

COMMUNITY MEETING REPORT
Petitioner: Stolz Partners, LLC
Rezoning Petition No. 2017-085

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 Community Meeting to be held on June 8, 2017 at 6:00pm at the Grace Crossing Church to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on May 26, 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 June 8th, 2017 at 6:00pm at the Grace Crossing Church, located at 5600 Rocky River Rd, Charlotte, NC 28215.

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 Mark Eisenbeis (Stolz Partners, LLC) and Marc Houle (Yarborough-Williams, & Houle).

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Mark Eisenbeis, welcomed the attendees and introduced the Petitioner's team, which included their engineer, Marc Houle. Mr. Eisenbeis handed out a presentation summarizing the development to the attendees (Exhibit D). Mr. Eisenbeis indicated that Stolz Partners proposed to rezone an approximately 9.54-acre site (the "Site"), located on Caldwell Road between the Farmington Ridge and Caldwell Commons subdivisions, from the R-3 and R-4 zoning classifications to R-5 (CD). Mr. Eisenbeis 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. Eisenbeis showed how the proposed 41-unit single family detached subdivision was consistent with the area development.

Mr. Eisenbeis provided background information about the Stolz Partners' experience and the typical operation of its facilities. He then presented the site plan and pointed out several benefits to the surrounding residents, such as improved storm water management and better road access. Mr. Eisenbeis showed typical elevations of the homes to be constructed on site, highlighting the commitment to avoid the use of vinyl siding and a mid \$200k's price point.

Detailed minutes follow.

Respectfully submitted, this 12th day of June, 2017.

cc: LaQuett White, Charlotte-Mecklenburg Planning Department

COMMUNITY MEETING MINUTES
Petitioner: Stolz Partners, LLC
Rezoning Petition No. 2017-085

Project: Caldwell Road Subdivision

Date/Time: June 8, 2017 / 6:00pm

Location: Grace Crossing Church
5600 Rocky River Rd, Charlotte, NC 28215

Petitioner: Stolz Partners, LLC

- At 6:00pm Mark Eisenbeis discussed with the attendees waiting to see if additional people might show up.
- Mr. Eisenbeis began the community meeting at 6:21pm and introduced Marc Houle as his engineer.
- Mr. Eisenbeis handed out a presentation summarizing the development to all of the attendees and began to describe the proposed development.
- There were questions about the specific location which Mr. Eisenbeis addressed with street maps, aerial maps, and site plans.
- Mr. Eisenbeis explained that the development spanned the Mecklenburg/Cabarrus County line and the homes on the Mecklenburg side would be single family detached on 50' wide lots, while townhomes would be constructed on the Cabarrus side.
- Attendees asked what the townhomes would be like, and Mr. Eisenbeis and Mr. Houle explained that they will be large homes, 26' wide with 2-car garages. Prices will be in the low \$200k's, which is more than many new single family detached homes in the area. It was also mentioned that vinyl siding would not be used in either the townhomes or single family homes.
- Attendees asked for clarification on how the Farmington Ridge Parkway extension would be developed. Mr. Houle said that he was designing the parkway for the developer of the mixed use development immediately to the south. Mr. Houle showed how it will improve the traffic flow for the surrounding area and allow better access to I-485.
- During the presentation on the water and sewer layout, attendees from Caldwell Commons wanted to know whether this development would contribute to the water runoff they're already experiencing. Mr. Houle clarified that the new development would collect stormwater that is currently running into the Caldwell Common yards and distribute it below ground down the Farmington Ridge Parkway extension.
- Some attendees from Caldwell Commons asked whether the builder would put a fence between the new houses and the existing homes to help differentiate the neighborhoods. Mr. Eisenbeis said he could not commit to anything but would discuss the option with the builder.
- Mr. Eisenbeis provided his contact information to attendees that wanted it and concluded the meeting at 6:47pm.

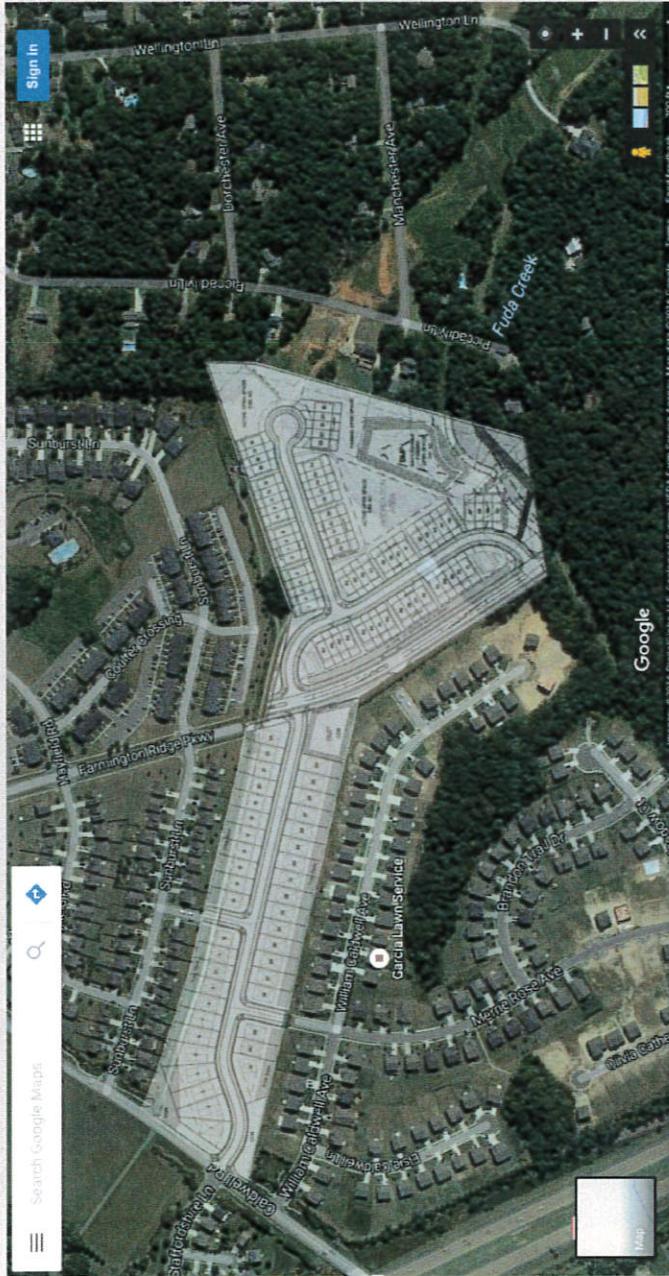
COMMUNITY MEETING SIGN-IN SHEET
PETITIONER: STOLZ PARTNERS
REZONING PETITION NO.: 2017-085
JUNE 8, 2017

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

Please **PRINT CLEARLY.**



STOLZ PARTNERS



CALDWELL ROAD SUBDIVISION

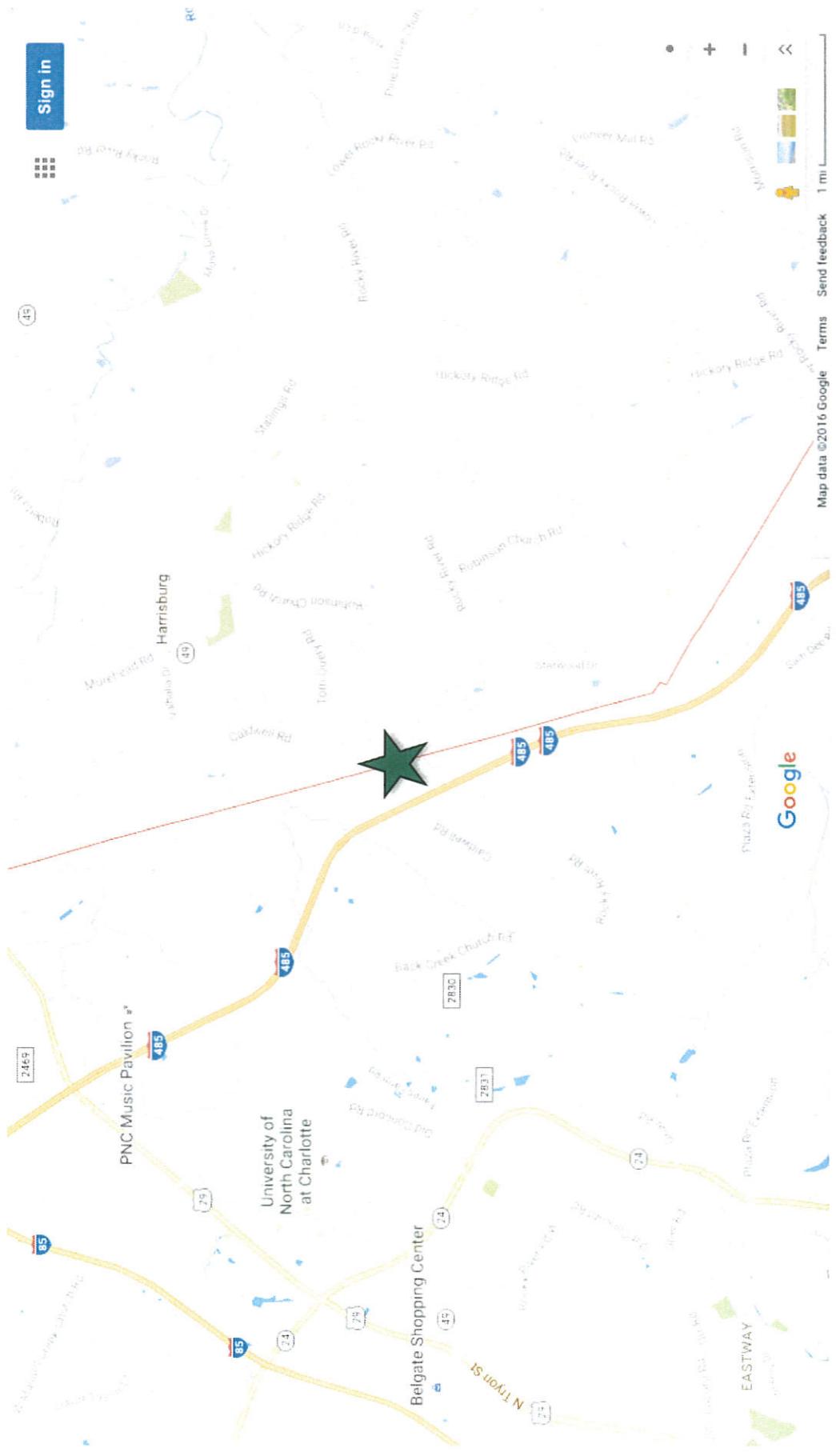
6/8/2016

Stolz Partners

Project Summary

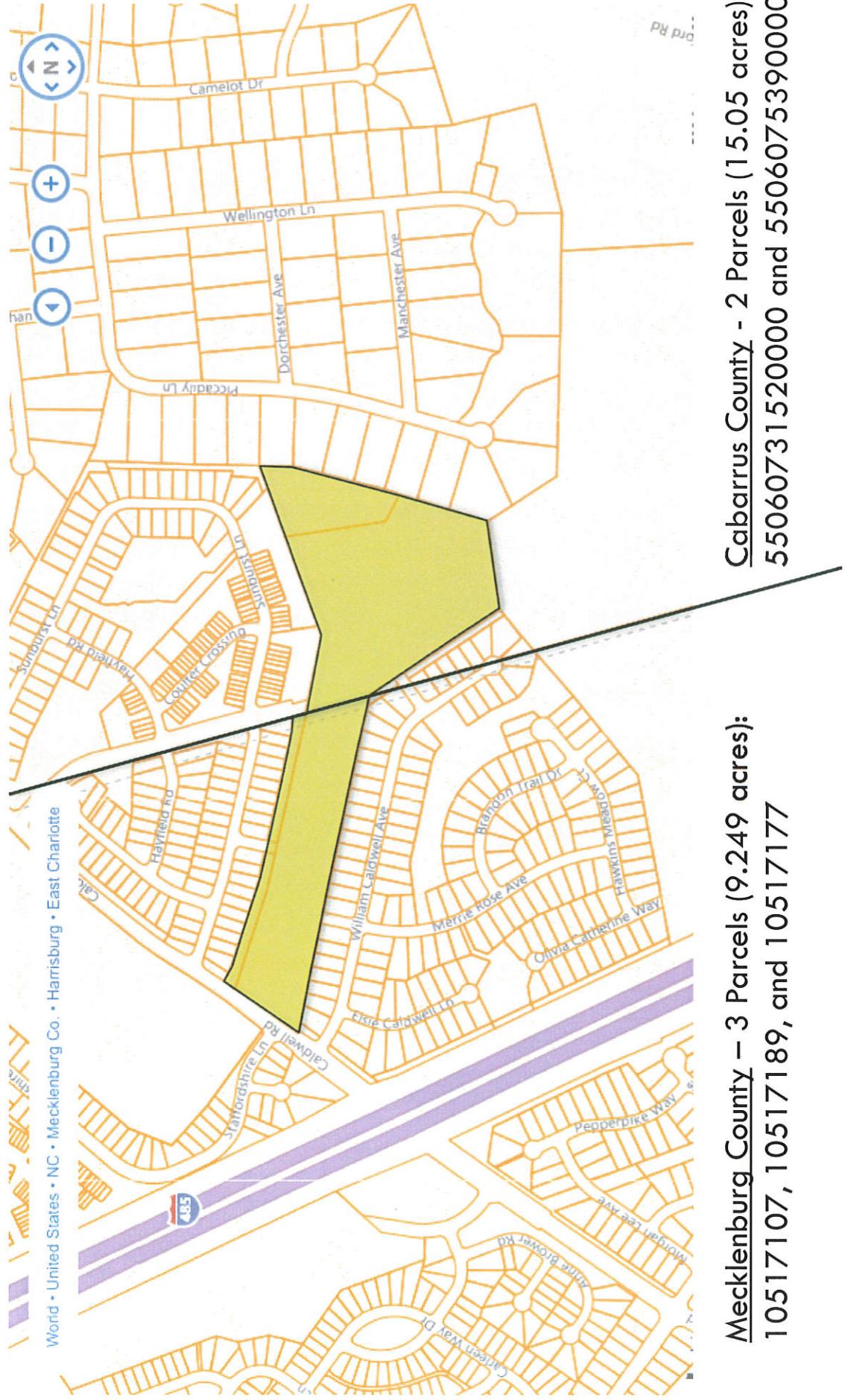
- Proposal:** Develop 23.082 acres along Caldwell Road into a residential neighborhood consisting of 41 single family and 67 townhome dwellings
- Jurisdiction:** The site is crossed by the Mecklenburg/Cabarrus County line
- Seeking:** Rezoning of 9.54 acres off of Caldwell Road for 41 single family detached home sites.
- Zoning:**
 - Current: R-3 and R-4
 - Proposed: R-5 CD
 - Zoning would allow for 8 units/acre, but we are planning for a density of only 4.3 units/acre
 - Conditional Zoning District
- Proposed Product:** 41 single family detached homes
 - Garages: 2-car, front entry
 - Lot Widths: 50'
 - Projected Home Prices: Mid \$200k's
- Improvements:** Includes an extension of Farmington Ridge Parkway to connect to MPV's mixed use development

Location Map



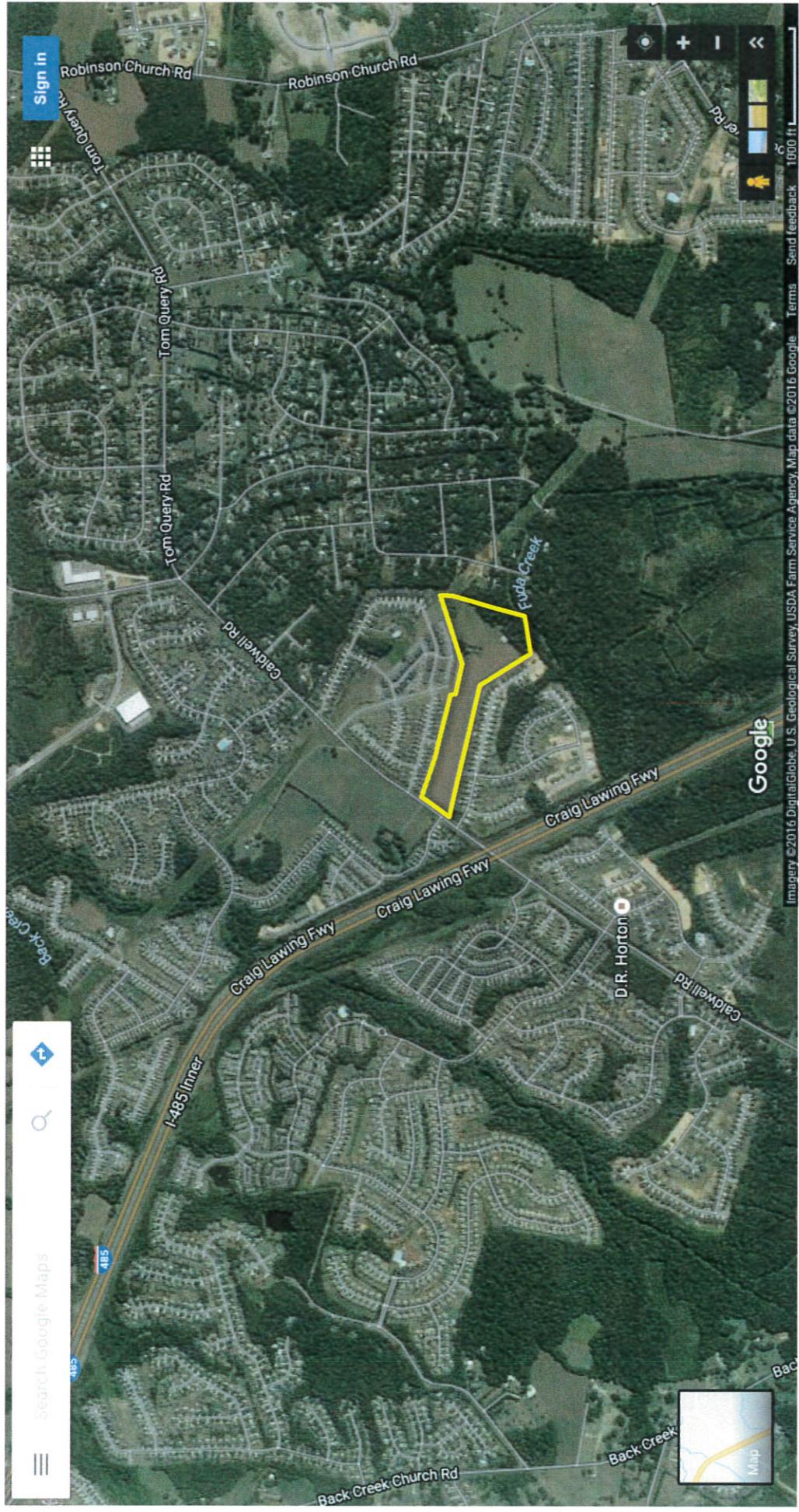
Parcel Map

4



Aerial Map

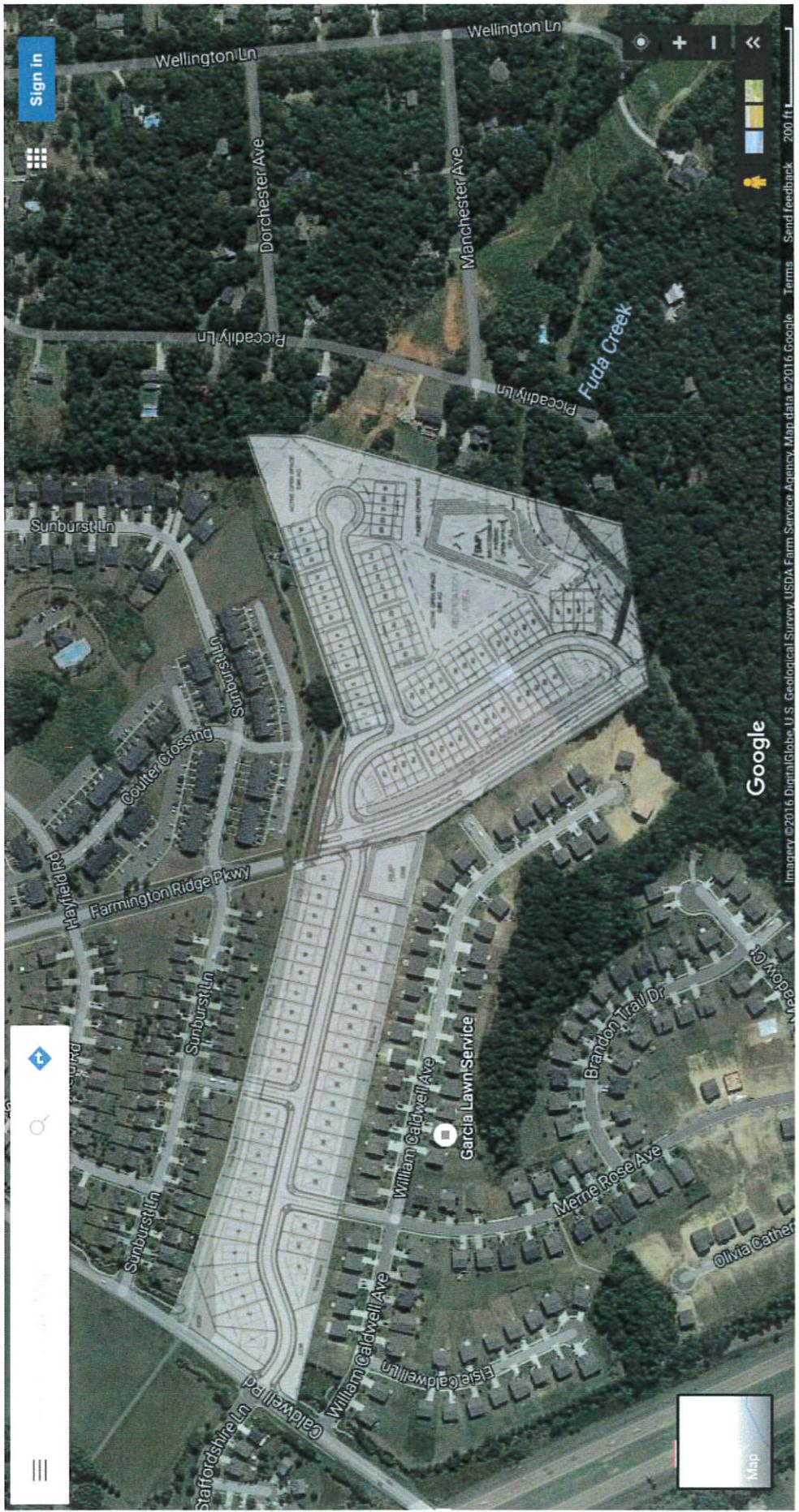
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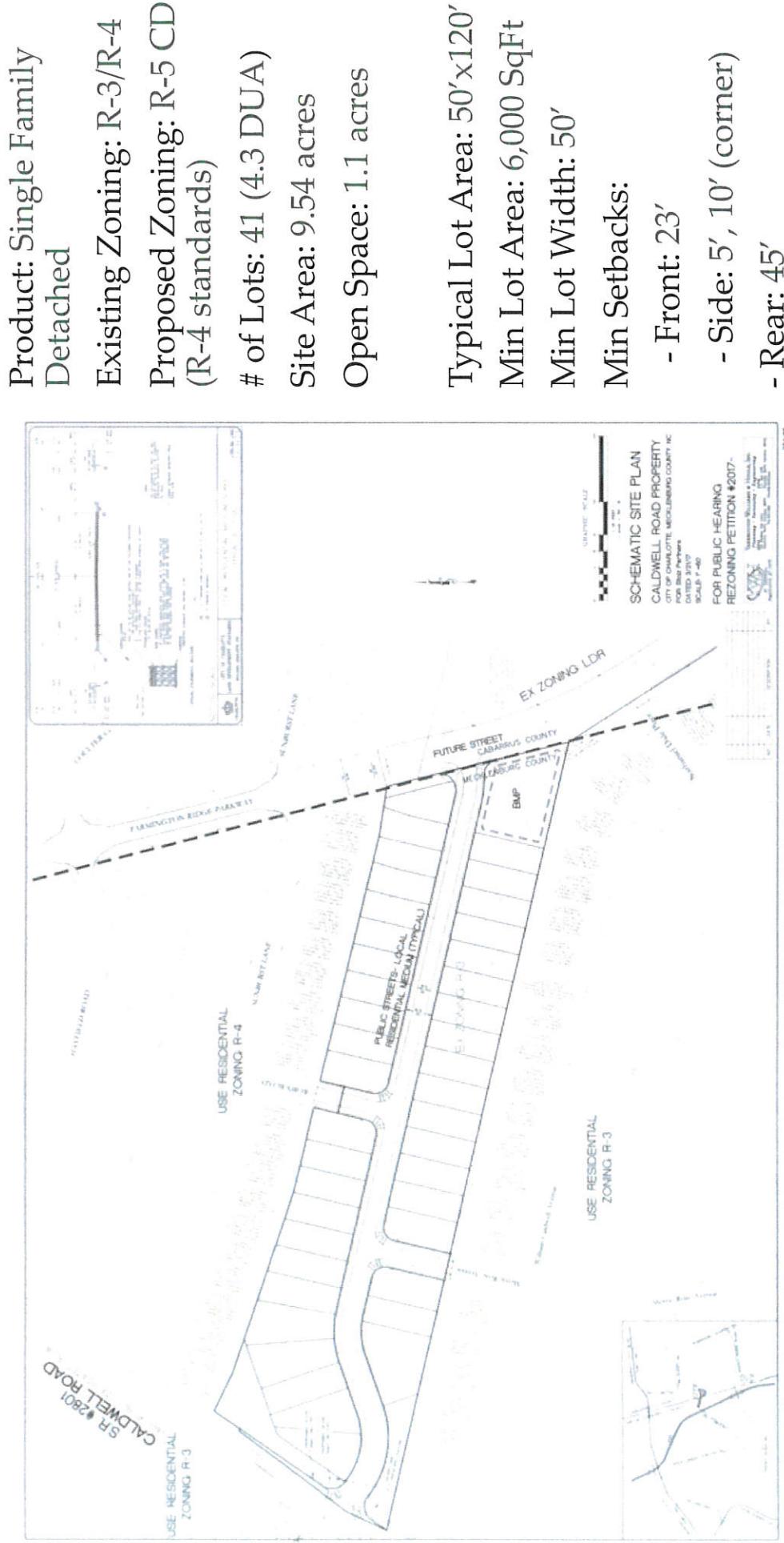
Master Site Plan



Aerial with Site Plan

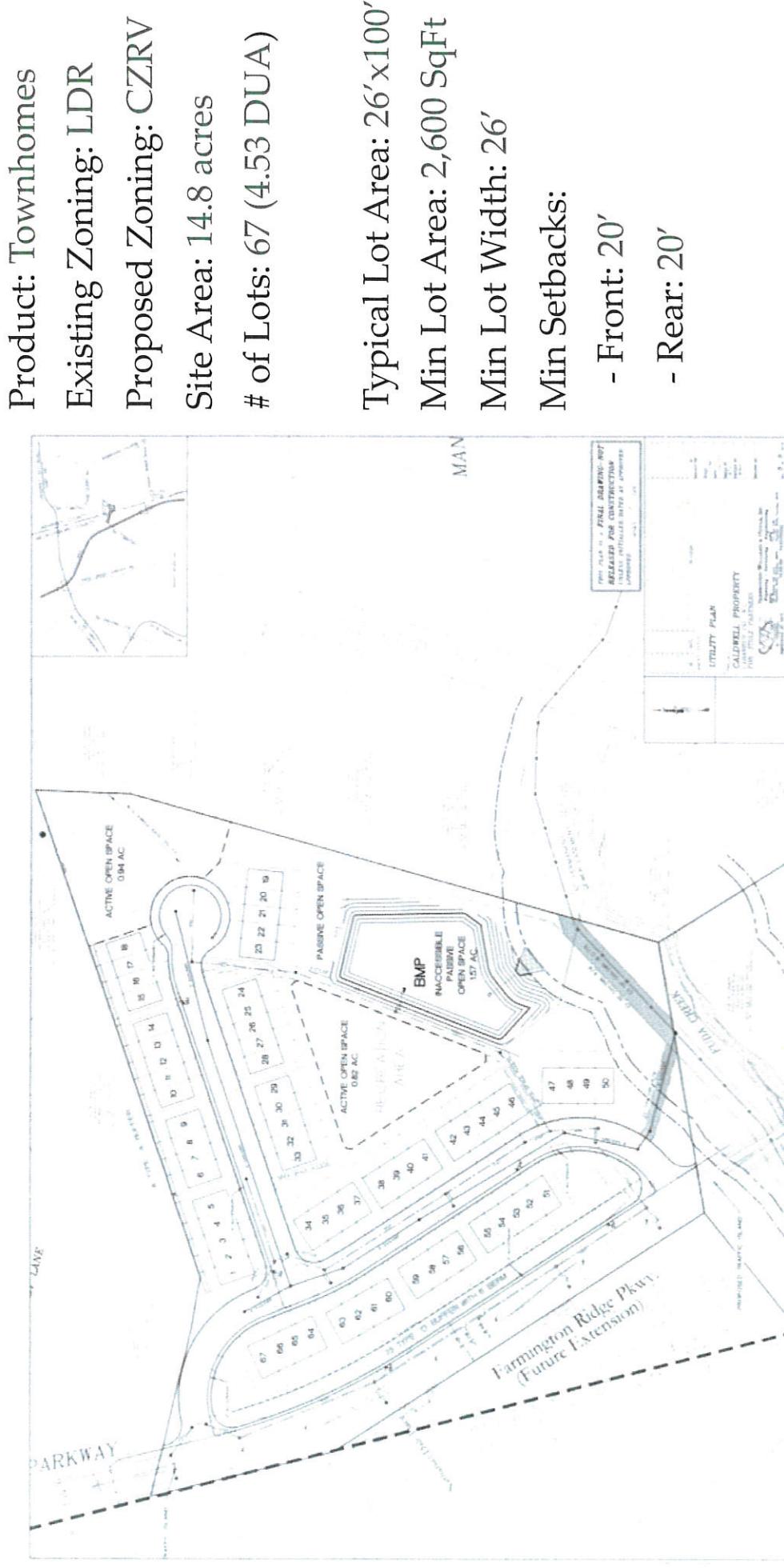


Site Plan – Mecklenburg Co. Single Family Detached



Site Plan – Cabarrus Co. Townhomes

9



Development Characteristics

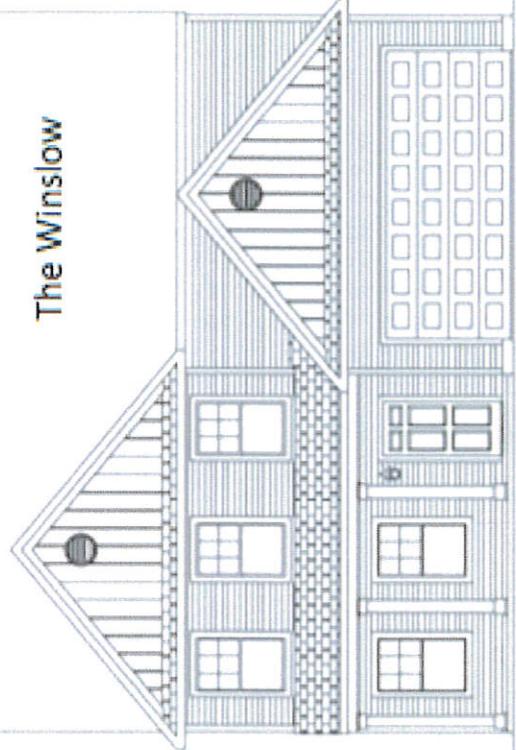
- Attractive home designs
- Consistent with area development pattern
- Includes the extension of Farmington Ridge Pkwy
- Dedicated Parking Lots
- Multiple neighborhood connection points
- Higher density townhomes provide additional rooftops to help support neighboring commercial
- Optimized layout to match surrounding neighborhoods
 - Minimal impact on LDR
- Water and Sewer aligned through Harrisburg Public Works and Charlotte Water
- Meeting a consumer need - greater diversity in affordable housing options

Single Family Examples

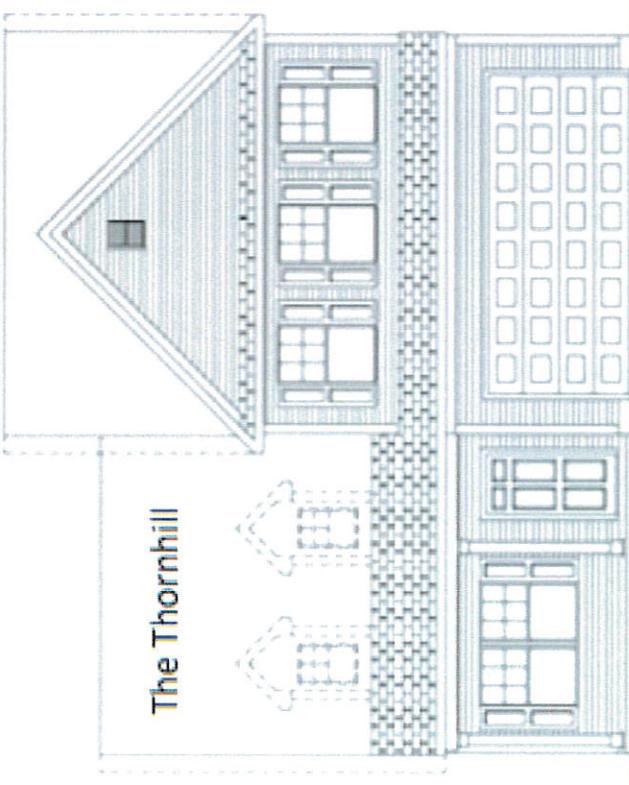
- Hardiplank siding
- 2-Car Garages
- Mid \$200k's
- 1,200 - 3,600 sqft



The Winslow

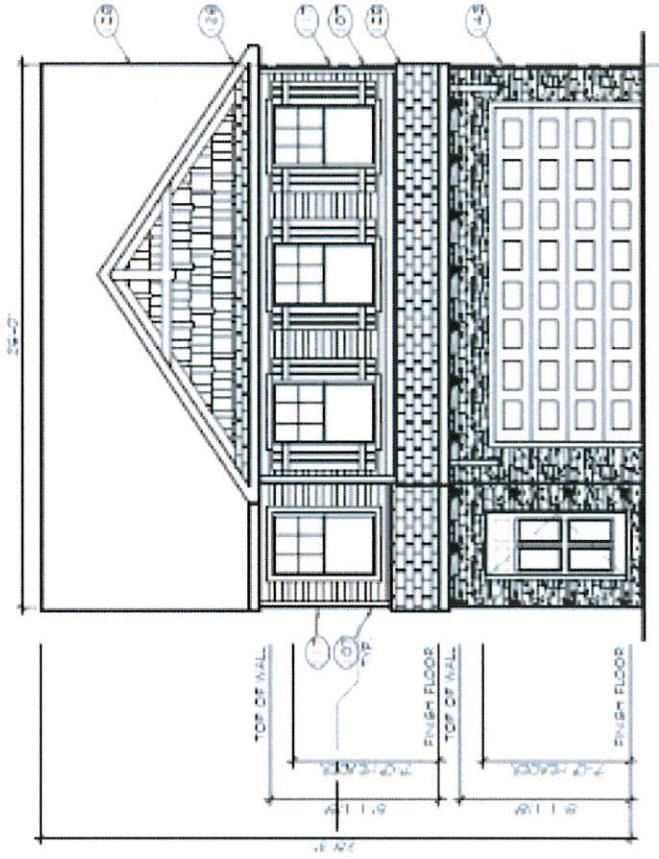


The Thornhill



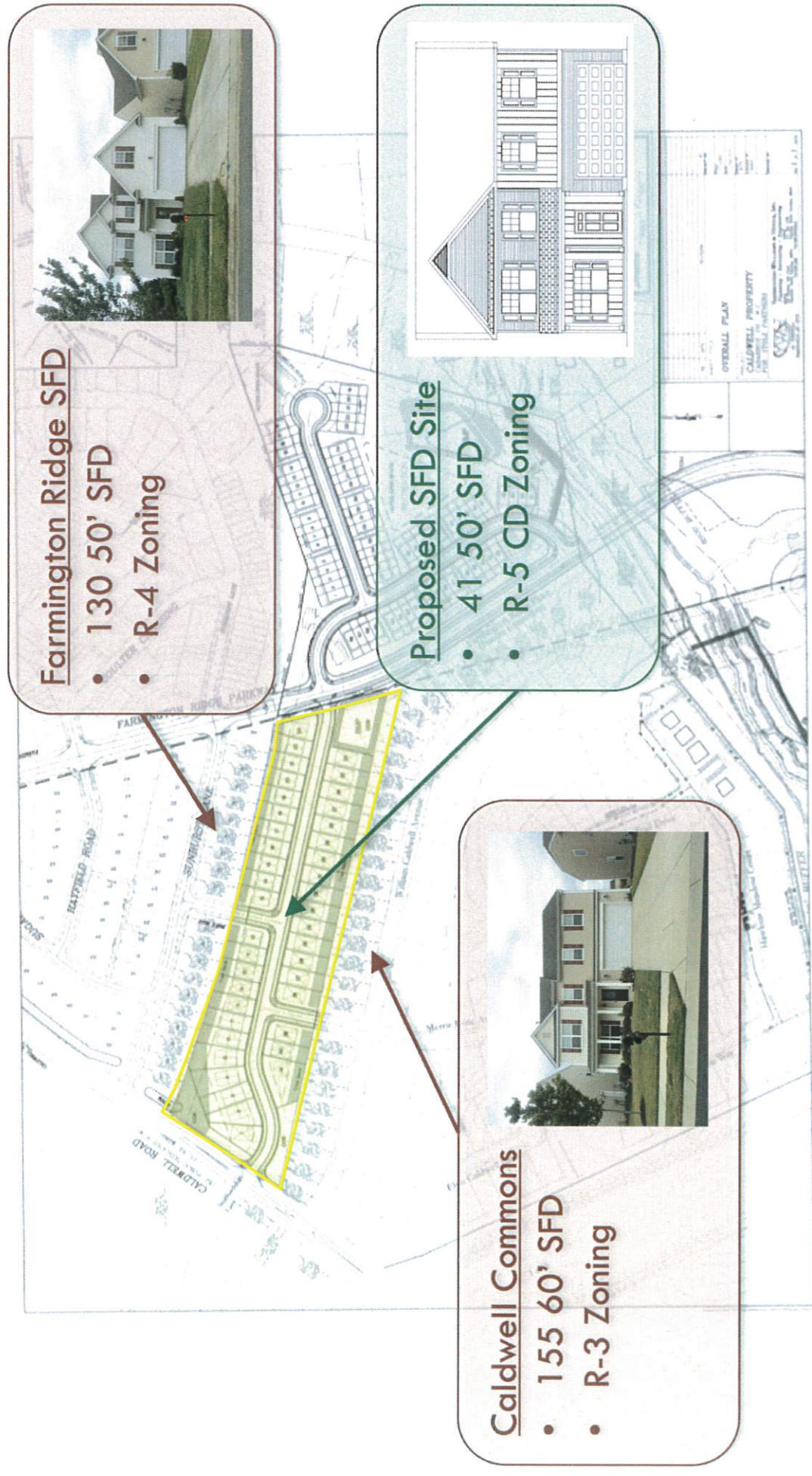
Townhome Examples

- Hardiplank siding
- 2-Car Garages
- Low \$200k's
- Approx. 2,200 sqft

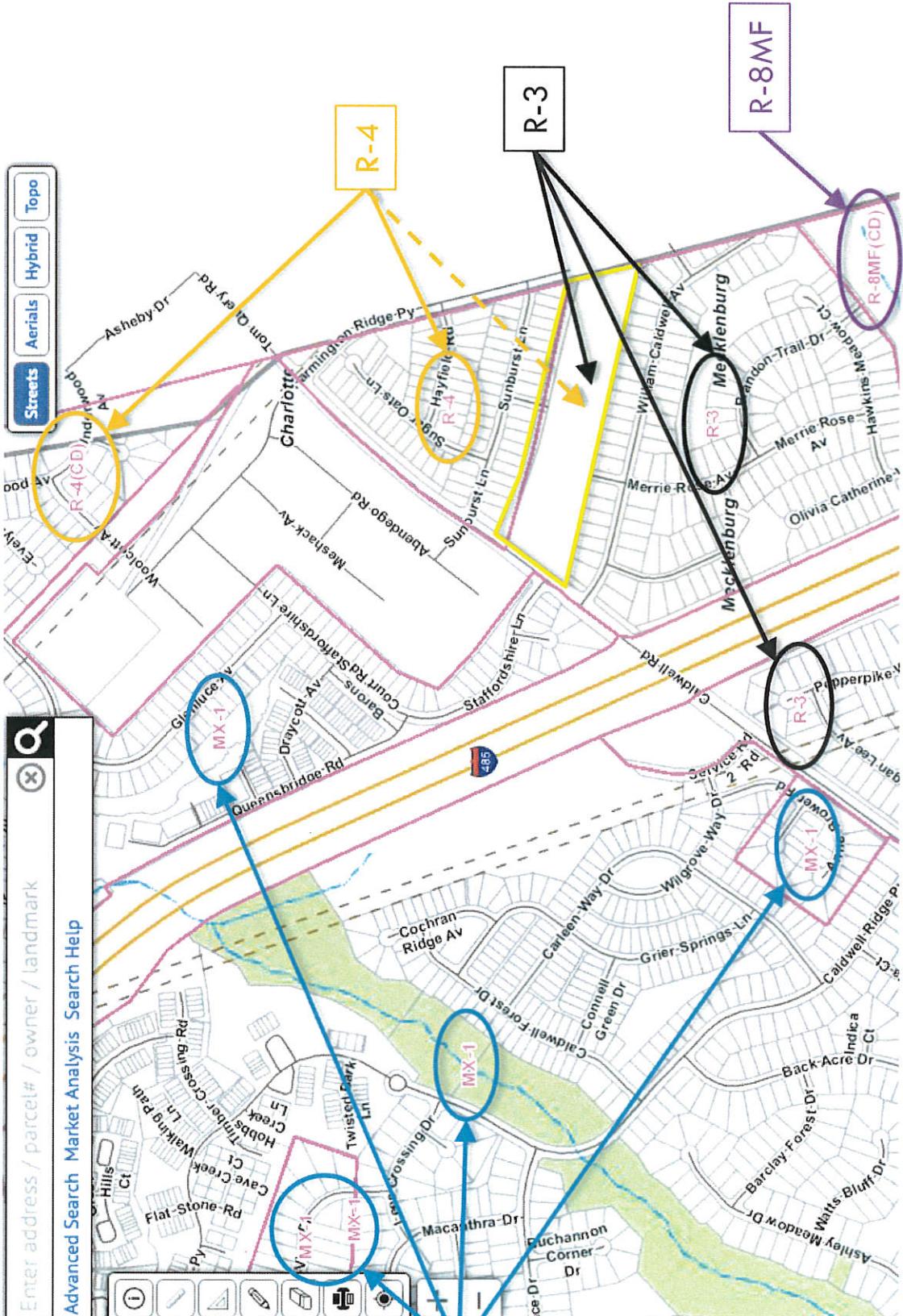


Consistent with Area Dev. Pattern (SFD)

13



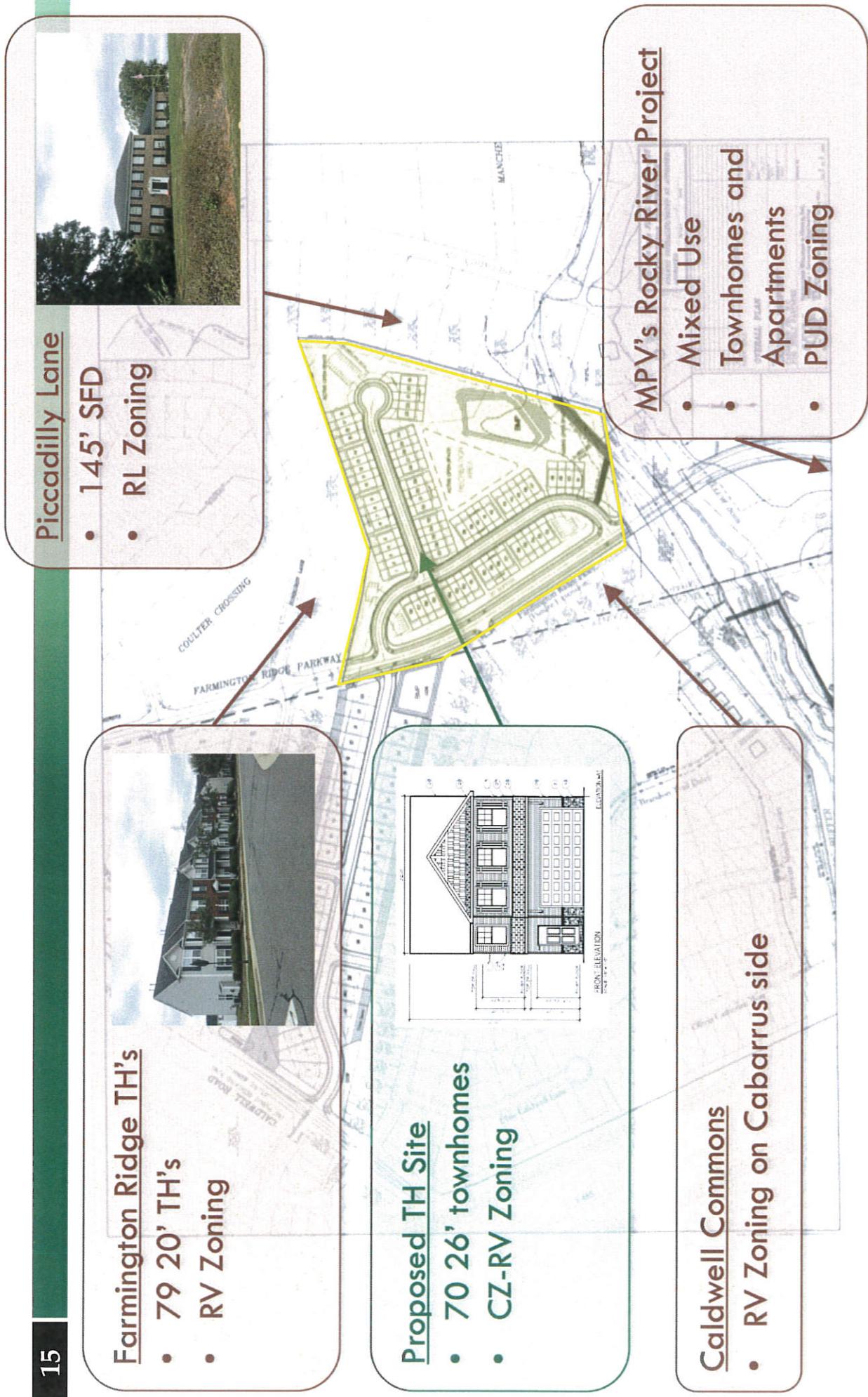
Consistent with Zoning (Mecklenburg)



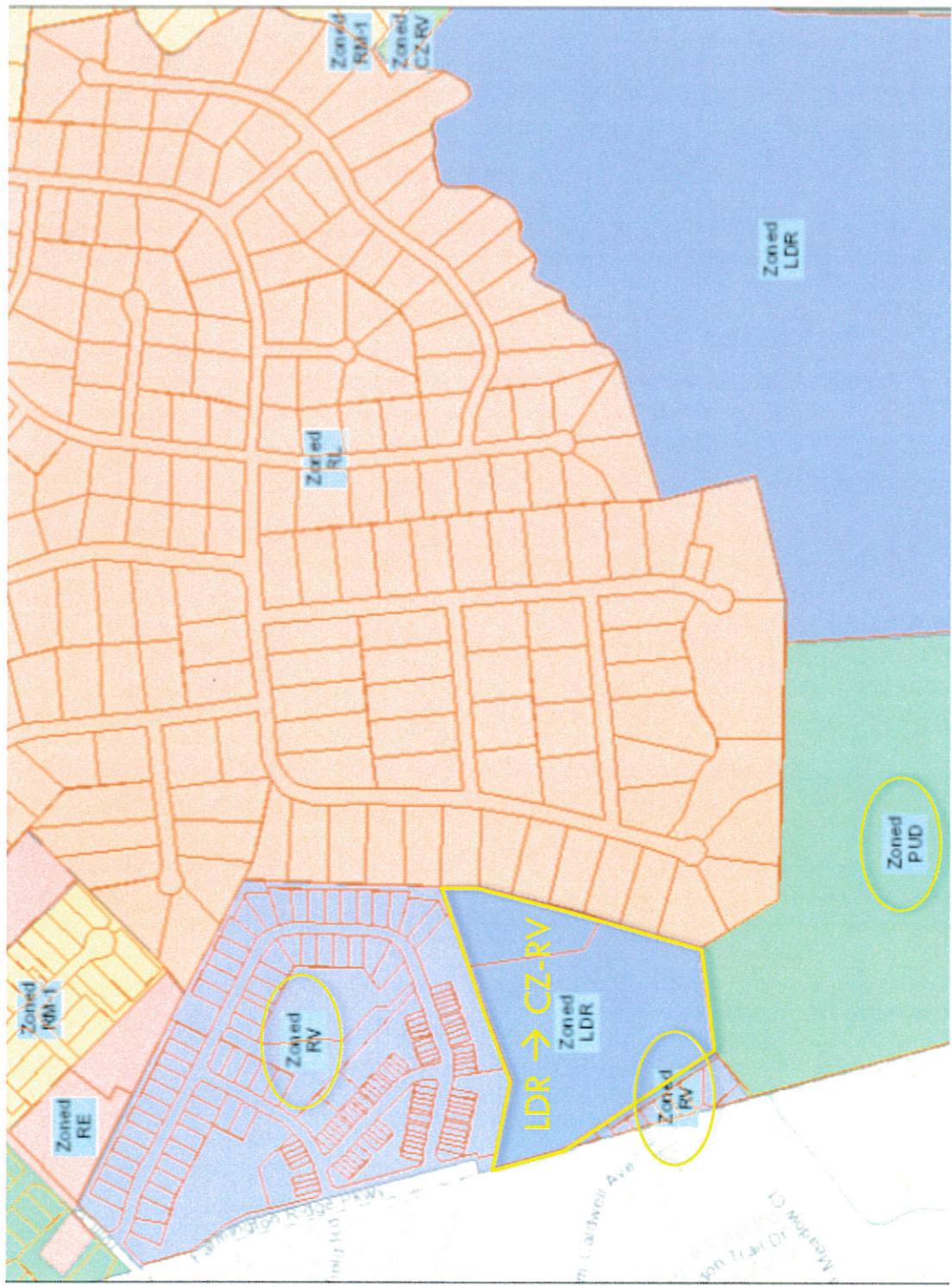
**MX-1 (R-6)
density**

Consistent with Area Dev. Pattern (TH's)

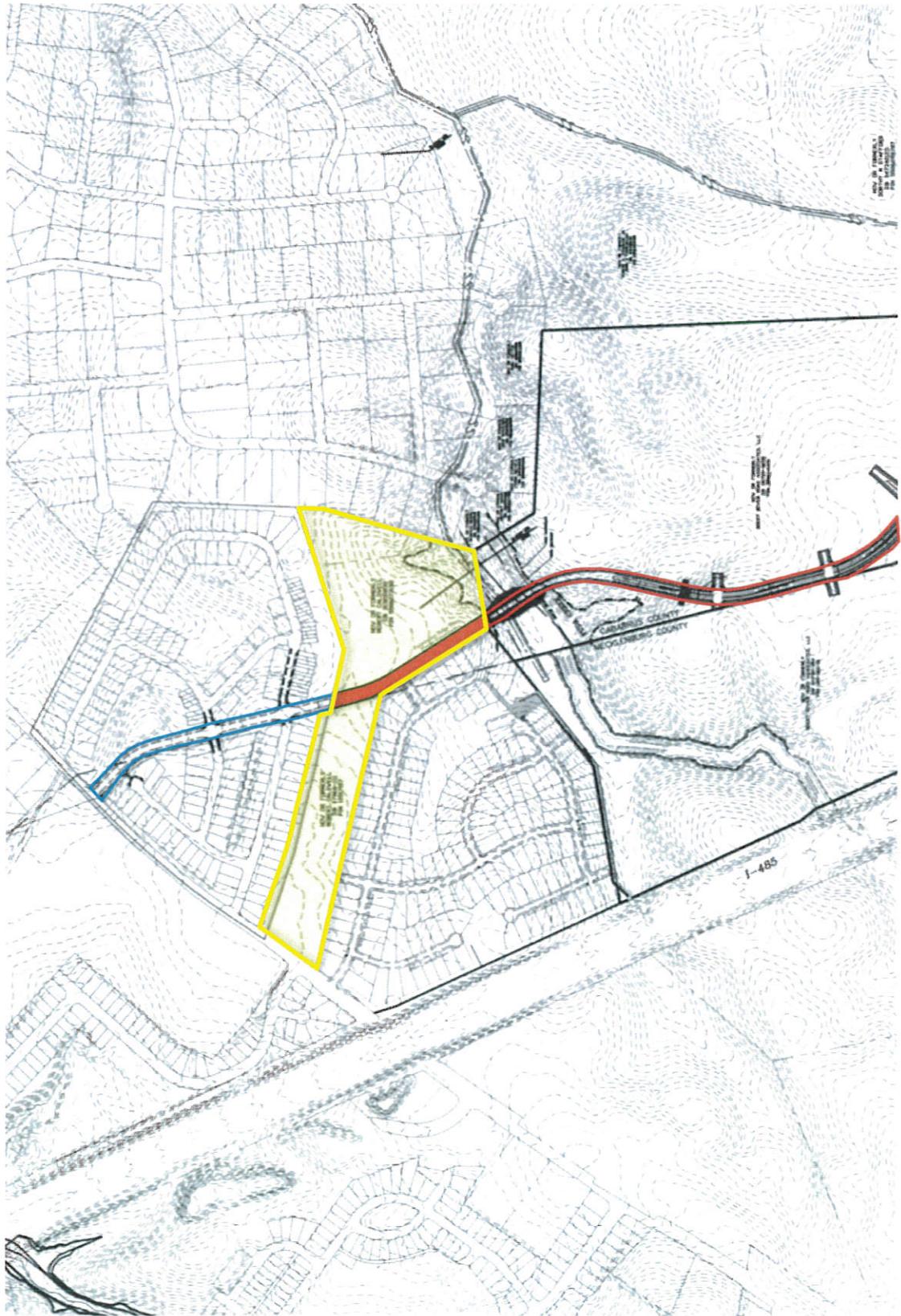
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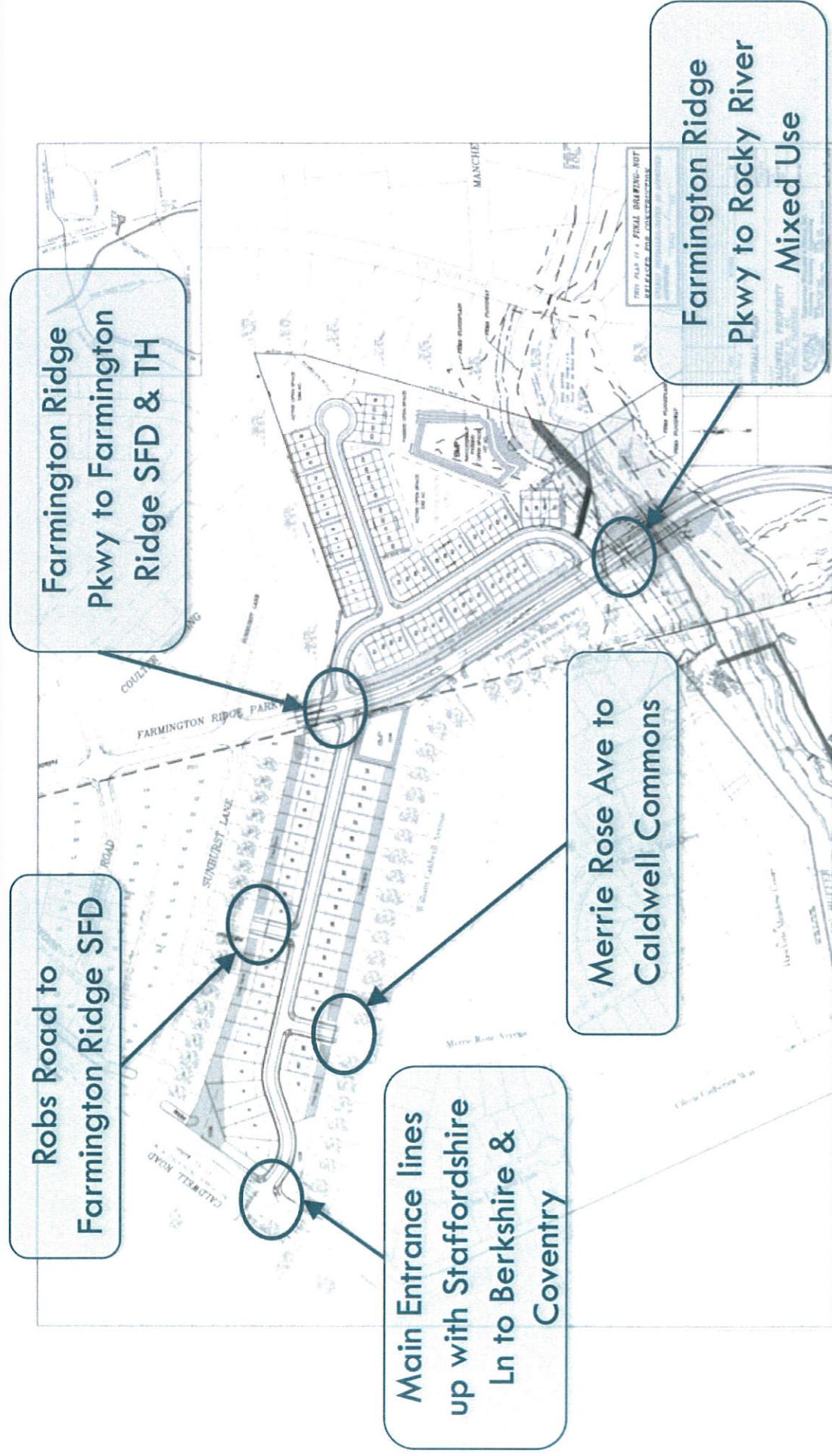
Consistent with Zoning (Cabarrus)



Farnington Ridge Pkwy Extension



Multiple Connections



Water/Sewer - Mecklenburg

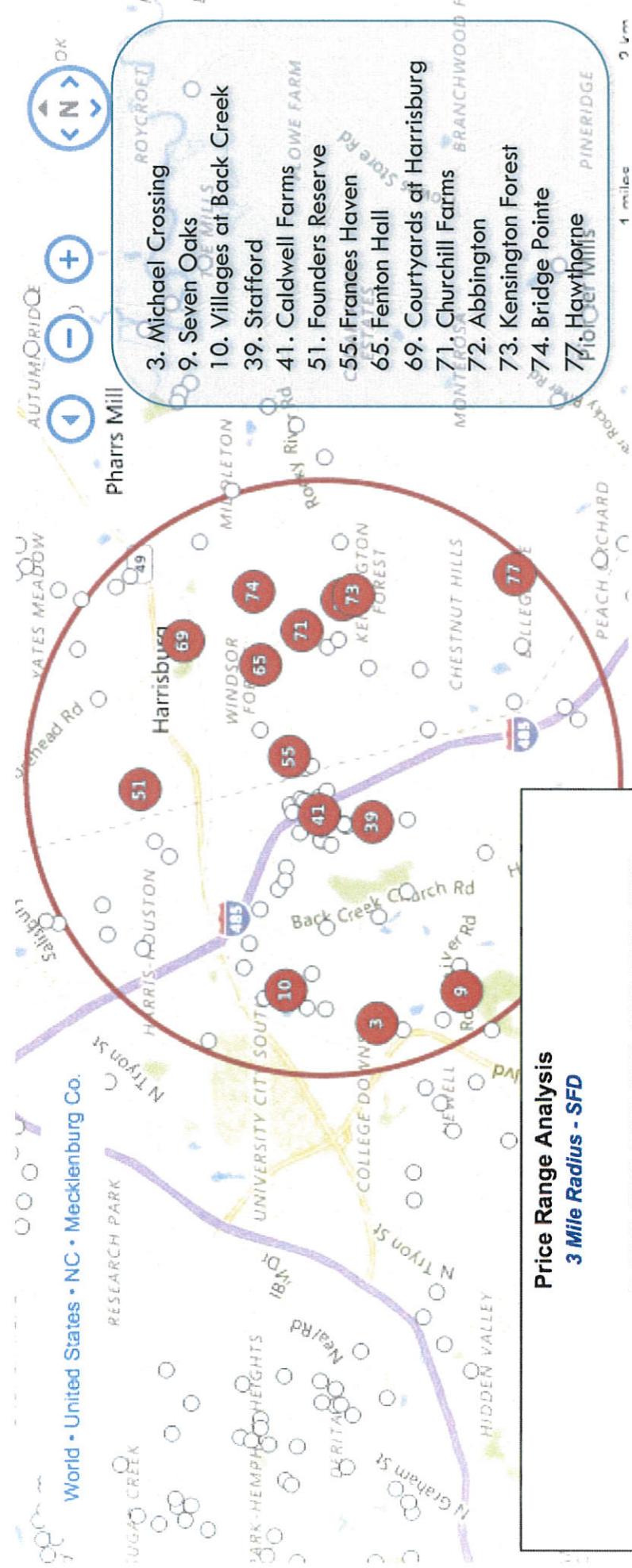
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Active New Home Subdivisions

Single Family Detached - 3 Mile Radius

20



**53% of the new home closings
(4/2016 – 3/2017) were under \$250k**

Source: Metroweb 1Q17 Update