

COMMUNITY MEETING REPORT

Petitioner: Saussy Burbank, LLC

Rezoning Petition No. 2017-131

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 September 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 Tuesday, October 10, 2017 at 6:30 p.m. at the Homewood Suites by Hilton SouthPark, 4808 Sharon Road, Charlotte, NC 28210

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 Charles Teal and Peter Harakas, as well as by Petitioner's agents, Steven Hinshaw with Hinshaw Properties, Matt Langston with Landworks Design Group, and Collin Brown and Brittany Lins with K&L Gates.

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 explained that the Petitioner is a local Charlotte homebuilder with a good reputation in the community for quality housing products. Before filing the rezoning, the Petitioner organized several outreach meetings with adjacent landowners and community leaders to discuss the intent of the rezoning and gain initial feedback.

Mr. Brown explained that the rezoning petition relates to property located on Hazelton Drive, on the west side of Sharon Road. The property is currently zoned R-3 (low intensity residential zoning) and is directly adjacent to the hotel property on which this community meeting is being held.

Mr. Brown then discussed the SouthPark Area Plan, which shows that the property is right outside the proposed boundary of high-intensity commercial development. As background, Mr. Brown explained the adjacent hotel rezoning and site constraints that lead to the additional height required for the hotel. When the hotel was developed, it was contemplated that the two adjacent lots (currently the subject of this rezoning petition) would not remain single-family residences for long. Mr. Brown said that the Petitioner's meetings with Planning Staff have indicated that they believe the Petitioner is proposing the right transition between the increasingly urbanizing SouthPark area and the surrounding residential neighborhoods.

Mr. Brown explained that the Petitioner is proposing to rezone the property to the UR-2 district with an associated conditional rezoning plan, which will provide a significant level of certainty. The Petitioner is

requesting the ability to build eight townhome units on the property, with each townhome owner owning a piece of the land under and around their individual unit. Common areas of the site will be maintained by a Homeowners Association.

Then, Mr. Brown walked through a few initial site plan concepts before explaining that the current concept proposes a single access point on Hazelton Drive and no access from Sharon Road. The Petitioner believes that this concept allows for a better streetscape along Sharon Road and a larger buffer area for the adjacent single-family homes to the west of the property. The Petitioner also proposes to install a multi-modal woonerf as an alternative to a typical vehicular drive through the property.

Mr. Brown mentioned that the Petitioner recognizes that the property can serve as a gateway to the Laurelwood Neighborhood. The Petitioner is proposing to provide a setback along Hazelton Drive that blends with the existing single-family conditions. Additionally, the Petitioner will install new sidewalks and planting strips along Hazelton Drive and upgrade the streetscape on the property's frontage along Sharon Road. The Petitioner also intends to provide attractive entrance signage that will serve to preserve the identity of the Laurelwood neighborhood as a whole.

Mr. Brown explained that several members of the Laurelwood neighborhood coordinated a list of requests for the Petitioner. Mr. Brown then outlined the Petitioner's responses to those requests, recognizing that many requests have been agreed to. As reflected in the list of requests, the neighbors have safety concerns regarding on-street parking along Hazelton Drive. The Petitioner recognizes the safety concern associated with parking between the intersection of Sharon Road and the proposed access point and is committed to prohibit parking in that area. However, the Petitioner does not intend to restrict parking on the opposite side of the access point, farther from the intersection with Sharon Road. The Petitioner believes that the demographic of the proposed development will not require much parking beyond the two garage spaces provided for each unit and overflow area within the internal woonerf. As an additional safety measure, the Petitioner has designed the site plan to provide an open entrance area with an improved site triangle at the intersection of Hazelton Drive and Sharon Road.

The neighborhood also expressed a desire for coordination between the Petitioner's proposed project and the redevelopment occurring at Sharon Towers. The Petitioner has been in contact with Sharon Towers representatives and is agreeable to coordinating efforts for a complementary development.

In response to the neighbors' requests related to architectural concepts, Mr. Brown shared a few preliminary conceptual renderings that address many of the design requests, including building materials, articulation and the request to restrict building height to 45 feet. The Petitioner intends to provide a high-end development that is custom-designed for the site.

Mr. Brown recognized the neighborhood's concerns during construction. In response, the Petitioner intends to minimize impact as much as possible and reasonably restrict construction times and vehicle parking.

In response to a request regarding streetscape improvements along Sharon Road, Mr. Brown stated that the City requested a buffered bike lane within the street. However, the Petitioner believes that this would create unsafe conditions for cyclists since the adjacent hotel property does not have a bike lane. Instead, the Petitioner intends to propose a multi-modal path as a transition between the proposed buffered bike lane at the Sharon Towers property to the absence of a bike lane on the hotel property.

Mr. Brown then turned the presentation over to Charles Teal to discuss the proposed townhome design. Mr. Teal presented several conceptual renderings to demonstrate the Petitioner's intent for a high-end

development.

Mr. Brown explained that the Petitioner's best-case-scenario rezoning timeline involves a Public Hearing in November and City Council Decision in December. 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 7:30 p.m.

Respectfully submitted, this 16th day of October, 2017.

cc: Council Member Kenny Smith
John Kinley, Charlotte-Mecklenburg Planning Department
Charlotte City Clerk

EXHIBIT A

Pet_No.	taxpid	ownerlastn	ownerfirst
2017-131	17901155	BEATY	FRANKIE B
2017-131	17901156	DYKEMA	ADRIAN H &W
2017-131	17901157	RADER	AMY L
2017-131	17901158	HAYLER	ROBERT V
2017-131	17901159	ESTES	PETER W
2017-131	17901160	TAYLOR	LAURA L
2017-131	17901161	LITTLE	THOMAS W
2017-131	17901162	TRY-STAR LLC	
2017-131	17901163	SOP HOLDINGS LLC	
2017-131	17901164	SOP HOLDINGS LLC	
2017-131	17901165	CHCT CHARLOTTE HOTEL PARTNERS LLC	
2017-131	17903201	THE PRESBYTERIAN HOME AT CHARLOTTE INC	
2017-131	17903202	KERNS	MARSHALL GLENN
2017-131	17903203	LINKER	WALTER STONE
2017-131	17903204	TRY-STAR LLC	
2017-131	17903205	PRESBYTERIEN HOME AT	CHARLOTTE INC THE
2017-131	17903248	PRESBYTERIAN HOME AT CHARLOTTE	INC THE
2017-131	18313307	TATE PAPPAS APARTMENT INVESTORS LLC	
2017-131	18313308	HALL	CYNTHIA B
2017-131	18313309	HALL	CYNTHIA B
2017-131	18313339	DANIEL	JAMES
2017-131	18313340	CROWN & SHIELD INC	
2017-131	18313341	WILMER	JAMES RICHARD
2017-131	18313342	SEARSON	T MICHAEL
2017-131	18313343	CRAVER	WILLIAM JOSEPH
2017-131	18313344	LACEY	DAVID L
2017-131	18313345	WELLS	HELEN M
2017-131	18313346	HELBEIN	ISAAC R
2017-131	18313347	KIRBY	ROBERT LANHAM
2017-131	18313348	SHEA	GILBERT JAMES
2017-131	18313349	MARSHALL	BRET A
2017-131	18313360	CHARTERS TOWNHOUSE ASSOC	INC
2017-131	18313374	SHARON SQUARE OFFICE INVESTORS LLC	
2017-131	18313376	TATE PAPPAS SC INVESTORS LLC	
2017-131	18313398	CHARTERS TOWNHOUSE ASSOC	
2017-131	18313601	CARSTARPHEN	CATHERINE STOWE PHARR
2017-131	18313602	LANG	XUSHAN
2017-131	18313603	LIU	XINXIN
2017-131	18313604	KUNKLER	ANDREW D
2017-131	18313605	HOCH	SCOTT A
2017-131	18313606	STACKS	JENNIFER
2017-131	18313607	CLENDENEN INVESTMENTS LLC	
2017-131	18313608	STAMEL FOUR LLC	
2017-131	18313609	JENSEN	EARL C JR
2017-131	18313610	DAVIS	ARLENE M
2017-131	18313611	CARR	MICHAEL P

2017-131	18313612	PREMIER REAL ESTATE SOLUTIONS LLC	
2017-131	18313613	TINKEY	JOHN
2017-131	18313614	ZELLER	HELEN J
2017-131	18313615	EDWARDS	DEMITRY W
2017-131	18313616	CLERICI	FAYE STONE
2017-131	18313617	WILLIAMS	JOHN M
2017-131	18313618	GREGORY	JAMES T
2017-131	18313619	MATTHEWS	LINDA S
2017-131	18313620	SPELLMAN	ELLEN M
2017-131	18313621	BRODSKY	MARLA
2017-131	18313622	TULL	DAVID BETHAL
2017-131	18313623	KV REAL ESTATE LLC	
2017-131	18313624	KV REAL ESTATE LLC	
2017-131	18313625	PETERSON	KENNETH
2017-131	18313626	STRADTMAN REVOCABLE LIVING TRUST	
2017-131	18313627	SOPKO	RUTH K
2017-131	18313628	GAVIN	GHIS S (TRUSTEE)
2017-131	18313629	OSTERFELT	DONALD J
2017-131	18313630	DONOHUE	ELAINE
2017-131	18313631	CICHY	WALTER THOMAS
2017-131	18313632	KV REAL ESTATE LLC	
2017-131	18313633	FANNING JR	WALTER LEE
2017-131	18313647	COTTRILL	LISA SMITH
2017-131	18313648	LOUISBURG SQUARE MASTER	ASSOCIATION INC

cownerfirs	cownerlast	mailaddr1
	ELIZABETH M	4727 WALDEN CT
		4733 WALDEN CT
		4801 WALDEN CT
	MARTHA ANN ACKER	600 QUEEN CHARLOTTES CT
		4815 WALDEN CT
		6501 HAZELTON DRIVE
DONNAW	LITTLE	6509 HAZELTON DR
		3725 SELWYN FARMS LN
		423 S SHARON AMITY RD STE A
		423 S SHARON AMITY RD STE A
	C/O CHARTWELL HOSPITALITY LLC	2000 MERIDIAN BLVD SUITE 200
		5100 SHARON RD
ARLENE P	KERNS	6507 TENSBUY CT
	KATHY PARIS	6508 HAZELTON DR
		3725 SELWYN FARMS LN
		5100 SHARON RD
		5100 SHARON RD
		4777 SHARON RD STE 550
		7207 PENCE RD
		7207 PENCE RD
PATRICIA	DANIEL	2819 SHARON VIEW RD
		PO BOX 1000
LINDA LEE	WILMER	2823 SHARON VIEW RD
MARY JO	SEARSON	8 RALEIGH ST
		2827 SHARON VIEW RD
CAROLE A	LACEY	2829 SHARON VIEW RD
		2831 SHARONVIEW RD
		2833 SHARON VIEW RD
		2835 SHARON VIEW RD
CLAIRE W	SHEA	2837 SHARON VIEW RD
		2839 SHARON VIEW RD
		1014 EAST BLVD # 103
		4777 SHARON RD STE 550
		4777 SHARON RD STE 550
		1014 EAST BLVD
		6705 LOUISBURG SQUARE LN
LI	WEI	6707 LOUISBURG SQUARE LANE
ETHAN	DUTY	6709 LOUISBURG SQ LN APT #3
KILEY	KNEPP	6713 LOUISBURG SQUARE LN
ANN CLAIRE	HOCH	6715 LOUISBURG SQUARE LANE
MICHAEL	STACKS	6717 LOUISBURG SQUARE LN UNIT 6
		11412 JAMES JACK LN
WENDY B	BLOCK	322 CAUSEWAY DR APT 1109
BARBARA S	JENSEN	6727 LOUISBURG SQUARE LN Unit 9
		6731 LOUISBURG SQUARE UNIT 10
CAROLYN J	CARR	6733 LOUISBURG SQUARE UNIT 11

MARY	TINKEY	1 NATHAN DR 2917 CAMDEN PARK PL 6757 LOUISBURG SQUARE LANE
MAURICE	EDWARDS	5405 HEATHERFORD CT 6763 LEWISBURG SQUARE LN. 6765 LOUISBURG SQUARE LN # 18
KRISTIN S PAULA R	GREGORY ROBERTS SPELLMAN LEGACY TRUST	6767 LOUISBURG SQUARE LN UNIT 17 6769 LOUISBURG SQUARE LN UNIT 16 6749 LOUISBURG SQUARE LN 6751 LOUISBURG SQUARE LN #14 6753 LOUISBURG SQUARE LN UNIT 12 7251 ENGLE RD STE 406 7251 ENGLE RD STE 406
BARBARA STEPHEN M JOHN	PETERSON STRADTMAN SOPKO THE GHI S GAVIN FAMILY TRUST	6783 LOUISBURG SQUARE LN 1692 TERRA VERDE DR 6787 LOUISBURG SQUARE LN Unit 32 6789 LOUISBURG SQUARE LN # 31
C SUSAN	OSTERFELT	6791 LOUISBURG SQUARE LANE 6793 LOUISBURG SQUARE LN
JEAN	CICHY	6795 LOUISBURG SQUARE LN UNIT 28 7251 ENGLE RD STE 406
CLAUDIA GREENLEE	FANNING	6766 LOUISBURG SQUARE LN UNIT 26 6706 LOUISBURG SQUARE LN 2010 SOUTH TRYON ST STE 1-D

mailaddr2	city	state	zipcode
	CHARLOTTE	NC	28210
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ATTN TAX DEPT	CHARLOTTE	NC	28201
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	WRIGHTSVILLE BEACH	NC	28480
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TOWACO	NJ	07082
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GLEN ALLEN	VA	23059
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MIDDLEBURG HTS	OH	44130
MIDDLEBURG HTS	OH	44130
CHARLOTTE	NC	28210
MYRTLE BEACH	SC	29579
CHARLOTTE	NC	28210
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CHARLOTTE	NC	28210
MIDDLEBURG HTS	OH	44130
CHARLOTTE	NC	28210
CHARLOTTE	NC	28210
CHARLOTTE	NC	28203

Pet_No.	ORGANIZATI	FIRST_NAME
2017-131		Sean
2017-131	Ballantyne Residential Property Owners	Rachel
2017-131	Ballantyne Residential Property Owners Association Inc.	Anne
2017-131	Beverly Woods East Civic Association	Carmen
2017-131	Beverly Woods East Civic Association	Teri
2017-131	Beverly Woods East Civic Association	Todd
2017-131	Closeburn & Glenkirk Neighborhood Association	Leslie
2017-131	Cornelius	Robert L.
2017-131	Fairmeadows Neighborhood Association	David
2017-131	Forest Heights Homeowners Association	Hettie
2017-131	Heatherstone Neighborhood Association	Christine
2017-131	Highgrove HOA	Rachel
2017-131	Highview Road Civic Association	Alan
2017-131	Laurelwood	Drew
2017-131	Lavie South Park	Josh
2017-131	Park Phillips Townhomes Owners Association	Barbara
2017-131	Park Phillips Townhomes Owners Association	Ike
2017-131	Park Quail Neighborhood COAlition Neighborhood Association	Mary
2017-131	Picardy Homeowners Association	Phyllis
2017-131	Picardy Homeowners Association	Wilna
2017-131	Piedmont Row Homeowners Association	John
2017-131	Piper Glen Homeowners Association	Rachel
2017-131	Sharon Woods Homeowners Association	Jeremy
2017-131	South Park Neighborhood Association	Joey
2017-131	South Park Neighborhood Association	Steven George
2017-131	Southpark	Tammi
2017-131	SouthPark Association of Neighborhoods (SPAN)	Robert
2017-131	Spring Field Community Association	Lois M.
2017-131	Withers Grove	Rachel
2017-131	Wrencrest Homeowners Association	Maddy

LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
Bird	5731 Bellechasse Street		Charlotte	NC	28210
Gold	5970 Fairview Rd.	Suite 710	Charlotte	NC	28210
Greak	5970 Fairview Rd., Ste 710		Charlotte	NC	28210
Adams	2941 Champaign St		Charlotte	NC	28210
Roberts Marshall	3900 Kitley Pl		Charlotte	NC	28210
Dunnagan	4017 Meadston Ln		Charlotte	NC	28210
Mueller	5523 Closeburn Rd		Charlotte	NC	28210
Race	5616 Glenkirk Rd		Charlotte	NC	28210
Herran	2918 Eastburn Road		Charlotte	NC	28210
Wright	3230 Sunnybrook Dr		Charlotte	NC	28210
Woods	3635 Stokes Av		Charlotte	NC	28210
Gold	5970 Fairview Rd. Suite 710		Charlotte	NC	28210
Jones	3712 Highview Rd		Charlotte	NC	28210
Thrasher	6400 Hazelton Drive		Charlotte	NC	28210
Francis	5725 Carnegie Boulevard		Charlotte	NC	28209
Pomeroy	4929 Park Phillips Court		Charlotte	NC	28210
Grainger	6716 Churchill Park Ct		Charlotte	NC	28210
Settlemyre	5811 Fairview Rd		Charlotte	NC	28209
Strickland	5809 Wintercrest Ln		Charlotte	NC	28209
Eury	3040 Eastham Ln		Charlotte	NC	28209
McCann	4620 Piedmont Row Dr		Charlotte	NC	28210
Gold	5970 Fairview Rd. Suite 710		Charlotte	NC	28210
Douglas	3216 Chaucer Dr		Charlotte	NC	28210
Bukowski	4020 Sharon Pkwy		Charlotte	NC	28211
Bock	2719 Phillips Gate Dr		Charlotte	NC	28215
Gilbert	5731 Closeburn Rd		Charlotte	NC	28210
Aulebach	3013 Mountainbrook Road		Charlotte	NC	28210
Nwosu	4400 Sharon Rd		Charlotte	NC	28211
Gold	5970 Fairview Road	Suite 710	Charlotte	NC	28210
Baer	5617 Fairview Rd		Charlotte	NC	28209

EXHIBIT B

September 26, 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: Tuesday, October 10th at 6:30 p.m.
Location: Homewood Suites by Hilton SouthPark
4808 Sharon Road
Charlotte, NC 28210
Petitioner: Saussy Burbank, LLC
Petition No.: 2017-131

Dear Charlotte Resident,

We represent Saussy Burbank, LLC (the "Petitioner") in its plans to redevelop an a approximately 0.7 acre property located at 6527 and 6521 Hazelton Drive (the "Property"). The Petitioner requests to rezone the Property from the R-3 zoning district to the UR-2(CD) zoning district in order to accommodate a townhome development project.

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 **Tuesday, October 10th, 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 Kenny Smith
John Kinley, Charlotte-Mecklenburg Planning Staff

EXHIBIT C

Homewood Suites by Hilton SouthPark
4808 Sharon Road
Charlotte, NC 28210
October 10, 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 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

Community Meeting

Hazelton Drive Rezoning 2017-131

October 10, 2017

Homewood Suites at SouthPark

AGENDA

- Introductions
- Property Location
- Background
- Land Use Plans
- Redevelopment Proposal
- Site Plan Concepts
- Preferred Plan
- Saussy Burbank Styles
- Community Priorities
- Timeline
- Discussion

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Introductions

PETITIONER: REALTY ADVISORY CORPORATION, LLC.

Steven Hinshaw



SAUSSY BURBANK

BEAUTIFUL - TIMELESS - CRAFTSMANSHIP

Charles Teal, Peter Harakas, &
Tommy Corwell



Matt Langston

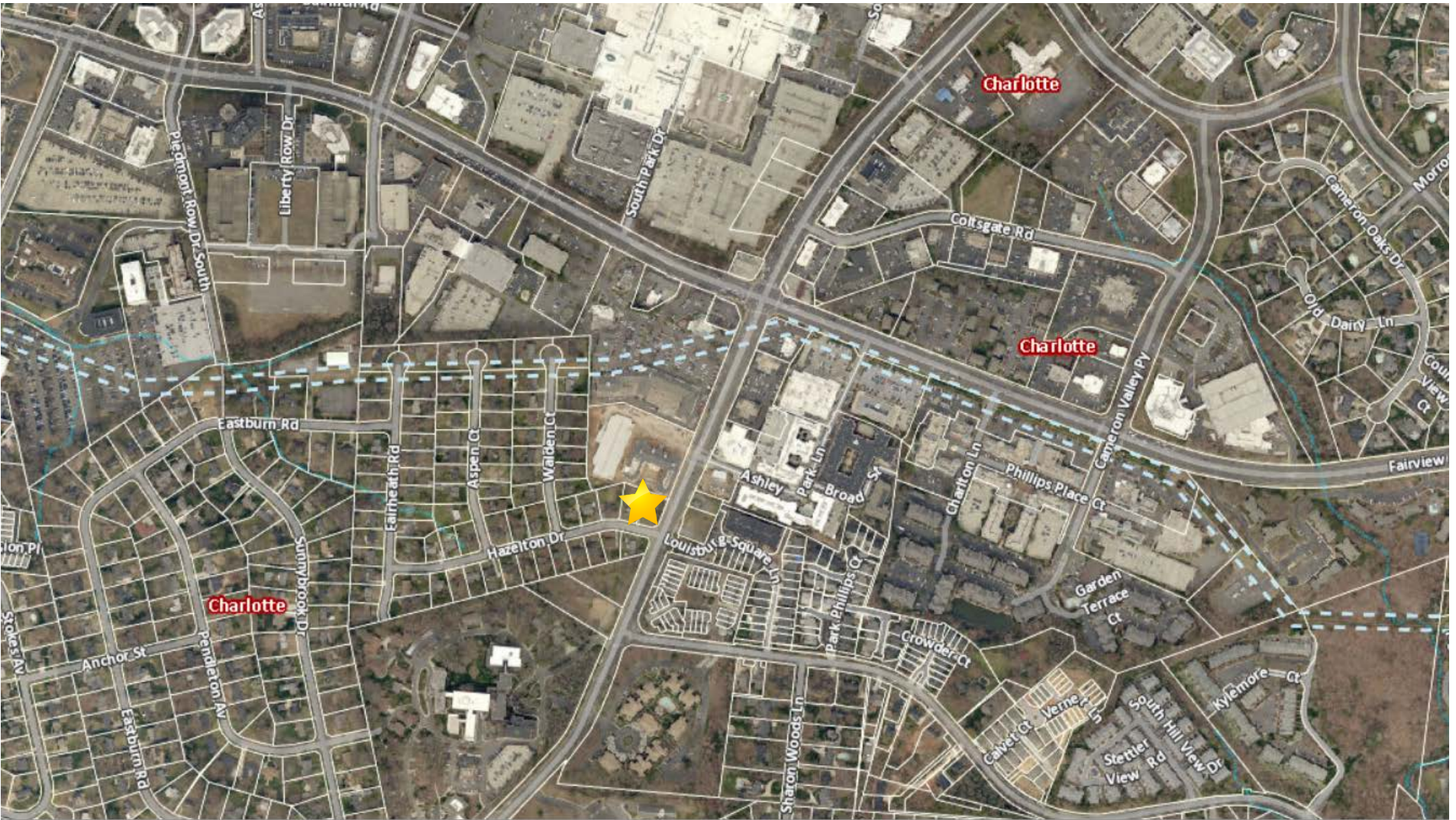
K&L | GATES

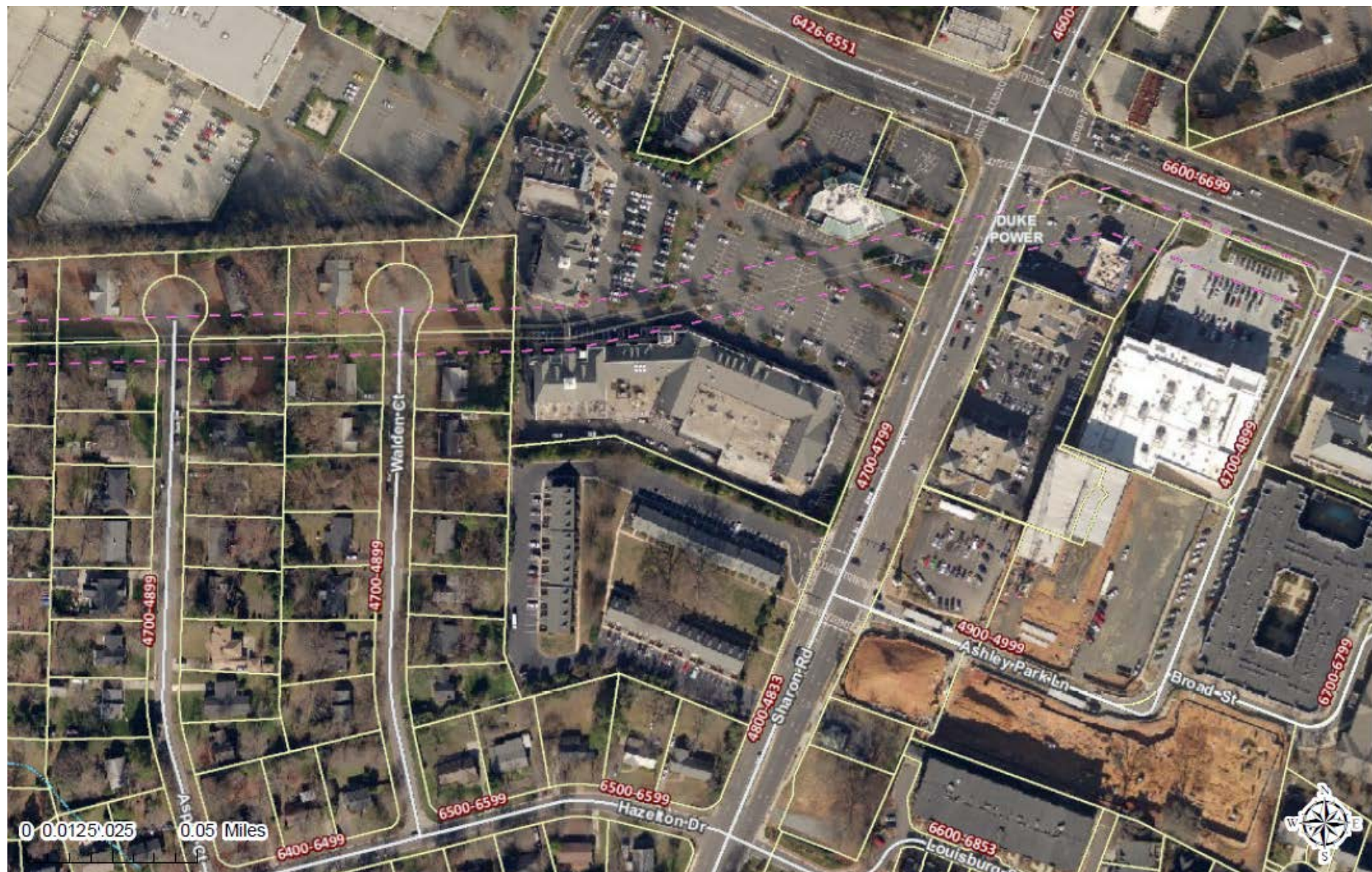
Collin Brown & Brittany Lins

The image features a blue background with a bokeh effect of out-of-focus light spots. A solid orange horizontal band runs across the middle of the image, containing the text.

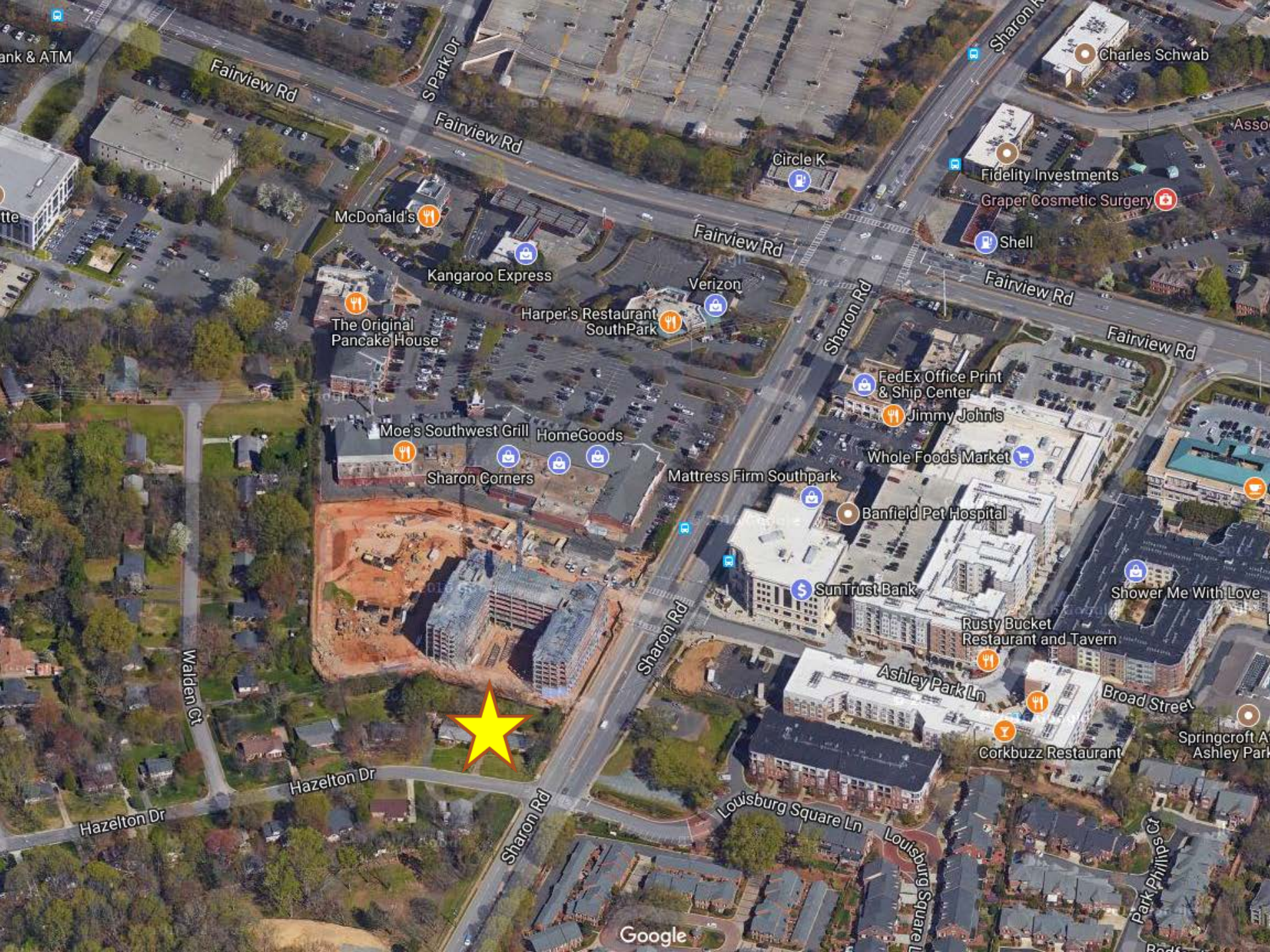
Property Location

PROPERTY LOCATION









ank & ATM

Fairview Rd

S Park Dr

Fairview Rd

Circle K

Sharon Rd

Charles Schwab

Asso

tte

McDonald's

Kangaroo Express

Fairview Rd

Verizon

Fidelity Investments

Graper Cosmetic Surgery

Shell

Fairview Rd

The Original Pancake House

Harper's Restaurant SouthPark

Sharon Rd

Fairview Rd

Moe's Southwest Grill

HomeGoods

FedEx Office Print & Ship Center

Jimmy John's

Sharon Corners

Mattress Firm Southpark

Whole Foods Market

Banfield Pet Hospital

Shower Me With Love

Walden Ct

SunTrust Bank

Rusty Bucket Restaurant and Tavern

Hazelton Dr

Sharon Rd

Ashley Park Ln

Broad Street

Corkbuzz Restaurant

Springcroft A Ashley Park

Hazelton Dr

Sharon Rd

Louisburg Square Ln

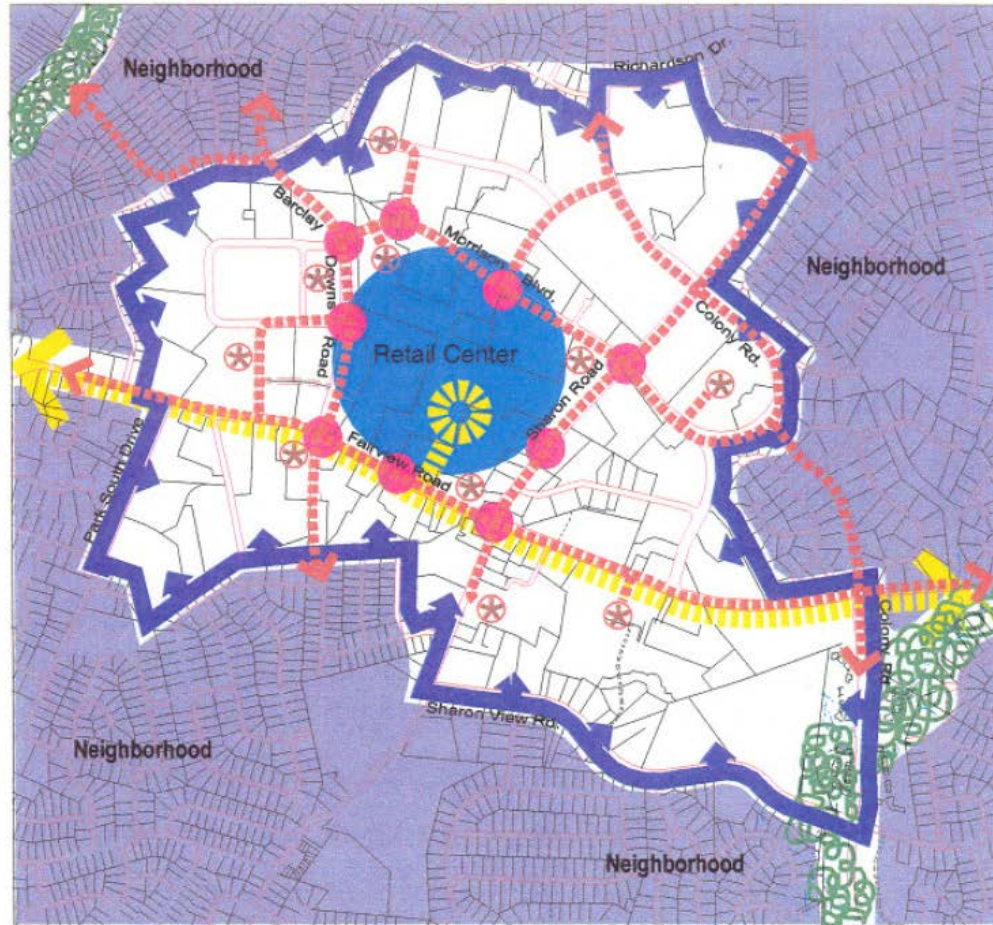
Louisburg Square Ln

Park Phillips Ct

Google

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, serving as a background for the title text.

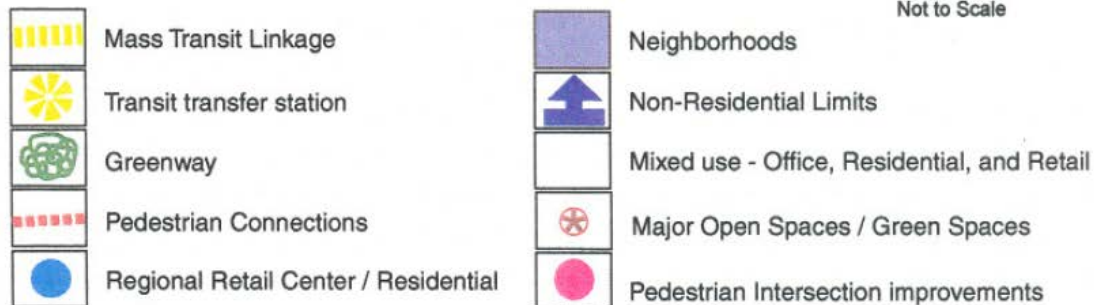
Land Use Plans



Source: Charlotte-Mecklenburg Planning Commission, December 1998



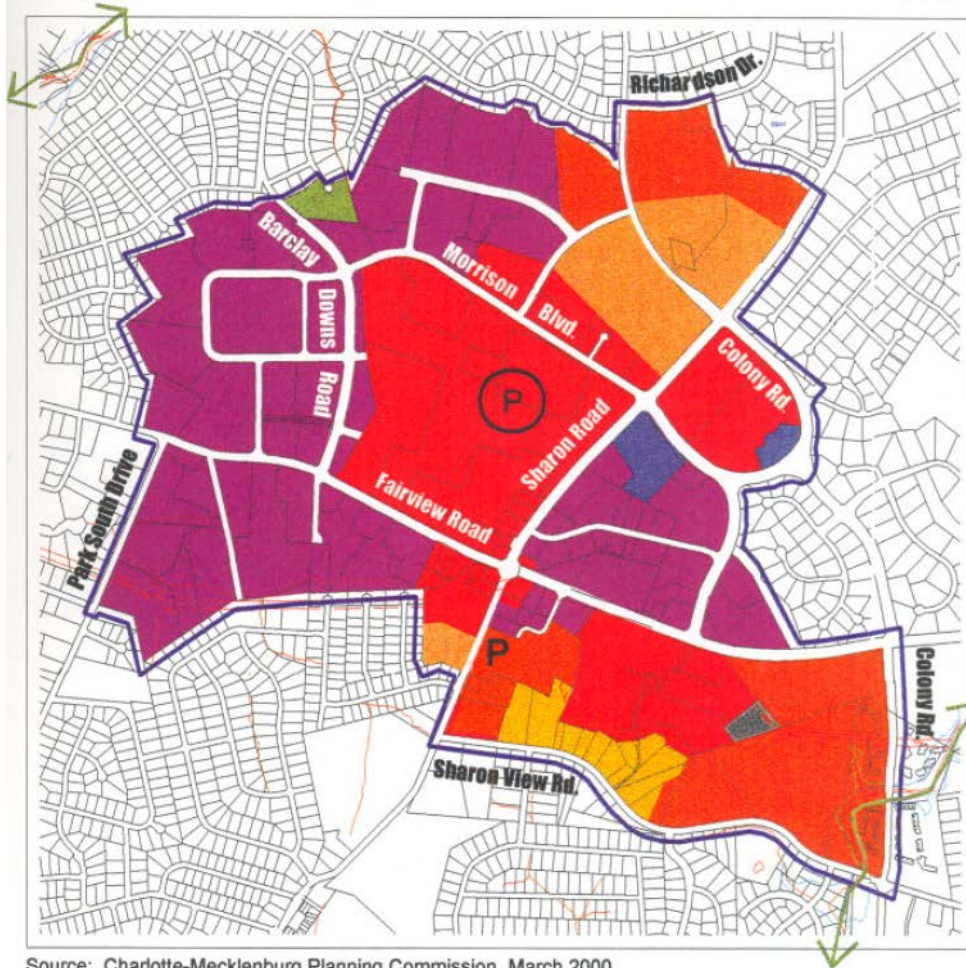
Not to Scale



SouthPark Small Area Plan

Proposed Land Use

Map 5

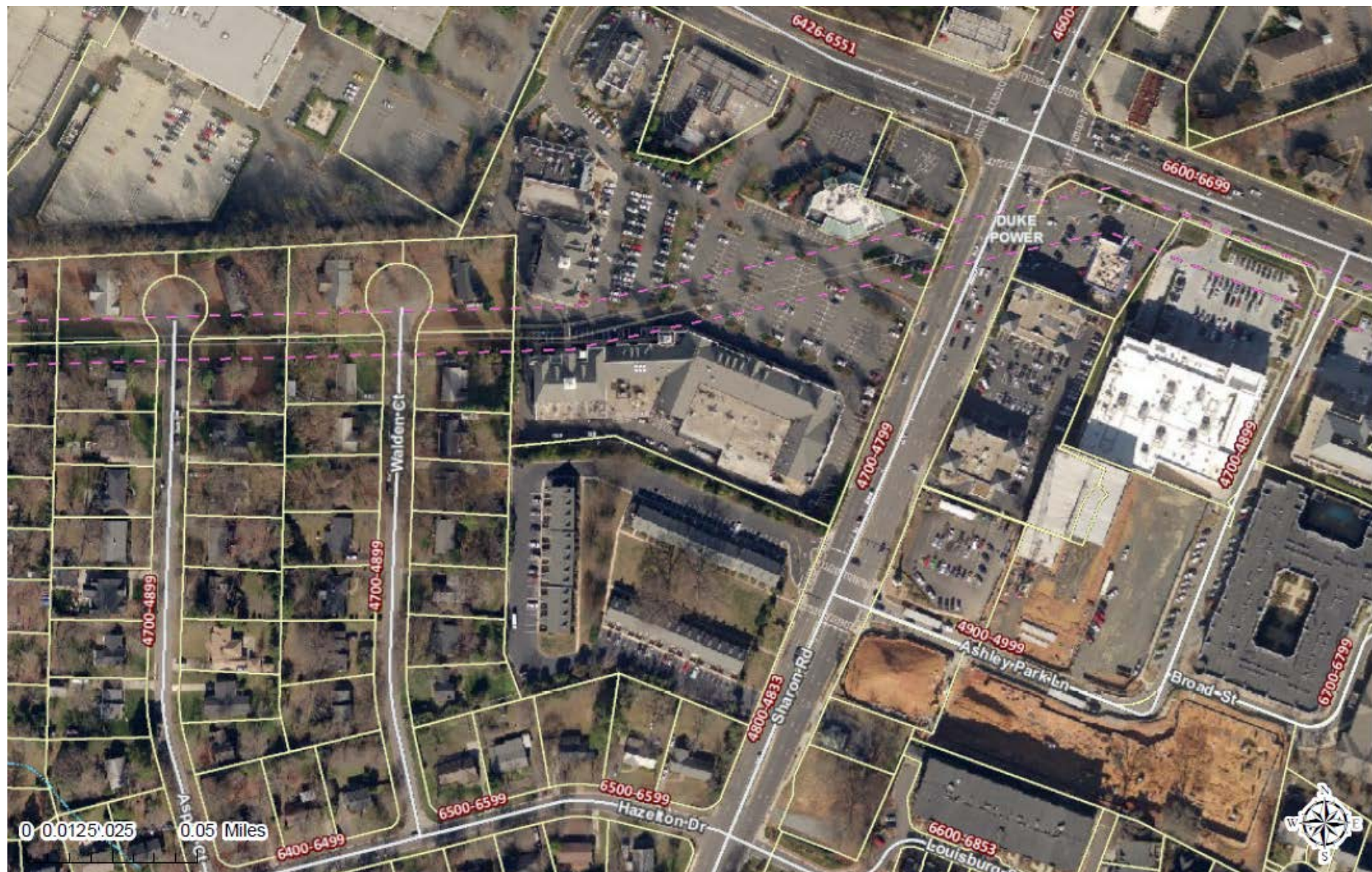


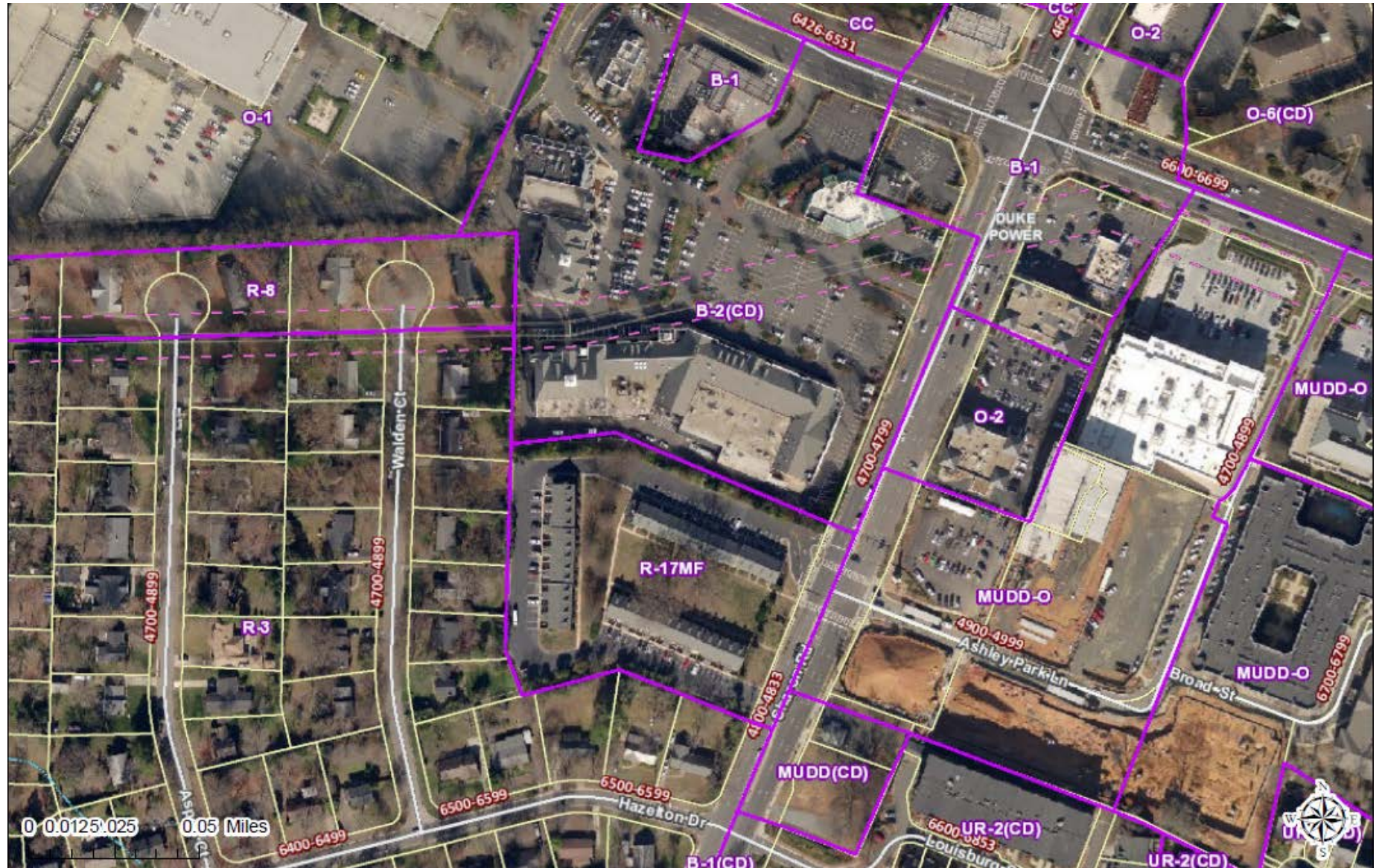
Source: Charlotte-Mecklenburg Planning Commission, March 2000

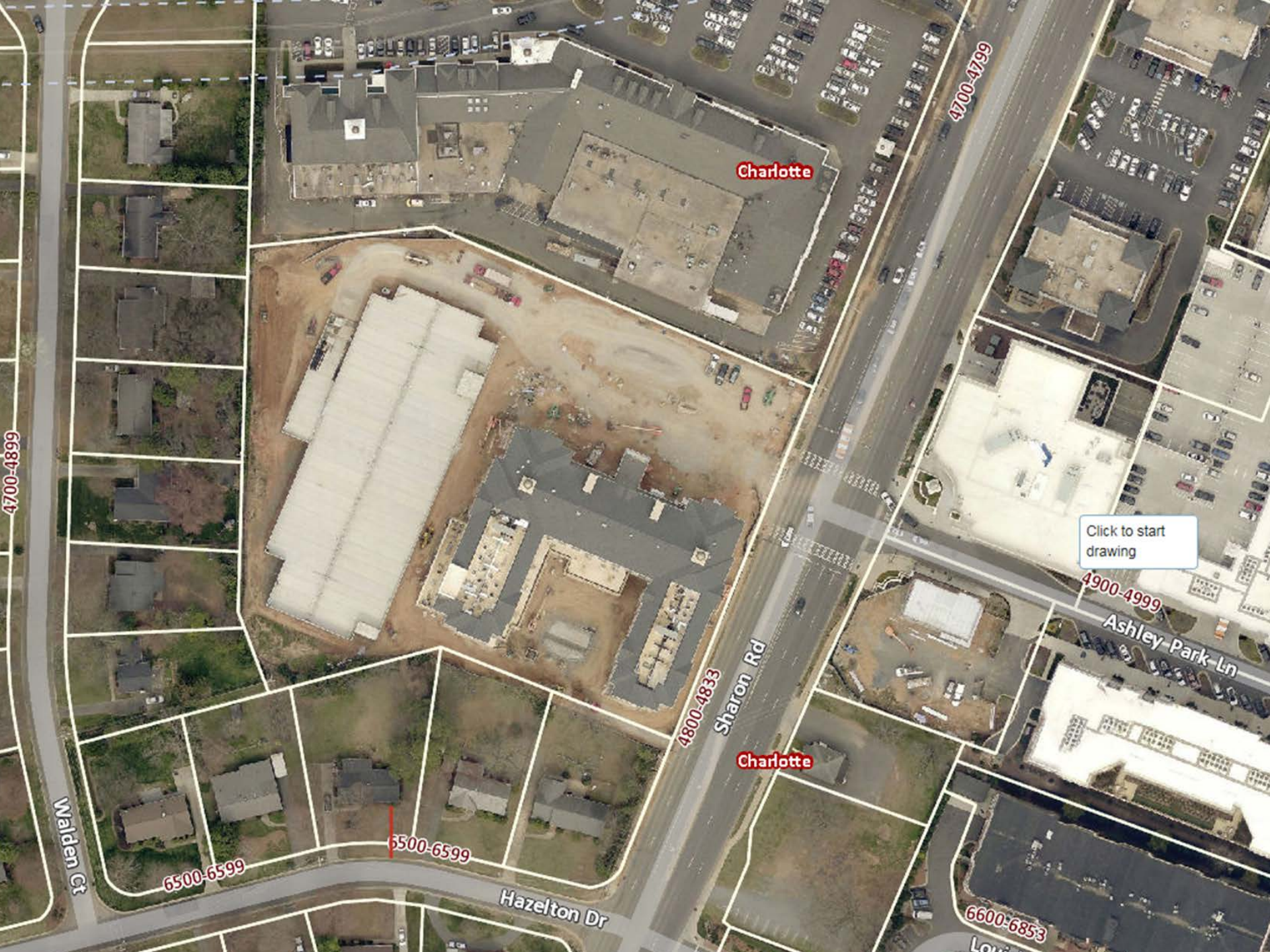
- | | | |
|--|--|---|
| Multi-Family / Single Family Attached | Commercial or Commercial-Residential mixture | Recreation |
| Multi-Family with limited Retail / Service | Office or Office-Residential mixture | A public gathering space is proposed within the "core" of the study area. |
| Multi-Family / Single Family up to 12 d.u.a. | Institutional | Existing Park |
| Utilities | | Proposed Greenway |



Background







4700-4899

Walden Ct

6500-6599

6500-6599

Hazelton Dr

4800-4833

Sharon Rd

Charlotte

Charlotte

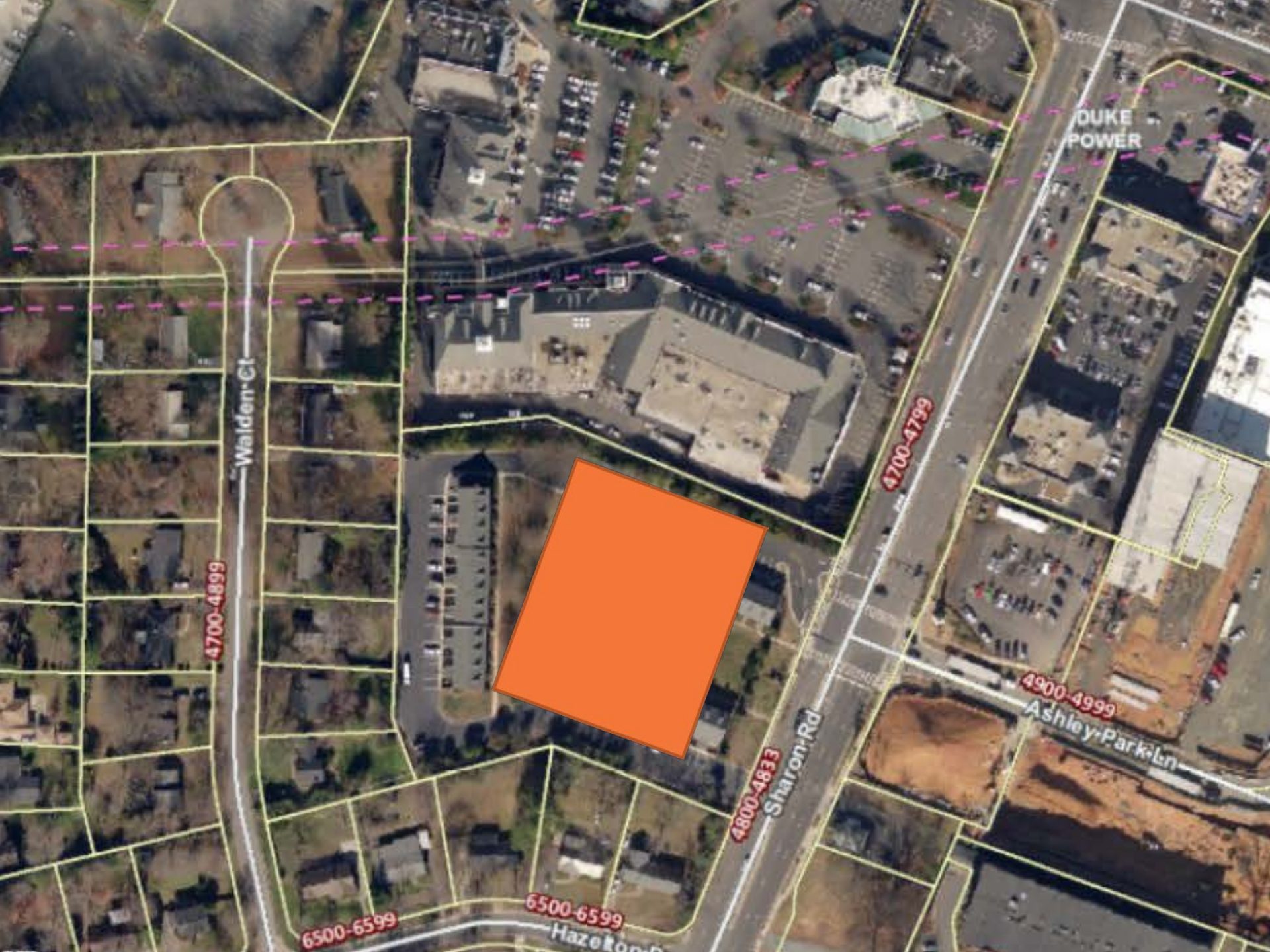
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Click to start drawing

4900-4999

Ashley Park Ln

6600-6853



DUKE
POWER

Walden Ct

4700-4899

4700-4799

4900-4999

Ashley Park Ln

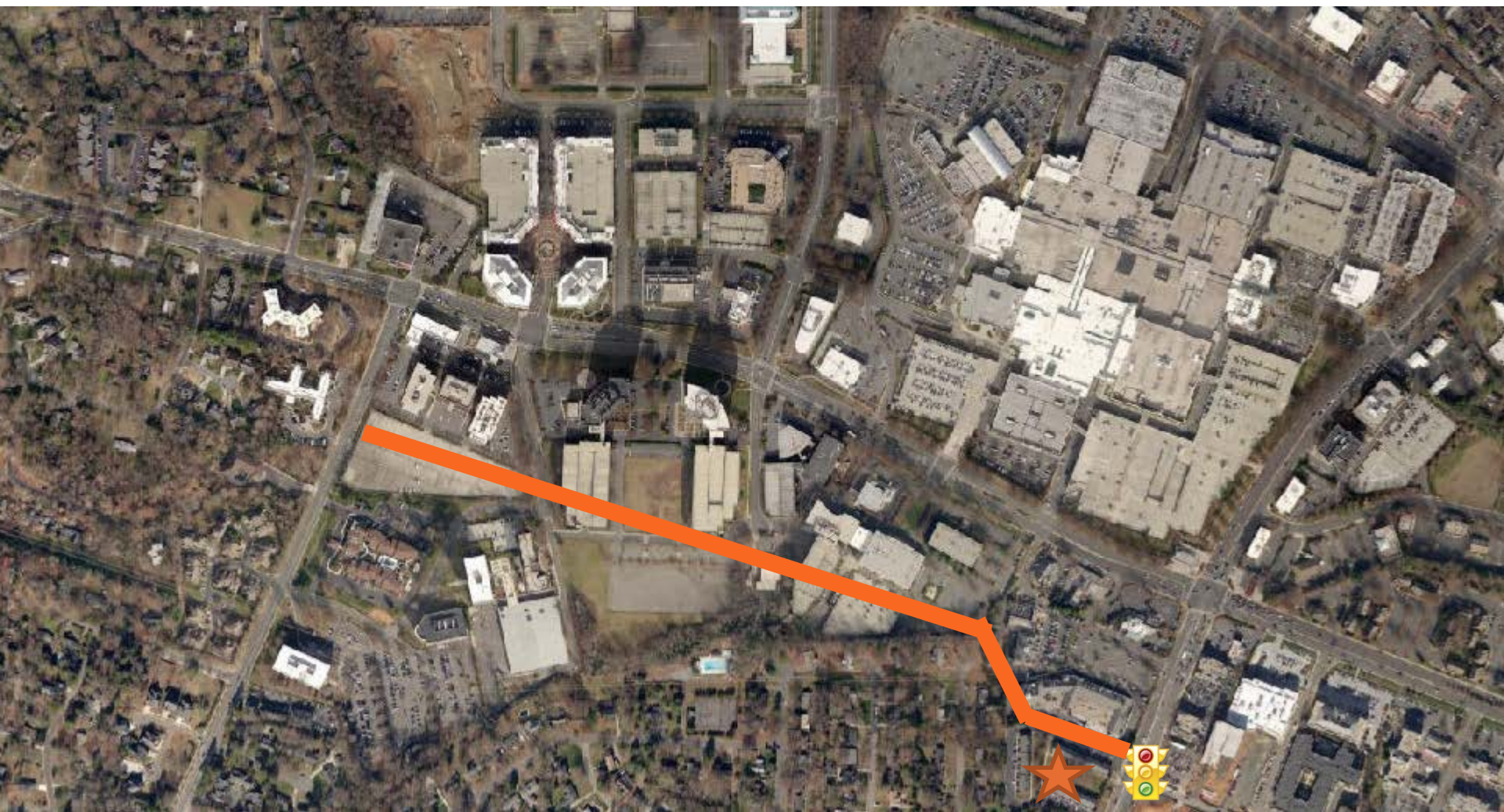
4800-4833

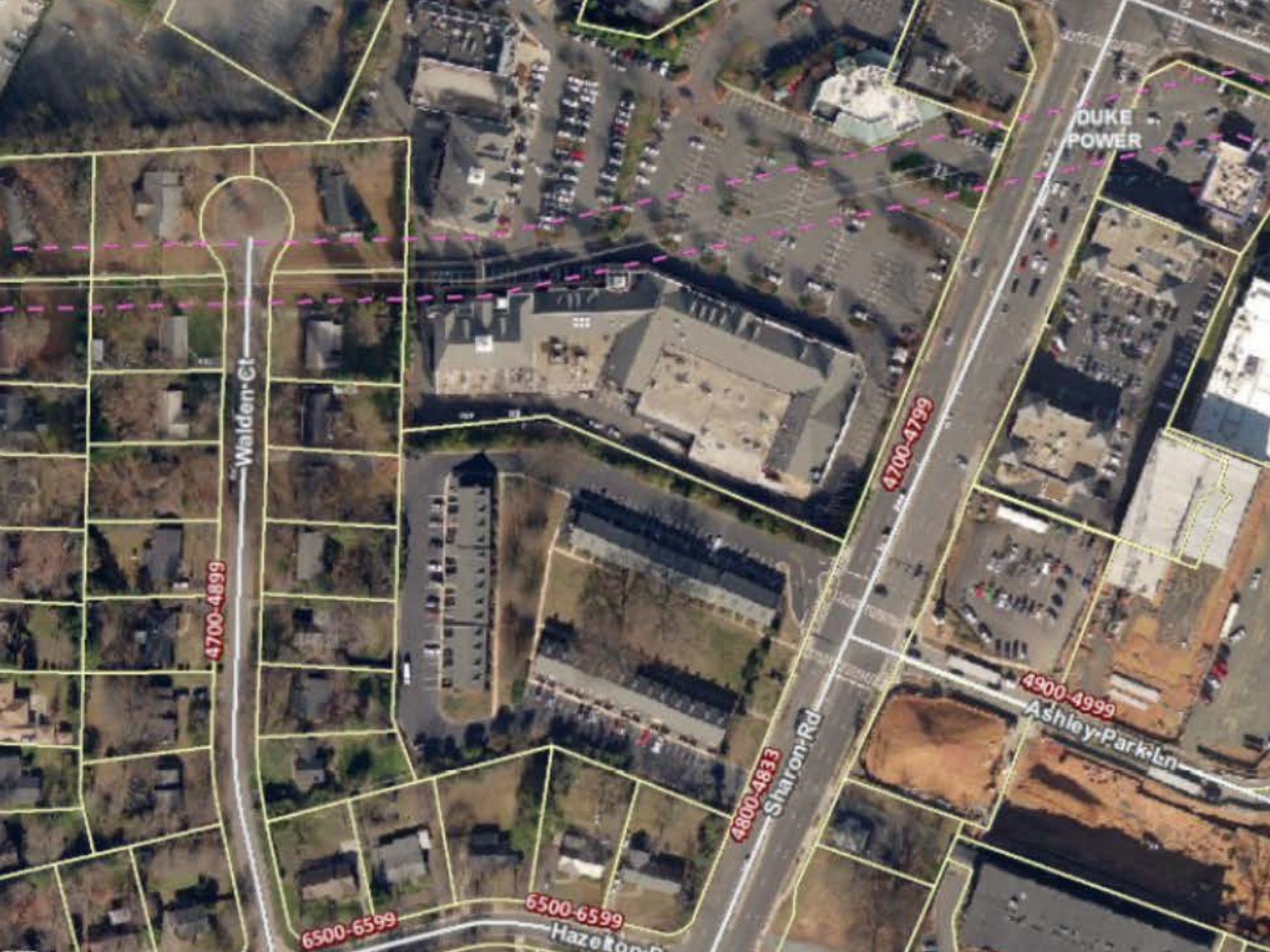
Sharon Rd

6500-6599

6500-6599

Hazekon St





DUKE
POWER

Walden Ct

4700-4899

4700-4799

4800-4833

Sharon Rd

4900-4999

Ashley Park Ln

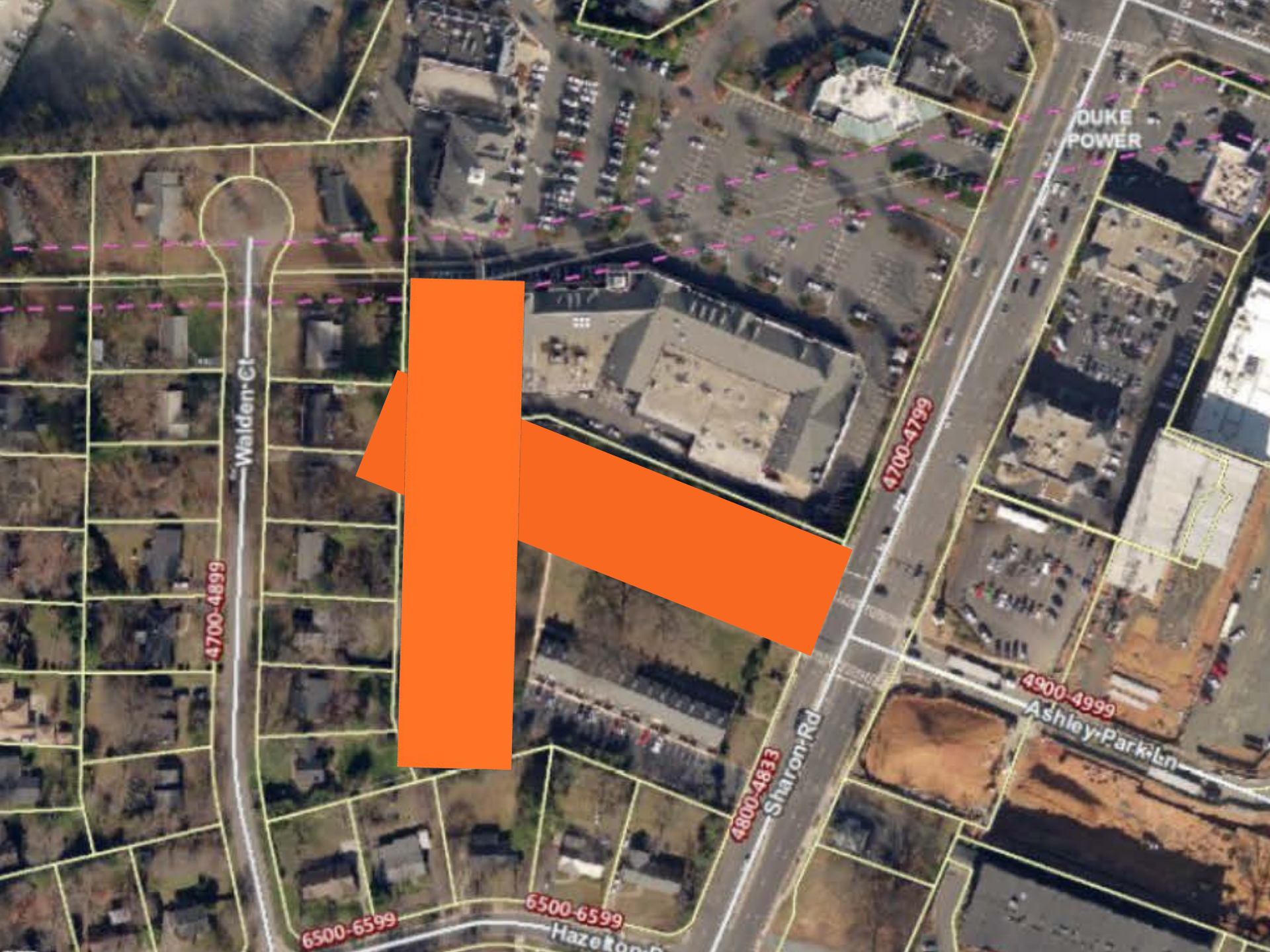
6500-6599

6500-6599

Hazelton St







DUKE
POWER

Walden Ct

4700-4899

4700-4799

4900-4999

Ashley Park Ln

4800-4833

Sharon Rd

6500-6599

6500-6599

Hazelton Dr

CENTER PROPERTIES #1 LLC
DEED:12368-39
ZONED B-2(CD)

200
97
11-54

NOW OR FORMERLY
DAVID W. SMITH &
MILLS C. SMITH
DEED:22927-342
ZONED R-3

200
97
11-55

NOW OR FORMERLY
KENNETH RAY BEATTY &
KANKIE B. BEATTY
DEED:2346-30
ZONED R-3

200
7
1-56

NOW OR FORMERLY
ADRIAN H. DYKEMA &
ELIZABETH M. DYKEMA
DEED:2346-30
ZONED R-3

200
7
1-57

NOW OR FORMERLY
AMY L. RADER
DEED:25649-366
ZONED R-3

200
13
11-59

NOW OR FORMERLY
ROBERT V. HAYLER
DEED:10704-164
ZONED R-3

NOW OR FORMERLY
PETER W. ESTES &
MARTHA ANN ACKER
DEED:5617-395
ZONED R-3

200
13
11-59

NOW OR FORMERLY
TRU STAR LLC
DEED:10687-265
ZONED R-3

NOW OR FORMERLY
NW SOUTHEAST
HOLDINGS LLC
DEED:26997-198
ZONED R-3

NOW OR FORMERLY
NW SOUTHEAST
HOLDINGS LLC
DEED:26997-193
ZONED R-3

NOW OR FORMERLY
LAURA TAYLOR
DEED:25868-957

NOW OR FORMERLY
THOMAS W. LITTLE &
WYNAN LITTLE
DEED:2564-87
ZONED R-3

LOT 9
LAURELWOOD
MB 9-493
TAX #179-011-61

LOT 10
LAURELWOOD
MB 9-493
TAX #179-011-62

LOT 11
LAURELWOOD
MB 9-493
TAX #179-011-63

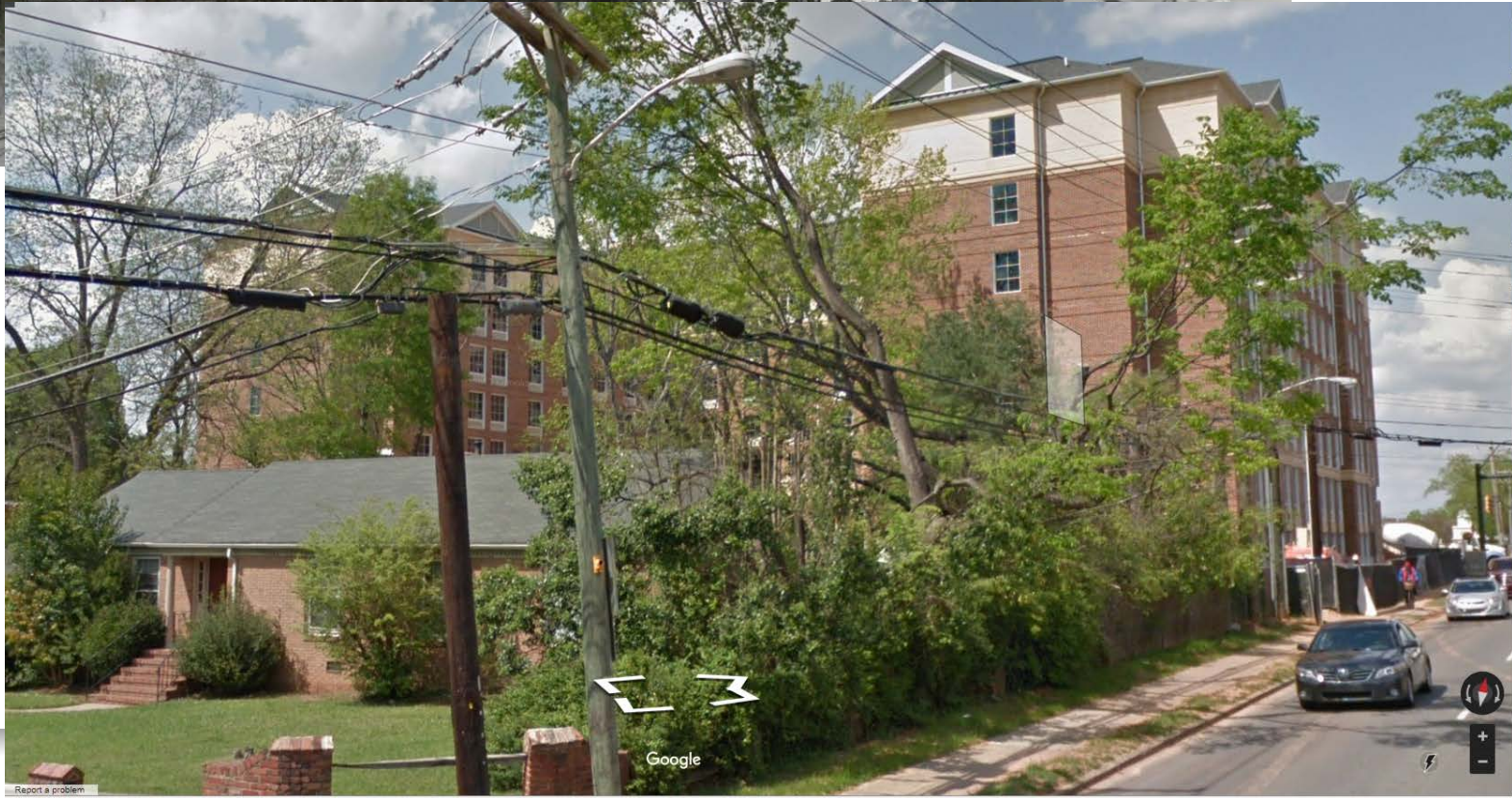
LOT 12
LAURELWOOD
MB 9-493
TAX #179-011-64

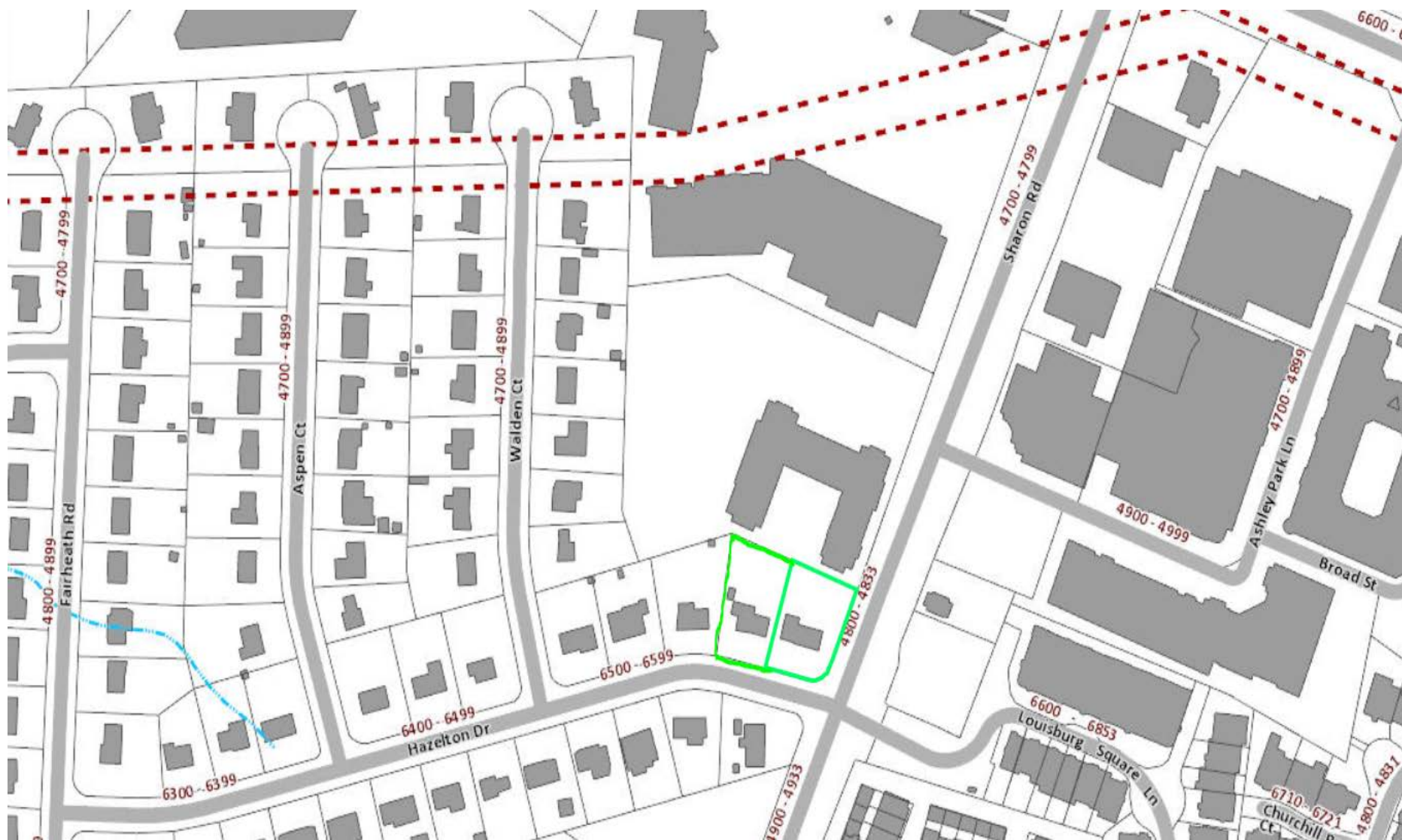
LOT 8
LAURELWOOD
MB 9-493
TAX #179-011-60

SHARON ROAD









CENTER PROPERTIES #1 LLC
DEED:12368-39
ZONED B-2(CD)

200
97
11-54

NOW OR FORMERLY
DAVID W. SMITH &
MILLS C. SMITH
DEED:22927-342
ZONED R-3

1
000
97
11-55

NOW OR FORMERLY
KENNETH RAY BEATTY &
KANKIE B. BEATTY
DEED:6362-30
ZONED R-3

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NOW OR FORMERLY
ADRIAN H. DYKEMA &
ELIZABETH M. DYKEMA
DEED:2346-309
ZONED R-3

00
7
1-57

NOW OR FORMERLY
AMY L. RADER
DEED:2649-366
ZONED R-3

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58

NOW OR FORMERLY
ROBERT V. HAYLER
DEED:10704-164
ZONED R-3

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13
11-59

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MARTHA ANN ACKER
DEED:5617-395
ZONED R-3

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DEED:29868-957

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WYNAN LITTLE
DEED:2564-87
ZONED R-3

LOT 9
LAURELWOOD
MB 9-493
TAX #179-011-61

LOT 8
LAURELWOOD
MB 9-493
TAX #179-011-60

NOW OR FORMERLY
TRU STAR LLC
DEED:10687-265
ZONED R-3

LOT 10
LAURELWOOD
MB 9-493
TAX #179-011-62

NOW OR FORMERLY
NW SOUTHEAST
HOLDINGS LLC
DEED:26997-198
ZONED R-3

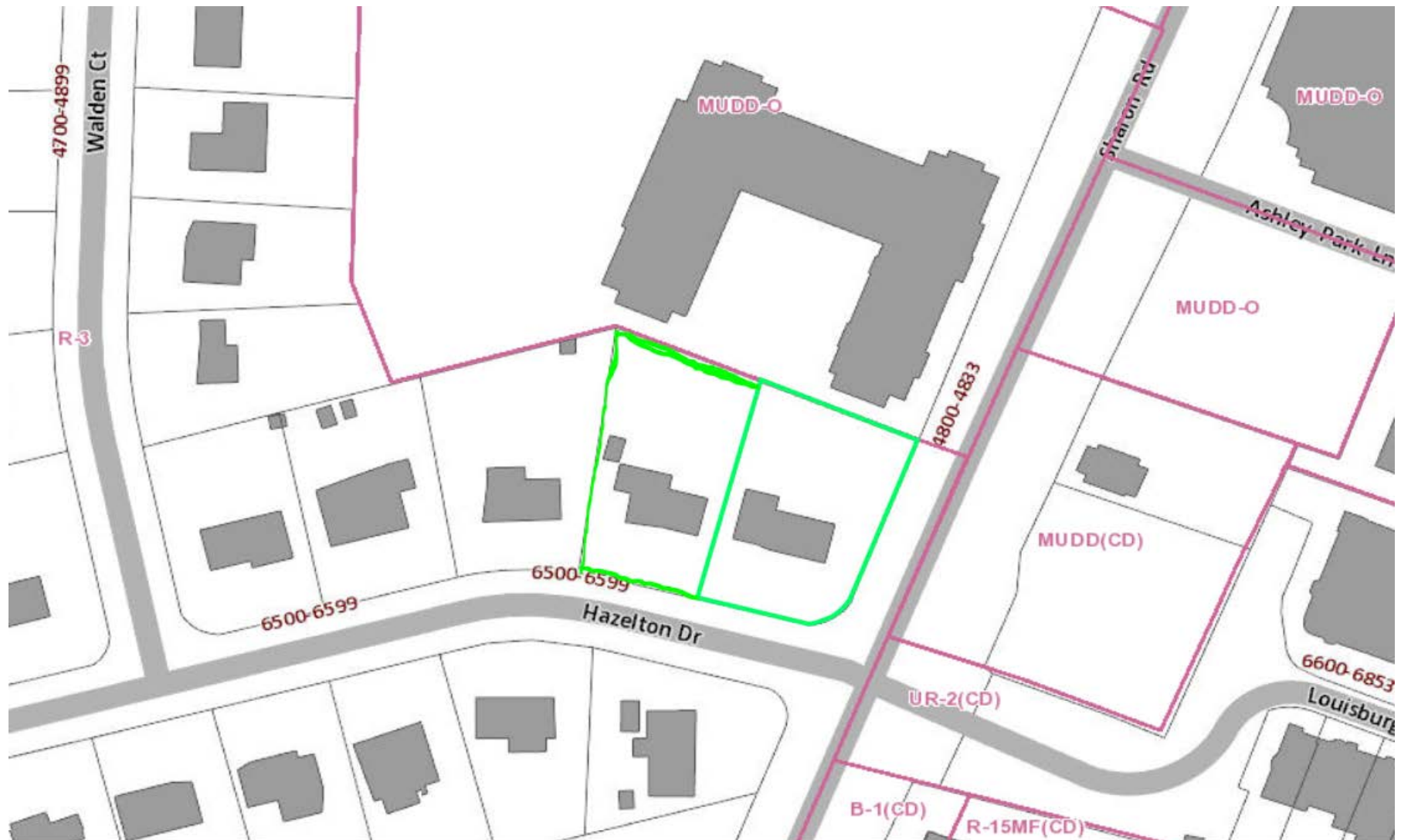
LOT 11
LAURELWOOD
MB 9-493
TAX #179-011-63

NOW OR FORMERLY
NW SOUTHEAST
HOLDINGS LLC
DEED:26997-193
ZONED R-3

LOT 12
LAURELWOOD
MB 9-493
TAX #179-011-64

SHARON ROAD

CURRENT ZONING: R-3



STREET VIEW FORM SHARON ROAD

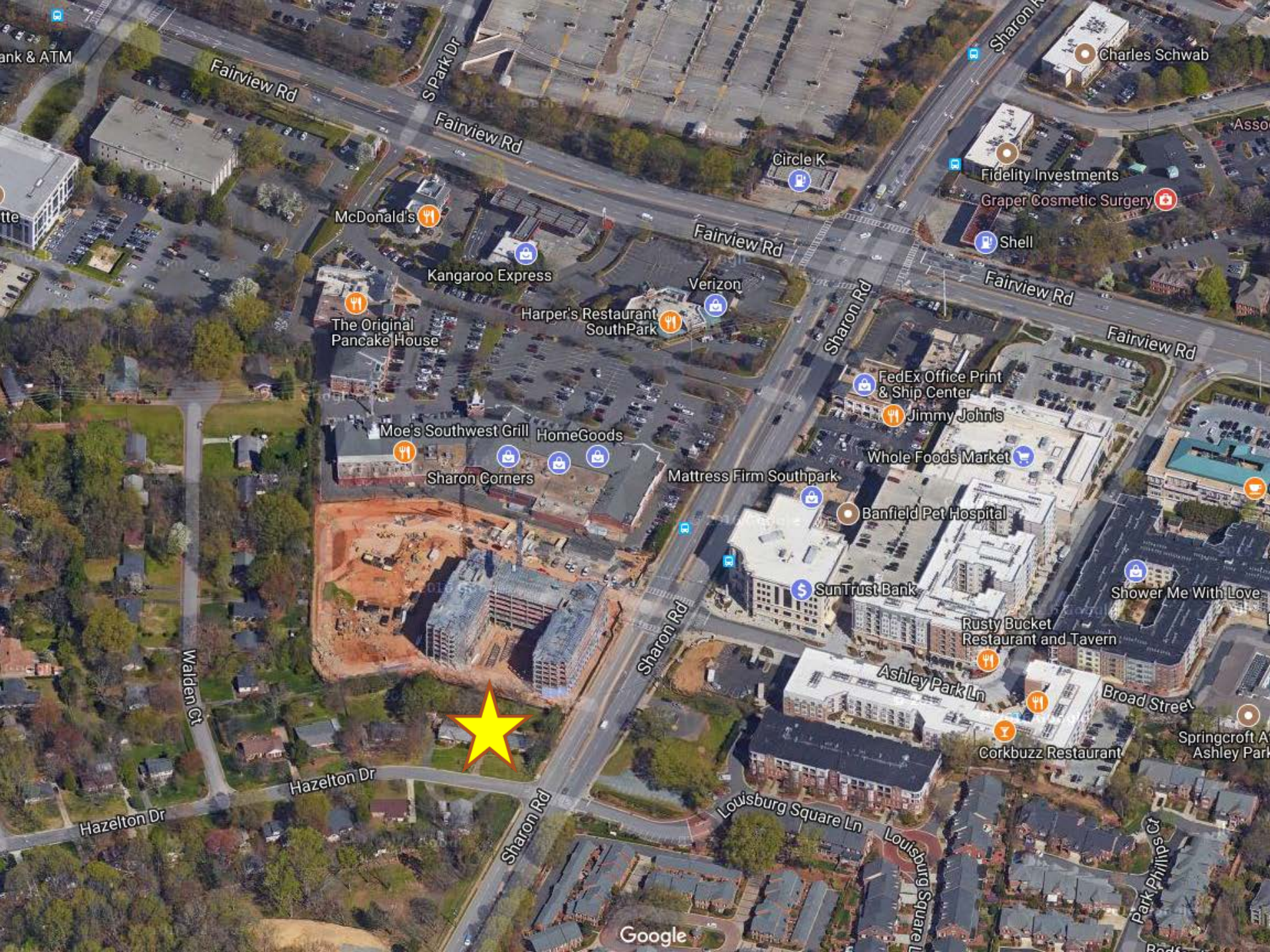


STREET VIEW FROM HAZELTON DRIVE



The background of the slide is a deep blue 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, serving as a background for the title text.

Redevelopment Proposal



ank & ATM

Fairview Rd

S Park Dr

Fairview Rd

Circle K

Sharon Rd

Charles Schwab

Asso

tte

McDonald's

Kangaroo Express

Fairview Rd

Verizon

Fidelity Investments

Graper Cosmetic Surgery

Shell

Fairview Rd

The Original Pancake House

Harper's Restaurant SouthPark

Sharon Rd

Fairview Rd

Moe's Southwest Grill

HomeGoods

FedEx Office Print & Ship Center

Jimmy John's

Sharon Corners

Mattress Firm Southpark

Whole Foods Market

Banfield Pet Hospital

Shower Me With Love

Walden Ct

SunTrust Bank

Rusty Bucket Restaurant and Tavern

Hazelton Dr

Sharon Rd

Ashley Park Ln

Broad Street

Corkbuzz Restaurant

Springcroft A Ashley Park

Hazelton Dr

Sharon Rd

Louisburg Square Ln

Louisburg Square Ln

Park Phillips Ct

Google

REZONING CONSIDERATIONS

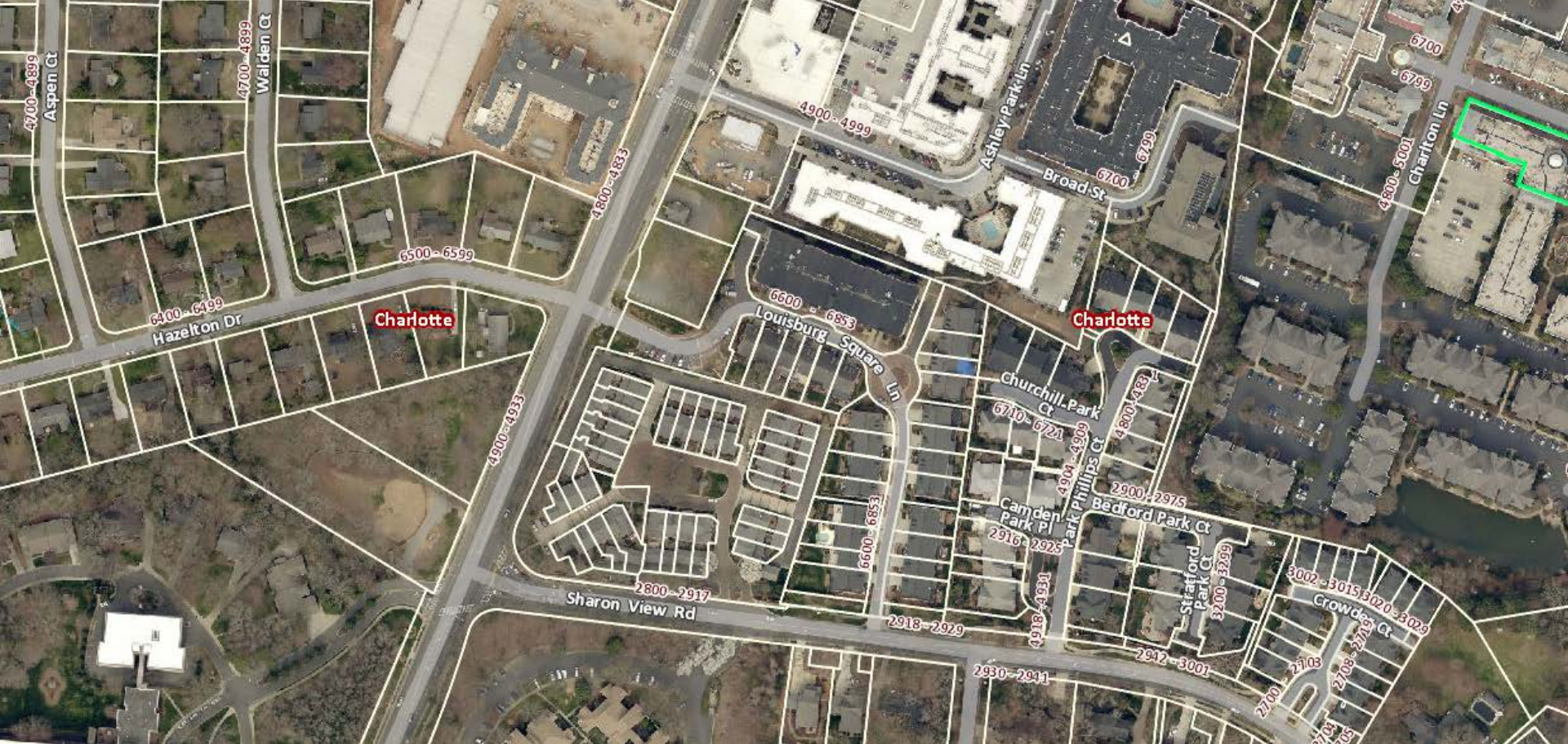
- Property Owner Requirements
- Existing Zoning
- Natural/Environmental Constraints
- Access/Transportation Requirements
- Adjacent Owner Concerns
- Ordinance/Policy Requirement (non-zoning)
- Adopted Area Plans
- City Priorities
- Community Concerns
- Market Realities



Proposed Rezoning District

UR-2 (CD)

Townhomes: Attached Dwellings,
underlying land owned by homeowner,
common areas maintained by an HOA.



The background of the slide is a deep blue 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, serving as a background for the title text.

Site Plan Concepts



SITE DATA:

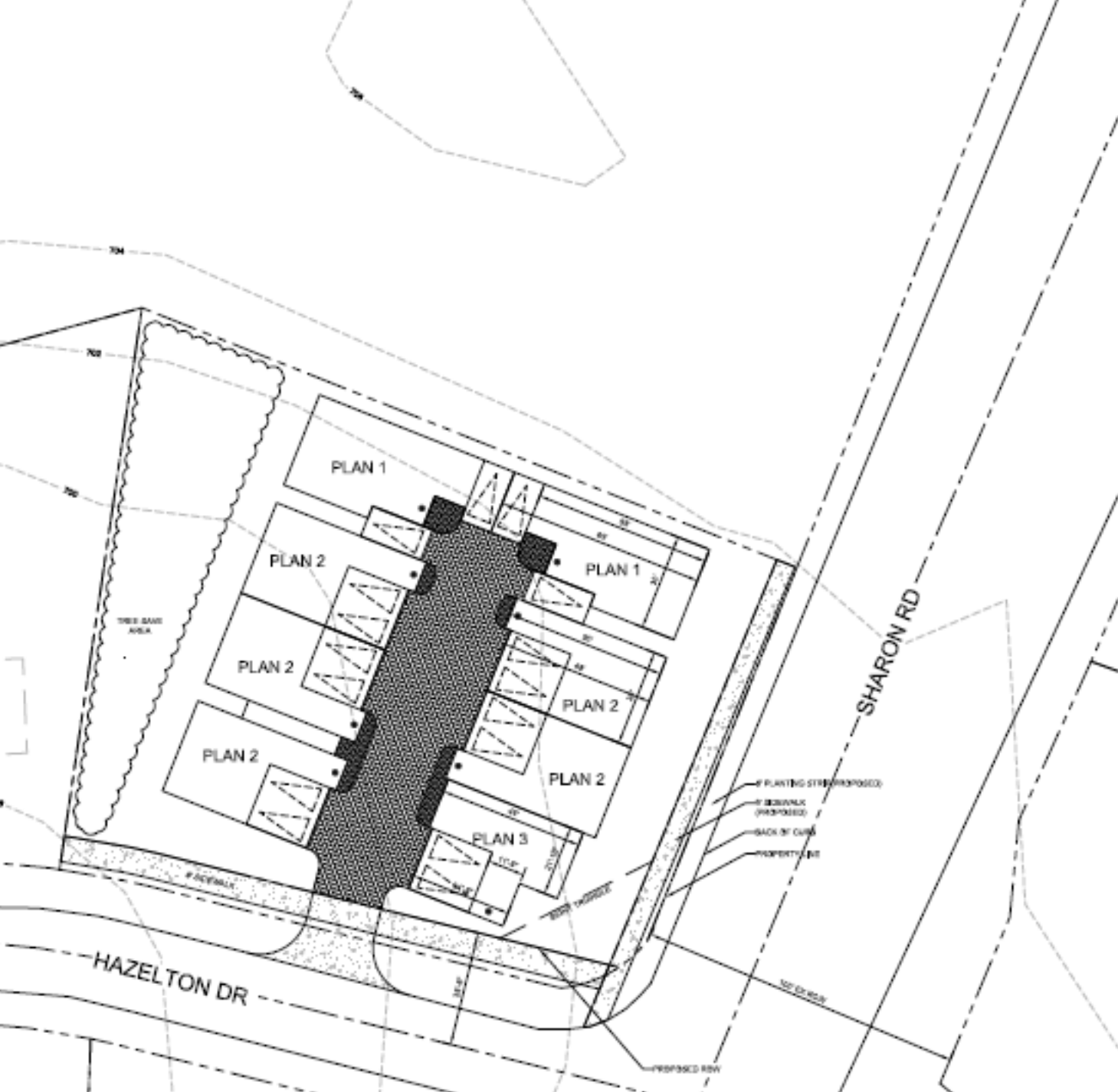
AREA: 0.72 AC
 EXT ZONE: R-3
 PROP ZONE: UR-2(CD)

PROP UNITS: 8
 PROP DENSITY: 11.1 DUA

SETBACK: 14' FROM BOC
 TREE SAVE: 15% REQUIRED/PROVIDED

PCCO: SAND FILTER UNDER PARKING
 POSSIBLE RAIN GARDEN IN
 CENTRAL GREEN





DEVELOPMENT DATA	
TAX PARCEL ID:	17091163, 17091164
SITE AREA:	4.72 AC
EXISTING ZONING:	R-2
PROPOSED ZONING:	UR-2(CD)
EXISTING USE:	SINGLE FAMILY
PROPOSED USE:	FOR SALE SINGLE FAMILY AT
UNITS PROPOSED:	4 UNITS
DENSITY PROPOSED:	11.11 UNITS / AC
SETBACK:	14' FROM 800 PER ADOPTED
MIN. SIDE YARD:	5'
REAR YARD:	10'
PROPOSED BUILDING HEIGHT:	40'
PARKING REQUIRED:	1.5 SPACES/UNIT
PARKING PROVIDED:	2 SPACES/UNIT (PLUS ON-STREET)
PRIVATE OPEN SPACE REQUIRED:	NONE
TREE SAVE:	10% REQUIRED SITE ACREAGE
PCD:	UNDER 20K SF NEW BUA - NO REQUIRED



Preferred Plan

The image features a central orange rectangular banner with the text "Preferred Plan" in white. The banner is set against a background of blue bokeh, which consists of numerous out-of-focus light spots in various shades of blue and white, creating a sparkling, ethereal effect. The bokeh is denser in the upper and lower portions of the image, framing the central text.



Woonerf

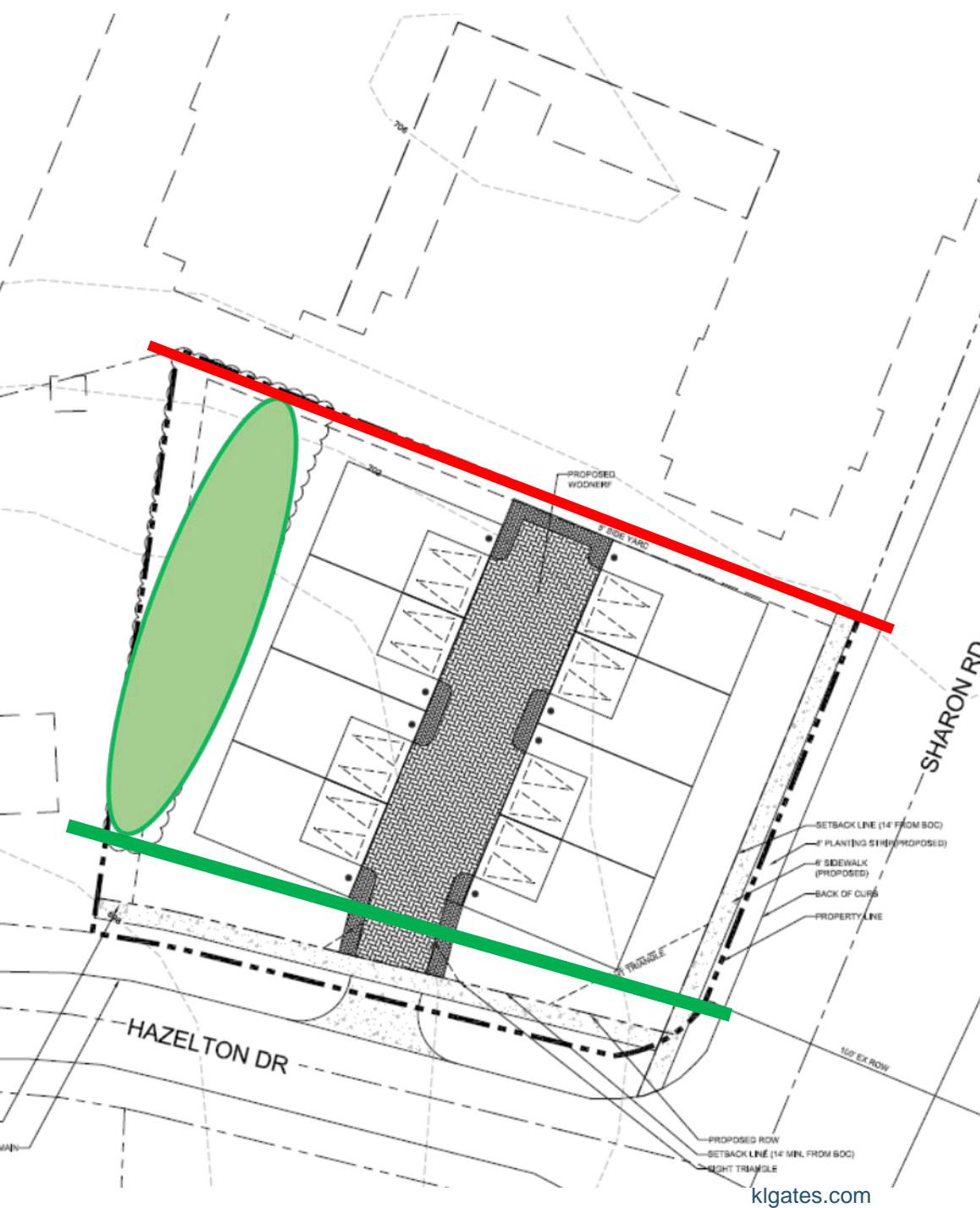
From Wikipedia, the free encyclopedia

A purpose designed woonerf in east [Utrecht](#)

A **woonerf** (Dutch pronunciation: [\[ˈʋoːnɛrf\]](#)) is a [living street](#), as originally implemented in the Netherlands and in Flanders. Techniques include [shared space](#), [traffic calming](#), and low [speed limits](#). Under Article 44 of the Dutch traffic code, motorised traffic in a woonerf or "recreation area" is restricted to walking pace.^[1]

The term "woonerf" has been adopted directly by some English-language publications. In the UK, these areas are called [home zones](#). In the US, [complete streets](#) are a distinct concept where equal priority is given to all modes of transportation including automobiles, [bicycles](#), and [pedestrians](#), usually with separate rather than shared right-of-way.





- 8 Units
- Similar setback
- Tree Save Buffer
- Minimal Rear Separation
- No visible vehicles
- Sidewalk
- Street Trees





Charlotte

6500-6599

Charlotte

6500-6599

Currently, no sidewalk
No street trees
Approximately 45' Setback
From Curb

Iron Rd



PROPOSED WOONERF

5' SIDE YARD

SHARON RD

SETBACK LINE (14' FROM BOC)

8' PLANTING STRIP (PROPOSED)

6' SIDEWALK (PROPOSED)

BACK OF CURB

PROPERTY LINE

5' SIGHT TRIANGLE

100' EX ROW

HAZELTON DR

PROPOSED ROW

SETBACK LINE (14' MIN. FROM BOC)

SIGHT TRIANGLE

PROPOSED 6' SIDEWALK

EXISTING CURBING TO REMAIN

The background of the slide is a deep blue 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, serving as a background for the title text.

Community Feedback

Category	Description
Aesthetics/Visibility	We are very concerned that there is no parking provided for guests of the townhome residents. Parking on Hazelton should <u>NOT be permitted</u> . This is a very crowded intersection, and any on-street parking at this corner will only make it more congested and more dangerous. Parking is currently prohibited on the other side of Hazelton at this intersection for this very reason. Any references to “on-street” parking shall be removed from the Site Plan.
	Building height should be limited to 45' at top of ridge and 30' for top of eave.
	Maximum Main Roof Slope 10:12, porches shall be lower roof slope than main roof.
	Add landscaping and maintain Laurelwood entrance at Sharon Rd., including addition of new entrance signage. Laurelwood Neighborhood entrance/signage shall be coordinated with Sharon Towers, who owns properties on opposite side of Hazelton. (see below)
	Coordination/collaboration with Sharon Towers with respect to their future development plans for their properties along Sharon Rd. between Sharon View Rd. and Hazelton Dr. <ul style="list-style-type: none"> • Need to ensure consistent design aspects • Include coordinated Laurelwood entrance signage on both sides of Hazelton, facing Sharon Rd.
	Use of building materials that are consistent with the Laurelwood neighborhood. <ul style="list-style-type: none"> • No stucco. • Materials should be limited to Brick and Lap Siding (Hardi-Plank, etc.) • Asphalt shingle roofing • Avoid trendy Craftsman, Norman French, English Cottage or Modern styles
	Ensure that required trees planted along Sharon Rd. will not obstruct visibility for drivers turning out of Hazelton onto Sharon Rd.
	Retain as many of the mature trees as possible. Proposed trees and plants should be drought-tolerant and native to the Southern Piedmont region. Exotics should be avoided.
	Any lighting fixtures associated with the development shall be decorative, capped and downwardly directed. Lighting should be included at the entrance to the townhomes.
	No gate will be used to block the access road into the townhome development.

Proximity/Setback	Maximize setback from Hazelton to maintain consistent setback of existing houses.
	Maximize setback of sidewalk on corner of Sharon/Hazelton to increase safety for pedestrians.
Construction	Site Plan does not define any enclosed outdoor space for each unit (patio, porch, etc.). If private outdoor spaces are to be included, we would like to understand proposed materials, height, fencing and the effect on sight lines.
	No construction worker parking, material staging areas, equipment storage or any other impediment to traffic along Hazelton, Walden, Aspen or Fairheath Roads in Laurelwood.
	Developer should take steps to control storm-water run-off during construction. This was an issue during construction of the adjacent hotel.
	Builder should minimize construction noise at all times, in particular outside of normal working hours (8:00 AM – 5:00 PM).
	Construction dumpsters, portable toilets and other equipment shall not be positioned on Hazelton at any time during construction.
	The contractor(s) shall keep the construction site in a clean and orderly condition and shall clean Hazelton Drive and the site's frontage on Sharon Rd. on at least a bi-weekly basis during construction.
Neighborhood Encroachment	No obstruction of line-of-sight for drivers turning out of Hazelton onto Sharon Rd.
	Integration of new townhomes into existing Laurelwood neighborhood, complementing existing architectural styles as much as possible. Buildings shall have a more traditional feel, and not a "modern design."
	Name of new townhome development should not compete with Laurelwood, but rather complement it. The name "Laurelwood" should be included in the name, such as: <ul style="list-style-type: none"> • The Gates of Laurelwood / The Gates at Laurelwood • Laurelwood Park • Laurelwood Walk • Laurel View • Laurel Crest • Laurelwood Place • Laurelwood Court
	Signage for these townhomes should be located on Hazelton and primarily visible only from Hazelton. Signage for the greater Laurelwood Neighborhood should be located on and primarily visible from Sharon Rd., as it was originally beginning in 1961. We are concerned about losing visibility and therefore our neighborhood identity as a result of this development and the future development of Sharon Towers across Hazelton.
	Property shall include no more than 8 townhome units.

City	Improve the ability to safely make a left turn onto Sharon Rd. from Hazelton Dr. Careful attention shall be paid to the type of trees planted in the required planting strip along Sharon Rd. so as to not impede visibility of drivers turning left and/or right from Hazelton onto Sharon.
	Driveway of the new townhomes is very close to the intersection of Sharon/Hazelton. This is already a congested/difficult intersection, and adding in the vehicles turning in and out of the new driveway will only make matters worse.
	No on-street parking along Hazelton in front of subject properties at any time – during construction or after completion. This is a safety issue.
	City should install Speed Humps on Hazelton to slow traffic on this road, which will increase with these new townhomes. Currently, the existing stop sign does little to slow drivers on Hazelton.
	A plan needs to be devised for trash/recycling pick-up. On trash day, having 16 bins (2 per unit) lined up along Hazelton at that corner with Sharon Rd. will be a major safety concern and could impede traffic flow.
	In order to improve pedestrian safety, the new sidewalk should be extended down to the intersection of Hazelton and Walden Ct.
	Coordination with the City on any plans related to the CNIP South Park project. Any plans the City may have regarding improvements to the Sharon Rd. corridor from Fairview to Sharon View Rd. should be considered in conjunction with this re-zoning request.
Utility	Relocate power poles at corner of Sharon and Hazelton, in order to improve safety of turning vehicles and aesthetics of the site.
	Power lines shall be buried underground at least to the intersection of Hazelton and Walden Ct.

The background of the slide is a deep blue with a bokeh effect, featuring numerous out-of-focus light spots in shades of white and light blue. A solid orange horizontal band spans the width of the slide, serving as a background for the title text.

Responses to Community Feedback



**Remember, every action has a reactions;
may need to prioritize concerns . . .**

Category	Description
Aesthetics/Visibility	We are very concerned that there is no parking provided for guests of the townhome residents. Parking on Hazelton should <u>NOT be permitted</u> . This is a very crowded intersection, and any on-street parking at this corner will only make it more congested and more dangerous. Parking is currently prohibited on the other side of Hazelton at this intersection for this very reason. Any references to "on-street" parking shall be removed from the Site Plan.







View From Sharon Rd.

Hazelton Townhomes

595
DESIGN



September 28, 2017

Building height should be limited to 45' at top of ridge and 30' for top of eave.

Maximum Main Roof Slope 10:12, porches shall be lower roof slope than main roof.

Add landscaping and maintain Laurelwood entrance at Sharon Rd., including addition of new entrance signage. Laurelwood Neighborhood entrance/signage shall be coordinated with Sharon Towers, who owns properties on opposite side of Hazelton. (see below)



Hazelton Townhomes

Use of building materials that are consistent with the Laurelwood neighborhood.

- No stucco.
- Materials should be limited to Brick and Lap Siding (Hardi-Plank, etc.)
- Asphalt shingle roofing
- Avoid trendy Craftsman, Norman French, English Cottage or Modern styles



Hazelton Townhomes

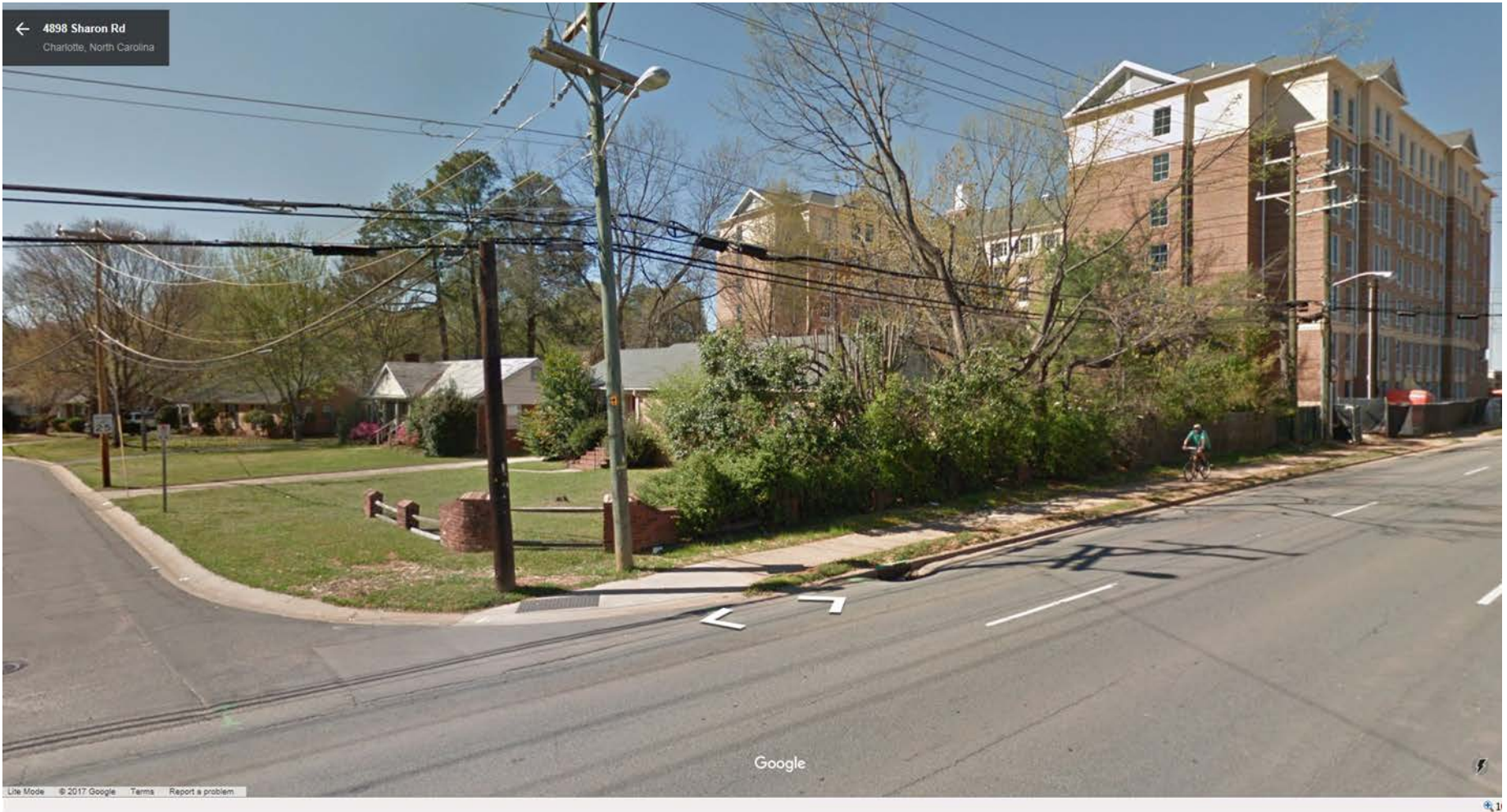


Maximize setback of sidewalk on corner of Sharon/Hazelton to increase safety for pedestrians.





Ensure that required trees planted along Sharon Rd. will not obstruct visibility for drivers turning out of Hazelton onto Sharon Rd.





Sharon Rd

3600

Homewood
Suites by Hilton...

3600

Sharon Rd

Hazelton Dr

Hazelton Dr

azelton Dr

Sharon Rd

3600

Louisburg Square Ln



Add landscaping and maintain Laurelwood entrance at Sharon Rd., including addition of new entrance signage. Laurelwood Neighborhood entrance/signage shall be coordinated with Sharon Towers, who owns properties on opposite side of Hazelton. (see below)



Ensure that required trees planted along Sharon Rd. will not obstruct visibility for drivers turning out of Hazelton onto Sharon Rd.

Retain as many of the mature trees as possible. Proposed trees and plants should be drought-tolerant and native to the Southern Piedmont region. Exotics should be avoided.

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Site Plan does not define any enclosed outdoor space for each unit (patio, porch, etc.). If private outdoor spaces are to be included, we would like to understand proposed materials, height, fencing and the effect on sight lines.



**Neighborhood
Encroachment**

Integration of new townhomes into existing Laurelwood neighborhood, complementing existing architectural styles as much as possible. Buildings shall have a more traditional feel, and not a "modern design."

Name of new townhome development should not compete with Laurelwood, but rather complement it. The name "Laurelwood" should be included in the name, such as:

- The Gates of Laurelwood / The Gates at Laurelwood
- Laurelwood Park
- Laurelwood Walk
- Laurel View
- Laurel Crest
- Laurelwood Place
- Laurelwood Court

Signage for these townhomes should be located on Hazelton and primarily visible only from Hazelton. Signage for the greater Laurelwood Neighborhood should be located on and primarily visible from Sharon Rd., as it was originally beginning in 1961. We are concerned about losing visibility and therefore our neighborhood identity as a result of this development and the future development of Sharon Towers across Hazelton.

Property shall include no more than 8 townhome units.



Townhomes shall be individually owned. Long-term or short-term rental properties shall not be permitted on the site.

Townhome development should include no vehicular connection to the adjacent hotel property.

As this development will result in the loss of two Laurelwood neighborhood homes, the Petitioner shall provide for:

- Minimum of 8 annual memberships to the Fairmeadows Swim Club*
- Minimum of 8 installments of annual dues to the Laurelwood Neighborhood Association*

**or another arrangement of equal or greater value, agreed upon by all parties involved*



Construction

No construction worker parking, material staging areas, equipment storage or any other impediment to traffic along Hazelton, Walden, Aspen or Fairheath Roads in Laurelwood.

Developer should take steps to control storm-water run-off during construction. This was an issue during construction of the adjacent hotel.

Builder should minimize construction noise at all times, in particular outside of normal working hours (8:00 AM – 5:00 PM).

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The contractor(s) shall keep the construction site in a clean and orderly condition and shall clean Hazelton Drive and the site's frontage on Sharon Rd. on at least a bi-weekly basis during construction.

No obstruction of line-of-sight for drivers turning out of Hazelton onto Sharon Rd.



City

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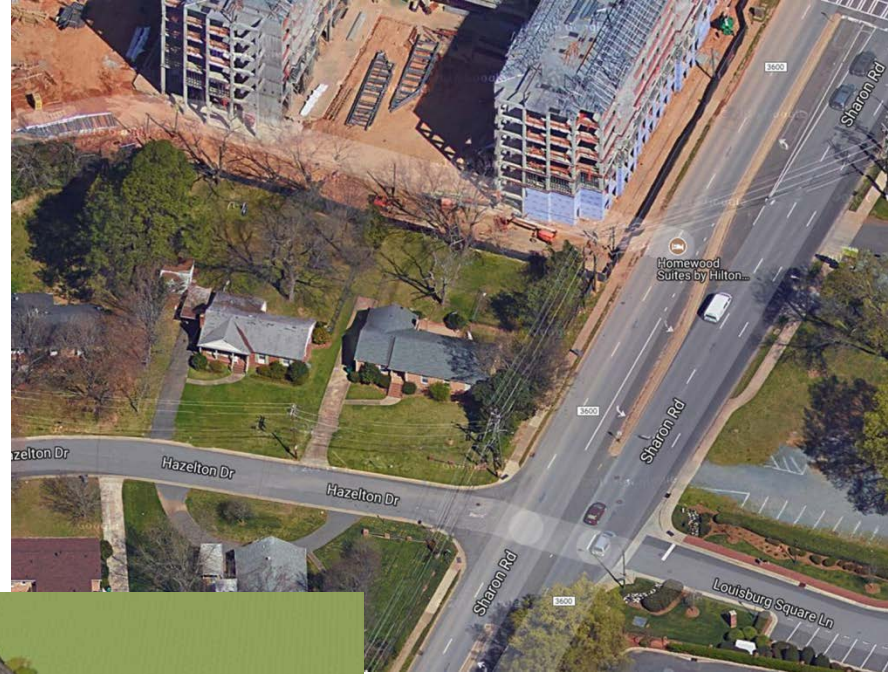


Utility	<p>Relocate power poles at corner of Sharon and Hazelton, in order to improve safety of turning vehicles and aesthetics of the site.</p> <p>Power lines shall be buried underground at least to the intersection of Hazelton and Walden Ct.</p>
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The image features a background of out-of-focus light spots (bokeh) 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.

Architectural Concepts





View From Sharon Rd.

Hazelton Townhomes



September 28, 2017





View From Sharon Rd.

Hazelton Townhomes







View From Sharon Rd.

Hazelton Townhomes







View From Sharon Rd.

Hazelton Townhomes



September 28, 2017





View From Sharon Rd.

Hazelton Townhomes



September 28, 2017



Hazelton Townhomes



Left Elevation
3/32" = 1'



Right Elevation
3/32" = 1'



Rear Elevation
3/32" = 1'

The image features a background of blue bokeh light effects, with a solid orange horizontal band across the middle. The word "Timeline" is centered within this band.

Timeline

REZONING SCHEDULE

Application Deadline (4th Mon except holidays) – Aug. 28, 2017	1st full review complete, comments sent to petitioner	Petitioner/ staff comment review meetings	Petitioner's community meeting held by this date (include report in your next submittal)	2nd site plan submittal deadline (if full review needed)	2nd full review complete, comments sent to petitioner	3rd site plan submittal deadline (if full review needed)	3rd full review complete, comments sent to petitioner	Submittal deadline requesting next PH (5 weeks prior to PH)	Determination on cases cleared for next PH (11 days after submittal)	1st Legal ad submittal date (last day to defer prior to advertising)	Public Hearing (3rd Mon except holidays)	Submittal deadline for revised site plans for Z.C. (1 week after hearing)	Zoning Committee Meeting (15 days after PH, always a Tue, except holidays)	City Council Decision (3rd Mon except holidays)
One Full Review Cycle	10/2/17	Oct 5 - Oct 11	10/13/17	NA	NA	NA	NA	10/16/17	10/27/17	10/30/17	11/20/17	11/27/17	12/5/17	12/18/17
Two Full Review Cycles	10/2/17	Oct 5 - Oct 11	10/13/17	10/16/17	10/30/17	NA	NA	11/13/17	11/22/17	11/27/17	12/18/17	12/21/17	1/4/18	1/16/18
Three Full Review Cycles	10/2/17	Oct 5 - Oct 11	10/13/17	10/16/17	10/30/17	11/13/17	11/27/17	12/11/17	12/19/17	12/20/17	1/16/18	1/22/18	1/30/18	2/19/18

EARLIEST PUBLIC HEARING:

NOV 20

EARLIEST COUNCIL DECISION:

DEC 18

The top portion of the slide features a blue bokeh background with out-of-focus light spots in various shades of blue and white.

Questions/Discussion

The bottom portion of the slide features a blue bokeh background with out-of-focus light spots in various shades of blue and white.

K&L GATES