

COMMUNITY MEETING REPORT

Petitioner: Saussy Burbank, LLC

Rezoning Petition No. 2017-071

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 April 28, 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 Monday, May 8th, 2017 at 6:15 p.m. at Amelie's French Café and Bakery, 2424 N. Davidson Street #102, 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 Bob Zweier and Peter Harakas, as well as by Petitioner's agents, Collin Brown and Brittany Lins with K&L Gates and Shaun Tooley with LandDesign.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Collin Brown, welcomed the attendees and introduced the Petitioner's team. Mr. Brown used a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown began by presenting an agenda, which included background on the property's zoning, a general overview of the rezoning process, the rezoning proposal, and time for questions and discussion.

Mr. Brown indicated that the Petitioner proposes to rezone a parcel of land located on the north side of East 36th Street between Spencer Street and Charles Avenue. Mr. Brown explained that the Petitioner, Saussy Burbank, is a local Charlotte home builder that is known for custom craftsman-style infill developments that fit the character of individual neighborhoods. The property currently holds about fifteen apartment units and is zoned R22-MF, meaning residential up to 22 units per acre are currently permitted. Mr. Brown explained that the Petitioner is not requesting an increase in density from the R22-MF district, but rather seeking design flexibility of a more urban district. Mr. Brown stated that the Petitioner is seeking to rezone the property to the UR-2(CD) district, which means future development would be subject to the standards of a conditional site plan. Mr. Brown explained that the rezoning proposal will be subject to a site-specific plan with commitments to items such as architectural quality, number of townhome units, tree save area and access points.

Mr. Brown explained that the Petitioner plans to create a "front-porch" feel along East 36th Street, with an internal drive rather than multiple driveway cuts, in order to enhance the pedestrian experience. The Petitioner's agents have met with the NoDa Neighborhood Association and have received generally good

feedback regarding the proposed use. The Petitioner plans to keep the neighborhood informed as more specificity is developed for the architectural design of the proposal. The Petitioner is hoping to have a public hearing on June 19th and a City Council decision on July 17th, if everything continues to run according to schedule.

Mr. Brown then demonstrated a few images of the Petitioner's townhome products at other Charlotte sites, but said that the architecture has not yet been fully developed for this site and will be consistent with the surrounding neighborhood.

An attendee asked about the tree save area shown on the site plan. Mr. Brown explained that the tree save area is dedicated as a natural area, which Urban Forestry does not permit to be landscaped or amenitized. The Petitioner hopes to protect two large mature trees within this tree save area. There will additionally be a small "pocket park" in the center of the site that will be landscaped and amenitized for the townhome owners. The attendee followed up by asking whether the single-family home at the corner of Spencer Street is included in the petition. The Petitioner's agent confirmed that it is not.

Another attendee asked about the parking situation at the site. The Petitioner's agent responded that each of the 19 townhome units will contain their own one-car garage and on-street parking spaces will be provided on East 36th Street for overflow parking. Since the townhomes will be for-sale product, the parking limitation will be incorporated in the market value of the units. Additionally, the Petitioner's agent explained that CDOT endorses on-street parking at this site because it will help to slow down traffic on East 36th Street.

One attendee inquired into the streetscape improvements contained in the rezoning proposal. Mr. Tooley responded that the petition includes the addition of an eight foot sidewalk and eight foot planting strip, as recommended by the City Planning Department. Mr. Brown stated that he recognizes that some NoDa neighbors would prefer consistency with the older, smaller sidewalk conditions. However, the City is very focused on implementing wider sidewalks and planting strips in every private redevelopment.

An attendee asked about the alley access at the back of the site. The Petitioner's agent stated that the Petitioner plans to install a sidewalk along the alley so that the units can face toward the back of the site and have a front yard feel. The internal street will serve the garages and be considered the backside of the townhome units.

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 6:50 p.m.

Respectfully submitted, this 15th day of May, 2017.

cc: Council Member Patsy Kinsey
Sonja S. Sanders, Charlotte-Mecklenburg Planning Department
Charlotte City Clerk

EXHIBIT A

Pet_No.	taxpid	ownerlastn	ownerfirst	cownerfirs
2017-071	08312311	ALEXANDER	S JASON	SARAH P
2017-071	08312312	BARKANIC	JOHN G	
2017-071	08312306	BEAVER	CHAD M	CHERYL B
2017-071	08312411	BRYANT	WILLIAM	
2017-071	09110505	CHRISTIAN	ROBERT J	
2017-071	09110516	CHRISTIAN	ROBERT J	
2017-071	09109102	CITI PROPERTIES LLC		
2017-071	08312402	DENSON	SCOTT	
2017-071	08316114	DEROSE	DOUGLAS R	MARY E
2017-071	09109130	GAGGL	PAUL	LISA ROSE
2017-071	09110507	HAMMOCK	ROBERT MANSEL	CAROLINE JEAN
2017-071	09110512	HARKNESS	KARA	LEE
2017-071	09110511	HEIDINGER	JOHN	MILBURN
2017-071	08312407	HELMS	HENRY RUSSELL	
2017-071	08312314	HOAN	HAN	
2017-071	09109135	IBEKWERE	LILLIAN P	
2017-071	09109134	IBEKWERE	VICTOR N	LILIAN P
2017-071	09109129	IDILBI	JASON	BETSY
2017-071	08312410	INGOLD	GARY PHILLIP JR	BILGEHAN
2017-071	09110502	JCB URBAN COMPANY		
2017-071	08312310	JENSEN	JOAN BATTELLE	
2017-071	09110504	KELLEY	JO ELLA MULLINS	
2017-071	09109131	KENNEDY	JAMIE L	
2017-071	09110622	LANDMESSER	KEVIN S	
2017-071	09110503	LEMERE	MATTHEW L	MICHELE A
2017-071	08312412	LOWE	MALCOLM	REGINA
2017-071	08312403	MINISH	CHARLAINE ADAMS	
2017-071	08312406	MUHAMMAD	MIKAL	
2017-071	08312405	NAVY	JAMES E	MARGARETL
2017-071	09109133	NICHOLS	GRADY R	GERALDINE C
2017-071	09109132	PORTIS	EDWARD L	AMY W
2017-071	09110510	PRIEST	JASON C	DIANE L
2017-071	09110508	SCHALBURG	ERIK I	LAUREN
2017-071	09110621	SEAGO	ERIN	JAY
2017-071	09109103	SIMPSON	THOMAS R	MARY M
2017-071	09109171	SMITH	BENJAMIN	HEATHER
2017-071	08312313	SMITH	ETHAN TAFT	
2017-071	09110623	SOSNA	JODI A	ANN E
2017-071	09109105	SPENCER MEMORIAL	METHODIST CHURCH	
2017-071	09109101	STEVENSON	TIMOTHY R	
2017-071	08312409	STONE	RANDY E	
2017-071	09110515	STROUD	CANDACE	
2017-071	09110501	TL MCDOWELL LLC		
2017-071	09110620	URIG	TYLER J	NATALIE C
2017-071	09110506	WALLER	ROBERT JASON	CARA JACINTA
2017-071	08312408	WOMMACK	KLIF	AMANDA

2017-071
2017-071

COLLIN BROWN/BAILEY PATRICK, JR
SAUSSY BURBANK, LLC

cownerlast	mailaddr1	mailaddr2	city	state
ALEXANDER	824 E 36TH ST		CHARLOTTE	NC
	820 E 36TH ST		CHARLOTTE	NC
BEAVER	7494 BEAVER LN		KANNAPOLIS	NC
	3224 SPENCER ST		CHARLOTTE	NC
	823 E 36TH ST		CHARLOTTE	NC
	823 E 36TH ST		CHARLOTTE	NC
	PO BOX 32866		CHARLOTTE	NC
	187 VIRGINIA PL		COSTA MESA	CA
GIBSON	1000 E 36TH ST		CHARLOTTE	NC
SCHULKIND	3334 SPENCER ST		CHARLOTTE	NC
CHAMBRE	818 E 37TH ST		CHARLOTTE	NC
CARTER	810 E 37TH ST		CHARLOTTE	NC
DAVANT	811 E 36TH ST		CHARLOTTE	NC
	3009 GRIFFITH ST		CHARLOTTE	NC
	810 E 36TH ST		CHARLOTTE	NC
	413 CAMPUS ST		CHARLOTTE	NC
IBEKWERE	413 CAMPUS ST		CHARLOTTE	NC
HAUSER	509 SPRING ST		DAVIDSON	NC
COLLEY	904 EAST 36TH ST		CHARLOTTE	NC
	1200 E MOREHEAD ST STE 200		CHARLOTTE	NC
	828 E 36TH ST		CHARLOTTE	NC
	PO BOX 2144		ISSAQUAH	WA
	3330 SPENCER ST		CHARLOTTE	NC
	1323 CAROLYN DR		CHARLOTTE	NC
LEMERE	811 E 36TH ST		CHARLOTTE	NC
LOWE	3212 SPENCER ST		CHARLOTTE	NC
	917 E 35TH ST		CHARLOTTE	NC
	928 E 36TH ST		CHARLOTTE	NC
NAVY	925 E 35TH ST		CHARLOTTE	NC
NICHOLS	2888 CHERRY LN		DENVER	NC
PORTIS	3320 SPENCER ST		CHARLOTTE	NC
PRIEST	828 E 37TH ST		CHARLOTTE	NC
SCHALBURG	816 E 37TH STREET		CHARLOTTE	NC
SEAGO	825 E 37TH ST		CHARLOTTE	NC
SIMPSON	7154 FAIRHILL PL		CHARLOTTE	NC
SMITH	3338 SPENCER ST		CHARLOTTE	NC
	8416 POTTERS RD		MATTHEWS	NC
WELCHANS	831 E 37TH ST		CHARLOTTE	NC
	1025 E 36TH ST		CHARLOTTE	NC
	901 E 36TH ST		CHARLOTTE	NC
	212 W MATTHEWS ST # 101		MATTHEWS	NC
	3318 N MCDOWELL ST		CHARLOTTE	NC
	4530 PARK RD STE 300		CHARLOTTE	NC
URIG	628 ELLSWORTH RD		CHARLOTTE	NC
WALLER	832 E 37TH ST		CHARLOTTE	NC
WOOMAC	916 E 36TH ST		CHARLOTTE	NC

214 N. TRYON STREET	47TH FLOOR	CHARLOTTE	NC
3730 GLEN LAKE DRIVE #125		CHARLOTTE	NC

zipcode

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Pet_No.	Neighborhood	First_Name	Last_Name	Street_Add	City	State
2017-071	Noda Neighborhood Association	Hollis	Nixon	3409 Ritch Av	Charlotte	NC

zip
28206

EXHIBIT B

April 28, 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: Monday, May 8th, 2017 at 6:15 p.m.

Location: Amelie's French Bakery & Café
2424 N Davidson Street #102
Charlotte, NC 28205

Petitioner: Saussy Burbank, LLC

Petition No.: 2017-071

Dear NoDa Resident,

We represent Saussy Burbank, LLC (the "Petitioner") in its plans to redevelop a 1.05 acre property located on the north side of East 36th Street between Spencer Street and Charles Avenue (the "Property"). The Petitioner is seeking to rezone the Property from the R-22MF zoning district to the UR-2(CD) zoning district in order to accommodate its townhome 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 **Monday, May 8th, at 6:15 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 Patsy Kinsey
Sonja S. Sanders

EXHIBIT C

Amelie's French Bakery & Café
2424 N. Davidson Street
Suite 102
Charlotte, NC 28205
May 8, 2017 @ 6:15 p.m.

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EXHIBIT D

The top of the slide features a white square in the upper left corner containing the text 'K&L GATES' in white, sans-serif, uppercase letters. The rest of the top half of the slide is a blue background with a bokeh effect of out-of-focus light spots.

K&L GATES

Official Community Meeting

Rezoning Petition No. 2017-071
Saussy Burbank, LLC

May 8, 2017

@ Amelie's French Bakery & Café

AGENDA

- Property Location
- Current Zoning
- Rezoning Overview
- Rezoning Petition Proposal
- Design Discussion
- Questions



SAUSSY BURBANK

Bob Zweier & Peter Harakas



LandDesign.
CREATING PLACES
THAT MATTER.

Shaun Tooley

K&L | GATES

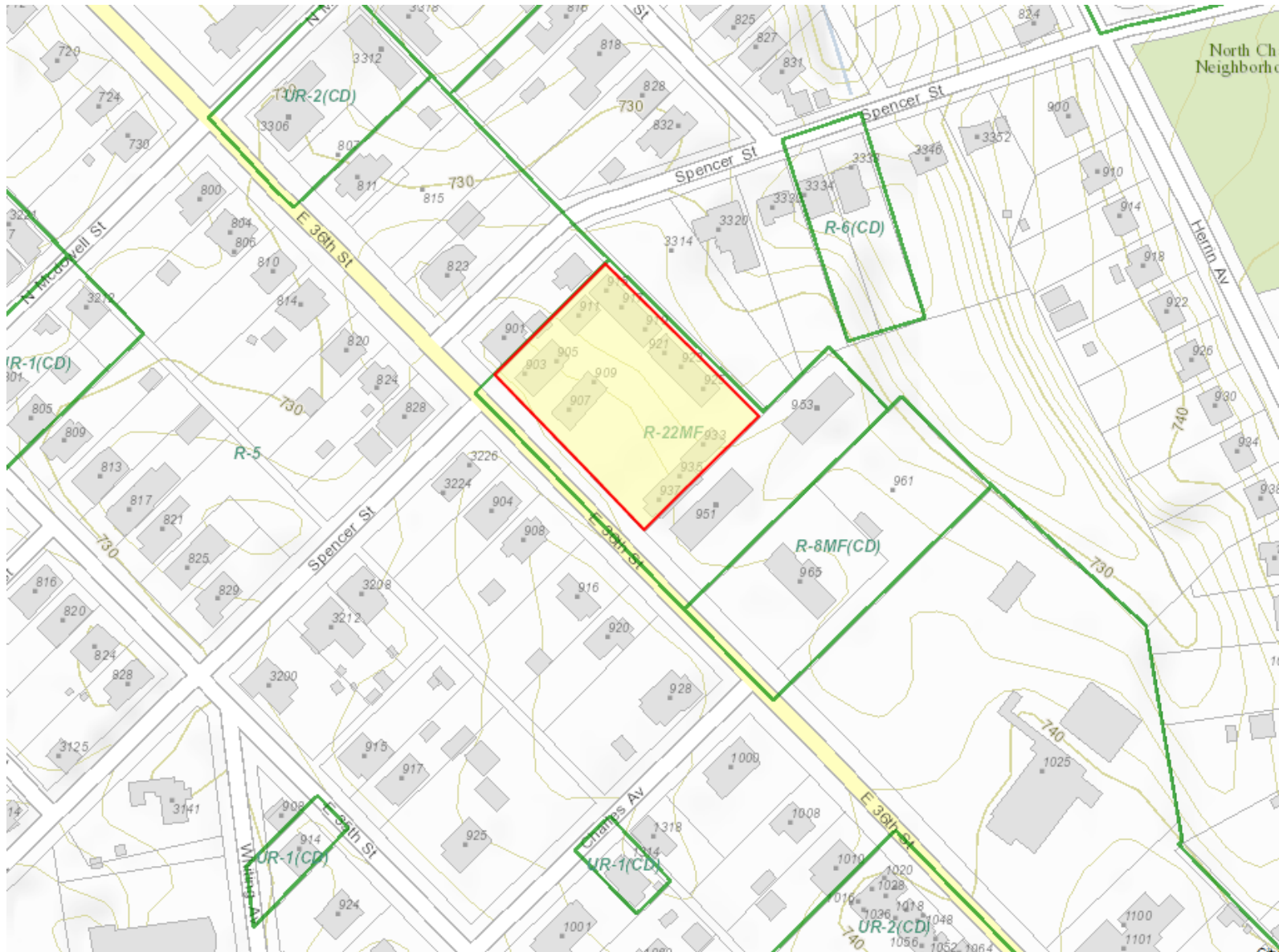
Collin Brown & Brittany Lins

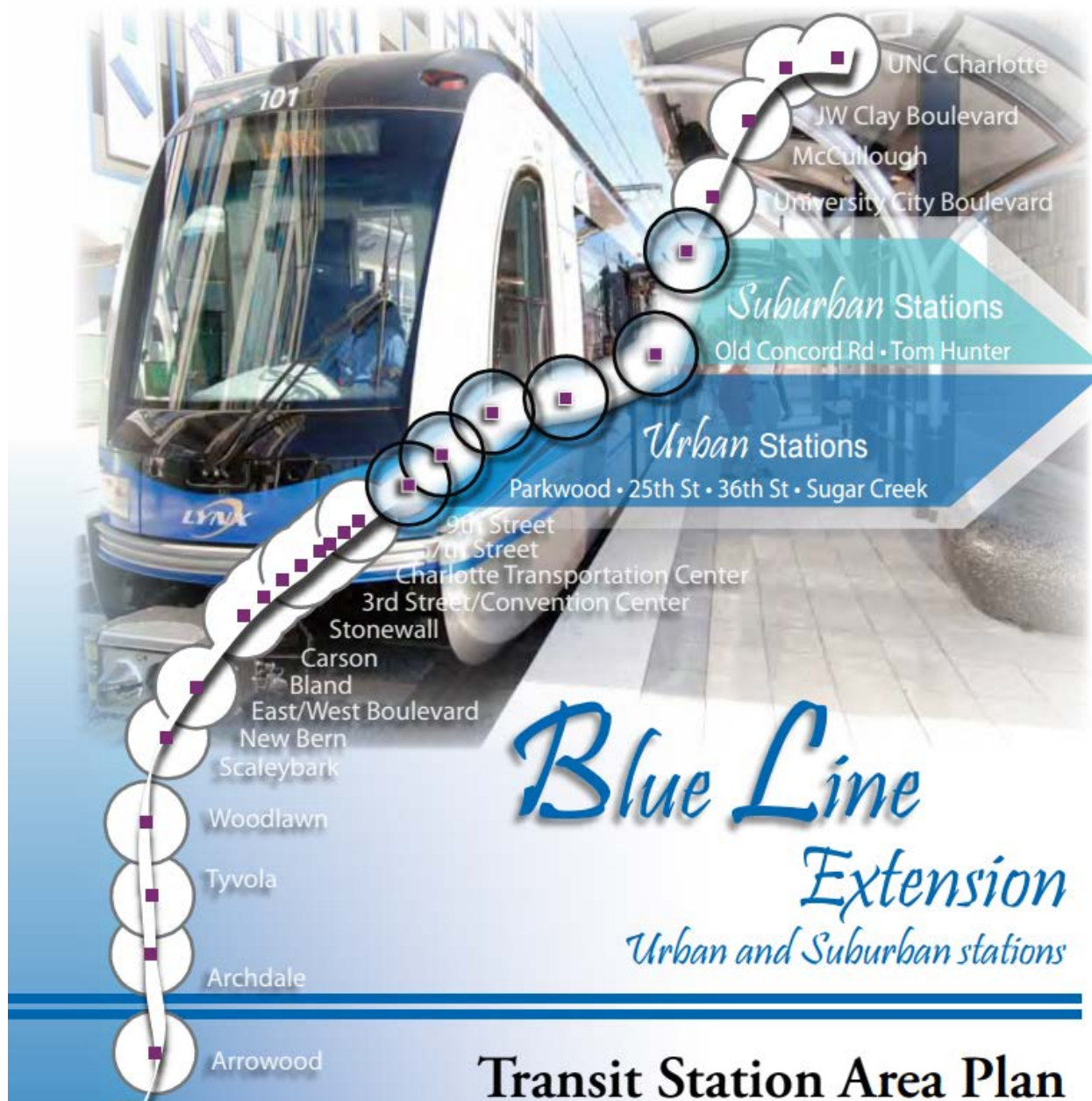
Property Location



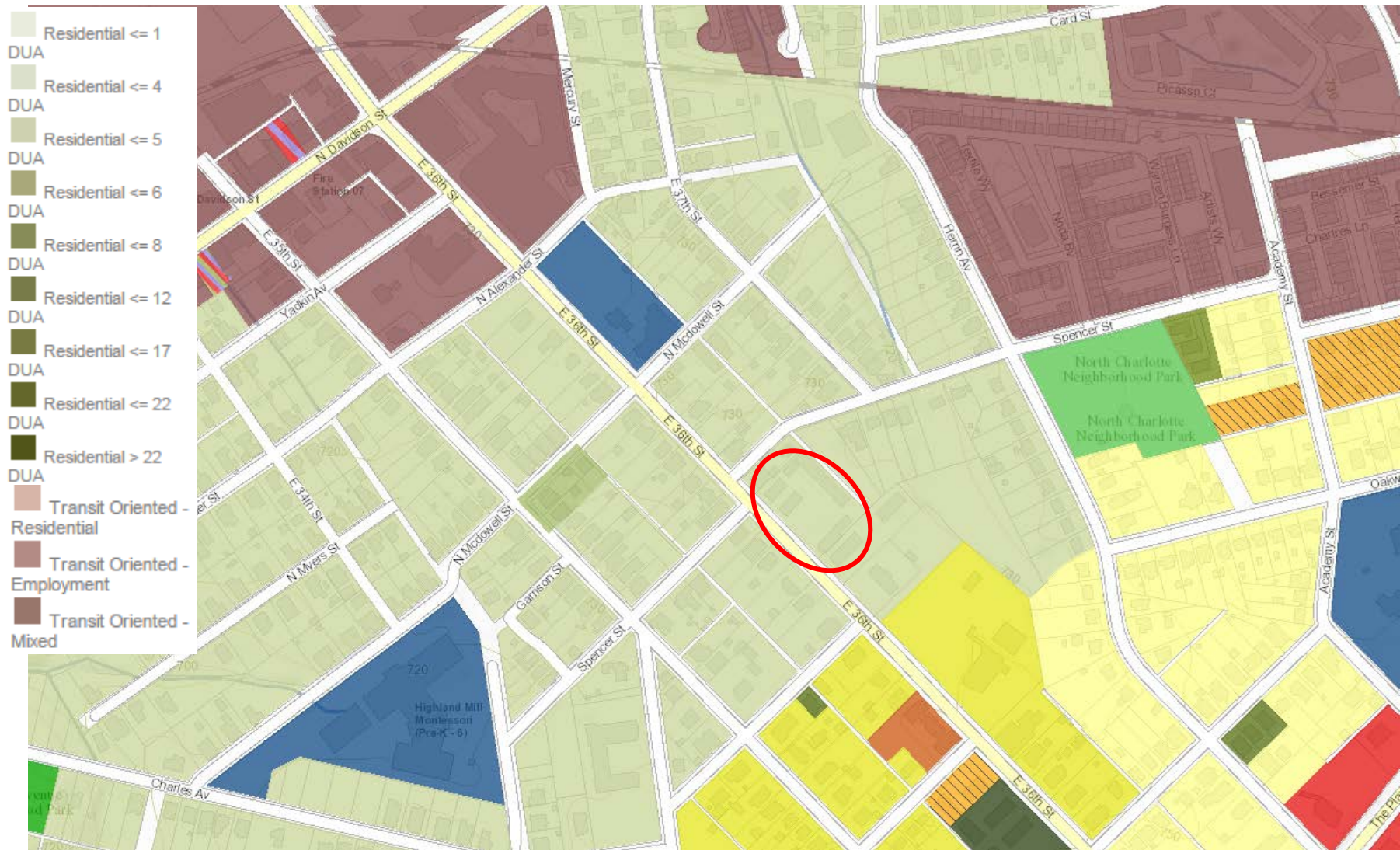


Current Zoning: R-22MF

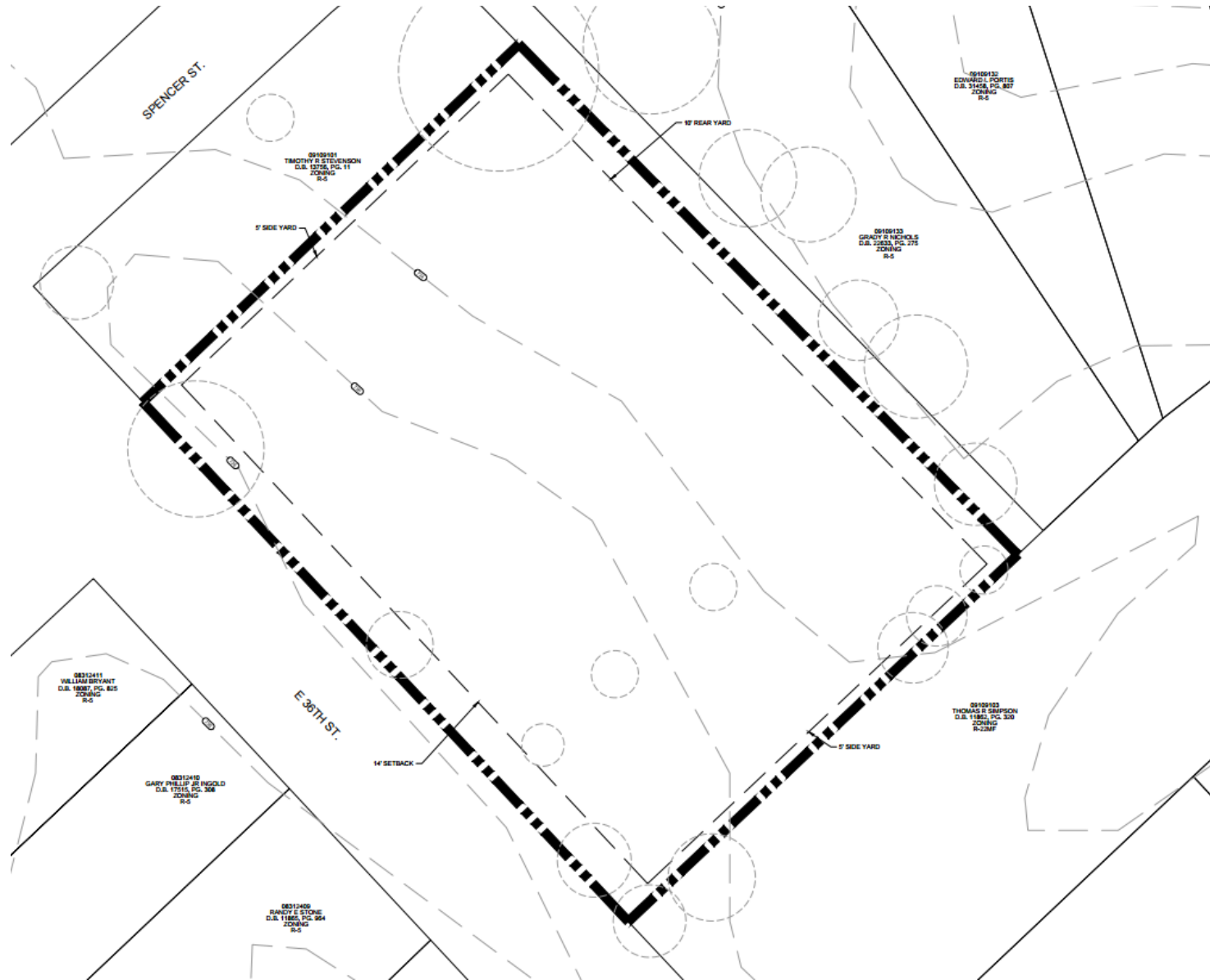




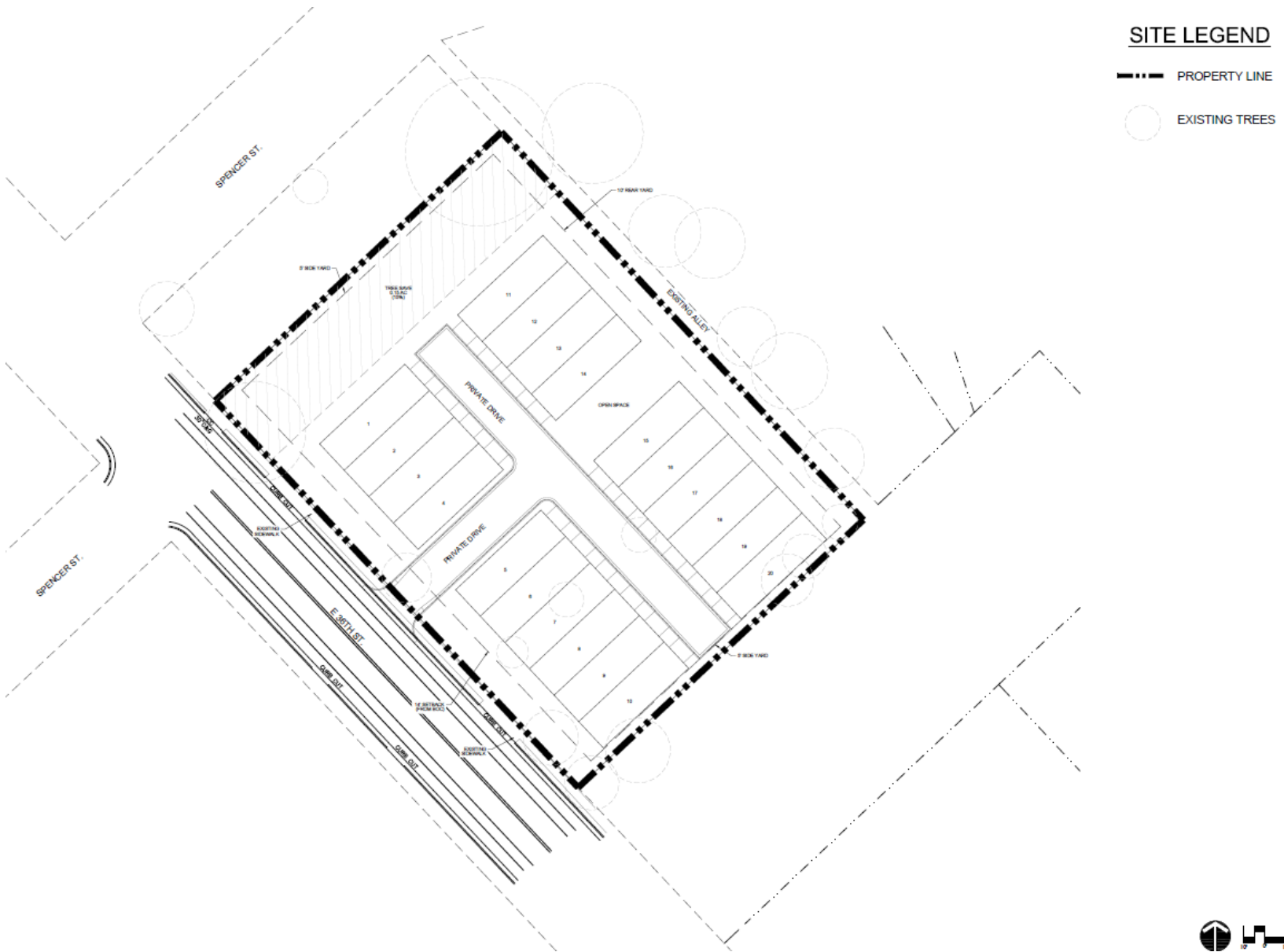
Area Plan's Proposed Land Use



Rezoning Proposal: UR-2(CD)



Rezoning Proposal: UR-2(CD)



III. Transportation

1. Vehicular access will be as generally depicted on the Rezoning Plan. The placements and configurations of the vehicular access points shown on the Rezoning Plan 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.
2. As depicted on the Rezoning Plan, the Site will be served by internal private drives, and minor adjustments to the locations of the internal private drives shall be allowed during the construction permitting process.

IV. Architectural Standards

1. The townhome units shall front East 36th Street, as depicted on the Rezoning Plan.
2. Preferred Exterior Building Materials: All principal and accessory buildings abutting East 36th Street shall comprise of a combination of portions of brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement ("hardyplank") and/or other material approved by the Planning Director.
3. Prohibited Exterior Building Materials:
 - a. Vinyl siding (but not vinyl hand rails, windows or door trim); and
 - b. Concrete Masonry Units not architecturally finished.

V. Streetscape and Landscaping

1. The Petitioner shall provide a minimum eight (8) foot wide planting strip and a minimum six (6) foot wide sidewalk along the Site's frontage on East 36th Street.
2. The Petitioner may subdivide the Site and create lots within the Site with no side or rear yards as part of a unified development plan.
3. Petitioner shall provide a minimum setback of at least twenty (20) feet from the existing back of curb of East 36th Street. Stoops and stairs may encroach four (4) feet into the setback as a "transition zone."

VI. Open Space

The Petitioner shall comply with the Post Construction Controls Ordinance and tree save requirements.

VII. Lighting

1. All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks as landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
2. The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed fifteen (15) feet.
3. Any lighting fixtures attached to the buildings to be constructed on the site shall be decorative, capped and downwardly directed.

Anticipated Rezoning Schedule

Application Deadline – March 27, 2017	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 this 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	Submittal deadline for revised site plans to be reviewed by Zoning Committee	Zoning Committee Meeting	City Council Decision
One Full Review Cycle	04/24/17	April 27 - May 3	05/12/17	NA	NA	NA	NA	05/15/17	05/26/17	05/26/17	06/19/17	06/26/17	06/29/17	07/17/17
Two Full Review Cycles	04/24/17	April 27 - May 3	05/12/17	05/15/17	05/29/17	NA	NA	06/12/17	06/23/17	06/26/17	07/17/17	07/24/17	08/01/17	09/18/17
Three Full Review Cycles	04/24/17	April 27 - May 3	05/12/17	05/15/17	05/29/17	06/12/17	06/26/17	08/14/17	08/25/17	08/28/17	09/18/17	09/25/17	10/03/17	10/16/17



SAUSSY BURBANK





SAUSSY BURBANK





Saussy Burbank
Riverwalk, SF Detached—Rock Hill, SC



**Saussy Burbank
Dilworth, Custom Infill—Charlotte, NC**



Saussy Burbank
Dilworth, Custom Infill—Charlotte, NC



Saussy Burbank
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



Saussy Burbank
Carolina Park—Mt. Pleasant, SC



Saussy Burbank
Briar Chapel, Townhomes—Chapel Hill, NC



**Saussy Burbank
Briar Chapel, SF Detached—Chapel Hill, NC**



Saussy Burbank
Elizabeth Heights, Affordable Housing—Charlotte, NC



Saussy Burbank
Nexton, SF Detached—Summerville, SC



Saussy Burbank
Nexton, SF Detached—Summerville, SC



Saussy Burbank
Riverwalk, SF Detached—Rock Hill, SC

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Questions/Discussion

K&L GATES