COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2017-083

Petitioner: CapRock, LLC

Rezoning Petition No.: 2017-083

Property: \pm 1.16 acres located between Harrill Street and Seigle Avenue (the

"Site").

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to Section 6.203 of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

The required Community Meeting was held on Monday, May 22^{nd} , 2017, a representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on 5/12/2017. A copy of the written notice is attached as **Exhibit B**.

TIME AND LOCATION OF MEETING:

The Community Meeting required by the Ordinance was held on Monday, May 22nd, 2017 at 7:00 PM, at Advent Coworking, 933 Louise Avenue, Charlotte, NC 28204.

PERSONS IN ATTENDANCE AT MEETING:

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representative at the required Community Meeting were Ryan Lambert and Kyle diPretoro with CapRock, LLC, TJ Larsen with MY Realtor and Brian Smith and Maggie Watts with Urban Design Partners . Also in attendance was Keith MacVean with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Keith MacVean opened the meeting and thanked everyone in attendance. He then introduced Ryan Lambert and Kyle diPretoro with CapRock, LLC, TJ Larsen with MY Realtor and Brian Smith and Maggie Watts with Urban Design Partners. Mr. MacVean then gave a brief overview of the rezoning process timeline, highlighting upcoming meeting dates.

Ryan Lambert and Kyle diPretoro then gave background information on CapRock, LLC. CapRock is an integrated, full-service real estate development company based in Charlotte. They focus on multi-family and assisted living facility projects with experience ranging from single family lot development to mid-rise apartment and condominium developments, townhome projects and assisted living facilities throughout the Southeast.

TJ Larsen, the founder of My Townhome Realty, then gave a brief overview of his company and their intent to fill the gap in the market for affordable high-quality multi-family communities near the uptown area. My Townhome is best prepared to deliver residential housing that fulfills the needs of today's buyer.

Mr. diPretoro went on to describe the Peridoe product they are planning to develop. The original project is located just minutes from the proposed development and all units were pre-sold before completing the site work. The new development will incorporate the same style and high-quality design while blending seamlessly into the surrounding area and celebrating the possible uptown views through each unit's private roof top terrace.

Keith MacVean explained that the site is currently vacant and designated as an industrial site. He also highlighted the zoning in the area and showed that there are many areas zoned for residential use. Maggie Watts then described the site plan in detail, noting that the proposal includes two (2) quadruplex and three (3) townhome buildings. The development will also include significant tree saves.

Kyle diPretoro then showed an example of the rendered product. The units will utilize environmentally friendly materials to include lap siding. He also noted that the sides of the units that face the single-family homes will resemble entryways to provide a more aesthetically pleasing façade.

Keith MacVean then opened the meeting to questions.

II. <u>Summary of Questions/Comments and Responses:</u>

One attendee asked about the vacant parcel adjacent to the development and if they had been approached. TJ Larsen let them know that they were not a part of this development project.

Attendees wanted to know if there were other contemporary developments in the Belmont area to which Mr. Larsen noted that there were no others in this style. He went on to emphasize that the intent of this development is to make sure that they are bringing quality show pieces into the market. This will include generous setbacks, similar to their development located at 15th and Myers Street.

It was then asked if any sidewalk improvements would be required. Keith MacVean stated that the development will include sidewalk improvements along Van Every Street, Harrill Street and the new Private Drives. The existing sidewalk along Seigle Avenue will remain.

There was also a question pertaining to sound insulation and the CSX Railway. Mr. diPretoro explained their ongoing consultations with engineers and architects in order to minimize the sound inside of the units. They are also utilizing double pane windows to which TJ Larsen noted that the tree save within the development would also help.

Keith MacVean thanked everyone for their attendance and the meeting was adjourned.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

There were no changes made as a result of this meeting.

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Department
Ryan Lambert, CapRock, LLC
Kyle diPretoro, CapRock, LLC
TJ Larsen, MY Realtor
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

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MICHAELH		18112408	ALTIME FACTORS INC				PO BOX 11254	CHARLOTTE	NC 28	28220
MICHAEL H MARY A MICHAEL H		18108408	ASHLEY ROAD HOLDINGS LLC				961 SEIGLE AVE	CHARLOTTE	NC 28	28205
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08112503 RUCKER GEORGE B JOSEPH RUCKER 08112208 SAR SARIN IM 08112108 SIGLE POINT LLC C/O CORPORATION SERVICE CO 08112103 SIS AND INVESTMENTS LLC C/O CORPORATION SERVICE CO 08112104 SIS AND INVESTMENTS LLC TAI T 08112103 SIS AND INVESTMENTS LLC TAI T 08112203 THACH KEVIN KATHY TURNER 08112203 TURNER KADIR TEOMAN BERNICE 08112204 VATSON KENINER KENINER 08112205 VATSON KENINER NOONG 08112404 YOUNG KENINER YOUNG	_	18112518	REYNOLDS	MARY D			1009 VAN EVERY ST	CHARLOTTE	NC 28	28205
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08112405 YOUNG KENNETH L MELISSA D YOUNG KENNETH L MELISSA D YOUNG KENNETH MACVEAN & JEFF BROWN MOORE & VAN ALLEN, PLLC CAPROPT I CARROLL I CARROL	_	38112502	WATSON	BERNICE			1001 ALLEN ST	CHARLOTTE		28205
KEITH WACVEAN & JEFF BROWN MOORE & VAN ALLEN, PLLC CABBOOK 11C (ATTA: RVAN LAMBERT)	_	18112405	YOUNG	KENNETH L	MELISSA D	YOUNG	107 N HARRILL ST	CHARLOTTE		28205
CAPROCK 1.0 CATTY: RVAN LAMBERTY	17-083		KEITH MACVEAN & JEFF BROWN				100 N. TRYON STREET, SUITE 4700	CHARLOTTE	NC	28202
CAPROCK, ELC (ATTIX: NIAN EXPINENT)	2017-083		CAPROCK, LLC (ATTN: RYAN LAMBERT)				2410 DUNAVANT STREET	CHARLOTTE	NC	28203

Pet_No.	Neighborho	First_Name	Last_Name	Street_Add	City	State	zip
2017-083	Enderly Park Neighborhood Association	Herbert	Weathers	201-101 W 10th St	Charlotte	NC	28202
2017-083	Optimist Park	Pauline	Simuel	412 E 18th Stret	Charlotte	SC	28206

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION # 2017-083 - CapRock, LLC

Subject: Rezoning Petition No. 2017-083

Petitioner/Developer: CapRock, LLC

Current Land Use: vacant

I-2 **Existing Zoning:**

Rezoning Requested: UR-2(CD)

Monday, May 22nd, 2017 at 7:00 p.m. Date and Time of Meeting:

Location of Meeting: **Advent Coworking**

933 Louise Avenue Charlotte, NC 28204

Date of Notice: 5/12/2017

We are assisting CapRock, LLC(the "Petitioner") on a Rezoning Petition recently filed to allow the development of the site with a high quality townhome for sale community on a 1.16 acre parcel located between Harrill Street and Seigle Avenue (the "Site"). We take this opportunity to furnish you with basic information concerning the Petition and to invite you to attend a Community Meeting to discuss it.

Background and Summary of Request:

This Petition involves a request to rezone the ±1.16 acre Site from I-2 to UR-2(CD). The rezoning petition would allow the Site to be developed with up to 23 townhomes for sale.

The townhome community would have access to Van Every Street and Harrill Street via a private drive. The units along Van Every Street will front the Street. The units along Harrill Street will have side yards facing Harrill Street. The remainder of the units will be arranged along the interior private drive. Tree save areas are proposed along Seigle Avenue and along the existing Carolina-Central Railway right-of-way. The existing retaining wall along Seigle Avenue will be preserved. Due to the existing retaining wall and the difference in grade along Seigle Avenue access to the Site from Seigle Avenue is not possible.

Community Meeting Date and Location:

The Charlotte-Mecklenburg Planning Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site. Accordingly, we are extending an invitation to attend the upcoming Community Meeting to be held on Monday, May 22nd, 2017, at 7:00 p.m. at Advent Coworking, 933 Louise Street, Charlotte, NC 28204. Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Community Meeting.

In the meantime, should you have questions about this matter, you may call Keith MacVean (704-331-3531) or Jeff Brown (704-331-1144). Thank you.

Mayor and Members of Charlotte City Council Tammie Keplinger, Charlotte Mecklenburg Planning Department Ryan Lambert, CapRock, LLC Kyle diPretoro, CapRock, LLC TJ Larsen, MY Realtor Jeff Brown, Moore & Van Allen, PLLC

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Site Location



CapRock – Van Every Street Rezoning Petition No. 2017-083 Community Meeting – May 22nd, 2017 @ 7:00pm

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TELEPHONE	704-905-7159 4x/400 NC Z	Trymydes	morth Ha	816-86h2											
ADDRESS	8209 Victoria Lave DN W	56/5 Mc Chesman Dr. CH 28457	1101 Princein me Cuizzzad	SATGEMENEUS FORD DR. CMJ. NEJERG 7448-1918											
NAME	Tim METTON	* Nothic (mith	Travis Marcas	KHALID MEXIC											
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