

COMMUNITY MEETING REPORT
Petitioner: Alliance Residential Company
Rezoning Petition No. 2017-032

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 February 3, 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 Wednesday, February 15, 2017 at 6:30 p.m. at Design Resource Group, 2459 Wilkinson Blvd., Suite #200, Charlotte, NC 28208.

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 Donald Santos, Director of Alliance Residential Company, as well as by Petitioner's agents, Collin Brown and Brittany Lins with K&L Gates, Jim Guyton and Brent Stough with Design Resource Group, and Orlando Pizzaro with Cline Design Associates. The meeting was also attended by district representative, Council woman 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 this community meeting is intended to discuss two related but separate petitions. The Petitioner's property is adjacent to the property contained in a petition filed by Saussy Burbank, LLC (Petition No. 2017-034) and the two rezonings are currently tracking the same rezoning schedule.

Mr. Brown used a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown indicated that the Petitioner proposes to rezone an approximately 10 acre site at the corner of Wilkinson Boulevard and Suttle Avenue from the I-2 (Heavy Industrial) district to the MUDD-O (Mixed-Use Development - Optional) district. Mr. Brown explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions and concerns from nearby residents and property owners.

Mr. Brown discussed the Bryant Park Area Plan, the recommended land use, and recommended street network for the area. The Petitioner's development will be consistent with the Plan's recommendations.

Mr. Brown then showed a schematic plan demonstrating the combined rezoning petitions, pointing out the parking intentions, future street network and street frontages. Mr. Brown then transitioned into the specific site plan and development standards for the Petitioner's multi-family residential plan. An attendee asked for the maximum heights for the petition. Mr. Brown responded that the Petitioner's plan will not exceed seventy-five (75) feet or five (5) stories. Mr. Brown also noted that the development standards contain specific architectural requirements for high-quality building materials and articulation.

An attendee inquired into the parking at the site. Mr. Brown responded that the Petitioner plans to provide surface parking rather than structured parking facilities, as indicated on the site plan. Mr. Brown explained Petitioner's preference for more reverse-angled on-street parking rather than CDOT's preferred parallel parking because there is opportunity to fit more spaces and provide greater parking opportunities.

Mr. Brown then walked through the rough timeline for the rezoning process, stating that the Petitioner would like to take this plan to Public Hearing in March, but that the process is controlled by Charlotte Planning Staff.

Council woman Mayfield emphasized that this will be a market-rate development, without a subsidized affordable housing component. However, Mr. Brown stated that these apartments will be of a considerably lower rental rate than comparable developments in Uptown and South End, even though the Petitioner's development will be of the same high quality. The Petitioner hopes to attract individuals who may be priced out of Uptown or South End but still desire the close proximity to the city center and Uptown skyline views. Donald Santos explained that the primary driver in the Petitioner's ability to offer a more affordable option at this location is due to the project's surface parking instead of a structured parking facility. Mr. Santos also stated that the Petitioner plans to offer three-bedroom units, unlike many other recent apartment developments, in an effort to attract families.

An attendee asked whether there had been any consideration of ground-level retail at the site. Mr. Santos answered that the Petitioner looked into the possibility of ground-level retail but that the one-way travel barrier on Wilkinson and the lack of pedestrian activity along Wilkinson was prohibitive in attracting viable retail at this site.

An attendee who resides in Colony Park West, on the opposite side of Morehead Street, asked whether his skyline views would be affected by the Petitioner's development. A representative of the Petitioner responded that none of the views from the opposite side of West Morehead Street would be affected, and the trajectory view that may be affected (near the intersection of Wilkinson Boulevard and West Morehead Street) does not contain residential property and is topographically higher than the Petitioner's site.

Mr. Brown noted that the on-street parking would be available to the public, on a first-come-first-serve basis and would not contain any reserved spots for Petitioner's residents.

An attendee who represented the nearby Invest Collegiate charter school discussed several concerns, including safety during the construction period and queuing of carpool lines during morning drop-off

and afternoon pick-up of students. The attendee stated that parking by county employees at LUESA currently overflow into the on-street parking and create traffic issues along Suttle Avenue. A representative of the Petitioner said that the Petitioner would work with the school, observe high-traffic hours and propose possible solutions to the parking, traffic and construction safety issues. The Petitioner would like to provide additional on-street parking, which could be shared with the adjacent school and office uses (which have day-time peak hours, compared to the evening peak parking hours for residential uses).

Mr. Brown then concluded the formal portion of the presentation and the Petitioner's representatives continued to answer individual questions. The formal meeting concluded at 7:45 p.m.

Respectfully submitted, this 20th day of February, 2017.

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

EXHIBIT A

Pet_No	FirstName	LastName
2017-032	A	Anderson
2017-032	Alberta	Falls
2017-032	Ali	White
2017-032	Andrew	Richardson
2017-032	Angela	Marshall
2017-032	Ben	Chambers
2017-032	Brian	Walker
2017-032	Cherez	McClellan
2017-032	Colette	Forrest
2017-032	Cynthia	Harrison
2017-032	Cynthia	Harrison
2017-032	Deborah	Dryden
2017-032	Doma	Herring
2017-032	Dwight	Campbell
2017-032	Emma	Potts
2017-032	Eugene & Angela	Perkins
2017-032	Herbert	Bellamy
2017-032	Herbert	Weathers
2017-032	Joe	Wise
2017-032	John	English
2017-032	John	Howard
2017-032	Julie	Knutson
2017-032	Kathryn	Wilson
2017-032	Kris	Kellogg
2017-032	Lashay	McCoy
2017-032	Leon	Hollaway
2017-032	Lillie	Williams
2017-032	Linda	Collins
2017-032	Louise	Shackford
2017-032	Marc	Dickman
2017-032	Marilyn	Corn
2017-032	Martha	Epps
2017-032	Martha	Taylor
2017-032	Michael	Walsh
2017-032	Missy	Eppes
2017-032	Nevada	Graham
2017-032	Rebecca	Carriker
2017-032	Rob	Sheridan
2017-032	Robert	Blythe
2017-032	Shannon	Hughes
2017-032	Sleathea	White
2017-032	Stephanie	Edwards
2017-032	Tollie	Woods
2017-032	Victoria	Watlington
2017-032	Virginia	Woolard
2017-032	Wil	Mover

OrgLabel

Greater Enderly Park NA
Westerly Hills
Westerly Hills
Westerly Hills
Wilmore NA
Westerly Hills
Wilmore NA
Westerly Hills
Wilmore
Camp Green HOA
Historic Camp Greene

Westerly Hills
Westerly Hills
Westerly Hills
Regal Heights
Westerly Hills
Enderly Park NA
Westerly Hills
Wilmore NA
Revolution Park NA
Wilmore NA
Wilmore Neighborhood Association
Wesley Heights Comm. Assoc.
Wilmore NA

Westerly Hills
Westerly Hills
Wilmore NA
Camp Green HOA

Wilmore NA,
Westerly Hills

Wilmore NA
Wesley Heights Comm. Assoc.
Bent Oaks Tenants Assoc.
Wilmore NA
Westerly Hills
Wesley Heights Community Association
Westerly Hills
Westerly Hills
Westerly Hills
Westover Hills Neighborhood Association
Third Ward, The Committee to Restore and Preserve
EPHESUS CHURCH

MailAddress	MailCity	MailZip
1305 Camp Greene Street	Charlotte	NC 28208
2813 Columbus Circle	Charlotte	NC 28208
2720 Columbus Circle	Charlotte	NC 28208
2318 Marlowe Avenue	Charlotte	NC 28208
1630 S Mint Street	Charlotte	NC 28203
2727 Columbus Circle	Charlotte	NC 28208
Post Office Box 33672	Charlotte	NC 28202
2415 Columbus Circle	Charlotte	NC 28208
209 South Summit Avenue	Charlotte	NC 28208
1933 Camp Greene Street	Charlotte	NC 28208
1933 Camp Greene Street	Charlotte	NC 28208
6529 Havenlock Place	Charlotte	NC 28215
3103 Columbus Circle	Charlotte	NC 28217
2700 Columbus Circle	Charlotte	NC 28208
2446 Columbus Circle	Charlotte	NC 28208
3129 Columbus Circle	Charlotte	NC 28208
2604 Columbus Avenue	Charlotte	NC 28208
1511 Effingham Road	Charlotte	NC 28208
2627 Columbus Circle	Charlotte	NC 28208
1630 S Mint Street	Charlotte	NC 28203
2701 Beech Nut Road	Charlotte	NC 28208
1604 Merriman Avenue	Charlotte	NC 28203
1907 Wilmore Drive	Charlotte	NC 28203
417 Grandin Road	Charlotte	NC 28208
815 W Kingston Avenue	Charlotte	NC 28203
2044 Camp Greene Street	Charlotte	NC 28208
2610 Columbus Circle	Charlotte	NC 28208
3021 Columbus Circle	Charlotte	NC 28208
1908 Wood Dale Terrace	Charlotte	NC 28203
2307 Wilkinson Boulevard	Charlotte	NC 28208
218 W Park Avenue	Charlotte	NC 28203
Post Office Box 33672	Charlotte	NC 28233
3141 Columbus Circle	Charlotte	NC 28208
2017 Wood Dale Terrace	Charlotte	NC 28203
1624 Wilmore Drive	Charlotte	NC 28203
304 Grandin Road	Charlotte	NC 28232
903 Lynn Street, Unit M	Charlotte	NC 28208
1901 S Mint Street	Charlotte	NC 28203
2415 Columbus Circle	Charlotte	NC 28208
716 Grandin Road	Charlotte	NC 28208
2546 Marlowe Avenue	Charlotte	NC 28208
2354 Morton Street	Charlotte	NC 28208
2801 Columbus Circle	Charlotte	NC 28208
1324 Bethel Road	Charlotte	NC 28208
1001 West First Street	Charlotte	NC 28202
PO Box 31395	Charlotte	NC 28231

Pet_No	taxpid	ownerlastn	ownerfirst
2017-032	06701402	2045 SUTTLE AVENUE LLC	
2017-032	06702155	2130 WILKINSON BLVD LLC	
2017-032	06702115	2198 WILKINSON BLVD LLC	
2017-032	06702106	ADAMS	LISA R
2017-032	06702120	ARNOLD	DORIS T
2017-032	06702130	ART MOREHEAD LLC	
2017-032	06702131	ART MOREHEAD LLC	
2017-032	06702132	ART MOREHEAD LLC	
2017-032	06702133	ART MOREHEAD LLC	
2017-032	06702134	ART MOREHEAD LLC	
2017-032	06702143	ART MOREHEAD LLC	
2017-032	06702144	ART MOREHEAD LLC	
2017-032	06702145	ART MOREHEAD LLC	
2017-032	06702146	ART MOREHEAD LLC	
2017-032	06702147	ART MOREHEAD LLC	
2017-032	06702148	ART MOREHEAD LLC	
2017-032	06702125	BACK 9 HOLDINGS LLC	
2017-032	06702126	BACK 9 HOLDINGS LLC	
2017-032	06702127	BACK 9 HOLDINGS LLC	
2017-032	06702128	BACK 9 HOLDINGS LLC	
2017-032	11911101	BLACKSTONE CHARLOTTE PROPERTIES LLC	
2017-032	06702110	BLUMENTHAL FOUNDATION THE	
2017-032	06702150	BLUMENTHAL FOUNDATION THE	
2017-032	06702156	BLUMENTHAL FOUNDATION THE	
2017-032	06702117	BURGESS BROTHERS LLC	
2017-032	06702129	CAREY	PHILLIP
2017-032	06702121	CLT HOME SOLUTIONS LLC	
2017-032	06702122	CLT HOME SOLUTIONS LLC	
2017-032	06702141	COOK	REGINALD B
2017-032	06702140	COOK	REGINALD B
2017-032	06702135	DAVIS	GREGORY A
2017-032	06702136	DAVIS	GREGORY A
2017-032	06702137	DAVIS	GREGORY A
2017-032	06702142	DAVIS	GREGORY A
2017-032	11901102	DILLON SUPPLY CO INC	
2017-032	06702107	FORREST	JON R
2017-032	06702151	JEFFERSON-PILOT COMMUNICATIONS	
2017-032	06702138	JRR PROPERITES LLC	
2017-032	06702139	JRR PROPERTIES LLC	
2017-032	06702123	MOST INVESTMENTS COMMERICAL LLC	
2017-032	06702124	MOST INVESTMENTS COMMERICAL LLC	
2017-032	11901101	REINEHR ENTERPRISES LP	
2017-032	06702114	STANDISH WILLIAM R	& BETTY ERWIN STANDISH F/
2017-032	06702118	STANDISH WILLIAM R	& BETTY ERWIN STANDISH F/
2017-032	06702108	SUTTLE AVENUE LLC	
2017-032	06702109	SUTTLE AVENUE LLC	

2017-032	06702116	SUTTLE AVENUE LLC
2017-032	06702152	SUTTLE AVENUE LLC
2017-032		COLLIN BROWN AND BAILEY PATRICK, JR.
2017-032		ALLIANCE RESIDENTIAL COMPANY

ownerfirst	ownerlast	mailaddr1	mailaddr2
	C/O BEACON PARTNERS	610 EAST MOREHEAD ST 4205 STUART ANDREW BLVD 4205 STUART ANDREW BLVD	SUITE 250
	DANIEL C ROACH (H/W) CLASSROOM CENTRAL INC	2201 ARTY AV 2116 WILKINSON BLVD 1910 FAIRVIEW AVE EAST STE 200 1910 FAIRVIEW AVE EAST STE 200 1910 FAIRVIEW AVE EAST STE 200 1910 FAIRVIEW AVE EAST STE 200 1910 FAIRVIEW AVE EAST STE 200 1910 FAIRVIEW AVE EAST STE 200 1910 FAIRVIEW AVE EAST STE 200 1910 FAIRVIEW AVE EAST STE 200 1910 FAIRVIEW AVE EAST STE 200 1910 FAIRVIEW AVE EAST STE 200 1910 FAIRVIEW AVE EAST STE 200 1910 FAIRVIEW AVE EAST STE 200 2301 WEST MOREHEAD ST UNIT E 2301 WEST MOREHEAD ST UNIT F 2301 WEST MOREHEAD ST UNIT G 2301 WEST MOREHEAD ST UNIT H	
	ATTN: TAYLOR HAYDEN	2001 WILKINSON BLVD PO BOX 34689 PO BOX 34689 PO BOX 34689	
ARNET M	CAREY	2121 W MOREHEAD ST 3750 ADMIRAL DR SUITE 105 1233 THE PLAZA STE 5522 1233 THE PLAZA STE 5522	
TAMMIE L	COOK	2303 WEST MOREHEAD ST STE 103	
TAMMIE L	COOK	2303 WEST MOREHEAD ST STE 103	
CHERYL D	DAVIS	5204 HAYNES HALL PL	
CHERYL D	DAVIS	5204 HAYNES HALL PL	
CHERYL D	DAVIS	5204 HAYNES HALL PL	
CHERYL D	DAVIS	5204 HAYNES HALL PL	
		PO BOX 14535	
NANCY D	FORREST	2722 OAKMEADE DR	
	C/O WBTV	ONE JULIAN PRICE PL PO BOX 34732 PO BOX 34732 2353 SILVERTHORN DR 2353 SILVERTHORN DR 2101 WILKINSON BV 260B WINDING RIDGE DR 260B WINDING RIDGE DR	
	C/O MERRIFIELD PATRICK	521 EAST MOREHEAD ST #400	
	C/O MERRIFIELD PATRICK	521 EAST MOREHEAD ST #400	

C/O MERRIFIELD PATRICK
C/O MERRIFIELD PATRICK
HEARST TOWER

521 EAST MOREHEAD ST #400
521 EAST MOREHEAD ST #400
214 N. TRYON ST., 47TH
708 EAST BLVD, SUITE E

city	state	zipcode
CHARLOTTE	NC	28202
CHARLOTTE	NC	28217
CHARLOTTE	NC	28217
CHARLOTTE	NC	28208
CHARLOTTE	NC	28277
SEATTLE	WA	98102
SEATTLE	WA	98102
SEATTLE	WA	98102
SEATTLE	WA	98102
SEATTLE	WA	98102
SEATTLE	WA	98102
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CHARLOTTE	NC	28208
CHARLOTTE	NC	28234
CHARLOTTE	NC	28234
CHARLOTTE	NC	28234
CHARLOTTE	NC	28208
HIGH POINT	NC	27265
CHARLOTTE	NC	28205
CHARLOTTE	NC	28205
CHARLOTTE	NC	28208
CHARLOTTE	NC	28208
CHARLOTTE	NC	28270
CHARLOTTE	NC	28270
CHARLOTTE	NC	28270
CHARLOTTE	NC	28270
RALEIGH	NC	27610
CHARLOTTE	NC	28270
CHARLOTTE	NC	28208
CHARLOTTE	NC	28234
CHARLOTTE	NC	28234
CHARLOTTE	NC	28273
CHARLOTTE	NC	28273
CHARLOTTE	NC	28208
WEST JEFFERSON	NC	28694
WEST JEFFERSON	NC	28694
CHARLOTTE	NC	28202
CHARLOTTE	NC	28202

CHARLOTTE	NC	28202
CHARLOTTE	NC	28202
CHARLOTTE	NC	28202
CHARLOTTE	NC	28203

EXHIBIT B

K&L GATES

K&L GATES LLP

HEARST TOWER, 47TH FLOOR

214 NORTH TRYON STREET

CHARLOTTE, NC 28202

T +1 704 331 7400 F +1 704 331 7598 klgates.com

February 3, 2017

Collin W. Brown

collin.brown@klgates.com

T +1 704.331-7531

F +1 704.353.3231

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Date: Wednesday, February 15, 2017, at 6:30 p.m.

Location: Design Resource Group
2459 Wilkinson Blvd., Suite #200
Charlotte, NC 28208

Petitioner: Alliance Residential Company

Petition No.: 2017-032

Dear Charlotte Resident,

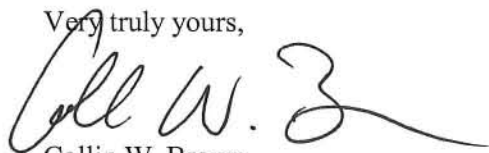
We represent Alliance Residential Company (the "Petitioner"), in its plans to redevelop a 10.04 acre property located at the north west corner of the intersection of Wilkinson Boulevard and Suttle Avenue (the "Property"). The Petitioner is seeking to rezone the Property from the I-2 (Industrial) district to the MUDD-O (Mixed Use - Optional) 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 **Wednesday, February 15th at 6:30 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

EXHIBIT C

Design Resource Group
2459 Wilkinson Blvd., Suite #200
Charlotte, NC 28208
February 15, 2017 @ 6:30 p.m.

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

[illegible]

EXHIBIT D

The logo consists of the text "K&L GATES" in white, sans-serif, uppercase letters. It is positioned within a solid orange rectangular box. The background of the slide features a blue bokeh effect with out-of-focus light spots of varying sizes and colors, including shades of blue, white, and yellow.

K&L GATES

Official Community Meeting

Rezoning at Wilkinson and Suttle Avenue

February 15, 2017

Design Resource Group

AGENDA

- Welcome / Introductions
- Property Location
- Current Zoning
- Adopted Area Plans
- Rezoning Overview
- Redevelopment Discussion
- Questions

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

Introductions



SAUSSY BURBANK



ALLIANCE

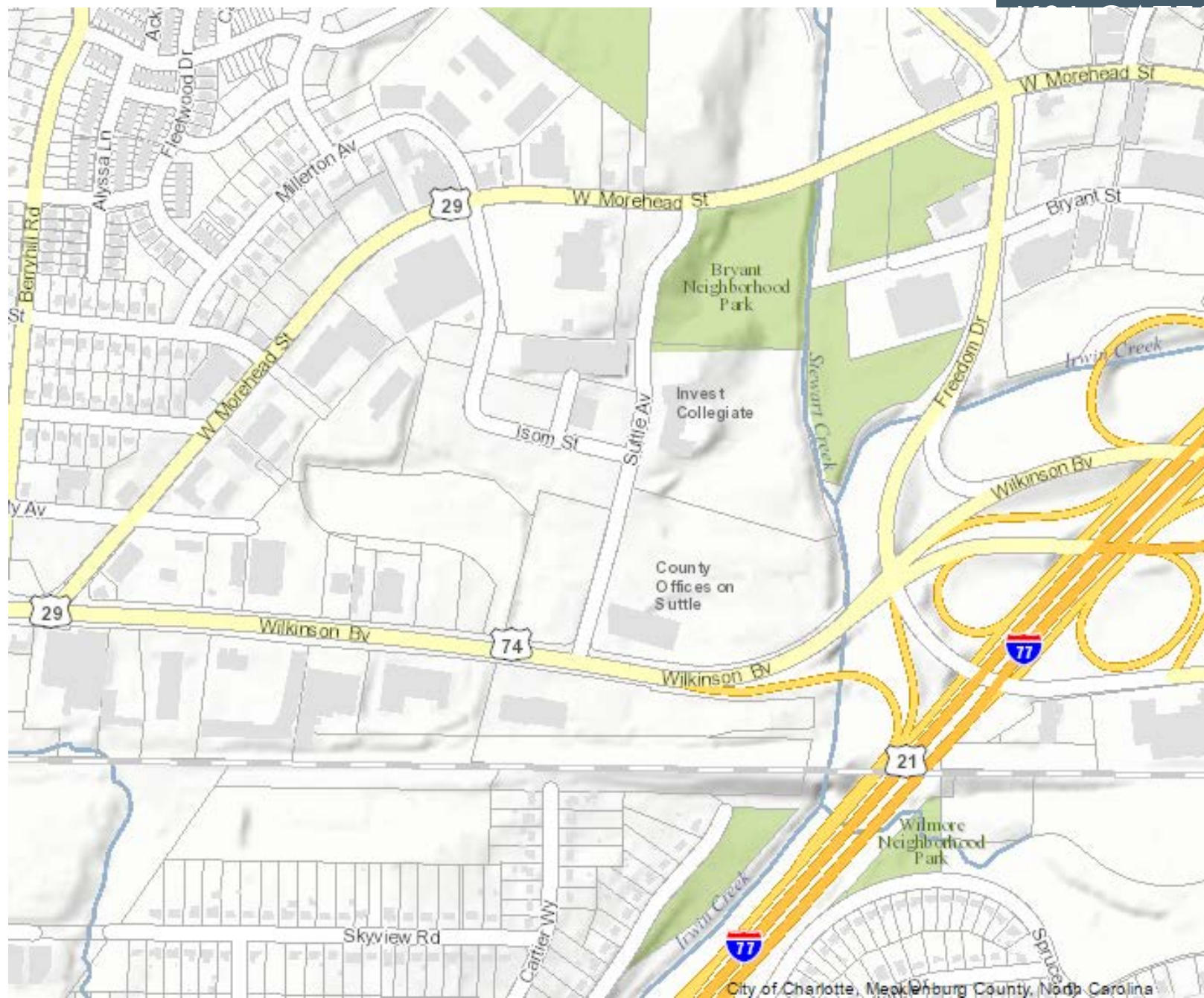
RESIDENTIAL COMPANY



K&L GATES

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Property Location

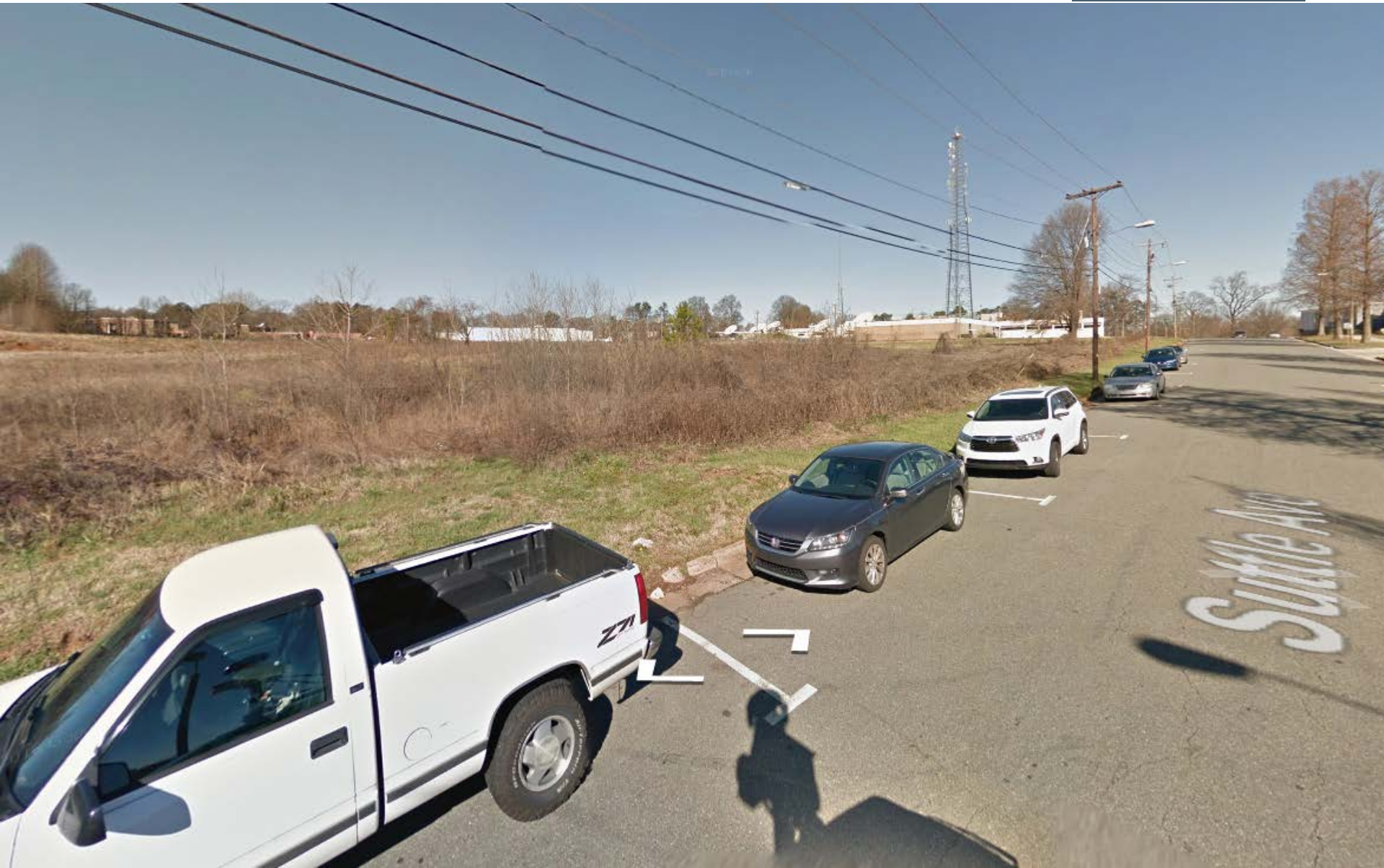


City of Charlotte, Mecklenburg County, North Carolina









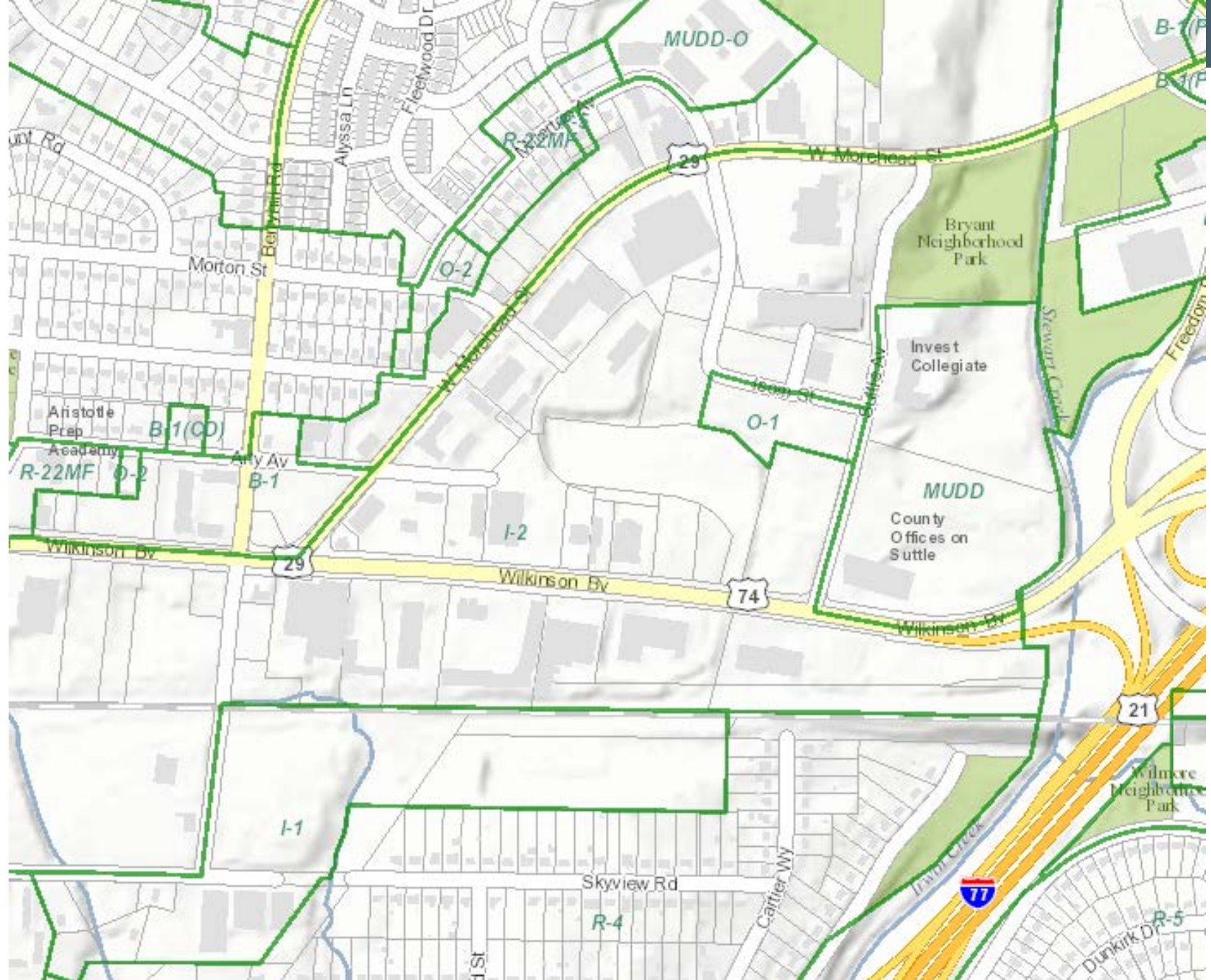






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Existing Zoning



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Adopted Area Plan




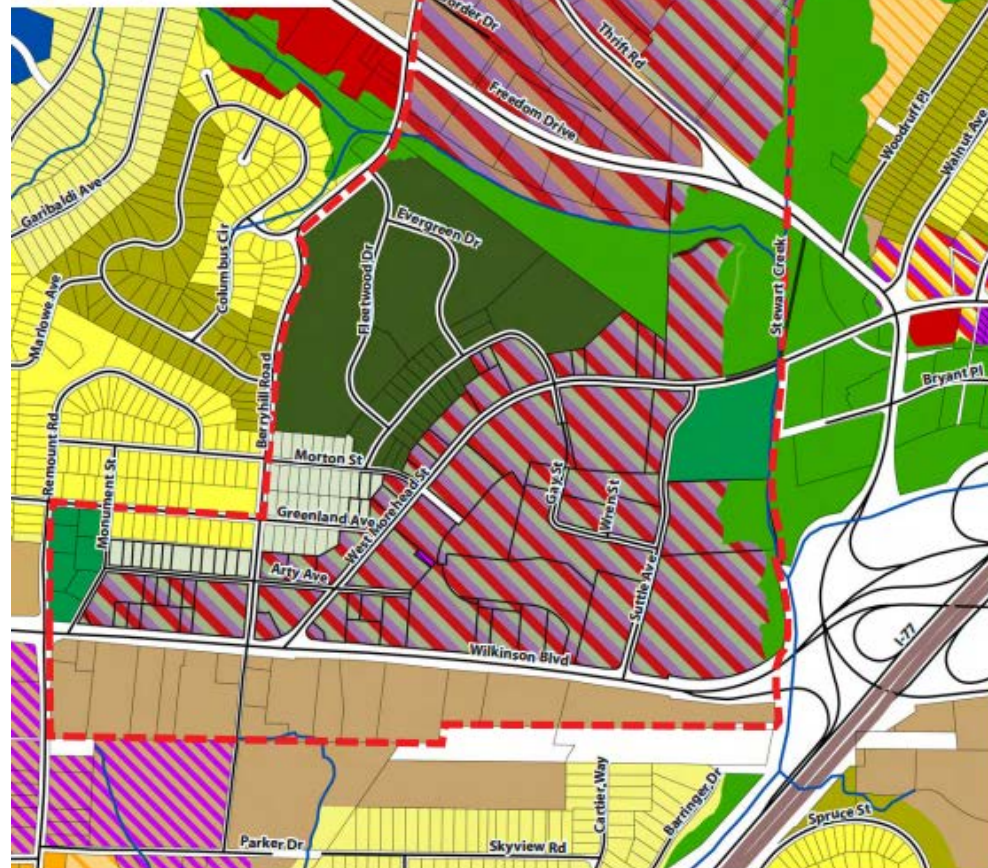
BRYANT PARK

Land Use & Streetscape Plan

[http://www.charmeck.org/Planning/Land%20Use%20Planning/BryantPark/BryantPark Adopted\(July23 2007\).pdf](http://www.charmeck.org/Planning/Land%20Use%20Planning/BryantPark/BryantPark%20Adopted(July23%202007).pdf)

Legend Recommended Land Use

-  Greenway
-  Park/Open Space
-  Industrial-Warehouse-Distribution
-  Residential (up to 22 du/ac)
-  Residential (up to 5 du/ac)
-  Residential/Office/Retail
-  Office/Retail/Ind-Warehouse-Dist



Recommended Land Use: Map 10

RECOMMENDED LAND USE

An Illustrative Urban Design Vision

This Illustrative Urban Design Vision represents a possible long-term development scenario for the study area based on the public vision, urban design principles and the identified redevelopment opportunities. This graphic is intended simply to illustrate a potential build-out scenario, so as to provide guidance for the land use and infrastructure recommendations and the development community.



VISION

The background of the slide features a blue bokeh effect with out-of-focus light spots in various shades of blue and white. A solid orange horizontal band runs across the middle of the image, serving as a backdrop for the title text.

Rezoning Overview

Conventional vs. Conditional Rezoning

Conventional	Conditional
Property owner signature not required	Property owner signature required by State Law
No site plan submittal	Site plan submittal required
No community meeting required	Community meeting and report required
Not tied to specific uses/proposal	Commitment to specific uses and proposal

Application Deadline – December 23, 2016	Initial full review complete, and site plan comments sent from staff to petitioner	Petitioner/staff meetings to review comments	Petitioner's community meeting to be held by this date (and report included in next site plan submittal)	Second full review - submittal deadline (if full review needed)	Second full review – site plan comments sent from staff to petitioner	Third full review - submittal deadline (if full review needed)	Third full review – site plan comments sent from staff to petitioner	Submittal deadline for cases requesting to be scheduled for next public hearing	Staff determination on cases cleared to be scheduled for next public hearing	Legal ad submittal date (last day to defer prior to advertising)	Public Hearing	Noon submittal deadline for revised site plans to be reviewed by Zoning Committee	Zoning Committee Meeting	City Council Decision
One Full Review Cycle	02/06/17	Feb 9-15	02/17/17	NA	NA	NA	NA	02/20/17	02/24/17	02/27/17	03/20/17	03/23/17	03/29/17	04/17/17
Two Full Review Cycles	02/06/17	Feb 9-15	02/17/17	02/20/17	03/06/17	NA	NA	03/20/17	03/24/17	03/27/17	04/17/17	04/20/17	04/26/17	05/15/17
Three Full Review Cycles	02/06/17	Feb 9-15	02/17/17	02/20/17	03/06/17	03/20/17	04/03/17	04/17/17	04/21/17	04/24/17	05/15/17	05/18/17	05/24/17	06/19/17

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.

Redevelopment Opportunities

REZONING CONSIDERATIONS

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



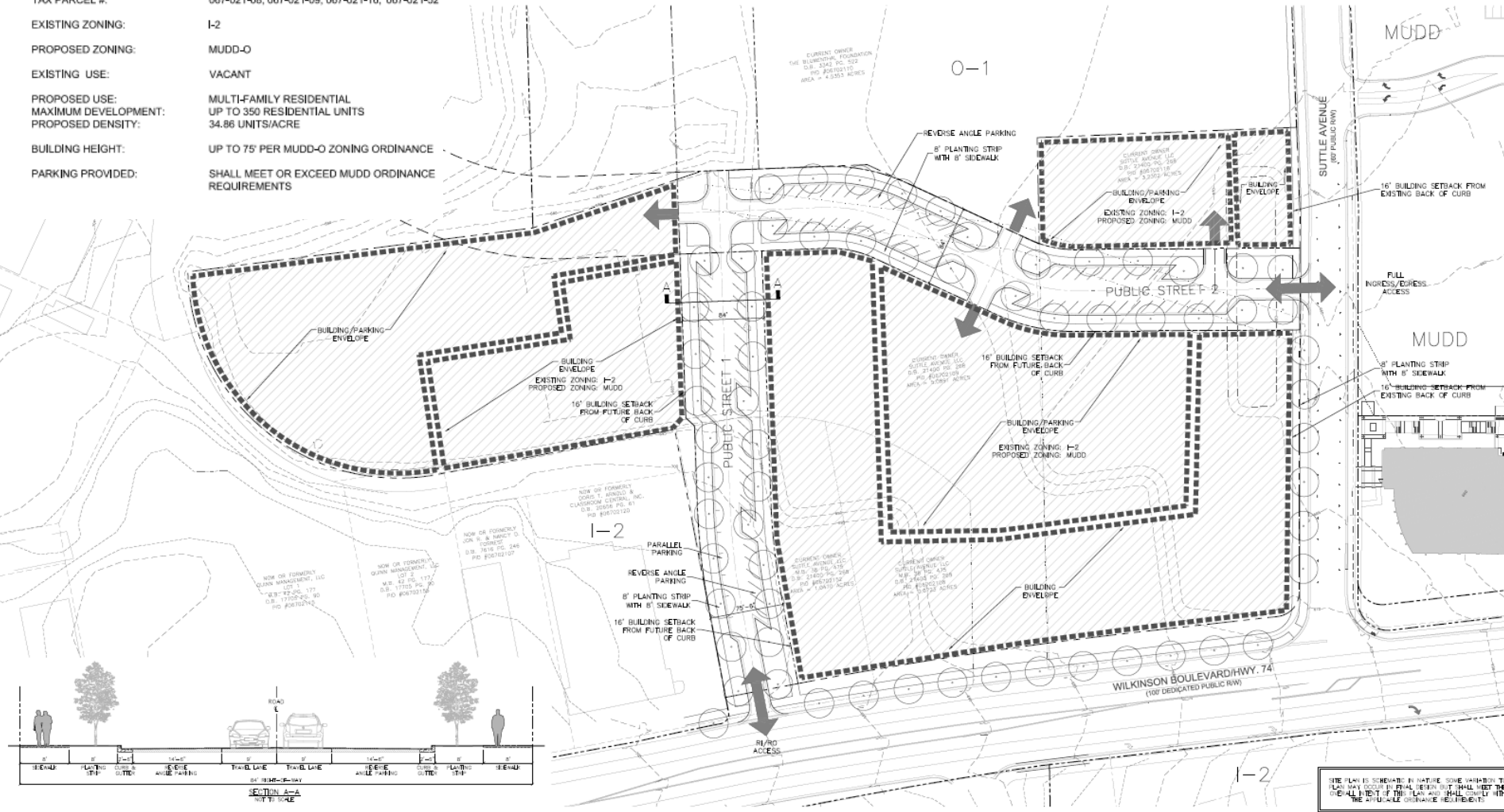
BRYANT PARK
CHARLOTTE, NORTH CAROLINA

SCALE: 1" = 50'

Alliance's Site Plan

SITE DEVELOPMENT DATA

SITE ACREAGE:	±10.04 ACRES
TAX PARCEL #:	067-021-08; 067-021-09; 067-021-16; 067-021-52
EXISTING ZONING:	I-2
PROPOSED ZONING:	MUDD-O
EXISTING USE:	VACANT
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
MAXIMUM DEVELOPMENT:	UP TO 350 RESIDENTIAL UNITS
PROPOSED DENSITY:	34.86 UNITS/ACRE
BUILDING HEIGHT:	UP TO 75' PER MUDD-O ZONING ORDINANCE
PARKING PROVIDED:	SHALL MEET OR EXCEED MUDD ORDINANCE REQUIREMENTS



I. General Provisions

These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Alliance Residential Company (the "Petitioner") to accommodate development of multifamily residential units on an approximately 10.04 acre site located at the intersection of Wilkinson Boulevard and Suttle Avenue (the "Site").

Development of the Site will be governed by the accompanying Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The Rezoning Plan is intended to reflect maximum development rights, building envelopes, the arrangements and locations of access points.

Unless the Rezoning Plan 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, subject to the Optional Provisions below.

Pursuant to the provisions of Section 1.110 of the Ordinance and N.C.G.S. Section 160A-385.1, due to the master planned large scale nature of the development and/or redevelopment, the level of investment, the timing of development and/or redevelopment and certain infrastructure improvements, economic cycles and market conditions, this Petition includes vesting of the approved Rezoning Plan and conditional zoning districts associated with the Petition for a five (5) year period.

Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development proposed or significantly alter the Rezoning Plan or these Development Standard, 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 6.207(1) or (2) of the Ordinance, as applicable.

II. Optional Provisions

a) Reserved

III. Permitted Uses

The Site may be devoted to multifamily residential uses together with any incidental or accessory uses associated therewith.

IV. Maximum Development

The Site may be devoted to up to 350 residential units together with any incidental or accessory uses associated therewith.

V. Transportation

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

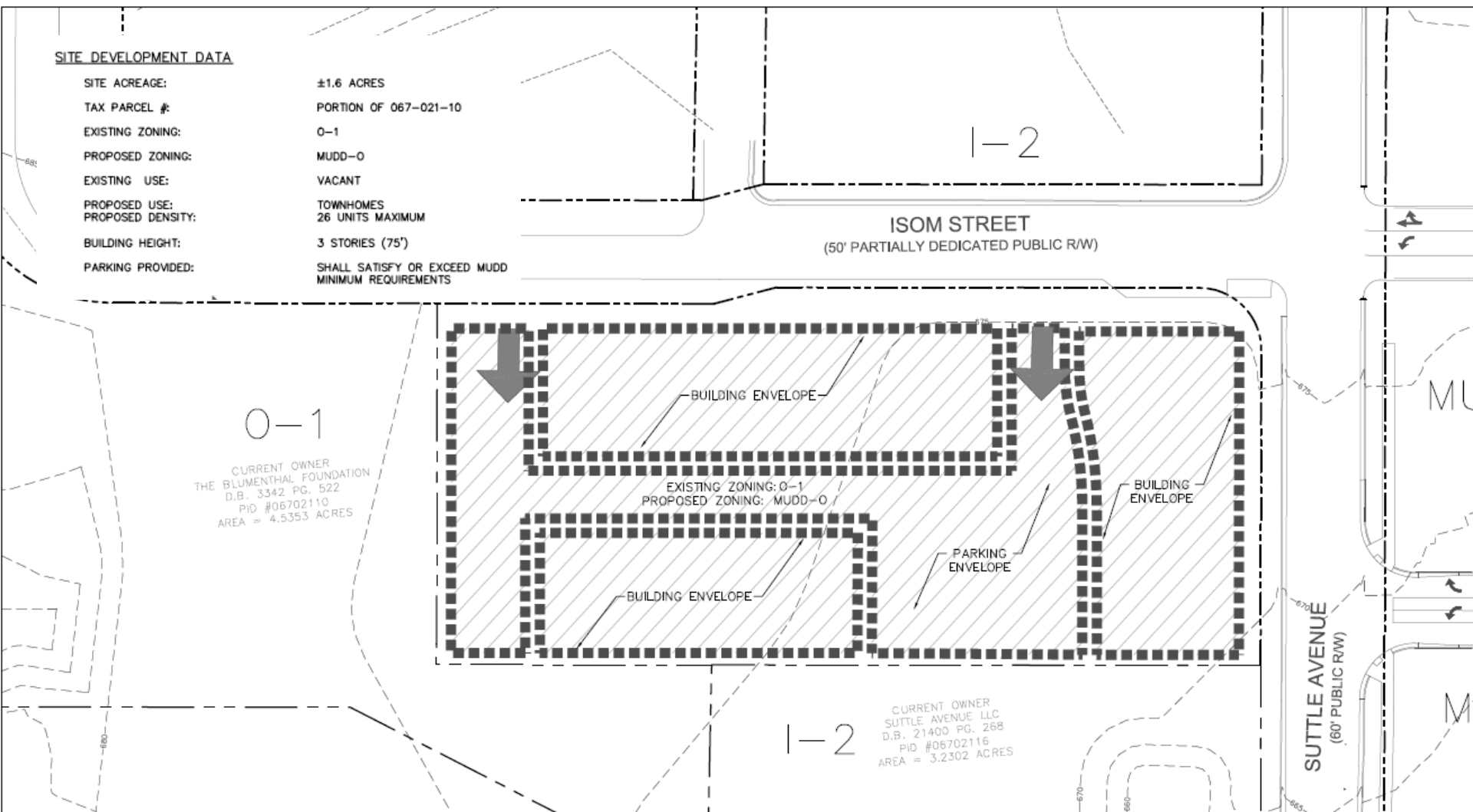
VI. Architectural Standards

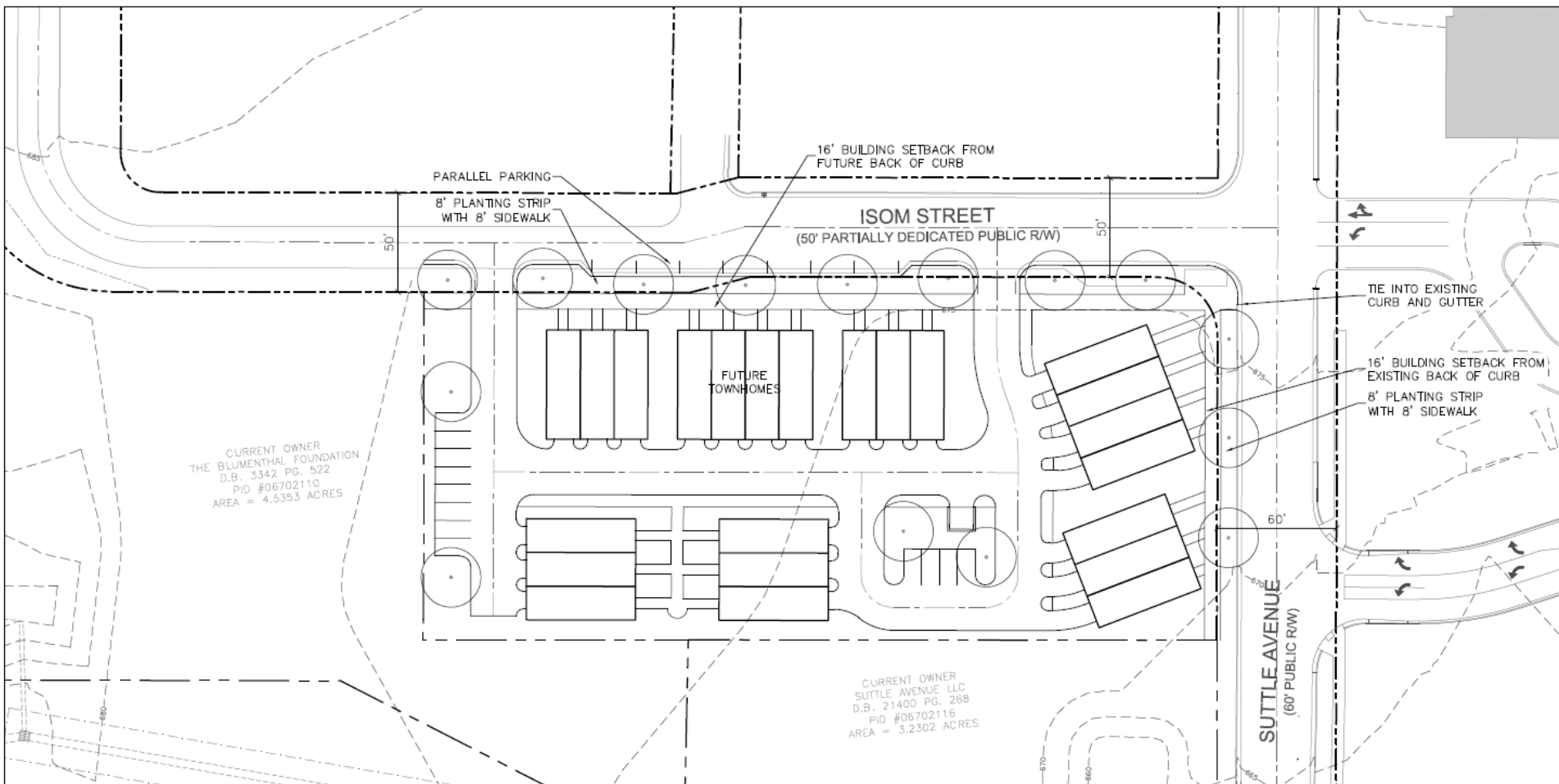
- a) The architectural design and exterior elements of all buildings constructed on the Site shall be substantially similar to the site plan provided.
- b) Exterior building materials will consist of brick, glass, stucco, metal and composite panels, and/or cementitious siding.
- c) Expanses of blank or unarticulated walls greater than 20 feet in length shall be treated with a minimum of three (3) options below:
 1. Provide a higher level of transparency on the ground floor, such as exaggerated or larger windows indicative of living areas or retail spaces;
 2. Utilize horizontal and vertical variations in wall planes;
 3. Provide architectural protrusion to accentuate enclosed balconies;
 4. Utilize corners to provide visual interest at the pedestrian level as well as to differentiate rooflines or highlight ground floor uses;
 5. Provide amenity landscaping, such as sitting area with arbor; and/or
 6. Any other architectural improvements as allowed by the Ordinance to improve the visual aesthetics of blank or unarticulated walls.
- d) The scale and massing of buildings longer than 150 feet along a street or public open space or greater than 30,000 horizontal square feet shall be minimized by utilizing at least three (3) options below:
 1. Provide varied roof lines through the use of modulated building heights or innovative architectural solutions;
 2. Utilize corners to provide visual interest at the pedestrian level as well as to differentiate rooflines or highlight ground floor uses;
 3. Provide architectural protrusion to accentuate enclosed balconies;
 4. Provide amenity landscaping, such as a sitting area with arbor; and/or
 5. Any other architectural improvements as allowed by the Ordinance to improve the visual aesthetics of scale and/or massing.
- e) Meter boxes, back flow preventers, dumpsters and similar items will be screened from public view.
- f) All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties as viewed from grade using parapets or similar building elements.
- g) All other screening and landscaping shall conform to the standards of the Ordinance.
- h) Petitioner shall provide an eight (8) foot wide sidewalk and planting strip along the Site's Suttle Avenue frontage.

Saussy Burbank's Site Plan

SITE DEVELOPMENT DATA

SITE ACREAGE:	±1.6 ACRES
TAX PARCEL #:	PORTION OF 067-021-10
EXISTING ZONING:	O-1
PROPOSED ZONING:	MUDD-O
EXISTING USE:	VACANT
PROPOSED USE:	TOWNHOMES
PROPOSED DENSITY:	26 UNITS MAXIMUM
BUILDING HEIGHT:	3 STORIES (75')
PARKING PROVIDED:	SHALL SATISFY OR EXCEED MUDD MINIMUM REQUIREMENTS





SCHEMATIC SITE DI AMI

L. General Provisions

These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by Saussy Burbank, LLC to rezone the property from the O-1 Zoning District to the MUDD-O Zoning District in order to accommodate redevelopment of 26 townhome units on an approximately 1.6 acre tract of the overall parcel at the corner of Suttle Avenue and Isom Street, as depicted on the Technical Data Sheet (the "Site").

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 3 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 Standard, 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 6.207(1) or (2) of the Ordinance, as applicable.

II. MUDD-Optional Provisions

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

- a) [Reserved]

III. Permitted Uses

The Site may be devoted to townhome uses and any incidental or accessory uses associated therewith.

IV. Maximum Development**V. Transportation**

- a) Vehicular access will be as generally depicted on the Technical Data Sheet. The placements and configurations of the vehicular access points shown on the Technical Data Sheet are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.
- b) 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).

VI. Architectural Standards/Streetscape and Landscaping

- a) The architectural design and exterior elements of the townhomes developed on the Site shall be substantially similar to the Technical Data Sheet provided.
- b) Exterior building materials will consist of primarily brick, glass, stucco, metal and composite panels, and/or cementitious siding.
- c) Meter boxes, back flow preventers, dumpsters and similar items will be screened from public view.
- d) All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties as viewed from grade.
- e) All other screening and landscaping shall conform to the standards of the Ordinance.
- f) Petitioner shall provide an eight (8) foot wide sidewalk and planting strip along the Site's Isom Street and Suttle Avenue frontages.

ROUGH TIMELINE

- December 2016: Rezoning Application was Filed
- February 2017: City Review/Community Meetings
- Late Spring 2017: Public Hearing/Council Decision
- Late 2017-2018: Permitting and Groundbreaking

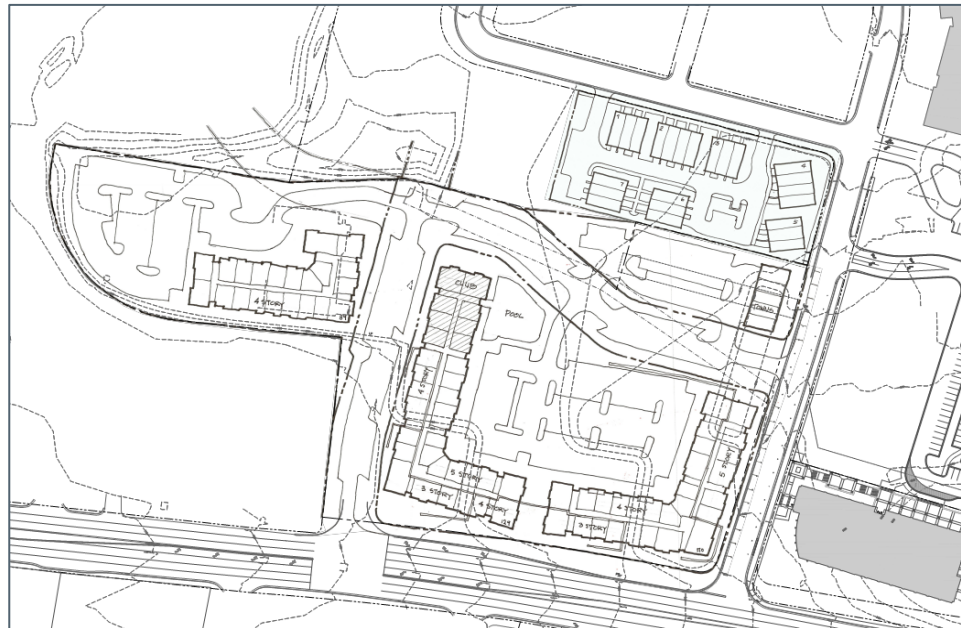
The background of the slide is a deep blue color with a bokeh effect, featuring numerous out-of-focus light spots in various shades of blue and white, creating a textured, sparkling appearance.

Questions/Discussion

K&L GATES

BROADSTONE BRYANT PARK

Creating An Inclusive Mixed-Use Neighborhood Serving The Middle Market



708 East Blvd., Suite E
Charlotte, NC 28203

SERVING THE MIDDLE MARKET

- Affordability is a concern in Charlotte.
- A myriad of factors are pushing housing to the extremes of the rent spectrum.
 - High-End Urban Core projects targeting \$2,000-\$3,000 rents.
 - Suburban/Exurban locations far from job centers for Traditional Garden projects.
 - Urban Workforce Housing costs require substantial subsidy, as much as 80% of total cost.
- Our interest in this property is the opportunity to serve the “Missing Middle”
 - Urban residents who don’t qualify for a subsidized unit or a higher-end unit.

‘Middle-market’ housing key to attracting diversity of urban dwellers

Written by [Elijah Brumback](#)

font size   | [Print](#) | [Email](#)

Rate this item      (3 votes)



Rockford Construction Co. plans a four-building housing project at 600 Douglas on Grand Rapids’ west side aimed at young professionals.

COURTESY IMAGE

Residential developers in downtown Grand Rapids and the adjacent neighborhoods could be missing out on an opportunity to serve a growing market segment.

While most of the region’s development has focused on the extremes in the housing spectrum — either rentals for low-income workers or high-end market-rate space for professionals — few developers have paid much attention to the “missing middle” housing segment.

The notion of middle-market housing is gaining steam nationally as urban demographics shift and cities once again become centers of a diverse population base. The growing population of millennials and baby boomers looking to rent homes in cities necessitates housing types not built since the early 1940s, said Stefan Pellegrini, a principal with Berkeley, Calif.-based **Opticos Design Inc.** who spoke at the University of Michigan-Urban Land Institute of Michigan conference in November.

THE MIDDLE MARKET

- Our goal is to provide the finest Class A housing stock to this ignored band of the rent spectrum where limited options push residents further from the communities in which they work. The effects of this are:
 - Further reliance on automobiles, and all environmental impacts thereof
 - Traffic congestion
 - Lack of diversity in urban neighborhoods
 - Enhanced rent burdens, stifling economic growth for the community.
- Progressive design and investment can help address this gap.

Distance (mi.) Delivered	Broadstone NA 2018		Camden Gallery 1.02 2016			Camden Southline 1.17 2015			Circa Uptown 1.25 2016			Asbury Flats 0.46 2016			80% AMI NA 2016	
Type	% Mix	Rent	% Mix	Rent	Savings	% Mix	Rent	Savings	% Mix	Rent	Savings	% Mix	Rent	Savings	Rent	Savings
Studio/1b	74.7%	\$1,144	76.0%	\$1,320	\$176	69.0%	\$1,290	\$146	68.0%	\$1,454	\$310	83.0%	\$1,274	\$130	\$1,072	(\$72)
2b	20.7%	\$1,515	24.0%	\$1,824	\$309	31.0%	\$2,021	\$506	30.0%	\$2,065	\$550	17.0%	\$1,869	\$354	\$1,206	(\$309)
3b	4.6%	\$1,685	0.0%	NA	NA	0.0%	NA	NA	2.0%	\$2,808	\$1,123	0.0%	NA	NA	\$1,340	(\$345)

