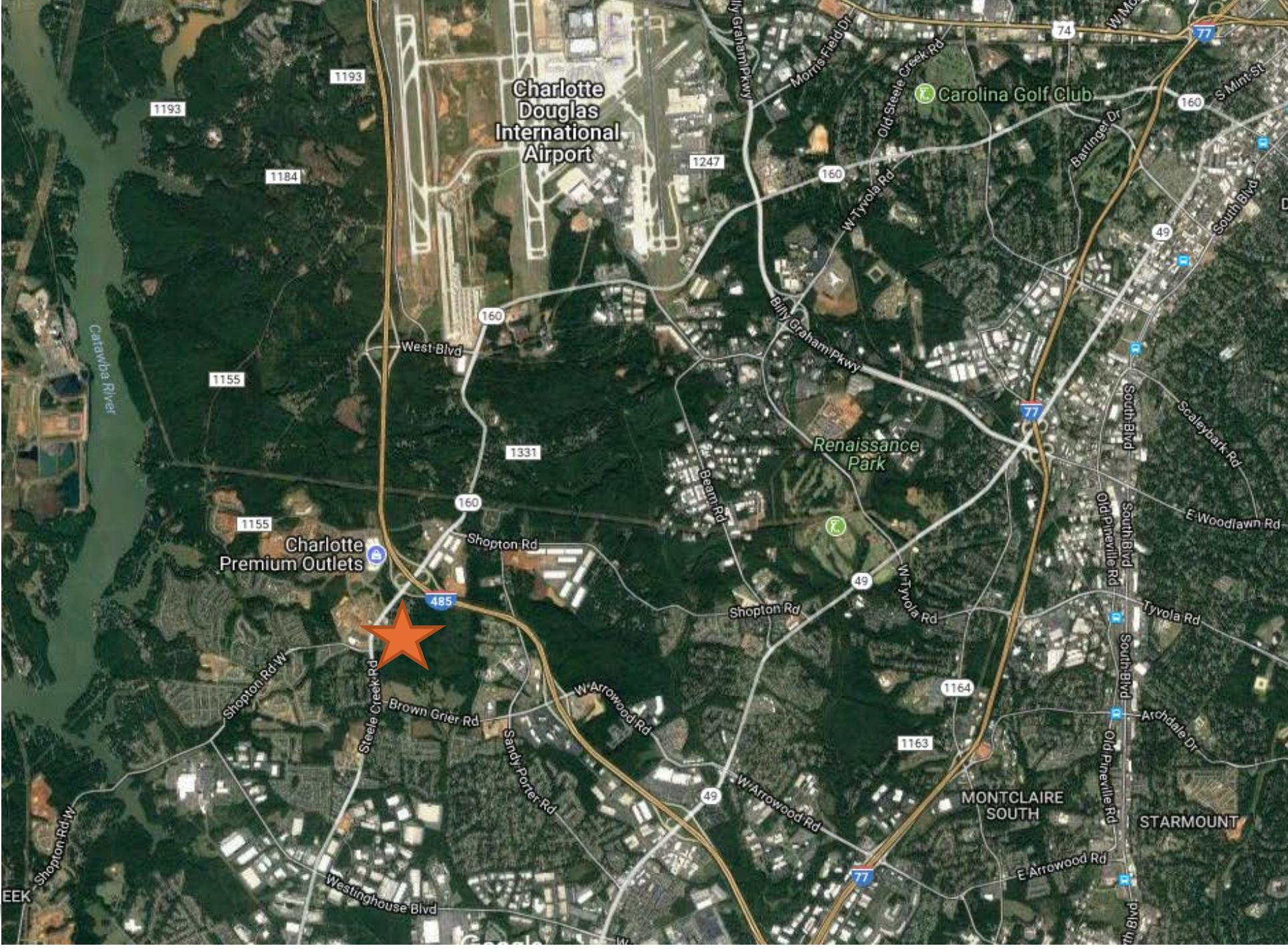
The Freeman Family

- Property Background
- Freeman Property History
- Current Zoning/Adopted Plans
- Developer Response Process
- Community Group Feedback
- Development Considerations
- Rezoning Plan
- Breakout Sessions for Discussion
 - History/Background (Freeman Family)
 - Developer (Leon Capital)
 - Engineering and Design (Bohler Team)
 - Traffic (Randy Goddard, DRG)
 - Lidl (Lindsay Locke)
 - Rezoning Process Generally/Legal Questions (K&L Gates)



Property Location





Charlotte Douglas International Airport

Carolina Golf Club

Renaissance Park

Charlotte Premium Outlets

MONTCLAIRE SOUTH

STARMOUNT



1193

1193

1184

1155

1155

1331

160

160

1247

49

Shopton Rd

1164

1163

49

74

77

160

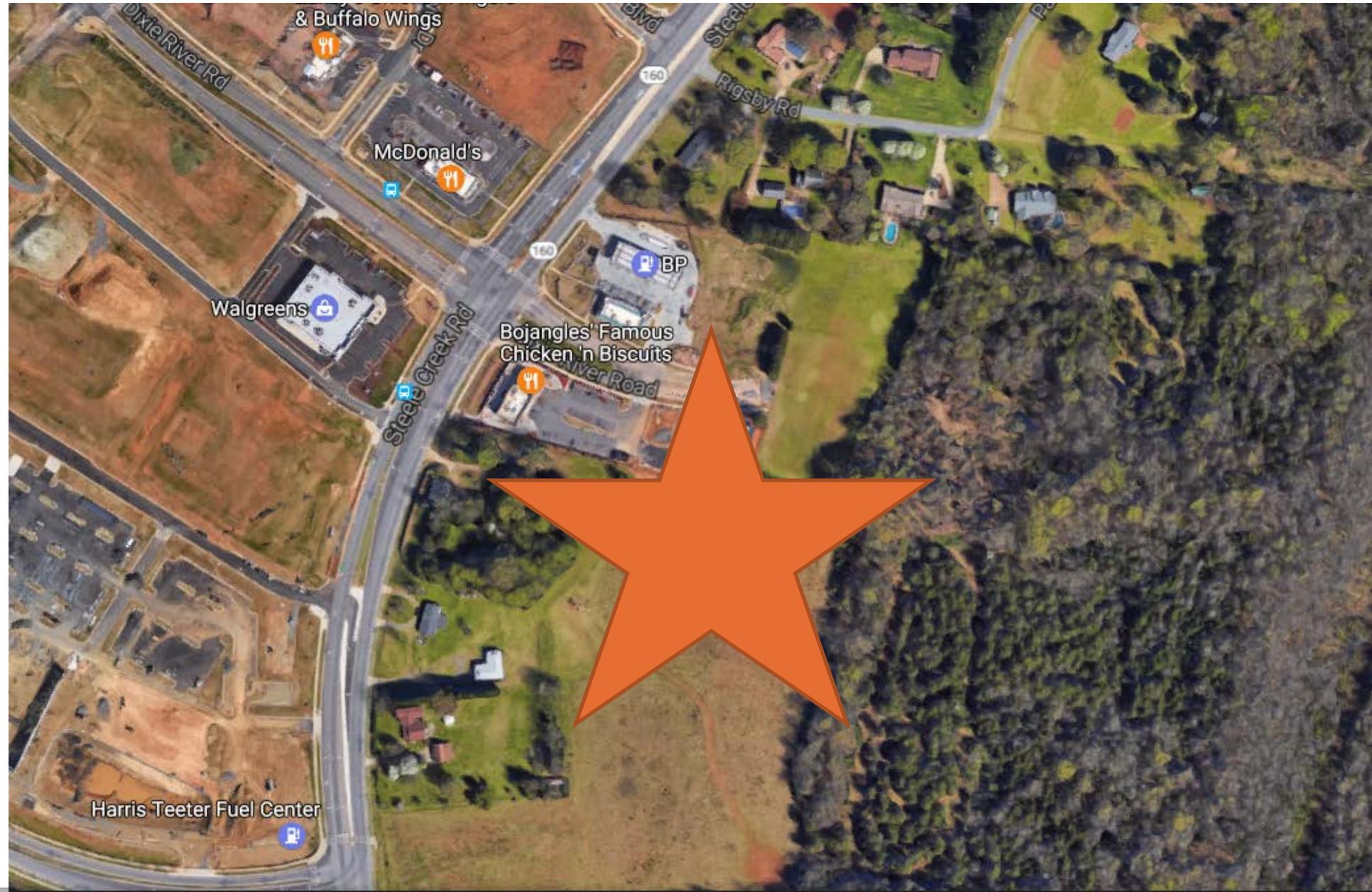
49

77

485

77

EEK











Freeman Family Property History







Paragon Dr

Rigsby Rd

Trojan Dr

Trojan Dr

Steele Creek Rd

160

Shubpton Rd W

Cory Bret Ln

Craigmoss Ln

Tripperlinn

Berew







































Freeman Family Letter













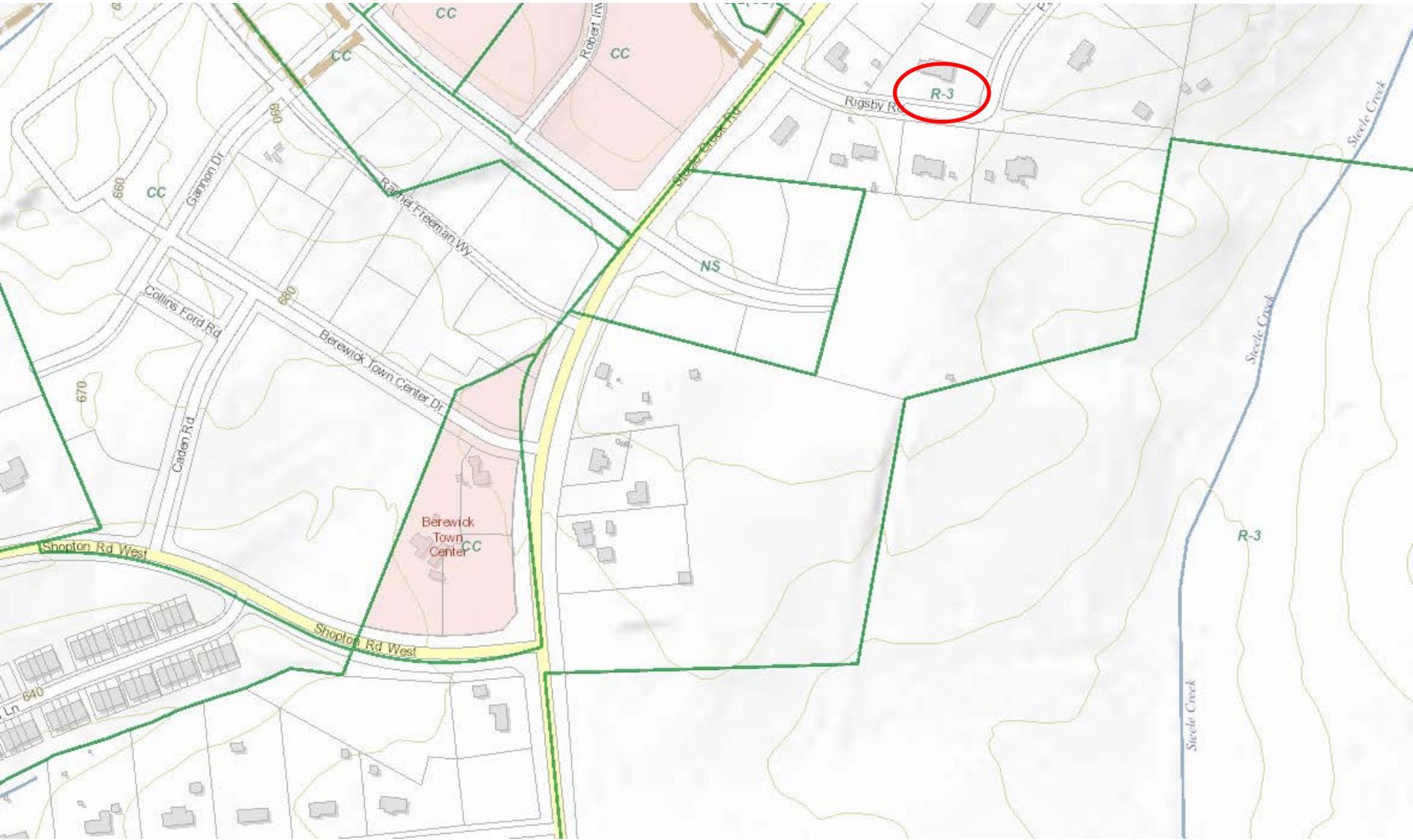






Existing Zoning







Steele Creek Area Plan



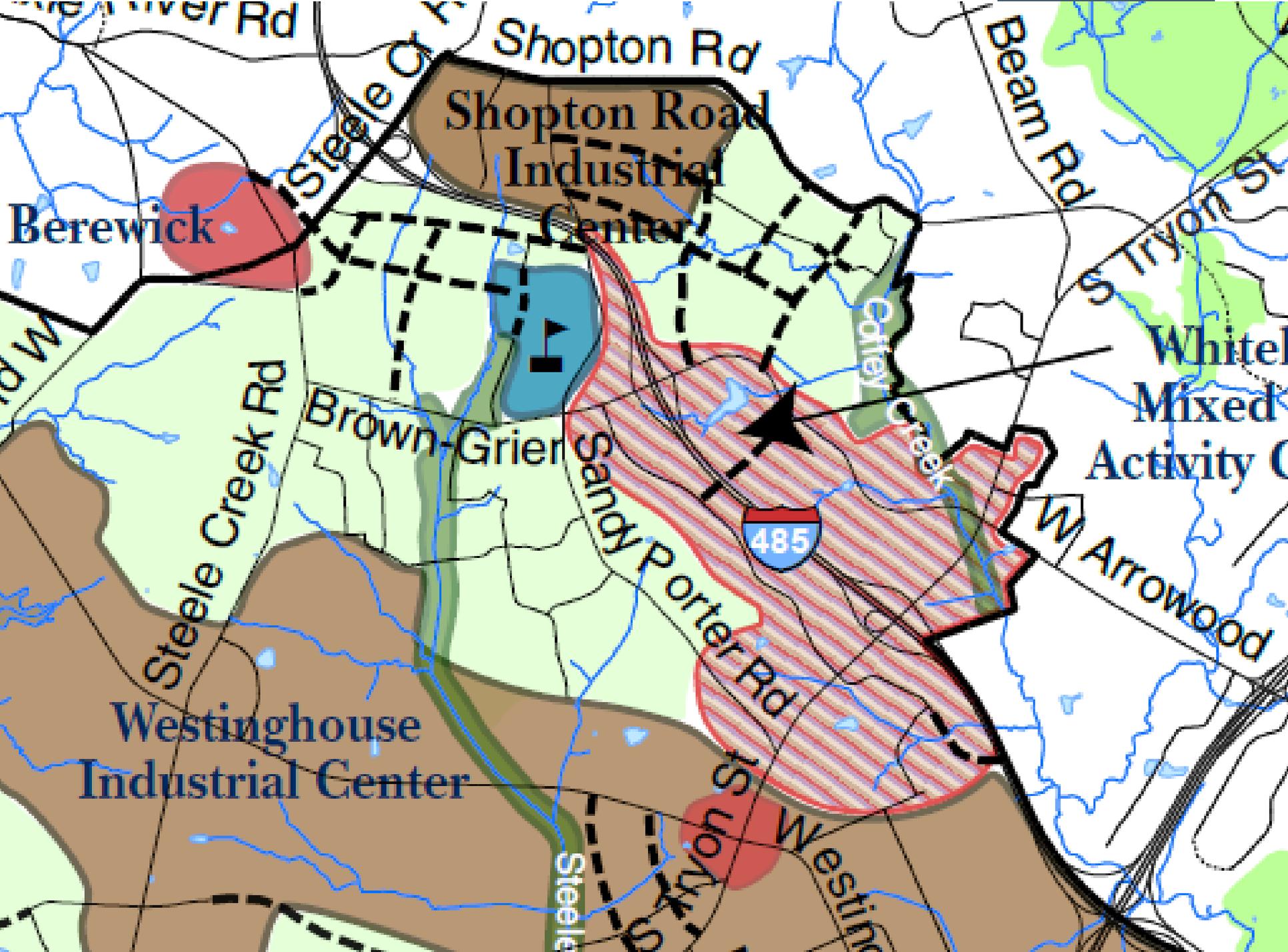


Steele Creek Area Plan

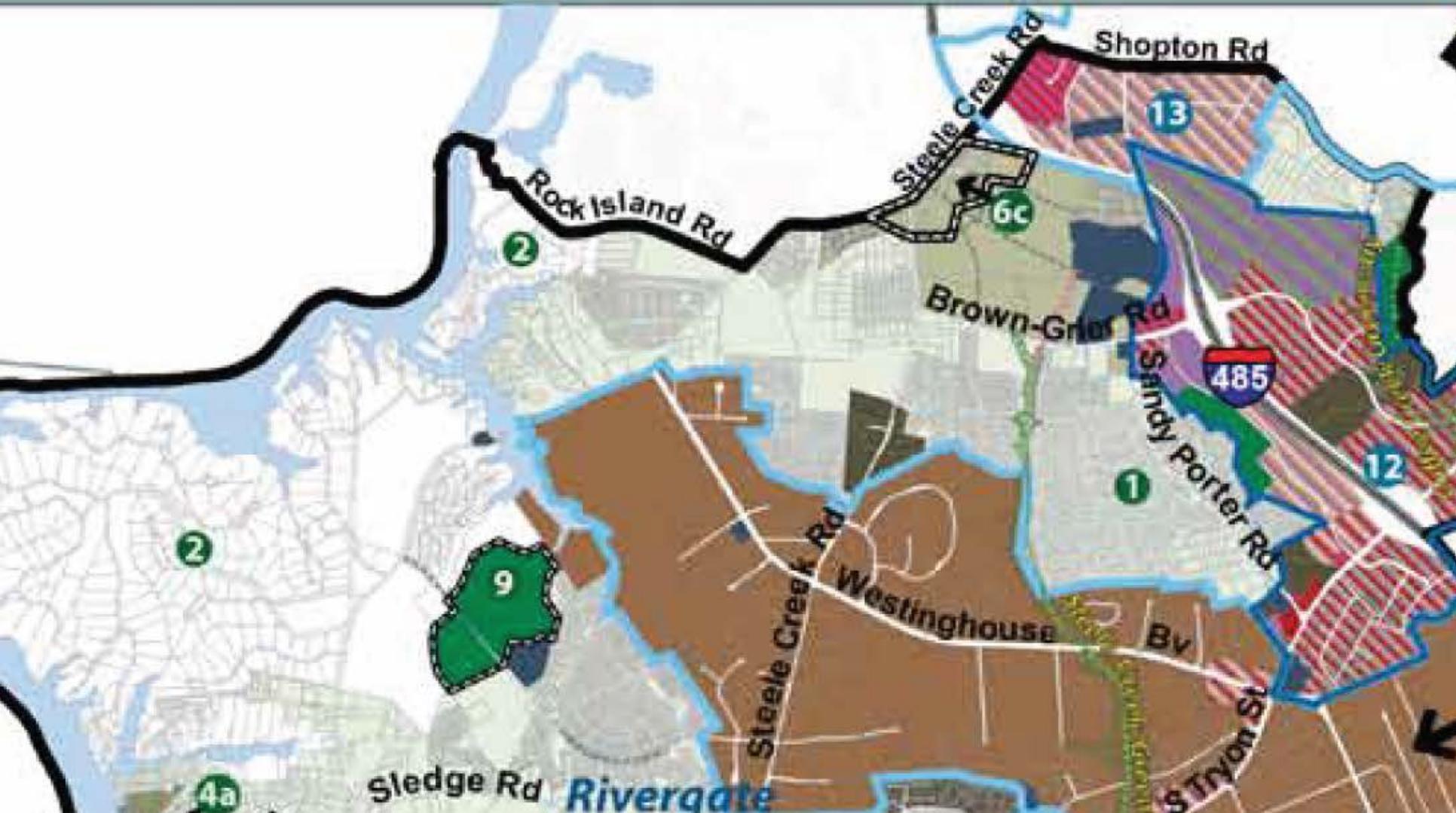
Charlotte-Mecklenburg Planning Department



Adopted by Charlotte City Council February 27, 2012



Recommended Future Land Use



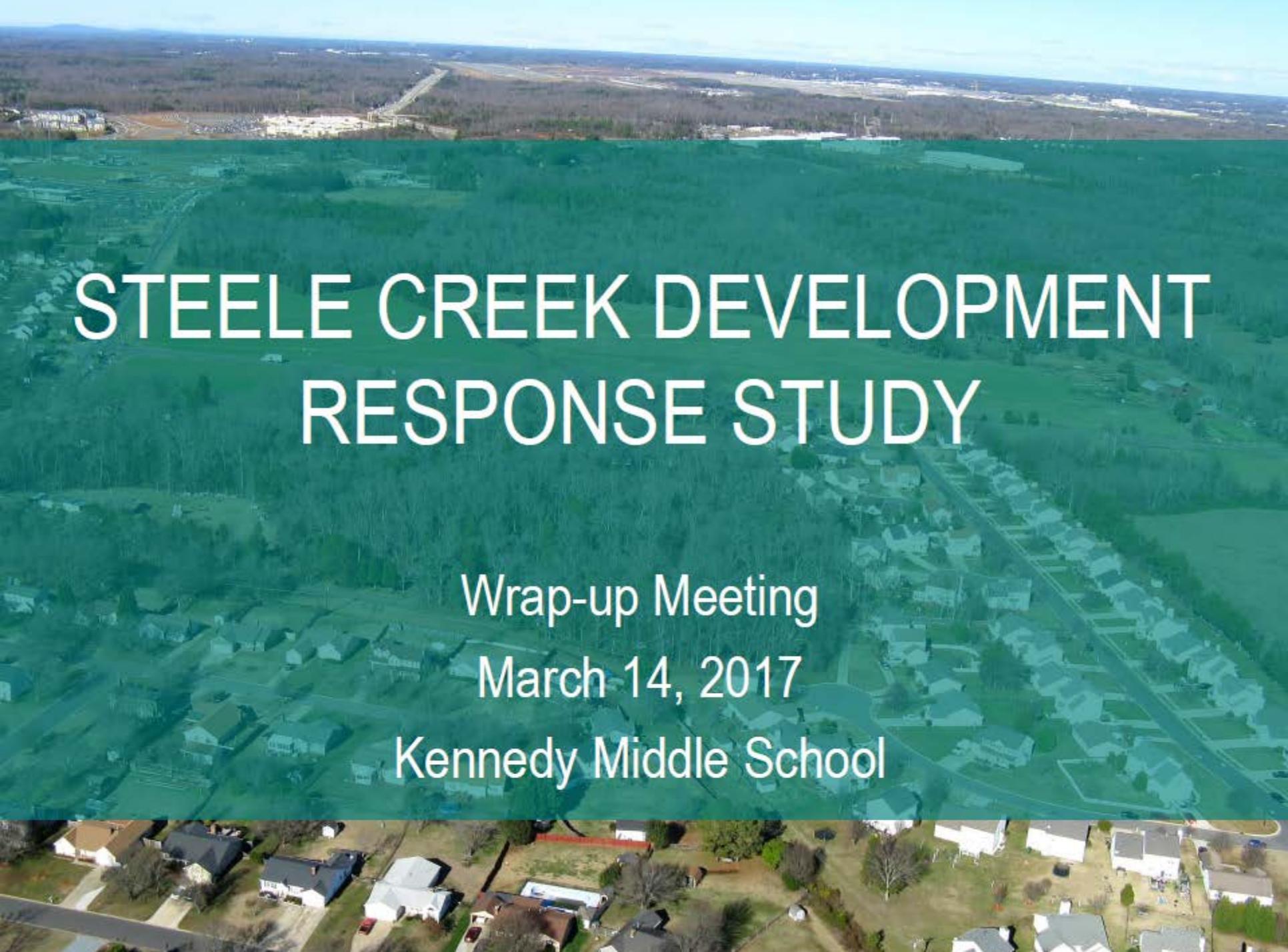


- 6c. Recommend residential up to 6 dwelling units per acre (dua).** However, consideration will be given to a mixture of residential, office and retail land uses along Steele Creek Road. Retail development should be limited to a convenience size center (70,000 square feet maximum).



Development Response





STEELE CREEK DEVELOPMENT RESPONSE STUDY

Wrap-up Meeting

March 14, 2017

Kennedy Middle School



APPROVED & PROPOSED DEVELOPMENT

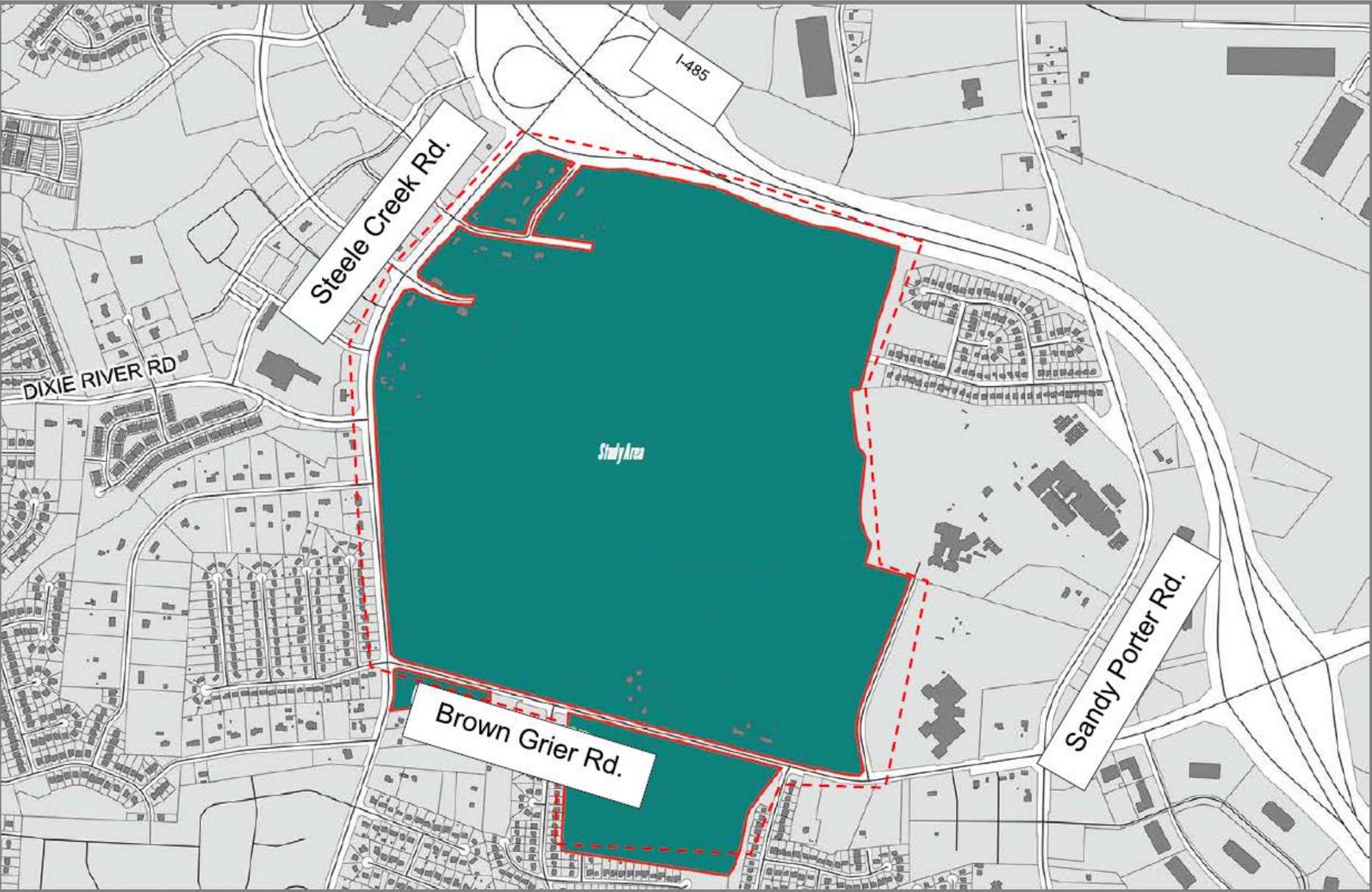




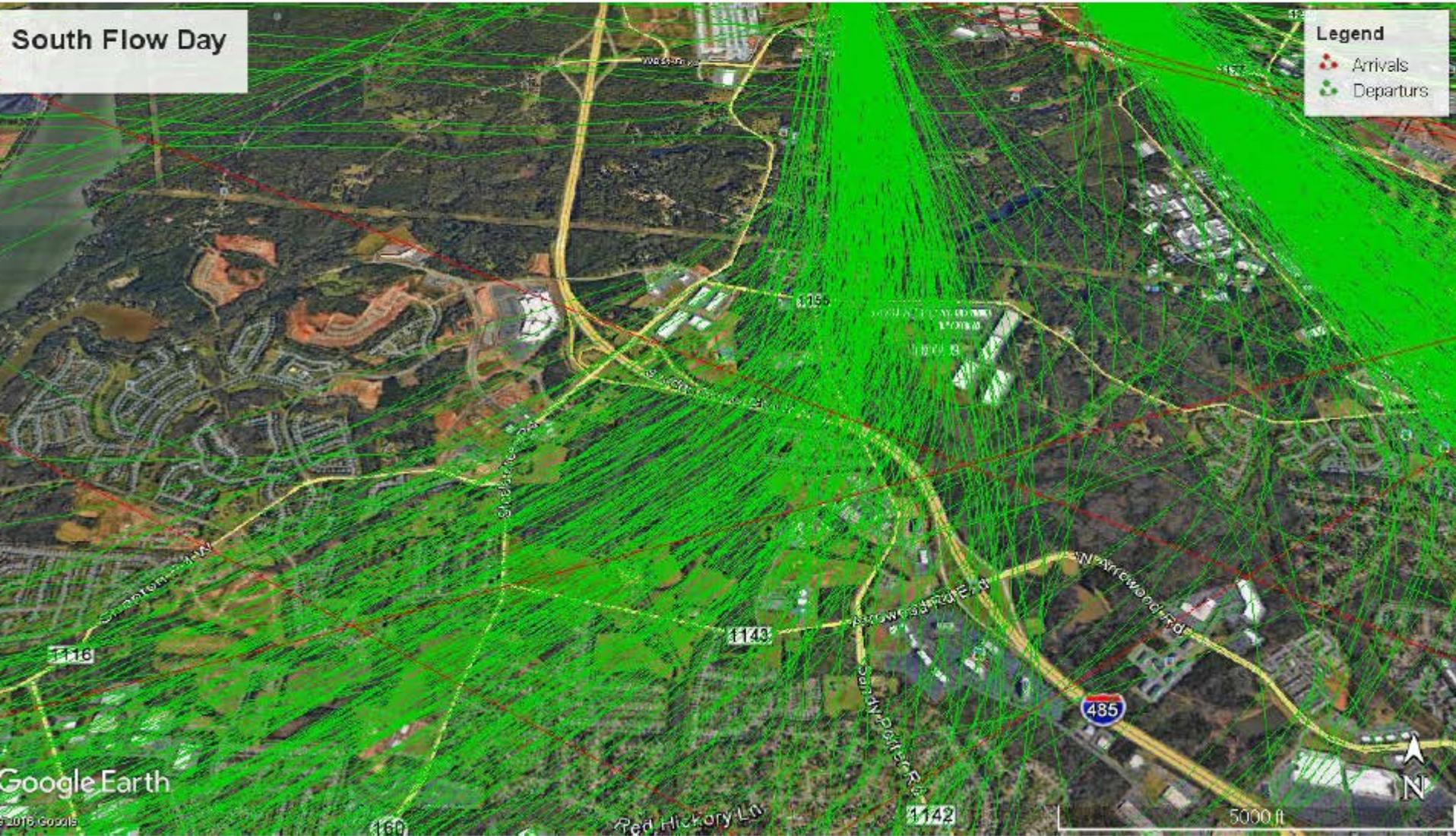
WHAT IS A DEVELOPMENT RESPONSE STUDY?

- *Relook at the area in light of changes and development proposals since the Area Plan adoption*
- *Allows Planning Staff to look at different development scenarios and consider opportunities and impacts. **The study does not represent official policy changes.***
- *Provide potential street and open space framework for future development, guidance on appropriate land use intensity, and enhanced guidance on community design*

STUDY AREA



FLIGHT PATTERNS



WHAT WE HEARD....A LOT!

We completed surveys of over

700 RESIDENTS

since the opening presentation and

MANY

people visited the studio last week!



WHAT OTHER PRIORITIES?

"There should be separation between retail/commercials uses and single family residential uses"

"There should be a variety of entertainment amenities in the area."

"Developments should build around the trees"

"We need services and public amenities that make life easier and more comfortable."



WHAT HAVE THE STAKEHOLDERS SAID?

"I would like to be able to develop my property so that I can pay my bills and provide for my family."

"Office or light industrial would be the best because there would be limited noise complaints and it would be close to the existing uses."

There are more than 15,000 jobs in the area - and people want to live, work, and shop here.

"I want to see the area be more single family houses."

I see future office headquarters and we will wait until it is viable.

"No more houses -the schools are already overcrowded."

HOUSING

51%



21%



9%



3%

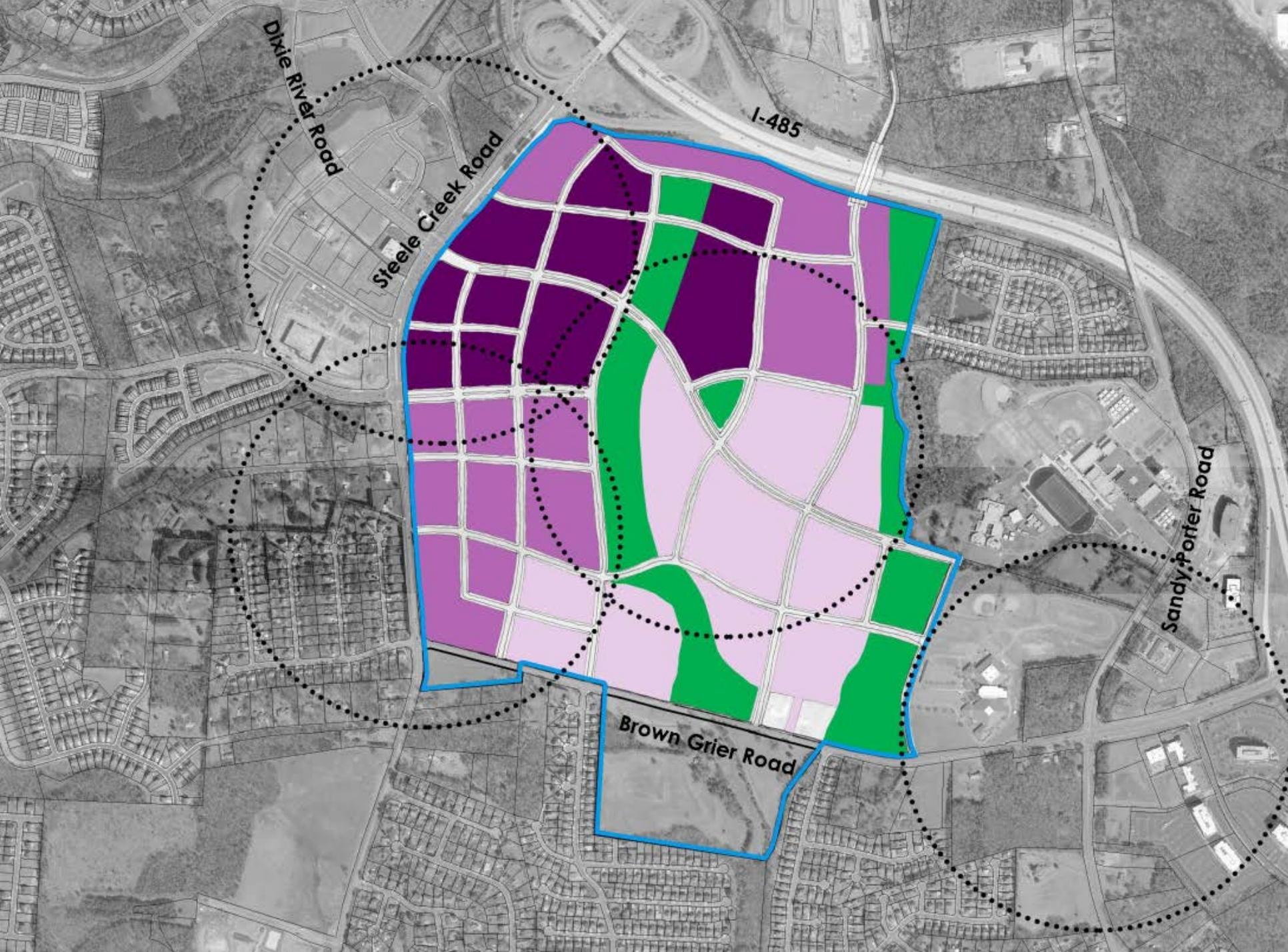


OUR FOCUS AREAS

- *Potential street framework*
- *Open Space framework for future development*
- *Guidance on appropriate Land use intensity*
- *Enhanced guidance on community design*



CONCENTRATE INTENSITY TO
EXISTING AND FUTURE
INFRASTRUCTURE



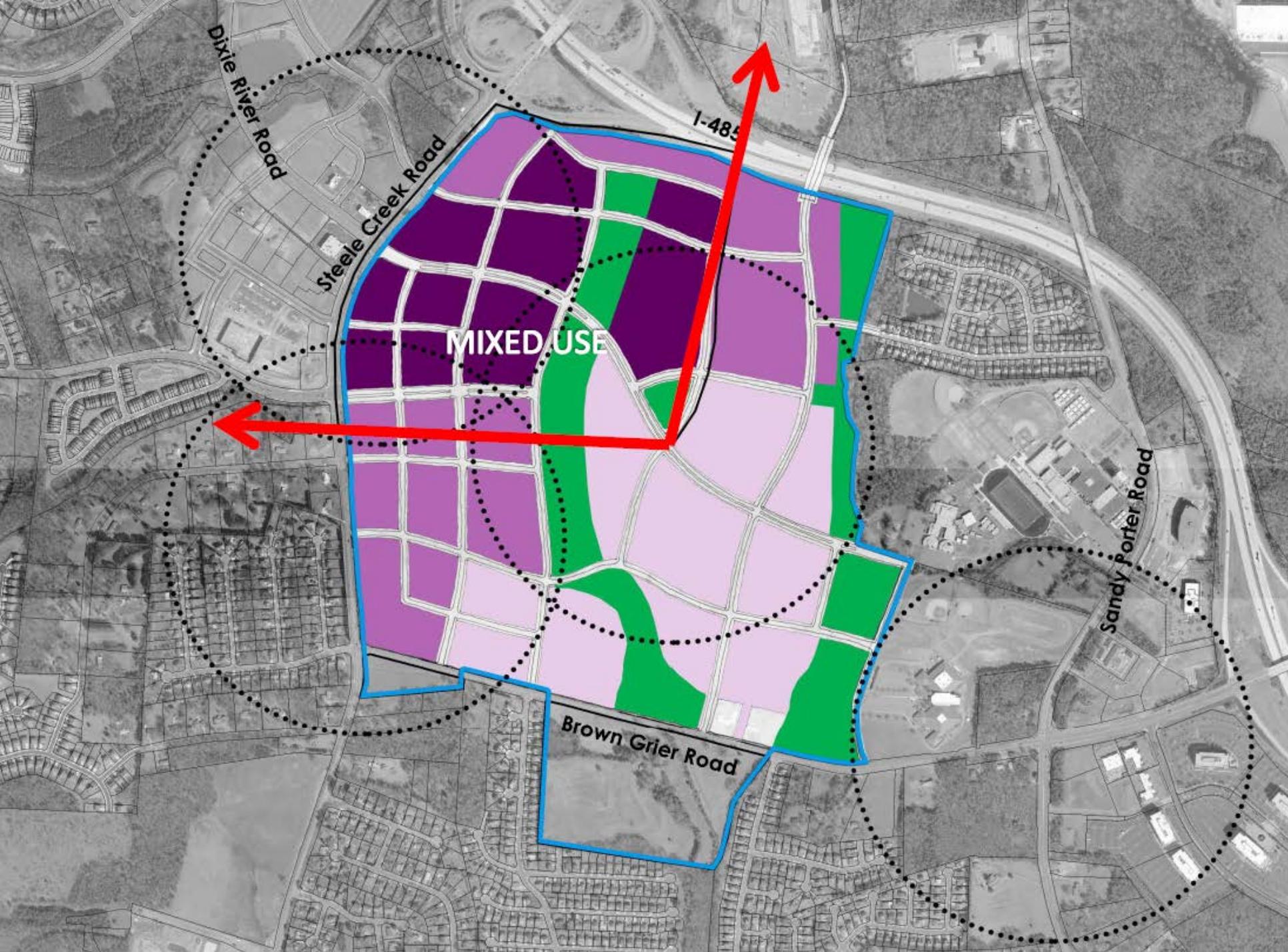
Dixie River Road

Steele Creek Road

I-485

Brown Grier Road

Sandy Porfer Road



Dixie River Road

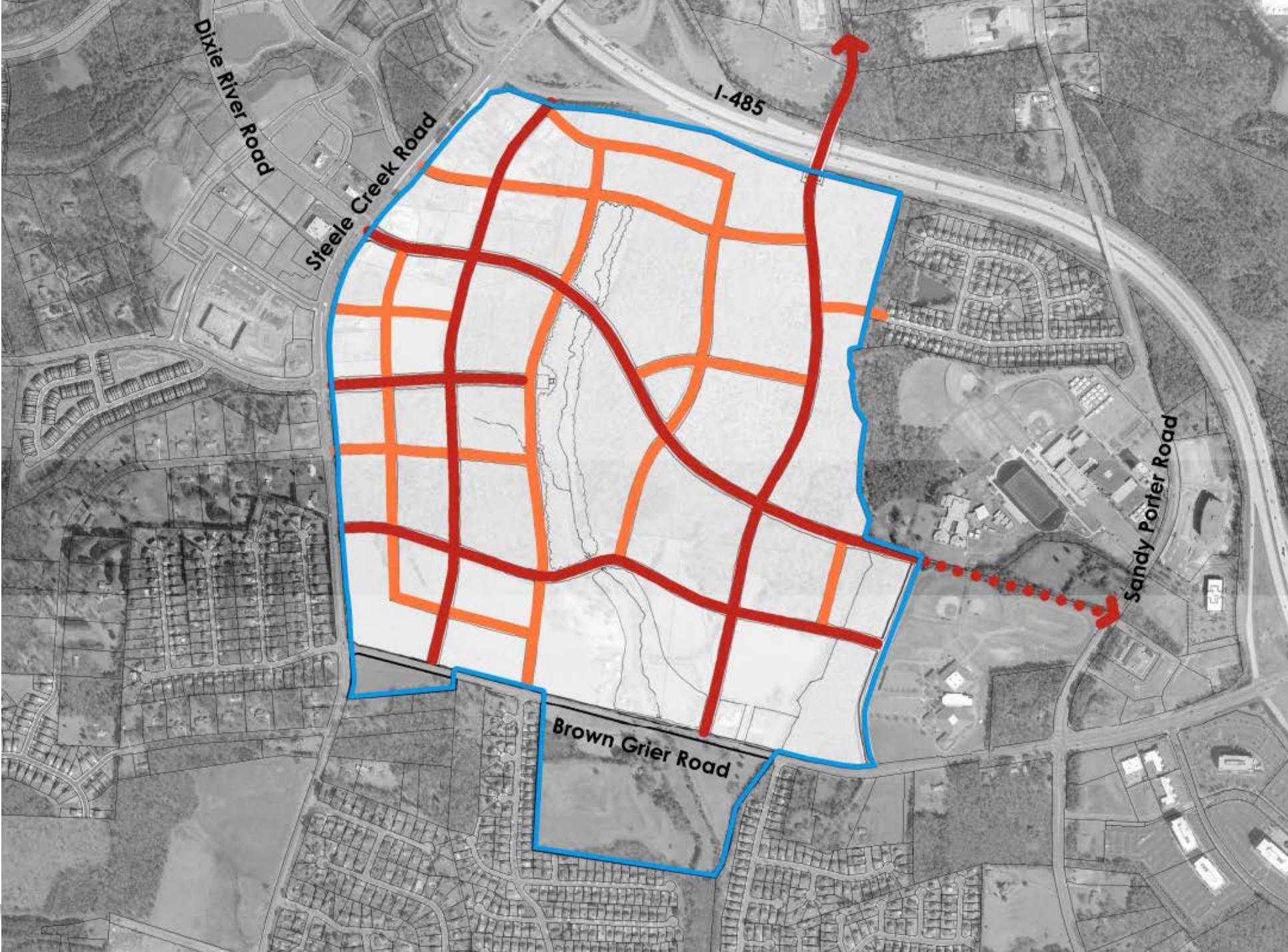
Steele Creek Road

I-485

MIXED USE

Sandy Porter Road

Brown Grier Road



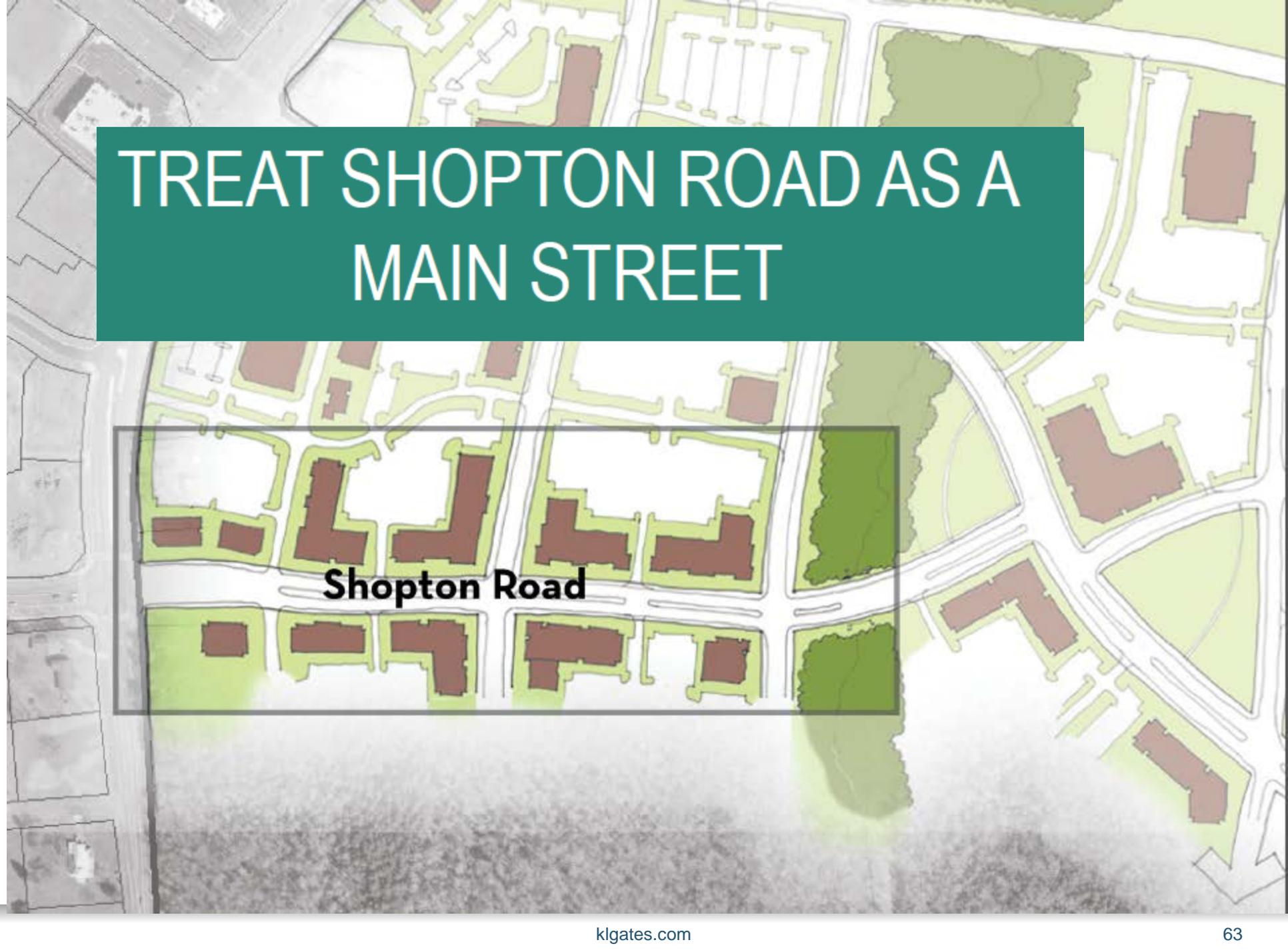
Dixie River Road

Steele Creek Road

I-485

Sandy Porler Road

Brown Grier Road

An aerial photograph of a residential neighborhood with a green semi-transparent overlay. A white text box is centered in the upper portion of the green area. A black rectangular box highlights a specific street in the lower portion of the map.

TREAT SHOPTON ROAD AS A MAIN STREET

Shopton Road

CREATE A NEW PARALLEL RETAIL STREET TO STEELE CREEK ROAD

Steele Creek Road

Parallel Street



Steele Creek Road



BUILD FROM EXISTING CHARACTER



BEREWICK
TOWN CENTER

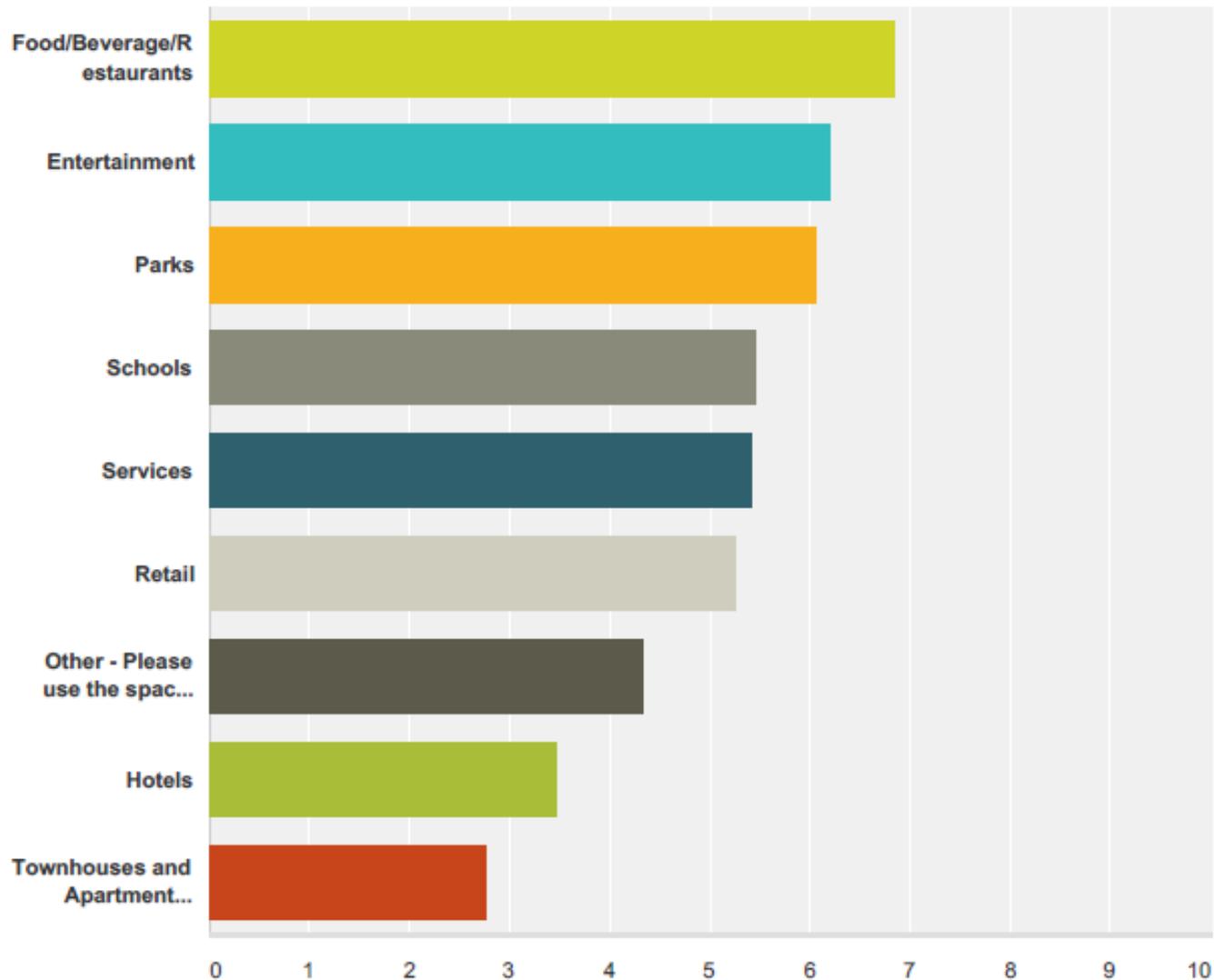


The image features a blue bokeh background with a central orange banner. The bokeh consists of numerous out-of-focus light spots in various shades of blue and white, creating a shimmering effect. The orange banner is a solid, horizontal band that spans the width of the image, positioned in the middle. The text "Community Group Feedback" is written in white, sans-serif font, centered within the orange banner.

Community Group Feedback

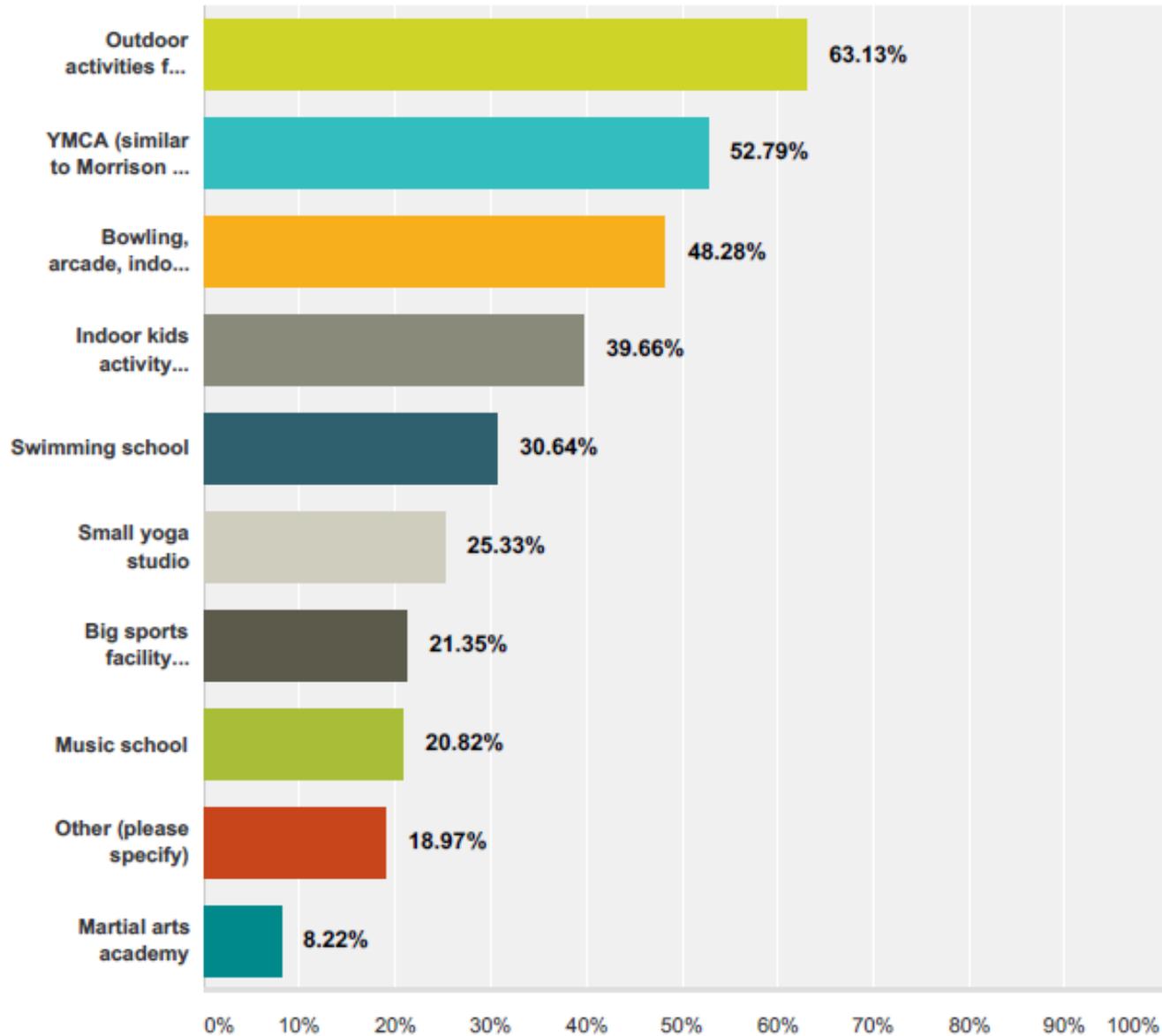
Q1 On a scale from 1 (extremely important) to 9 (least important), please rank the type of businesses you would like to have in the Berewick and adjacent areas.

Answered: 762 Skipped: 9



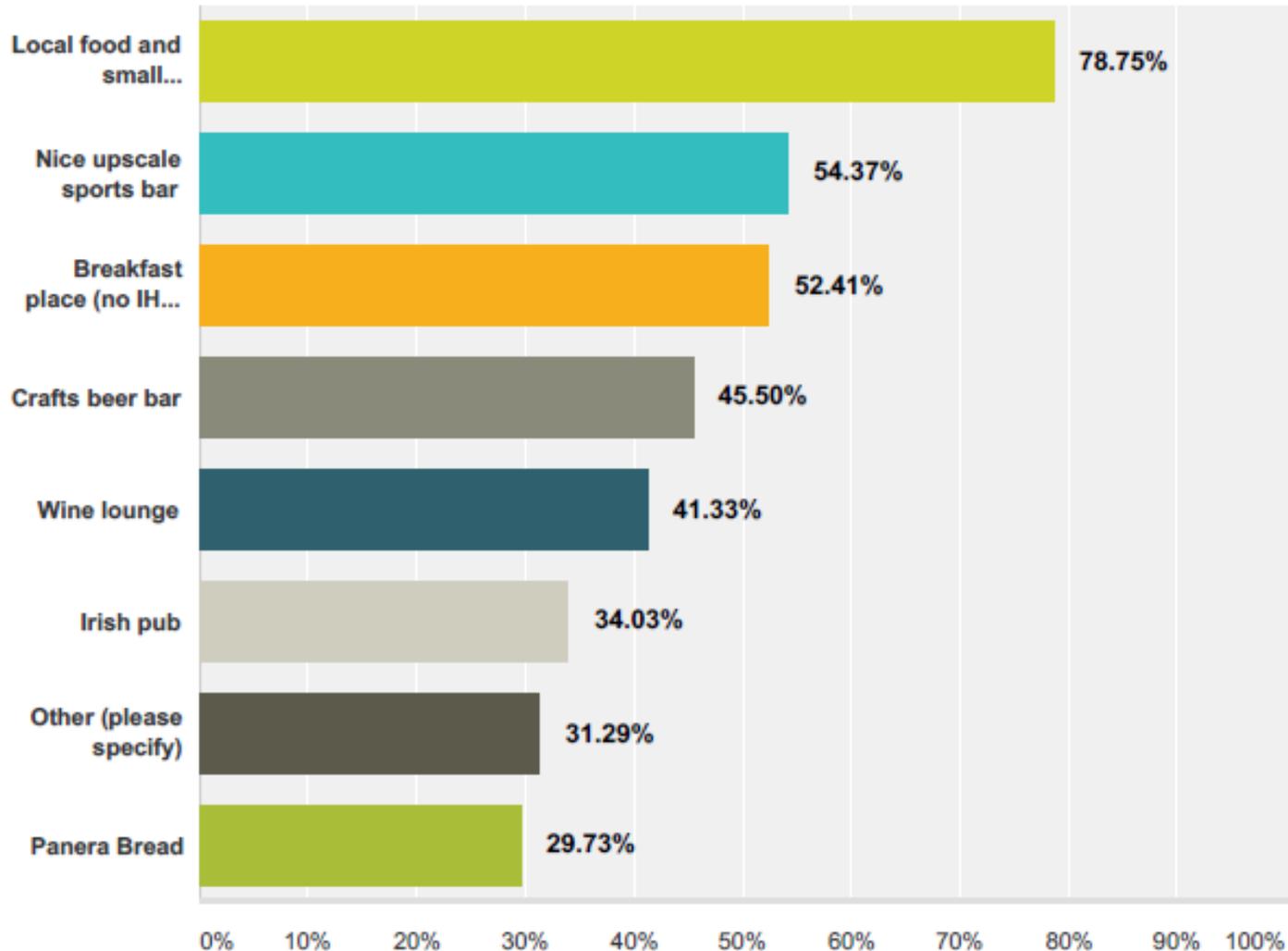
Q2 What types of ENTERTAINMENT would you like to have in the area?

Answered: 754 Skipped: 17



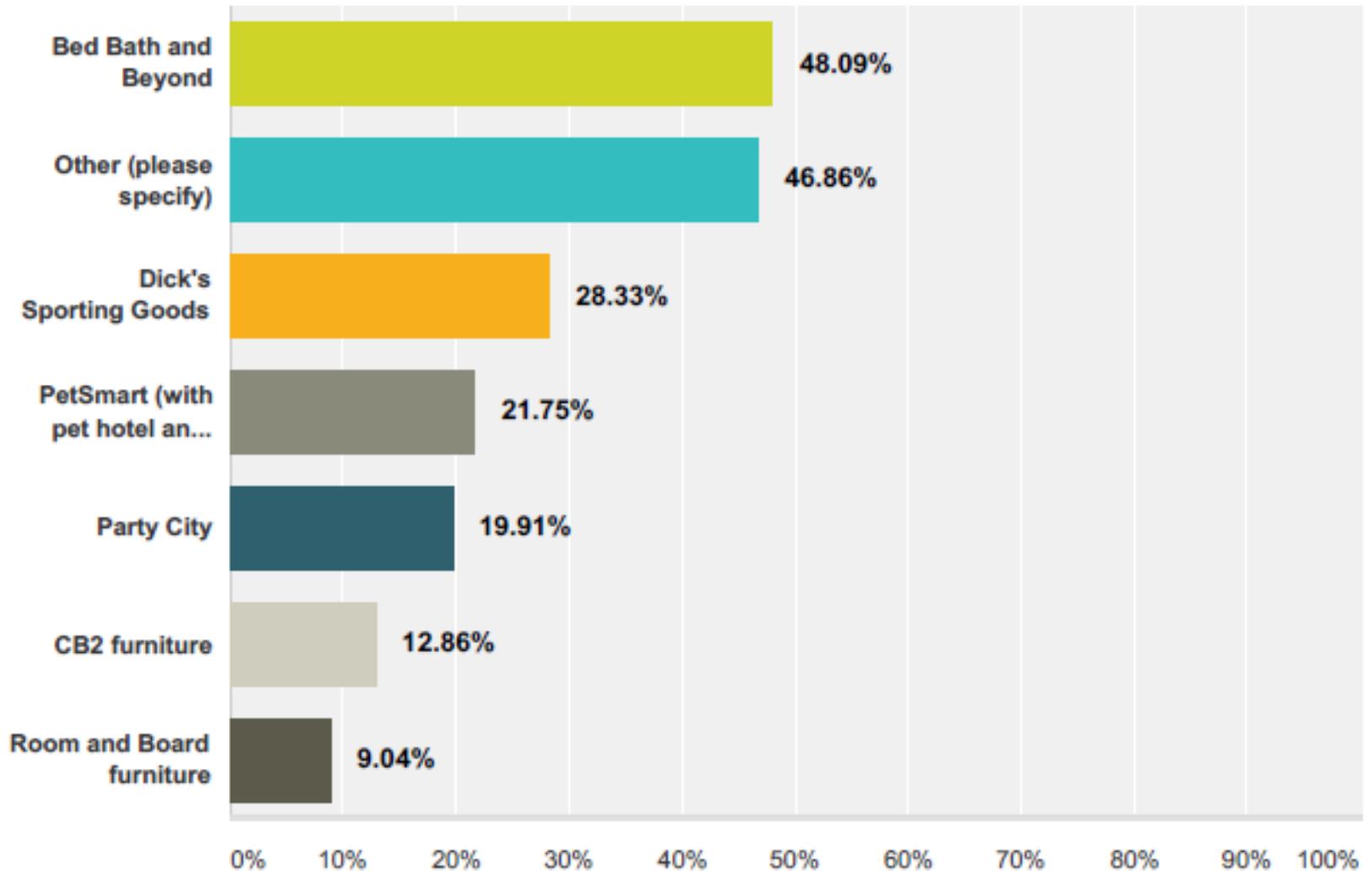
Q5 What types of FOOD/BEVERAGE/RESTAURANTS would you like to have in the area?

Answered: 767 Skipped: 4



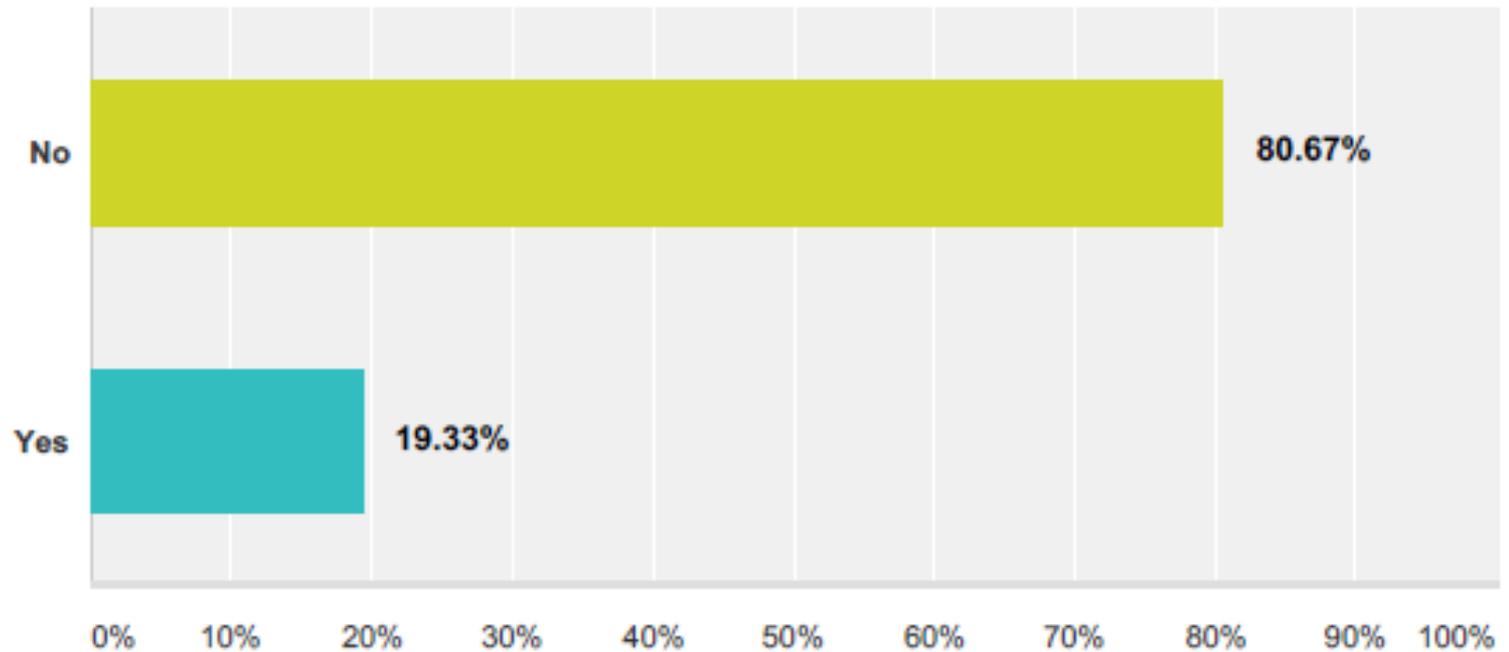
Q4 What types of RETAIL options would you like to have in the area?

Answered: 653 Skipped: 118



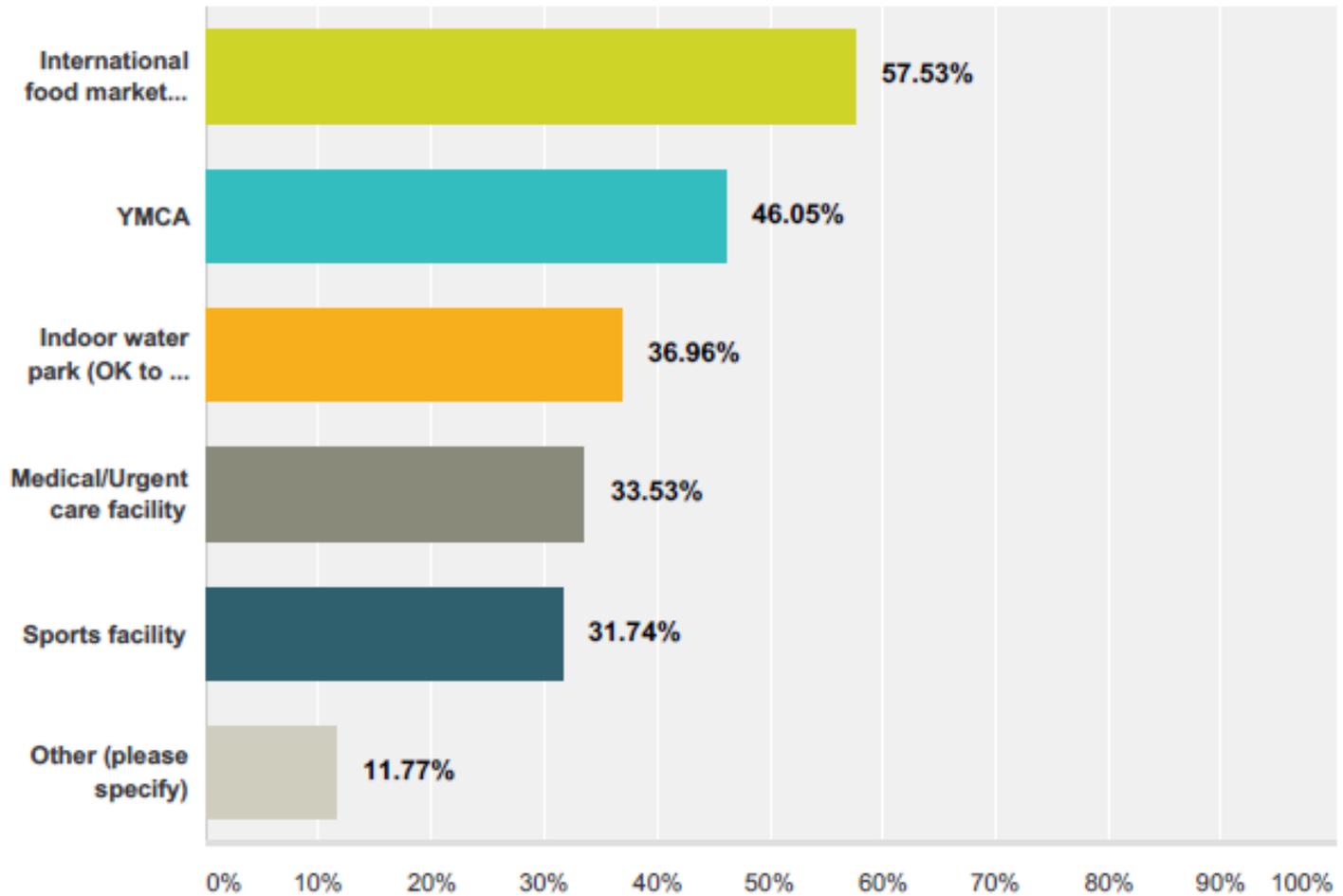
Q6 Would you like to have more HOTELS in the area?

Answered: 750 Skipped: 21

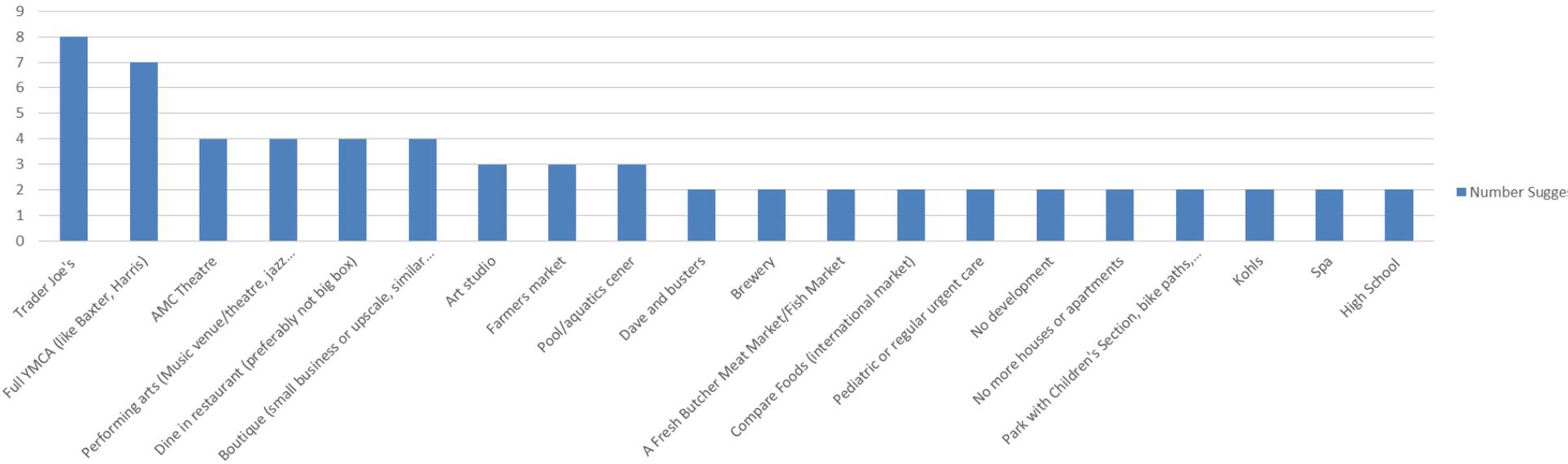


Q7 If no, what type of businesses you would like to see in the buildings that were originally planned to be hotels?

Answered: 671 Skipped: 100

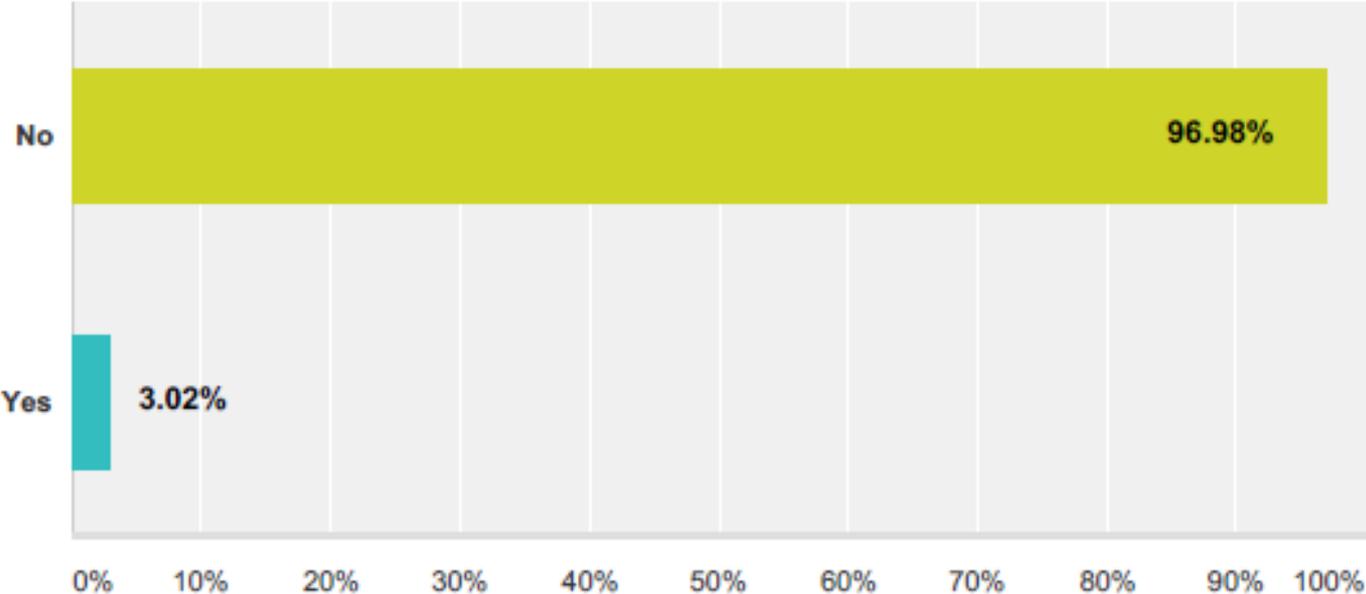


Other Usage of Hotel Space



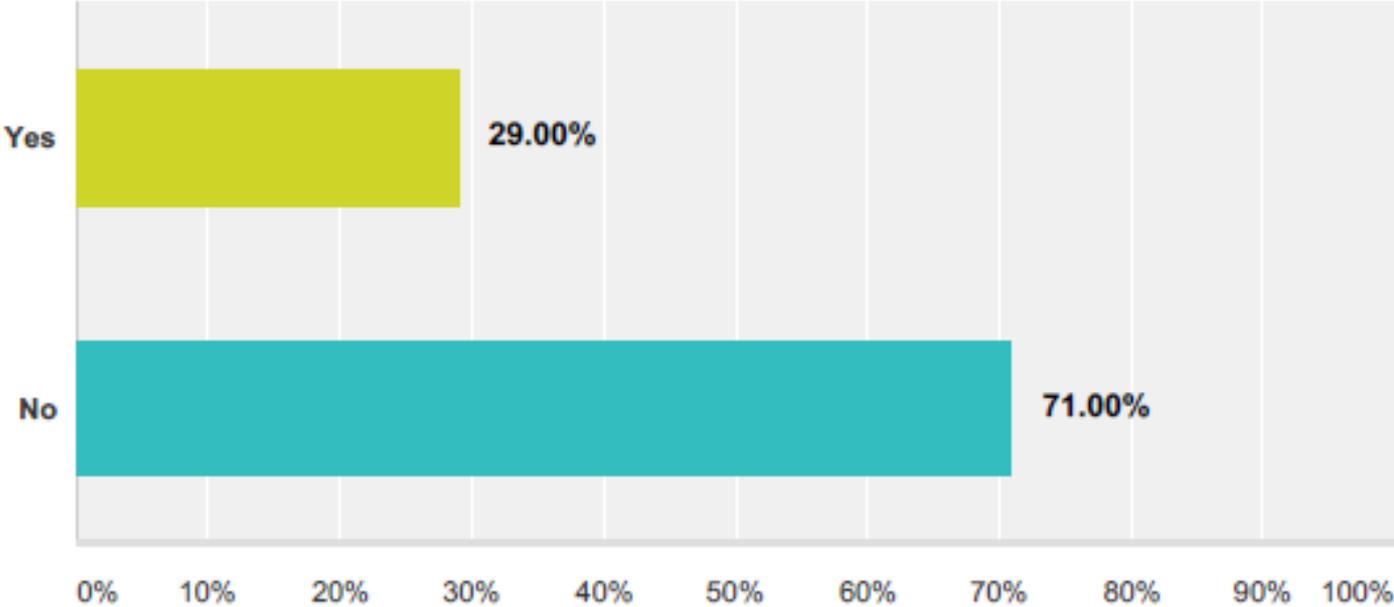
Q8 Would you like to have more TOWNHOUSES or APARTMENT BUILDINGS in the area?

Answered: 762 Skipped: 9



Q9 Would you like to have more OFFICE buildings in the area?

Answered: 731 Skipped: 40





Development Considerations



REZONING CONSIDERATIONS

- Property Owner Requirements
- Existing Zoning
- Natural/Environmental Constraints
- Access/Transportation Requirements
- Adjacent Owner Concerns
- Adopted Area Plans (Steele Creek Area Plan)
- City Priorities
- Community Concerns
- Market Realities



Rezoning Plan



▪ 85,000 Square feet of commercial uses
(resturant, grocer, office, personal service, etc)

▪ 250 Residential Units

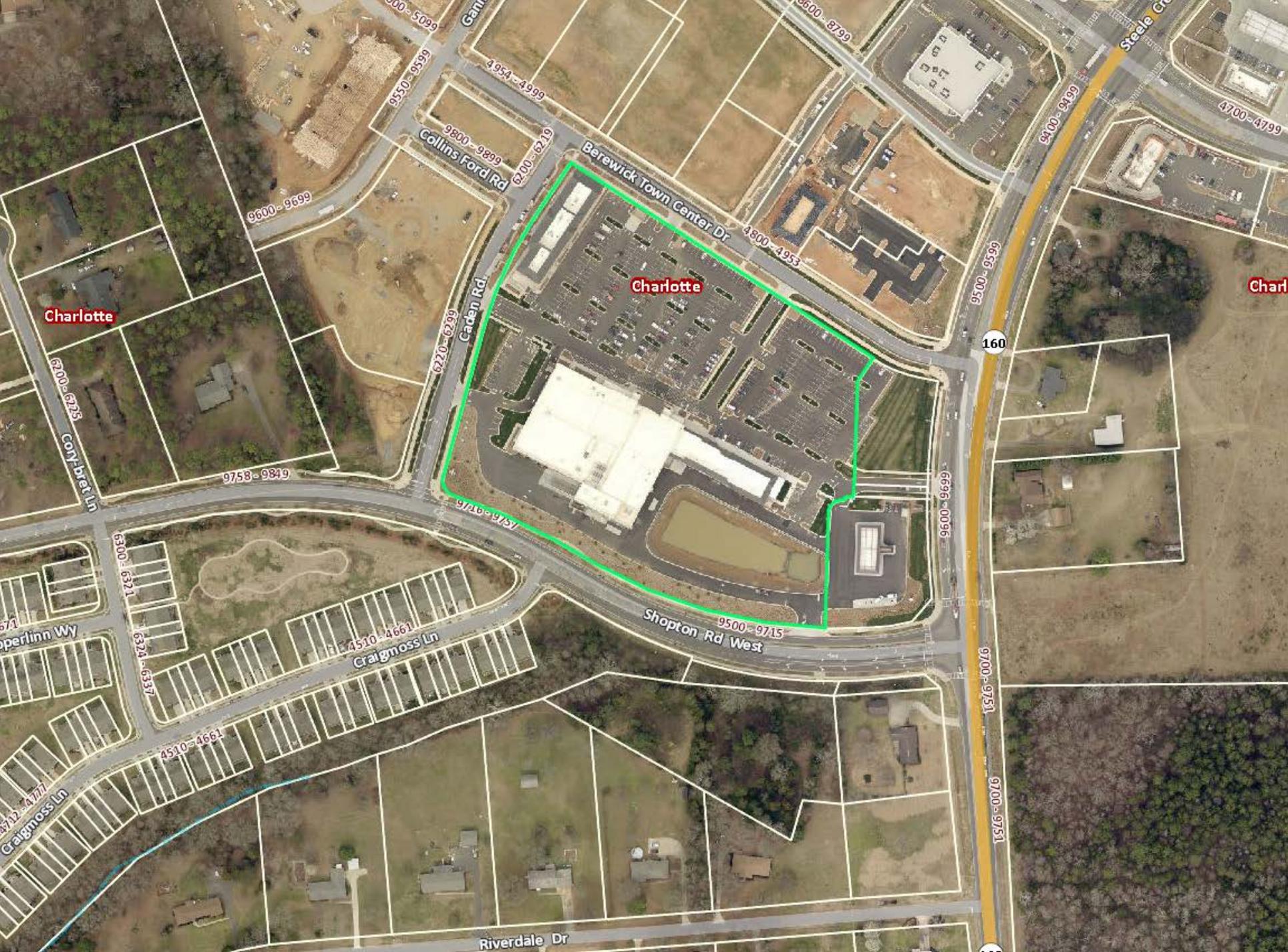
▪ 105 Hotel Rooms

▪ *Ability to convert unused hotel rooms to 105,000 s.f. of office or 105 additional residential units



NOTE:
DEVELOPMENT AREA C DESIGN AND LAYOUT IS CURRENTLY IN CONCEPTUAL DEVELOPMENT. BUILDING AND PARKING AREAS ILLUSTRATED HAVE NOT BEEN FINALIZED AND WILL LIKELY CHANGE. FINAL LAYOUT WILL BE AVAILABLE FOR PUBLIC REVIEW PRIOR TO CITY COUNCIL DECISION.





Charlotte

Charlotte

Char

160

Corybet Ln
6200-6299

9758-9849

Caden Rd
6220-6299

Collins Ford Rd
9800-9899

Berewick Town Center Dr
4800-4953

Steele Cr
9400-9499

4700-4799

uperlinn Wy

6300-6321

6324-6337

Craigmoor Ln
4510-4661

4510-4661

Craigmoor Ln
4512-4777

Shopton Rd West
9500-9715

6696-6696

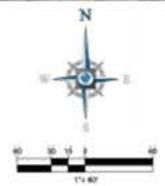
9700-9751

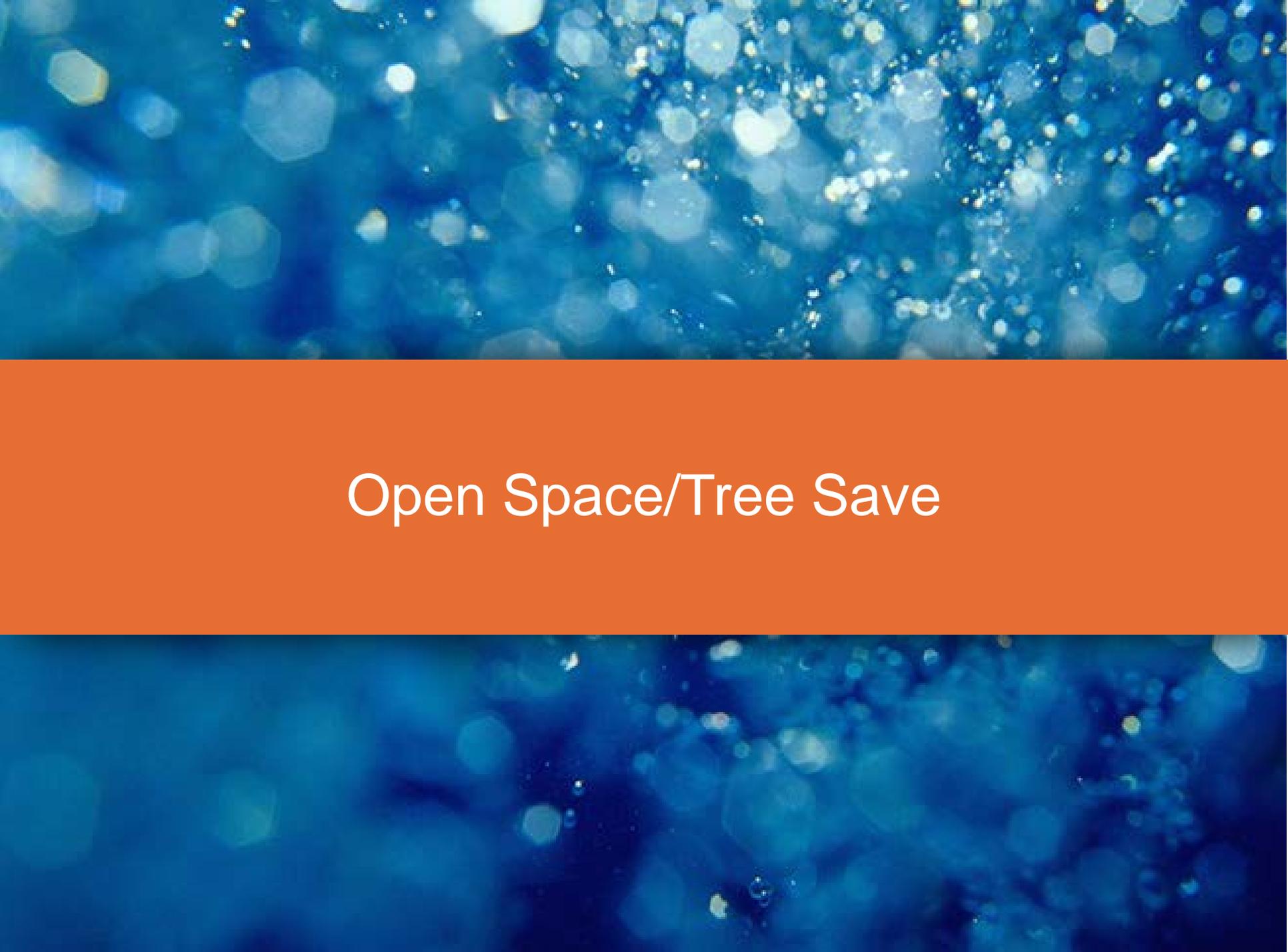
9700-9751

Riverdale Dr

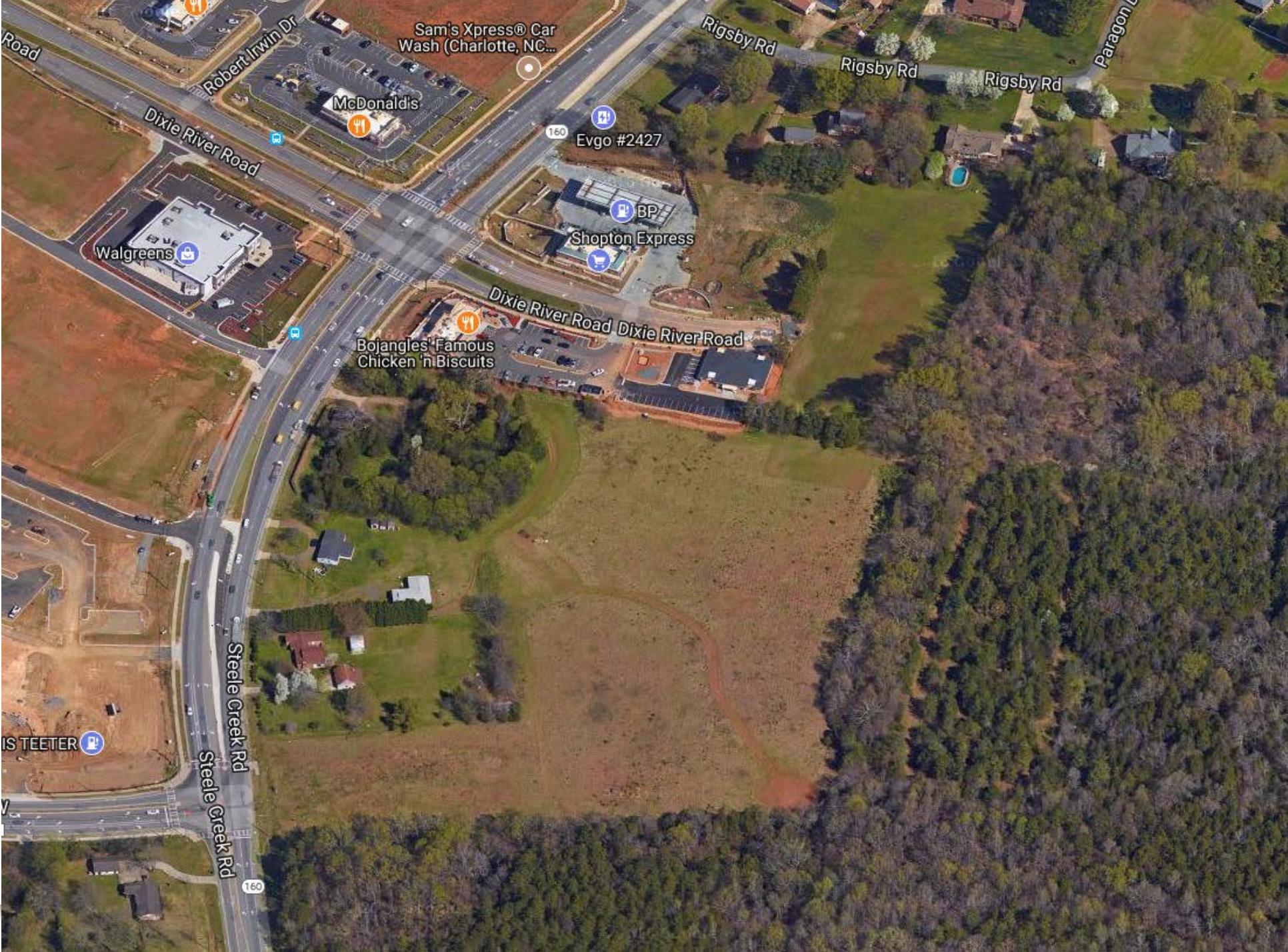


NOTE: DEVELOPMENT AREA C DESIGN AND LAYOUT IS CURRENTLY IN CONCEPTUAL DEVELOPMENT. BUILDING AND PARKING AREAS ILLUSTRATED HAVE NOT BEEN FINALIZED AND WILL LIKELY CHANGE. FINAL LAYOUT WILL BE AVAILABLE FOR PUBLIC REVIEW PRIOR TO CITY COUNCIL DECISION.



The image features a blue bokeh background with a central orange banner. The bokeh consists of numerous out-of-focus light spots in various shades of blue and white, creating a shimmering, ethereal effect. The orange banner is a solid, vibrant color that spans the width of the image, providing a clear contrast for the white text.

Open Space/Tree Save



Sam's Xpress® Car Wash (Charlotte, NC...)

McDonald's

Evgo #2427

BP

Shopton Express

Walgreens

Bojangles' Famous Chicken 'n Biscuits

Dixie River Road Dixie River Road

Steele Creek Rd

Steele Creek Rd

Rigsby Rd

Rigsby Rd

Rigsby Rd

Paragon Dr

160

160

IS TEETER



Over 2 acres of Protected Tree Save Area on Main Site (not including setbacks)

NOTE:
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Multi-family Residential



Dixie River Road

Steele Creek Road

I-485

MIXED USE



Steele Creek Rd

N I-485 Inner Hw

Shopton Rd West

Steele Creek Rd

Brown-Grier Rd

5 MINUTE WALK

10 MINUTE WALK

Date: 12/20/16
Petition: 2017-023
 LG Acquisitions, LLC

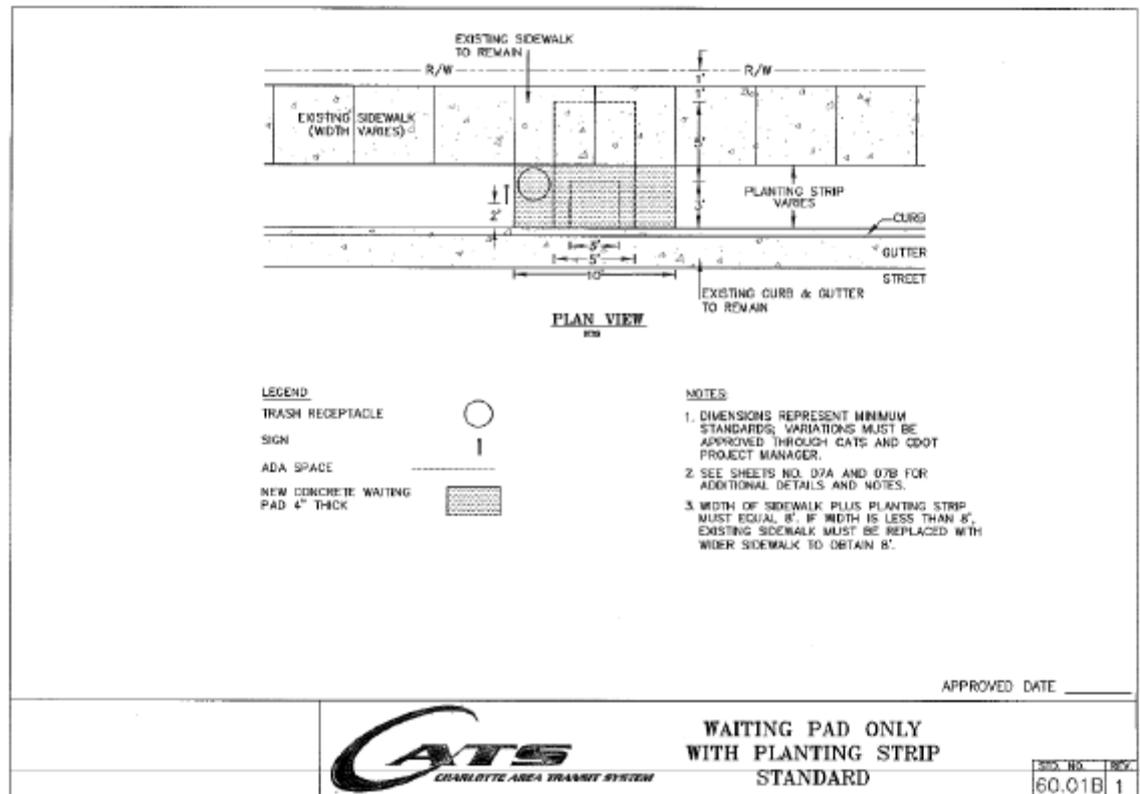
Staff Contact: Brian Horton
Telephone: 704-353-0018
Email: bhorton@charlottenc.gov
Attachments: Bus stop pad detail

I. SUMMARY REMARKS:

This site is located on an existing bus route. The Petitioner is requested to provide and construct a new waiting pad along the site's frontage on Steele Creek Road.

Below is an image of the standard detail (60.01B) for the requested bus stop pad. Permanent easement is requested, where dimensions exceed existing or proposed right-of-way limits.

Please contact me if there are any questions related to this request. Thank you.



On Existing
 Transit Route
 CATS Waiting Area
 will be
 provided

2

C. DESIGN STANDARDS RELATED TO RESIDENTIAL USES

1. PREFERRED EXTERIOR BUILDING MATERIALS: ALL PRINCIPAL AND ACCESSORY BUILDINGS ABUTTING A PRIMARY FRONTAGE AREA, AS SHOWN ON THE CONCEPTUAL MASTER PLAN, SHALL COMPRISE A MINIMUM OF 30% OF THAT BUILDING'S ENTIRE FAÇADE FACING SUCH NETWORK STREET USING BRICK, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO OR OTHER MATERIAL APPROVED BY THE PLANNING DIRECTOR:
2. PROHIBITED EXTERIOR BUILDING MATERIALS:
 - A. VINYL SIDING (BUT NOT VINYL HAND RAILS, WINDOWS OR DOOR TRIM); AND
 - B. CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED.
3. BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT THROUGH THE FOLLOWING:
 - A. BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FAÇADE TO ALL PRIMARY FRONTAGE AREAS;
 - B. BUILDINGS SHALL FRONT A MINIMUM OF 50% OF THE PRIMARY FRONTAGE AREAS ON THE SITE (EXCLUSIVE OF DRIVEWAYS, PEDESTRIAN ACCESS POINTS, ACCESSIBLE OPEN SPACE, TREE SAVE OR NATURAL AREAS, TREE REPLANTING AREAS AND STORM WATER FACILITIES);
 - C. PARKING LOTS SHALL NOT BE LOCATED BETWEEN ANY BUILDING AND ANY NETWORK REQUIRED PUBLIC OR PRIVATE STREET; AND
 - D. DRIVEWAYS INTENDED TO SERVE SINGLE UNITS SHALL BE PROHIBITED ON ALL NETWORK REQUIRED STREETS.
4. BUILDING MASSING AND HEIGHT SHALL BE DESIGNED TO BREAK UP LONG MONOLITHIC BUILDING FORMS AS FOLLOWS:
 - A. BUILDINGS EXCEEDING 120 FEET IN LENGTH SHALL INCLUDE MODULATIONS OF THE BUILDING MASSING/FAÇADE PLANE (SUCH AS RECESSES, PROJECTIONS, AND ARCHITECTURAL DETAILS). MODULATIONS SHALL BE A MINIMUM OF 10 FEET WIDE AND SHALL PROJECT OR RECESS A MINIMUM OF TWO (2) FEET EXTENDING THROUGH AT LEAST A FULL FLOOR.
 5. IF NON-RESIDENTIAL USES ARE NOT ORIENTED TO AN EXISTING OR NEW NETWORK REQUIRED STREET AND CANNOT MEET THE DESIGN STANDARDS FOR BLANK WALL ARTICULATION, ALTERNATIVE INNOVATIVE DESIGN SOLUTIONS MAY BE CONSIDERED FOR APPROVAL BY THE PLANNING DIRECTOR.
 6. ARCHITECTURAL ELEVATION DESIGN - ELEVATIONS SHALL BE DESIGNED TO CREATE VISUAL INTEREST AS FOLLOWS:
 - A. BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FAÇADE FEATURES WHICH MAY INCLUDE BUT NOT BE LIMITED TO A COMBINATION OF EXTERIOR WALL OFFSETS, PROJECTIONS, RECESSES, PILASTERS, BANDING AND CHANGE IN MATERIALS OR COLORS;
 - B. BUILDINGS SHALL BE DESIGNED WITH A RECOGNIZABLE ARCHITECTURAL BASE ON ALL FAÇADES FACING NETWORK REQUIRED PUBLIC OR PRIVATE STREETS. SUCH BASE MAY BE EXECUTED THROUGH THE USE OF PREFERRED BUILDING MATERIALS OR ARTICULATED ARCHITECTURAL FAÇADE FEATURES OR COLOR CHANGES;
 - C. BUILDING ELEVATIONS FACING NETWORK REQUIRED PUBLIC OR PRIVATE STREETS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20' IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS BUT NOT LIMITED TO BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.
7. ROOF FORM AND ARTICULATION - ROOF FORM AND LINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF STRUCTURE AS FOLLOWS:
 - A. LONG PITCHED OR FLAT ROOF LINES SHALL AVOID CONTINUOUS EXPANSES WITHOUT VARIATION BY INCLUDING CHANGES IN HEIGHT AND/OR ROOF FORM, TO INCLUDE BUT NOT BE LIMITED TO GABLES, HIPS DORMERS OR PARAPETS.
 - B. FOR PITCHED ROOFS, THE MINIMUM ALLOWED IS 4:12 EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS.
 - C. ROOF TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE FROM THE NEAREST NETWORK REQUIRED PUBLIC OR PRIVATE STREET.
8. SERVICE AREA SCREENING- SERVICE AREAS SUCH AS DUMPSTERS, REFUSE AREAS, RECYCLING AND STORAGE SHALL BE SCREENED FROM VIEW WITH MATERIALS AND DESIGN TO BE COMPATIBLE WITH PRINCIPAL STRUCTURES. SUCH DESIGN SHALL INCLUDE A MINIMUM 20% PREFERRED EXTERIOR BUILDING MATERIALS OR A CLASS B BUFFER NOT LESS THAN 10' IN DEPTH AT ALL ABOVE GRADE PERIMETER NOT PAVED FOR ACCESS.
9. IF STRUCTURED PARKING IS DEVELOPED, EXPOSED MULTI-LEVEL PARKING DECKS SHALL PROVIDE SCREENING SO THAT INTERIOR LIGHTING AND CARS ARE NOT VISIBLE FROM PUBLIC STREETS.
10. ALL RESIDENTIAL BUILDINGS SHALL HAVE AT LEAST ONE ENTRANCE FACING THE STREET. STOOPS WILL BE PROVIDED ON ALL PUBLIC AND PRIVATE STREETS.
11. SIDEWALK EXTENSIONS SHALL BE PROVIDED BETWEEN ALL STREET TREES ON ALL PUBLIC AND PRIVATE NETWORK REQUIRED STREETS WHEN PARKING IS ADJACENT.



NOTES:
 1. All lots are subject to the provisions of the Local Government Act 2002 and the Resource Management Act 1991.
 2. The site plan is a conceptual plan and does not constitute a guarantee of any kind.
 3. The site plan is subject to the provisions of the Resource Management Act 1991 and the Local Government Act 2002.
 4. The site plan is subject to the provisions of the Resource Management Act 1991 and the Local Government Act 2002.





Potential Retailers



PERMITTED USES

SUBJECT TO THE MAXIMUM DEVELOPMENT PROVISIONS SET FORTH UNDER SECTION IV BELOW, THE SITE MAY BE DEVOTED TO ANY COMMERCIAL AND RESIDENTIAL USES PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE MUDD ZONING DISTRICT TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH EXCEPT FOR THE FOLLOWING:

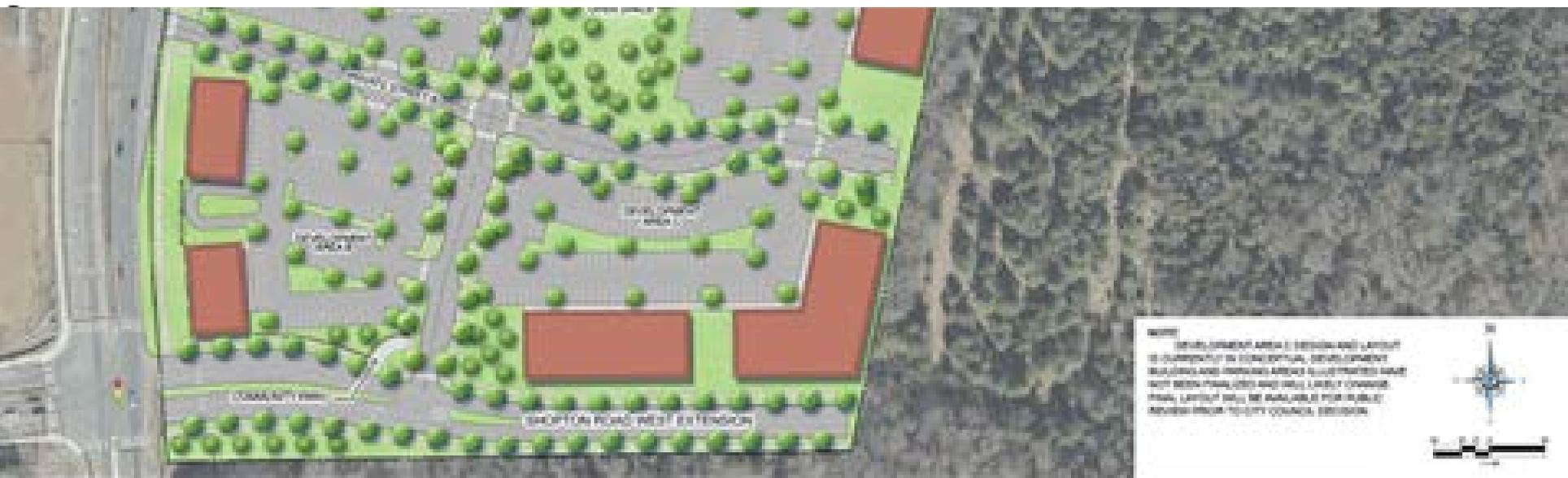
CAR WASHES;

AUTOMOBILE SERVICE STATIONS;

2. CONVENIENCE STORES WITH GAS SALES, OR RESTAURANTS WITH DRIVE-THROUGH SERVICE WINDOWS IN ANY AREA OTHER THAN AS ALLOWED PER THE OPTIONAL PROVISION ABOVE.



I. THIS DRIVE-THROUGH USE SHALL BE LIMITED TO USES SIMILAR TO A NEIGHBORHOOD FOOD AND BEVERAGE SERVICE, WHICH MAY SERVE ICE CREAM, YOGURT, COFFEE, JUICES, AND SIMILAR ITEMS ALONG WITH ITEMS SUCH AS BAGELS, MUFFINS, SANDWICHES AND PASTRIES PROVIDED THE FOLLOWING RESTRICTION APPLY: THE USE WILL BE LIMITED TO 4,000 SQUARE FEET AND WILL PROVIDE FOR ON-PREMISE COOKING OF FOOD LIMITED TO THOSE FOOD PREPARATION METHODS THAT DO NOT REQUIRE A HOOD VENTILATION SYSTEM.





fresh thinking is coming to the US

For over 40 years, Lidl has been a growing presence in the European grocery marketplace. Through 10,000 stores in 27 countries, we've precisely designed every part of our process to deliver the highest quality products at the lowest possible price and the most efficient shopping experience possible. Now, we're bringing our unique vision for grocery to the US. Welcome to the better way. Welcome to Lidl.

We want you to be a part of it.







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ROUGH TIMELINE

- November 2016: Rezoning Application was Filed
- Jan-May 2017: Development Response Process
- June-July 2017: City Review/Community Meetings
- Fall 2017: Public Hearing/Council Decision
- 2018: Permitting and Groundbreaking



Breakout Sessions for Discussion



- Breakout Sessions for Discussion
 - History/Background (Freeman Family)
 - Developer (Leon Capital)
 - Engineering and Design (Bohler Team)
 - Traffic (Randy Goddard, DRG)
 - Lidl (Lindsay Locke)
 - Rezoning Process (Collin Brown & Brittany Lins, K&L Gates)

K&L GATES

Exhibit E

During the breakout sessions, the Petitioner's agents received feedback as follows:

TRAFFIC

Randy Goddard, Design Resource Group

- One lady who lives on Riverdale Drive (just south of Shopton Road w) asked about the future street network per the Developer Response and if that would be constructed with the proposed development. I told her only portions within their property limits would be built and that we also provided a TIA to identify the impacts and appropriate mitigation for the proposed development. We then discussed those specific improvements and the future plans by NCDOT for widening Steele Creek Road from I-485 south to 6 lanes to Shopton Rd W and 4 lanes south beyond Shopton Rd W. We discussed the timing as it has been accelerated with an updated schedule to start in 2021. In addition, we discussed CDOT's plans to widen Brown-Grier to a 4-lane median divided facility with buffered bike lanes. She was glad to hear of this project and that it included bike lanes.
- A second lady (resident of Berewick) also asked about area roadway projects, timing of those projects and bike facilities. She listened in to the first discussion and had no specific questions about the Leon project.
- Two gentleman who live on Rigsby Road/Paragon Drive asked about future development in the area and about the likelihood of restaurants and hotel land uses on their property as opposed to future multi-family. Rigsby/Paragon is the small single-family subdivision tucked in just north of the Leon site between Dixie River Road extension and I-485. They discussed how the area has changed over the last 40-50 years and that the noise from the flight paths and I-485 along with difficulty getting to and from their small community has forced them to think of selling and wanted to discuss appropriate land uses for their property. Very little discussion related to the specific rezoning/planned project.