

COMMUNITY MEETING REPORT

Petitioner: Century Communities

Rezoning Petition No. 2017-171

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 November 14, 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, November 29, 2017 at 6:00 p.m. at the South Mecklenburg Presbyterian Church, 8601 Bryant Farms Road, Charlotte, NC 28277.

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 Drew Rouzer, as well as by Petitioner's agents Shaun Tooley and Frank McMahan with LandDesign, John Zotter with Design Resource Group, and Collin Brown and Brittany Lins with K&L Gates. Council member Ed Driggs and property owners from the Ardrey and Singer families also attended the meeting.

SUMMARY OF PRESENTATION/DISCUSSION:

Councilmember Ed Driggs opened the meeting by welcoming the attendees and introducing Mr. Collin Brown, who used a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown explained that this petition involves approximately 36 acres of land located on the south side of Ardrey Kell Road, west of Wade Ardrey Road and east of Travis Gulch Drive, across the street from Ardrey Kell High School.

Mr. Brown explained the history of the property ownership and stated that the property owners, including the Ardrey family, are ready to sell their land for new development. Mr. Brown explained that a developer must consider many factors, including property owner requirements, existing zoning, natural and environmental constraints, transportation requirements, community concerns, city priorities, and market realities. Mr. Brown then gave a brief overview of the rezoning process and redevelopment considerations, generally.

The property is currently zoned R-3, which generally allows for residential uses up to three dwelling units per acre. Mr. Brown explained that the South District Plan was adopted by the City in 1993 and recommends low-density single-family uses on the property. He explained that the City has analyzed the

site in accordance with the General Development Policies and determined that City Staff would generally support residential uses up to six to eight dwelling units per acre.

Mr. Brown explained that the Petitioner is proposing a conditional rezoning to allow for the development of up to 245 townhome units, with a density of 6.7 units per acre. Mr. Brown stated that by-right development on the property could allow for development of up to six dwelling units per acre, if a developer were to utilize certain density bonuses in the Ordinance, to construct about 220 units. Mr. Brown further explained that the rezoning process allows for the benefit of community involvement and site-specific plans whereas a by-right development would not require community input or site design commitments.

Mr. Brown then outlined a few anticipated community concerns and the Petitioner's intended response to those concerns. With respect to traffic, the Petitioner has engaged a traffic engineer even though a Traffic Impact Analysis is not required by the City for a development of this size. The study will recommend some traffic mitigation solutions that the Petitioner can work with the community to implement, if feasible and desired. The Petitioner is willing to explore the possibility of installing a traffic light, at the Petitioner's expense, at the intersection of Beau Riley Road and Ardrey Kell Road, at the entrance to Ardrey Kell High School. The Petitioner is also looking at improvements to mitigate traffic along Wade Ardrey Road and improve connectivity around the site.

Mr. Brown explained that the Charlotte Subdivision Ordinance will require the extension of all existing street stubs into the proposed development site. This requirement will apply regardless of whether the property is developed through the rezoning process or as a by-right development. Based on this Ordinance requirement, the Petitioner will be required to connect the site to the existing street stubs at Beau Riley Road and Sulky Plough Road and extend those streets to Ardrey Kell Road.

In response to anticipated questions regarding school impact, Mr. Brown explained that CMS typically calculates school impacts to be less for attached townhome units than for single-family residences.

Mr. Brown stated that the Petitioner is seeking a rezoning to the MX-2 (Innov.) zoning district in order to allow for some streetscape variation and allow some of the townhome units to face towards open space instead of a street. Mr. Brown explained that the Petitioner has revised the rezoning plan based on initial community feedback to incorporate some single-family lots rather than a development consisting entirely of townhome units. The Petitioner believes that incorporating single-family lots adjacent to existing residential developments will serve as an appropriate transition to the existing neighborhoods. Mr. Brown explained that the Petitioner is proposing primarily alley-loaded townhomes, which will create a pedestrian-friendly streetscape instead of frequent driveways and garages. Mr. Brown further explained that the Petitioner is prepared to commit to a 20' protected buffer and tree save area along the site's border adjacent to existing single-family homes, even though a buffer is not typically required when single-family units abut single-family lots. In addition to open space and buffer areas, the Petitioner is required to construct a water quality area in accordance with the Post Construction Stormwater Ordinance.

Mr. Brown explained that the Petitioner's anticipated rezoning timeline includes a "best case scenario" public hearing on January 16, 2018 and City Council Decision on February 19, 2018. Mr. Brown then opened the meeting up to questions and stated that the Petitioner has provided notecards for attendees to write down their questions or comments. Two notecards were received from attendees and are attached hereto as Exhibit E.

In response to a question regarding home sizes, Mr. Rouzer stated that preliminary floor plans for the townhome units are approximately 2,500 to 3,000 square feet and single-family homes may be 3,000 to 4,000 square feet.

Mr. Brown clarified that streetscape improvements, including sidewalks and planting strips, will be provided along the site's entire frontage along Ardrey Kell Road and Wade Ardrey Road.

Several attendees commented that a playground, dog park or pool would be a valuable addition to the development. An attendee stated that existing neighborhoods have issues with non-residents using and damaging their amenities and would like to see this development include its own amenities to prevent its residents from going elsewhere. Several attendees also voiced concern over school impact and overcrowding. Also, several attendees had concerns with the drainage pond as shown on the plan and requested additional details or amenities for the pond. The Petitioner's team agreed to look into these concerns and provide additional detail in subsequent meetings.

An attendee asked about the "Innovative" designation in the rezoning request and the five-year vested rights request. Mr. Brown explained that the Petitioner only intends to use the flexibility of the innovative designation for specific design standards, such as rear-loaded townhomes and the ability for the townhomes to face towards open space instead of a street. The Petitioner is willing to add a provision into the rezoning plan to limit the innovative designation to requests that are explicitly stated in the rezoning plan. Mr. Brown further explained that the five-year vested rights request relates to the Petitioner's ability to protect its rezoning plan from the risk of a recession in the event that the Ordinance is changed before the project is built, up to five years. The rezoning rights automatically vest as soon as building permits are pulled so the 5-year vested rights request only comes into play if the project is not built for five years (i.e., if a recession occurs). Since this is a large property that will be built in several phases, the Petitioner believes that a request for 5-year vested rights is warranted.

Several attendees stated that they believe a traffic signal at the intersection of Beau Riley Road and Ardrey Kell Road (across from Ardrey Kell High School) would be an important addition. An attendee also mentioned that traffic at the intersection of Ardrey Kell Road and Wade Ardrey Road is especially congested after high school sporting events. The Petitioner's agent responded that the traffic engineer could consider ways to mitigate traffic at that intersection.

In response to an attendee's concern regarding guest parking, the Petitioner's agent pointed out several areas with recessed on-street parking. Each townhome unit will also have a garage and potentially additional space in the driveway.

In response to several attendees' general frustration with respect to traffic, school and infrastructure in the area, Council Member Driggs spoke to the attendees about the City Council's perspective and ways for the community to get involved.

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 11th day of December 2017.

cc: Council Member Ed Driggs
John Kinley, Charlotte-Mecklenburg Planning Department
Charlotte City Clerk

Exhibit A

Pet_No.	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2017-171	22901123	ARDREY KELL STORAGE LLC				1213 LADY ST SUITE 300		COLUMBIA	SC	29201
2017-171	22901126	ROSS PROPERTIES LLC				717 WHIPPORWILL CT		BIRMINGHAM	AL	35244
2017-171	22901130	COUNTY OF MECKLENBURG				600 E 4TH ST		CHARLOTTE	NC	28202
2017-171	22901274	FANELLI	THOMAS J	JENNIFER	FANELLI	10909 TRAVIS GULCH DR		CHARLOTTE	NC	28277
2017-171	22901275	DELMASTRO	JILL A			10915 TRAVIS GULCH DR		CHARLOTTE	NC	28277
2017-171	22901303	RADER	RYAN K	TRACEY L	RADER	9901 ZACKERY AVE		CHARLOTTE	NC	28277
2017-171	22902103	ARDREY	JOE M			10027 ARDREY KELL RD		CHARLOTTE	NC	28277
2017-171	22902105	WOSCHKOLUP	ROBIN P	CLAUDIO S	WOSCHKOLUP	10115 ARDREY KELL RD		CHARLOTTE	NC	28277
2017-171	22902113	ARDREY	JOE M	MARSHALL WOODIE	ARDREY	10027 ARDREY KELL RD		CHARLOTTE	NC	28277
2017-171	22902114	SINGER	RONALD WAYNE			11026 BEAU RILEY RD		CHARLOTTE	NC	28277
2017-171	22902119	SINGER	RONALD WAYNE			11026 BEAU RILEY RD		CHARLOTTE	NC	28277
2017-171	22902122	JOE M ARDREY LIVING TRUST			JOE M ARDREY TRUSTEE	10027 ARDREY KELL RD		CHARLOTTE	NC	28277
2017-171	22902187	ARDREY	JOE M			10027 ARDREY KELL RD		CHARLOTTE	NC	28277
2017-171	22902341	THORNE	MARTA Y	THOMAS J II	THORNE	11408 CANDLELIGHT CT		CHARLOTTE	NC	28226
2017-171	22902342	GREENE	RENEE R			9330 ROYAL HIGHLANDS CT		CHARLOTTE	NC	28277
2017-171	22902343	FARMER JR	HENRY	MIYUKI	OHIRA	9334 ROYAL HIGHLANDS CT		CHARLOTTE	NC	28277
2017-171	22902344	FOSTER	EDWARD JR	LYNNETTE C	FOSTER	9338 ROYAL HIGHLANDS CT		CHARLOTTE	NC	28277
2017-171	22902345	BARRIOS	SANTIAGO	DEBRA J	BARRIOS	11202 DICKIE ROSS RD		CHARLOTTE	NC	28277
2017-171	22902346	MICKLEY	ERIC M			11206 DICKIE ROSS RD		CHARLOTTE	NC	28277
2017-171	22902347	MCLEAN	JOHN T	MELISSA B	MCLEAN	11210 DICKIE ROSS RD		CHARLOTTE	NC	28277
2017-171	22902348	JUN	SEONG	HYUN-JEONG JUN	SUNG	11216 DICKIE ROSS RD		CHARLOTTE	NC	28277
2017-171	22902349	2006 SUNG C IM AND HEA J IM	REVOCABLE TRUST			9417 CREEK SUMMIT CIR		RICHMOND	VA	23235
2017-171	22902357	LEWIS	JOHN S	PAIGE M	LEWIS	11109 OAK POND CIR		CHARLOTTE	NC	28277
2017-171	22902358	SKEEN	HOLLY E			11223 DICKIE ROSS RD		CHARLOTTE	NC	28277
2017-171	22902359	PALOMINO	ADELA I MARICIANO			11215 DICKIE ROSS RD		CHARLOTTE	NC	28277
2017-171	22902360	FAMMICH LLC				9545 OSWALD LN		CHARLOTTE	NC	28277
2017-171	22902361	PROPERTY OWNER 3 LLC				PO BOX 4090		SCOTTSDALE	AZ	85261
2017-171	22902362	JOHNSON	WENDY			9302 WINSTON HALL CT		CHARLOTTE	NC	28277
2017-171	22902363	WITHERS	PETER J			9306 WINSTON HALL CT		CHARLOTTE	NC	28277
2017-171	22902364	WANG	LEI	YUIE	ZHANG	14055 LISSADELL CR		CHARLOTTE	NC	28277
2017-171	22902365	RENT CLT PG LLC				PO BOX 49054		CHARLOTTE	NC	28277
2017-171	22902366	HAWTHORNE	DONALD	LILLIAN	HAWTHORNE	9320 WINSTON HALL CT		CHARLOTTE	NC	28277
2017-171	22902367	VERICA	PAUL T			9419 SCOTLAND HALL CT		CHARLOTTE	NC	28277
2017-171	22902368	PHAM	WILLIAM	LISA	KATHARINE MARY CLARKE VERICA	9425 SCOTLAND HALL CT		CHARLOTTE	NC	28277
2017-171	22902369	TSIKATA	ABUI Y			9429 SCOTLAND HALL CT		CHARLOTTE	NC	28277
2017-171	22902370	HWANG	AN-MING	LI-PING	HWANG	13601 YELLOW POPLAR DR		CENTREVILLE	VA	20120
2017-171	22902371	SUPERAK	ERIKA O			9507 SCOTLAND HALL CT		CHARLOTTE	NC	28277
2017-171	22902372	SHAH	VIJAY V	ANJANA V	SHAH	9511 SCOTLAND HALL CT		CHARLOTTE	NC	28277
2017-171	22902373	VASWANI	HIRO		VARSHA VASWANI	9517 SCOTLAND HALL CT		CHARLOTTE	NC	28277
2017-171	22902374	ERODE	NANJAPPAN N	BINDU	NANIAPPAN	9523 SCOTLAND HALL CT		CHARLOTTE	NC	28277
2017-171	22902375	TSUI	CHRISTINE	PETER M Y	CHEUK	3524 MCPHERSON ST		WAXHAW	NC	28173
2017-171	22902376	GENESIS INVESTMENTS OF CHARLOTTE LLC				2603 PEVERELL LN		CHARLOTTE	NC	28270
2017-171	22902377	WU	BAIXUE			11930 ZIRBEL CT		SAN DIEGO	CA	92131
2017-171	22902378	AJDARI	GAZMENT			16326 STURKLE CT		CHARLOTTE	NC	28227
2017-171	22902379	TARASE	MARK	MILDRED	TARASE	9545 SCOTLAND HALL CT		CHARLOTTE	NC	28277
2017-171	22902380	LUTTON	CAROL D			9550 SCOTLAND HALL CT		CHARLOTTE	NC	28277
2017-171	22902381	OXFORD/CAMBRIDGE HOMEOWNERS	ASSOCIATION INC			5350 SEVENTY SEVEN CENTER DR	SUITE 100	CHARLOTTE	NC	28217
2017-171	22902382	TADIKONDA	HEMACHAND			8315 TINTINHULL LN		WAXHAW	NC	28173
2017-171	22902383	LIU	LI	TIECHENG	LIU	11714 AVALY LN		CHARLOTTE	NC	28277
2017-171	22902384	TAIT	JASON W	MARIBETH V	TAIT	PO BOX 1031		PINEVILLE	NC	28134
2017-171	22902385	CAMPBELL	SCOTT S			9032 SCOTLAND HALL CT		CHARLOTTE	NC	28277
2017-171	22902386	KOSEY	MARIAN			9528 SCOTLAND HALL CT		CHARLOTTE	NC	28277
2017-171	22902387	RUMBLE	DEBORAH J	CLAYTON T	RUMBLE	9524 SCOTLAND HALL CT		CHARLOTTE	NC	28277
2017-171	22902388	HACKETT	LYNN S			9518 SCOTLAND HALL CT		CHARLOTTE	NC	28277
2017-171	22902389	KOEPEL	KIPP	BROOKE	KOEPEL	5701 PROVIDENCE COUNTRY CLUB DR		CHARLOTTE	NC	28277
2017-171	22902390	GARCIA	ZOLIA C			9510 SCOTLAND HALL CT		CHARLOTTE	NC	28277
2017-171	22902391	PHONENIX MANAGEMENT LLC				9406 WILLOW TREE LN		CHARLOTTE	NC	28277
2017-171	22902392	LEE	JOANNE ELIZABETH			9430 SCOTLAND HALL CT		CHARLOTTE	NC	28277
2017-171	22902393	LIU	ZHUZHAO			9426 SCOTLAND HALL CT		CHARLOTTE	NC	28277
2017-171	22902394	STRATTON	SARA V	MICHAEL K	STRATTON	9422 SCOTLAND HALL CT		CHARLOTTE	NC	28277
2017-171	22902395	TORREBLANCA	JORGE LUIS SALAS	LILIANA ISABEL CABADA	DIAZ	9418 SCOTLAND HALL CT		CHARLOTTE	NC	28277
2017-171	22902396	CONEA	ELVIRA			9414 SCOTLAND HALL CT		CHARLOTTE	NC	28277
2017-171	22902397	ZALINOV	TATYANA			512 CHADMORE SOUTH DR		CHARLOTTE	NC	28270
2017-171	22902398	GHRARY	OMAR ABOOD AL			9406 SCOTLAND HALL CT		CHARLOTTE	NC	28277
2017-171	22902399	REDER	DANIEL JOSEPH			9402 SCOTLAND HALL CT		CHARLOTTE	NC	28277
2017-171	22902400	MCCABE	KRISTEN W	ROBERT L	MCCABE	10034 HIGHLANDS CROSSING DR		CHARLOTTE	NC	28277
2017-171	22902431	HOECHE	KLAUS G			5321 SW 23RD AVE		CAPE CORAL	FL	33914
2017-171	22902466	NGUYEN	HIEP T	HUYEN	NGUYEN	9432 THATCHER HALL CT		CHARLOTTE	NC	28277
2017-171	22902467	CHEN	MIN		HE	9428 THATCHER HALL CT		CHARLOTTE	NC	28277
2017-171	22902468	GABRIEL	KAREN J			9424 THATCHER HALL CT		CHARLOTTE	NC	28277
2017-171	22902469	MEMUE	LAZARO		EMILY AMIGO	9420 THATCHER HALL CT		CHARLOTTE	NC	28277
2017-171	22902470	QIAN	XIAOFENG			2714 BRIDLE BROOK WAY		CHARLOTTE	NC	28270
2017-171	22902471	MAYE	J BENNETT	DEBORAH L	MAYE	710 QUICKSILVER TL		FORT MILL	SC	29708
2017-171	22902472	AMH 2015-2 BORROWER LLC			C/O AMERICAN HOMES 4 RENT	30601 AGOURA RD STE 200		AGOURA HILLS	CA	91301
2017-171	22902473	COLLINS	EMILIE	JIM R	BLANQUE	9404 THATCHER HALL CT		CHARLOTTE	NC	28277
2017-171	22902474	OXFORD/CAMBRIDGE HOMEOWNERS	ASSOCIATION INC		%CENTEX HOMES	5350 77 CENTER DR, SUITE 100		CHARLOTTE	NC	28217
2017-171	22902475	BOYETTE	DARRELL L	DEBRA H	BOYETTE	11009 TRAVIS GULCH DR		CHARLOTTE	NC	28277
2017-171	22902476	MATHEW	JACOB	JESSY	MATHEW	11013 TRAVIS GULCH DR		CHARLOTTE	NC	28277
2017-171	22902477	OXFORD/CAMBRIDGE HOMEOWNERS	ASSOCIATION INC		%CENTEX HOMES	5350 77 CENTER DR, SUITE 100		CHARLOTTE	NC	28217
2017-171	22902478	MILLAN	LUCILA	JULIANA	MILLAN	11017 TRAVIS GULCH DR		CHARLOTTE	NC	28277
2017-171	22902479	PHAM	THANH D	KIMCHI B	TRINH	11021 TRAVIS GULCH DR		CHARLOTTE	NC	28277
2017-171	22902480	MCMGOLD	JEFFREY A	MELANIE C	MCMGOLD	11025 TRAVIS GULCH DR		CHARLOTTE	NC	28277
2017-171	22902481	VALLABH	SUNIL	INDIRA	VALLABH	11103 TRAVIS GULCH DR		CHARLOTTE	NC	28277
2017-171	22902482	DENG	JUN	JUN NANCY	ZHANG	2027 SANDY POND LN		WAXHAW	NC	28173
2017-171	22902483	ZHOU	NENG FENG	JIA	YUE	11111 TRAVIS GULCH DR		CHARLOTTE	NC	28277
2017-171	22902484	FREDERICK	JEFFREY L	SHARON K	FREDERICK	11115 TRAVIS GULCH DR		CHARLOTTE	NC	28277
2017-171	22902485	VENKATRAMAN	BALAJI SALEM	SUPRIYA	SETHUNATHAN	11119 TRAVIS GULCH DR		CHARLOTTE	NC	28277
2017-171	22902486	NEMAN	JASON L	PATRICIA H	VAN AUDENHOVE-NEWAI	11123 TRAVIS GULCH DR		CHARLOTTE	NC	28277
2017-171	22902487	HELMS	C MICHAEL	SARAH E	HELMS	11127 TRAVIS GULCH DR		CHARLOTTE	NC	28277
2017-171	22902491	OXFORD/CAMBRIDGE HOMEOWNERS	ASSOCIATION INC		%CENTEX HOMES	5350 77 CENTER DR, SUITE 100		CHARLOTTE	NC	28217
2017-171	22902778	LUND	SANDRA L			9903 EMPIRE WOODS CT		CHARLOTTE	NC	28277
2017-171	22902790	DATTA	SOMJIT	SWAPNA	DATTA	9908 EMPIRE WOODS CT		CHARLOTTE	NC	28277
2017-171	22902791	KRANTZ	NICHOLAS T	JEANETTE C	KRANTZ	9904 EMPIRE WOODS CT		CHARLOTTE	NC	28277
2017-171	22902792	OXFORD/CAMBRIDGE HOMEOWNERS	ASSOCIATION INC		%CENTEX HOMES	5350 77 CENTER DR, SUITE 100		CHARLOTTE	NC	28217
2017-171	22937504	ARDREY	SAMUEL PHILLIP			PO BOX 187		VAN WYCK	SC	29744
2017-171	22937507	MAGILL	MARK	PATRICIA	MAGILL	18303 LIPPARDS HUNT CT		CHARLOTTE	NC	28277
2017-171	22937508	BESSELLIEU	DENISE	JACQUELINE	YOUNG	18307 LIPPARDS HUNT CT		CHARLOTTE	NC	28277
2017-171	22937509	SEN	INDRAJIT	ANUSREE	SEN	18306 LIPPARDS HUNT CT		CHARLOTTE	NC	28277
2017-171	22937528	BURTON	GREGORY A	KIMBERLY C	BURTON	18510 CLAVEMORR CASTLE CT		CHARLOTTE	NC	28277
2017-171	22937540	EBISAWA	AKIRA	LILING	CUI	18427 LILLIESLEAF GLEN LN		CHARLOTTE	NC	28277
2017-171	22937541	SMITH	RAYMOND S			18428 LILLIESLEAF GLEN LN		CHARLOTTE	NC	28277
2017-171	22937542	SHAH	MEENA A	SANKET A	SHAH	8422 LILLIESLEAF GLEN LN		CHARLOTTE	NC	28277
2017-171	22937543	ASHCROFT	JASON W	TRINA B	ASHCROFT	18418 LILLIESLEAF GLEN LN		CHARLOTTE	NC	28277
2017-171	22937588	BALLANMOOR MASTER HOMEOWNERS ASSOC				11121 CARMEL COMMONS BV STE 450		CHARLOTTE	NC	28226
2017-171	22937589	BALLANMOOR MASTER HOMEOWNERS ASSOC				11121 CARMEL COMMONS BV STE 450		CHARLOTTE	NC	28226
2017-171	22937815	CHEKURU	CHANDRASEKHAR			10203 BENDERLOCH DR		CHARLOTTE	NC	28277
2017-171	22937816	CHUDGAR	AJAY	MONA	CHUDGAR	10207 BENDERLOCH DR		CHARLOTTE	NC	28277
2017-171	22937821	PATEL	ASHOKKUMAR C	SNEHLATABEN A	PATEL	2413 ARDEN GATE LN		CHARLOTTE	NC	28262
2017-171	22937822	BARRIERE	JOSEPH E			9814 WOODLAND WATCH CT		CHARLOTTE	NC	28277

2017-171	22937823	SABBASANI	VENKATA R	NAGAMALLIKA	MANUMACHU	9808 WOODLAND WATCH CT	CHARLOTTE	NC	28277
2017-171	22937842	BALLANMOOR MASTER HOMEOWNERS ASSOC				11121 CARMEL COMMONS BV STE 450	CHARLOTTE	NC	28226
2017-171	22943103	ARDREY OWNERS ASSOCIATION INC			N HENDERSON PROPERTIES	919 NORLAND RD	CHARLOTTE	NC	28205
2017-171	22943104	WALLACE	DAVISON F	KENDRA L	WALLACE	17307 MEADOW BOTTOM RD	CHARLOTTE	NC	28277
2017-171	22957101	RODES	GEORGE L	YOLE E	RODES	12245 DARBY AVE	NORTHBRIDGE	CA	91326
2017-171	22957102	BURKE	MELINDA			16909 RED COW RD	CHARLOTTE	NC	28277
2017-171	22957103	CAMPAGNA	CARMEN	SHARON	CAMPAGNA	16919 RED COW RD	CHARLOTTE	NC	28277
2017-171	22957104	REINTJES	STEPHEN A	CHRISTINE	REINTJES	16923 RED COW RD	CHARLOTTE	NC	28277
2017-171	22957113	CAMPBELL	DAWN K			17115 SULKY PLOUGH RD	CHARLOTTE	NC	28277
2017-171	22957114	BRATTON	MARY OLDS	TRUST	MARY OLDS BRATTON REVOCABLE	17119 SULKY PLOUGH RD	CHARLOTTE	NC	28277
2017-171	22957115	NELSON	CHERYL			17123 SULKY PLOUGH RD	CHARLOTTE	NC	28277
2017-171	22957120	OSTROFF	ROBERT P	DIANNA L	OSTROFF	17000 RED COW RD	CHARLOTTE	NC	28277
2017-171	22957121	ZURITA-GRAY	PATRICIA	SCOTT WILLIAM	GILLEN	16938 RED COW RD	CHARLOTTE	NC	28277
2017-171	22957122	MCCOY	JAMES E JR	FERNELL	MCCOY	16934 RED COW RD	CHARLOTTE	NC	28277
2017-171	22957174	ARDREY COMMONS TOWNHOMES	NEIGHBORHOOD ASSOC			5970 FAIRVIEW RD STE 710	CHARLOTTE	NC	28210
2017-171	22957193	ARDREY COMMONS TOWNHOMES	NEIGHBORHOOD ASSOC			5970 FAIRVIEW RD STE 710	CHARLOTTE	NC	28210
2017-171	22957194	ARDREY COMMONS TOWNHOMES	NEIGHBORHOOD ASSOC			5970 FAIRVIEW RD STE 710	CHARLOTTE	NC	28210
2017-171	22957223	PALANICA	WILLIAM J	MARY K	PALANICA	17124 SULKY PLOUGH RD	CHARLOTTE	NC	28277
2017-171	22957224	ROLFS	TIMOTHY R	SUSAN E	ROLFS	17120 SULKY PLOUGH RD	CHARLOTTE	NC	28277
2017-171	22957225	RICHARDS	CRAIG D	RACHEL M	RICHARDS	17114 SULKY PLOUGH RD	CHARLOTTE	NC	28277
2017-171	22957226	MARSHALL	ROBERT	LAURA D	GIBSON	17110 SULKY PLOUGH RD	CHARLOTTE	NC	28277

Pet_No.	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2017-171		Robert	Barrows	10213 Benderloch Drive		Charlotte	NC	28277
2017-171	Adrey Homec	Trey	Plunkett	17611 Meadow Bottom Ro		Charlotte	NC	28277
2017-171	Ardrey Home	Ronald	Maccaroni	8931 Cotton Press Rd		Charlotte	NC	28277
2017-171	Ballanmoor	Dave	Niederman	9830 Ardrey Woods Dr		Charlotte	NC	28277
2017-171	Cobblestone	Robert	Rodite	9664 Chaumont Ln		Charlotte	NC	
2017-171	Farmington H	Kim	Hombs	16303 Farmchase Ct		Charlotte	NC	28277
2017-171	Kenilworth/A	Anthony	Fabiano	10491 Gunnison Lane		Charlotte	NC	28277
2017-171	Kenilworth/A	William	Iacoe	10483 Guinnison Ln		Charlotte	NC	28277
2017-171	Landen Mead	Frances E.	Dattolo	8524 Newton Ln		Charlotte	NC	28277
2017-171	Plaza/Eastwa	Maxine	Eaves	16907 Commons Creek Dr		Charlotte	NC	28277
2017-171	Southeast Co	Dorothy S.	Coplon	9924 Highlands Crossing Dr		Charlotte	NC	28277
2017-171	Yorkmont	Liz	Clasen-Kelly	16304 Sturkie Ct		Charlotte	NC	28206

Exhibit B

November 14, 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: Wednesday, November 29th at 6:00 p.m.
Location: South Mecklenburg Presbyterian Church
8601 Bryant Farms Road
Charlotte, NC 28277
Petitioner: Century Communities
Petition No.: 2017-171

Dear Charlotte Resident,

We represent Century Communities (the "Petitioner") in its plans to redevelop an approximately 36-acre property located on the south side of Ardrey Kell Road, west of Wade Ardrey Road and east of Travis Gulch Drive (the "Property"). The Petitioner requests to rezone the Property from the R-3 zoning district to the MX-2 (Innov.) zoning district in order to accommodate the development of a residential in-fill community of single-family detached homes and townhomes with standards to allow significant areas of active and passive open spaces, street network improvements, and alley-accessed garages that, together, will create an attractive, pedestrian-friendly community.

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, November 29th at 6:00 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 Ed Driggs
John Kinley, Charlotte-Mecklenburg Planning Staff

Exhibit C

Community Meeting Sign-In Sheet
Petitioner: Century Communities
Petition: 2017-171

South Mecklenburg Presbyterian Church
8601 Bryant Farms Rd,
Charlotte, NC 28277

November 29, 2017 @ 6:00 p.m.

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

Name	Address	Phone No.	Email
Ron Maccaroni	8931 Cotton Press Rd	704-542-5626	maccaroni@ymail.com
David Wagon	8931 Cotton Press Rd	704-542-5626	RmpLusL@aol.com
Debrah Rumble	9524 Scotland Hall Ct.	704-819-2877	isa4031@bellsouth.net
Clayton Rumble	" " Ct.	704/540-4868	rumblect@hotmail.com
SANDRA LUND	9903 EMPIRE WOODS CT	980-254-7300	SandraLL20@ymail.com
Dr Fred Miller	17318 Turkey Hill	704 541 9140	Fmiller.mal@carolina.rr.com
Susan Godley	9403 Wheatfield Rd.	704-562-2807	susangodley@icloud.com
CARRIE ROBERTS	7805 Pemswood St. Ct. 28277	704.302.6776	robertsfamily@carolina.rr.com
JIM Anderson	10622 BURTON CT	704 622-0823	ANDERTRE@bellsouth.net
Ray Eschert	11018 Spice Hollow CT	704 651-1237	RESCHERT@AOL.COM
Mickey Gold	9734 White Frost	704-779-5859	Mickeyau@aol.com
Dawn Gold	" "	704 719-2304	DAWVAUZ@Cive.com
Robin Woschkolup	1015 Ardrey Kill Rd	704-560-0513	Ardreyfarm@aol.com
Michelle Dyman	8501 Highgove St	704-998-7357	mdyman2dmalhomes.com
SANTO MENON	10103 WOODLAND WAY	510 578-8734	REACHSANTO@courier.com
Kathleen Conster	17127 Hedgerow Park Rd	980-299-5488	Kathyconster@gmail.com
Bill Conster	" "	" "	wconster@gmail.com
Barb Christie	8095 Pemswood St	980-406-3600	rachbarb@aol.com
Christine Andersen	8810 Cotton Press Rd.	704-540-1340	dcondersen52@gmail.com
Jo Malone	9430 SCOTLAND HALL CT	704-530-9767	JMalone5511@hotmail.com
Walter Kelhisher	9912 EMPIRE WOODS	704-681-1878	wkelhisher1947@gmail.com
Derrick Wright	17201 Commons Crossing	980-299-8551	soy777@msn.com

Community Meeting Sign-In Sheet
Petitioner: Century Communities
Petition: 2017-171

South Mecklenburg Presbyterian Church
8601 Bryant Farms Rd,
Charlotte, NC 28277

November 29, 2017 @ 6:00 p.m.

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

Name	Address	Phone No.	Email
Kate Palanica	17124 Sully Plough Rd	704-904-5323	katepal@bellsouth.net
SAN CAMPAGNA	16515 PRO Gw RD	7035858111	CS CAMPAGNA@ATT.NET
Craig Richard	17114 Sully Plough	248.722.1788	Craig.Richard@Yahoo.com
Lamy & Peggy Elmore	Ardrey	704.351.0164	lamyelmor46@gmail.com
Jane Fischer	Ardrey	704-996-4327	fischkevoformen@Carolina.rr.com
Debbie Arney	9920 Empire Wd Ct	704-737-7146	darneyk8@yahoo.com
Amie	Ardrey	704.308.8861	amie@aol.com
Chris Egan	9128 Summer Club Rd	704.258.6551	cegan2766@gmail.com
Diana Captain	9705 White Frost Rd	407.661.6707	dcaptain50@gmail.com
Elizabeth Pratt	12400 Pine Valley Club Dr	704-737-6179	epratt1967@gmail.com
Anthony Lomax	9638 W Hunt Field	704-910-7463	alomax1111@ATT.NET
Tara Neperud	9101 Cotton Press	704.516.3983	tneperud@yahoo.com
Dave Niederman	9830 Ardrey Woods Dr.	513.509.5686	dniederman@rockwell.com
Ann Murphy	8513 Highgrove St	704-310-0800	annmurphy5@gmail.com
Heather Christman	11425 Innes Ct	979 248 0200	ericandheatherc@hotmail.com
Kisha Meekins	9910 ZACKERY Ave	704.900.7798	koluvv@yahoo.com
Dwayne Meekins	"	"	dmeeksite@gmail.com
Phillip Easterton	13221 Ardwyck Place	704.543.6330	phil4712@aol.com
Abigail Wright	17201 Commons Crsg	980 299 8551	daaada2004@aol.com
MJ Murphy	9416 Autumn Applany		MJMURPHY2003@yahoo.com
Paula Hedrick	10335 Threath Woods	704-996-1884	hedrickpa@mvalew.com

South Mecklenburg Presbyterian Church
8601 Bryant Farms Rd,
Charlotte, NC 28277
November 29, 2017 @ 6:00 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, set against an orange rectangular background. The rest of the top half of the slide is a blue background with a bokeh effect of light spots.

K&L GATES

Community Meeting

Rezoning Petition 2017-171
Ardrey and Singer
Family Properties

November 29, 2017

@ South Mecklenburg Presbyterian Church

AGENDA

- Introductions
- Property Location
- Property Owners/History
- Development Considerations
- Current Zoning
- Land Use Plans/GDP Recommendations
- Development Concept
- Options without a Rezoning
- Potential Conditional Rezoning
- Main Issues
- Community Priorities
- Review Rezoning Plan
- Discussion

Ardrey and Singer Families



Drew Rouzer

LandDesign®

Frank McMahan & Shaun Tooley



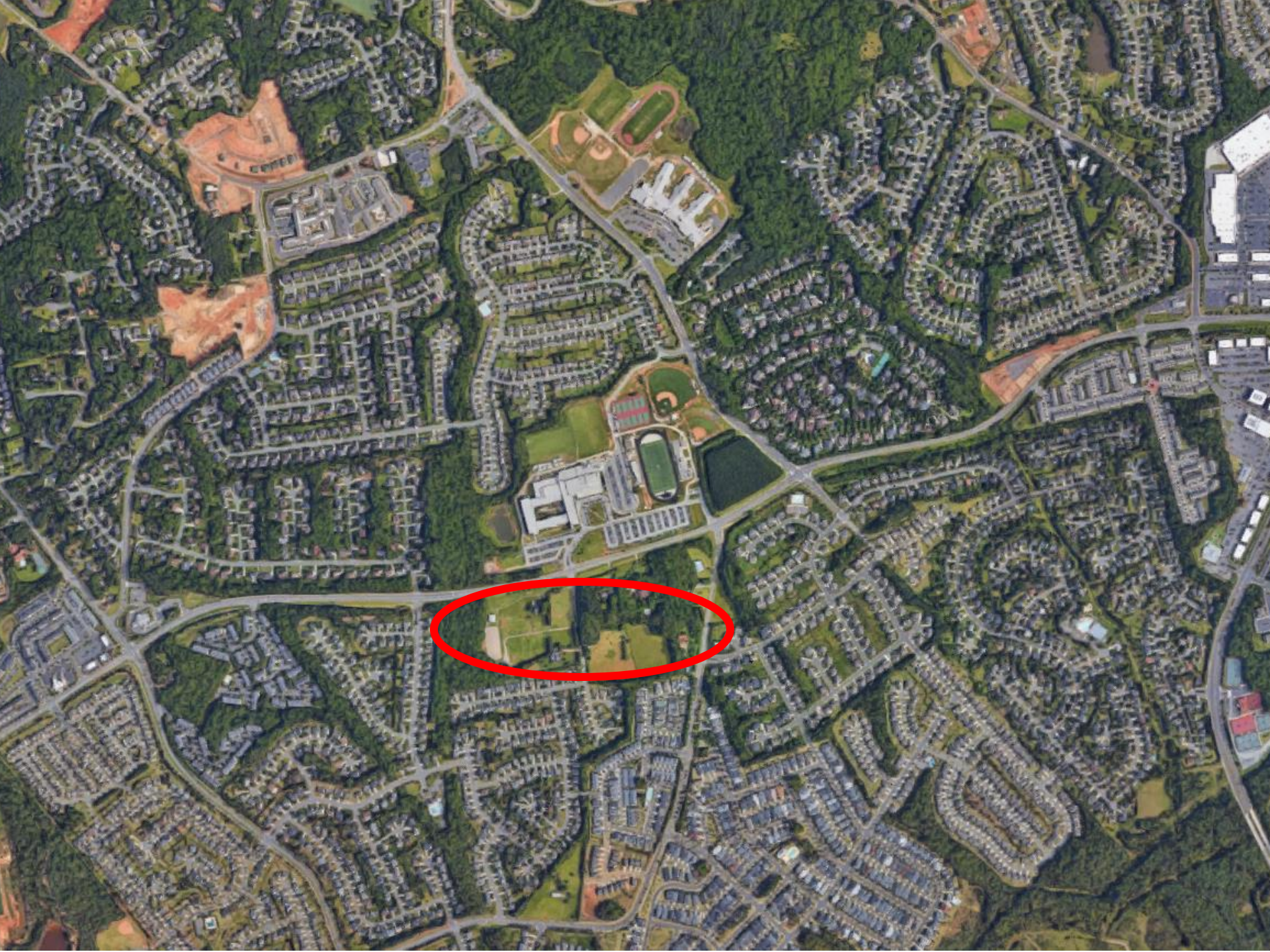
Randy Goddard & John Zotter

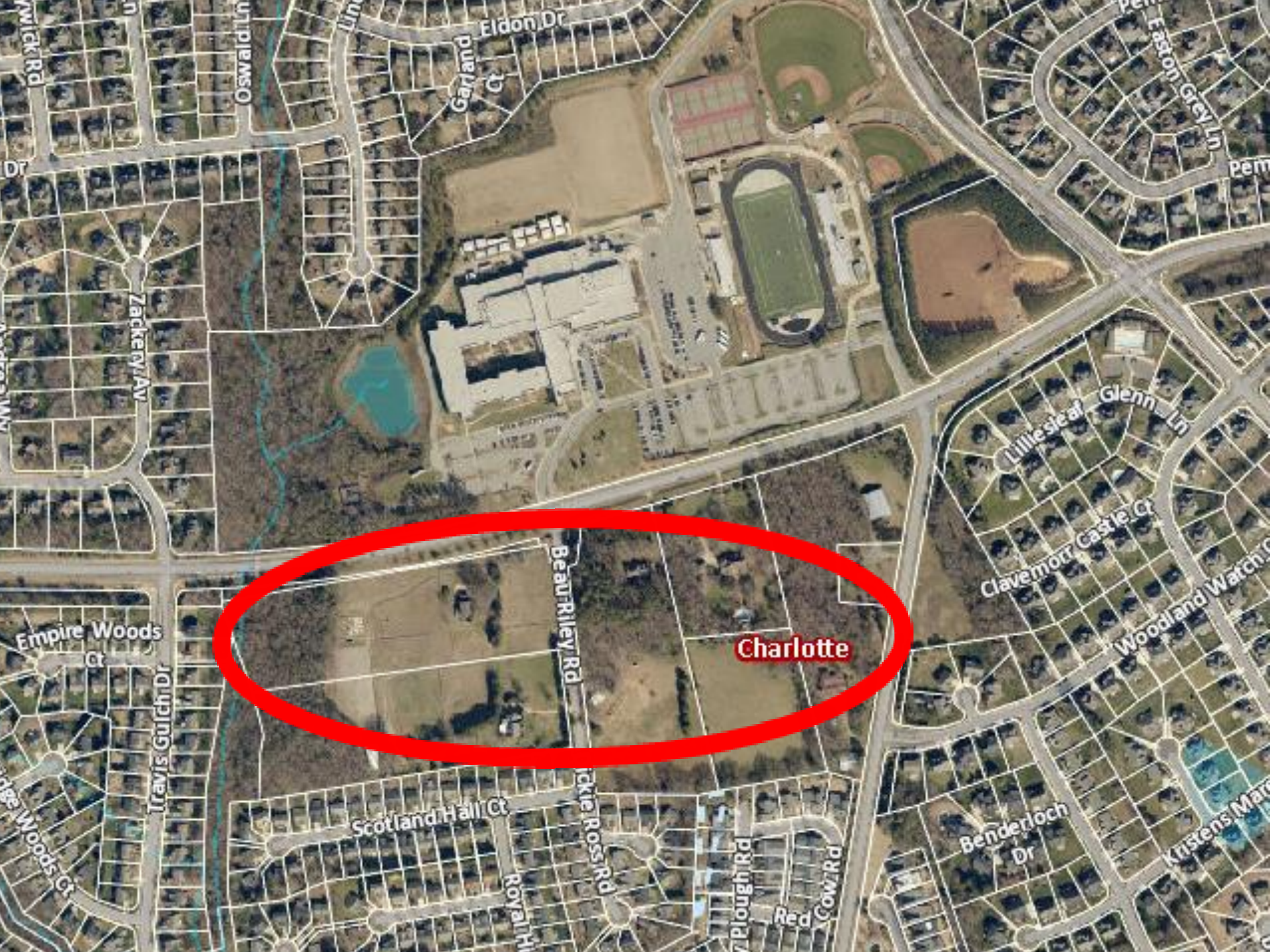
K&L | GATES

Collin Brown & Brittany Lins

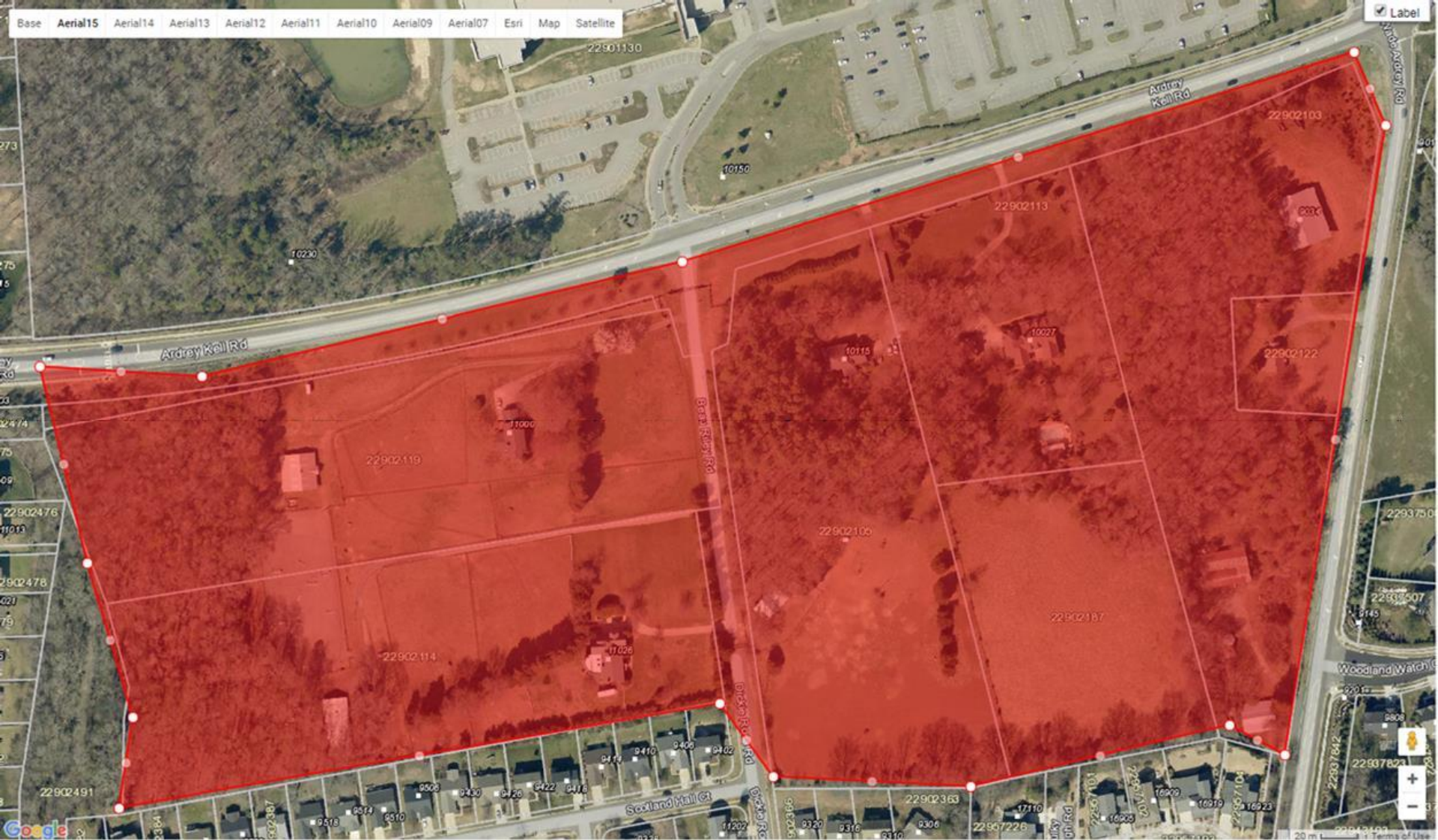
The image features a background of blue bokeh light effects, with a solid orange horizontal band across the middle. The text "Property Location" is centered within this orange band.

Property Location





Charlotte





Forey Kelly



3631





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 runs across the middle of the image, serving as a backdrop for the title text.

Property Owners/History



CHARLOTTE
COUNTRY DAY
SCHOOL

Your child's future is closer than you think.

Register Now
for Open House ➔

Home | Neighborhoods

Ballantyne

Who's that? How 5 Charlotte roads got

October 24 (K-Grade 4)

November 2 (Grades 9-12)

November 16 (Grades 5-8)



Neighborhoods | Ballantyne | CLT Explained | News | South Charlotte | University City | Uptown

“Who’s that?” How 5 Charlotte roads got their names

By Katie Toussaint - October 22, 2015

Share on Facebook

Tweet on Twitter

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NOW OPEN

Ardrey Kell Road

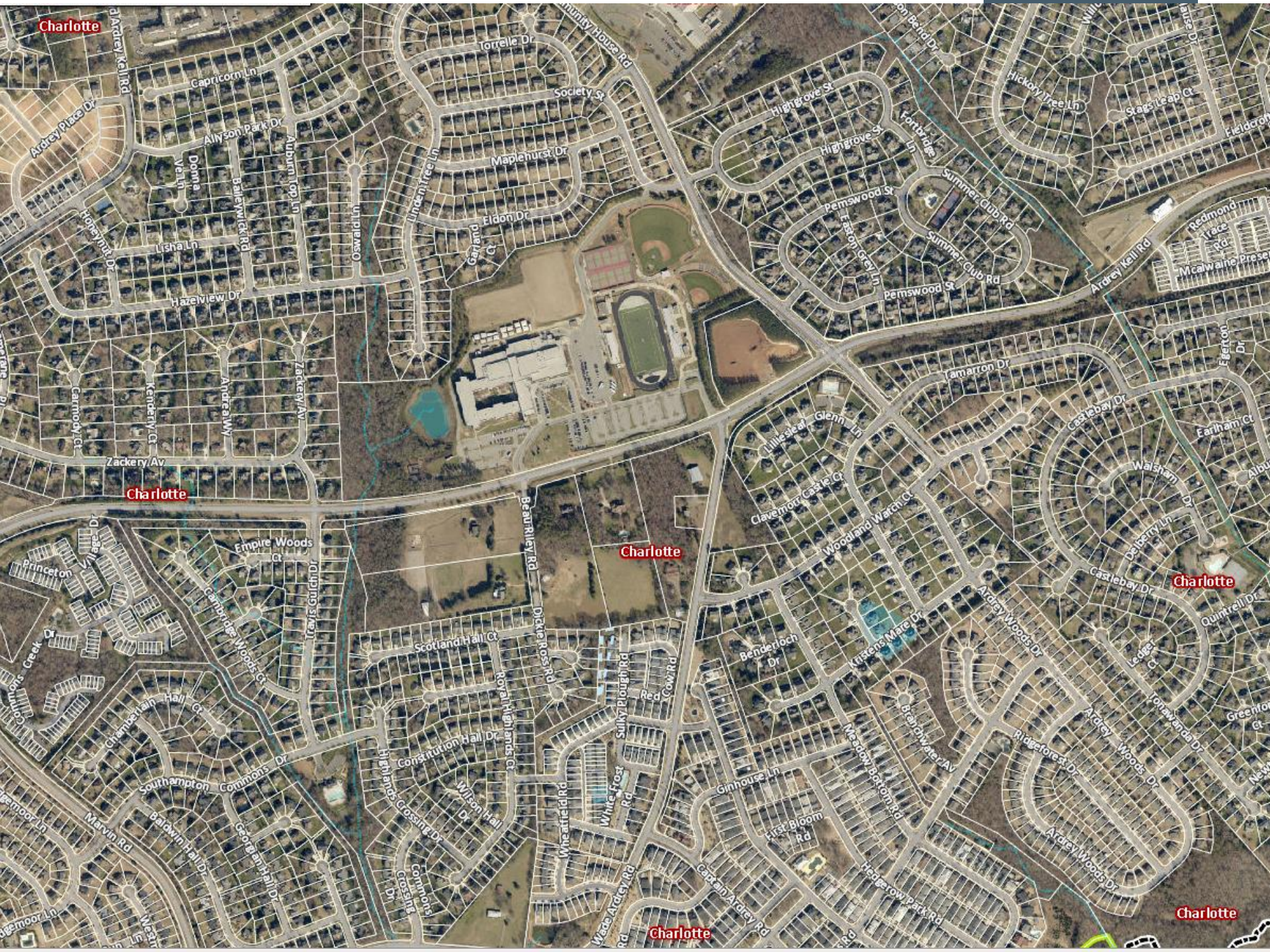
The road shares a name with the south Charlotte high school that was built along it — [named](#) for two families in the “lower Providence” area who have been known for their roles as farmers, doctors, educators, politicians and church leaders.

Today, the road also leads to at least three Harris Teeters, speaking of W.T. Harris.









Charlotte

Charlotte

Charlotte

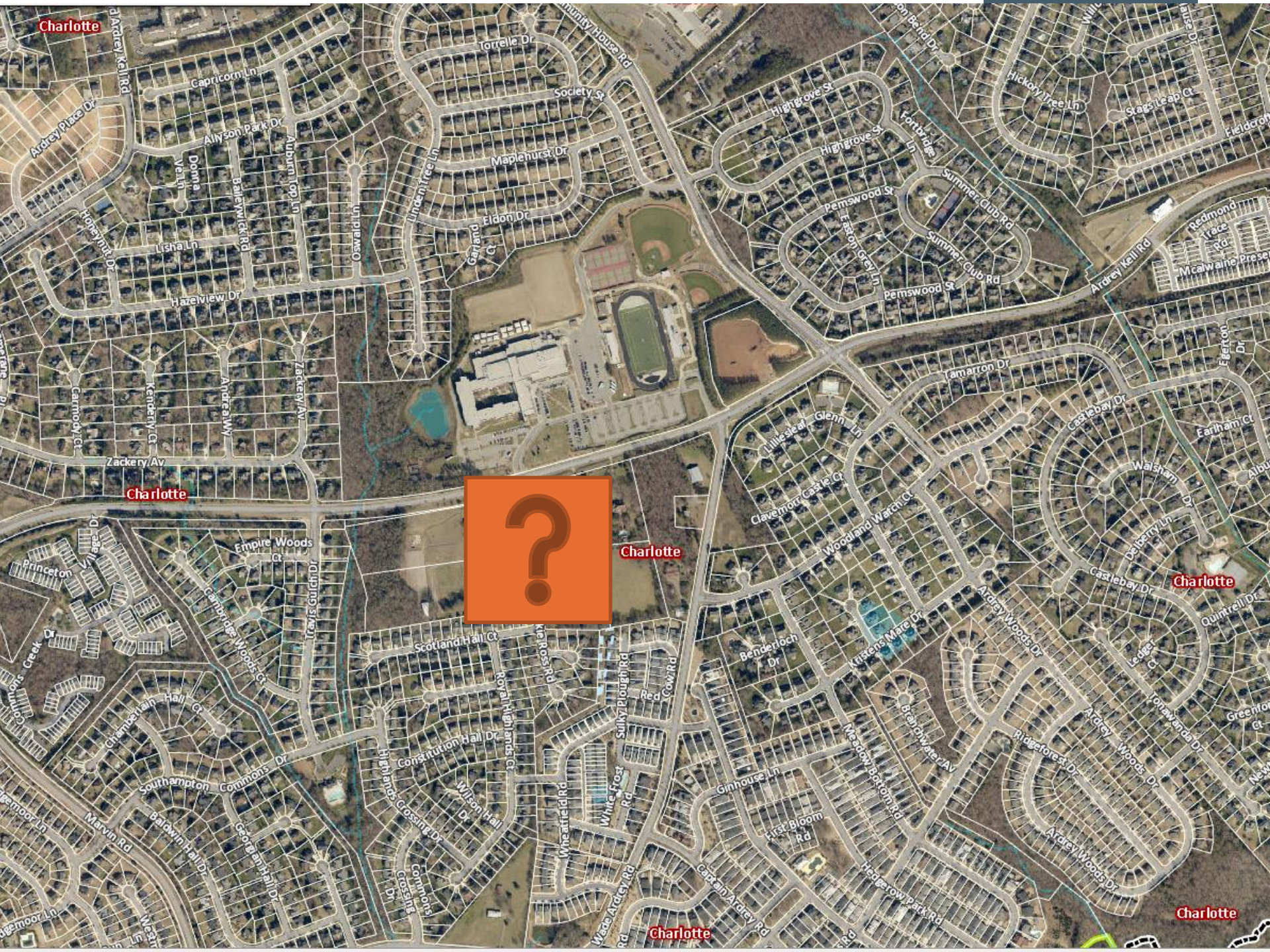
Charlotte

Charlotte

Charlotte



The Owners are Ready to Sell Their Land

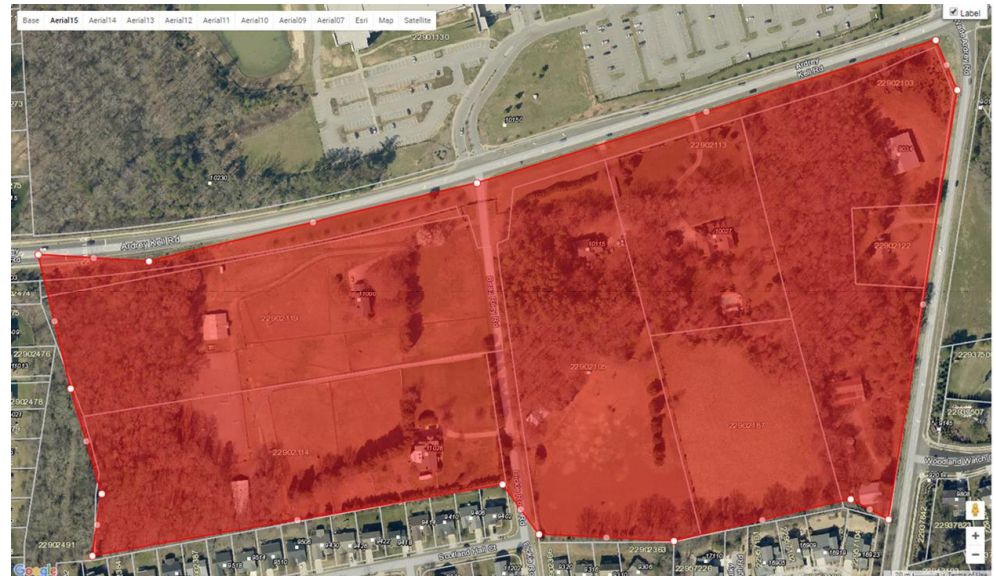


The image features a blue bokeh background with out-of-focus light spots. A solid orange horizontal band is positioned in the center, containing the word "Considerations" in white text.

Considerations

DEVELOPMENT 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

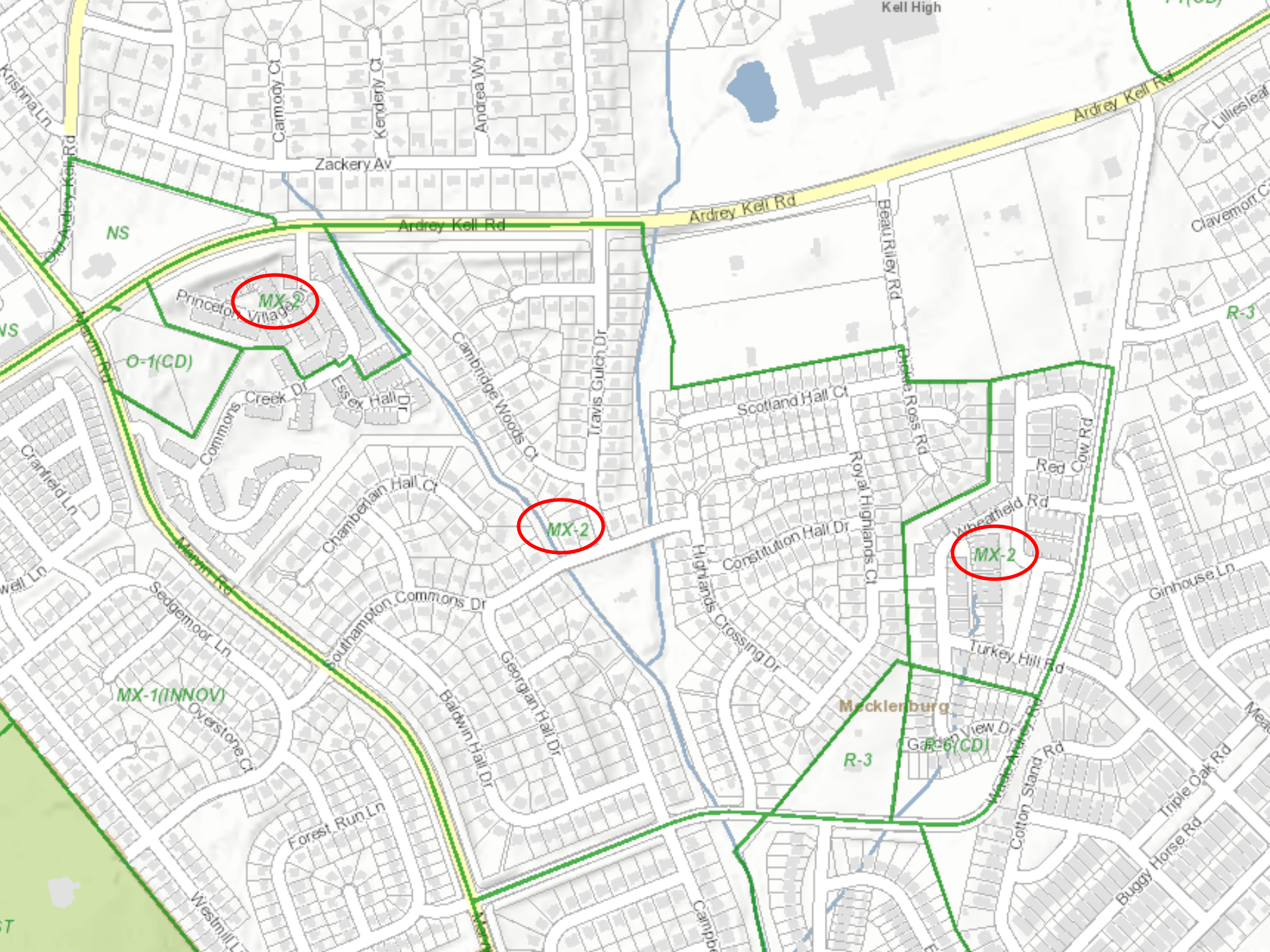


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Current Zoning

Current Zoning: R-3





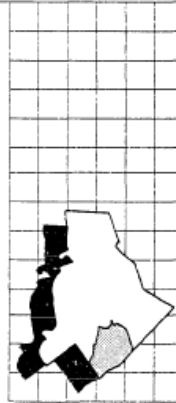
The background of the slide features a blue bokeh effect with out-of-focus light spots in shades of blue and white. A solid orange horizontal band is positioned in the center, containing the title text.

Adopted Land Use Plans

\$5.00

South

District Plan



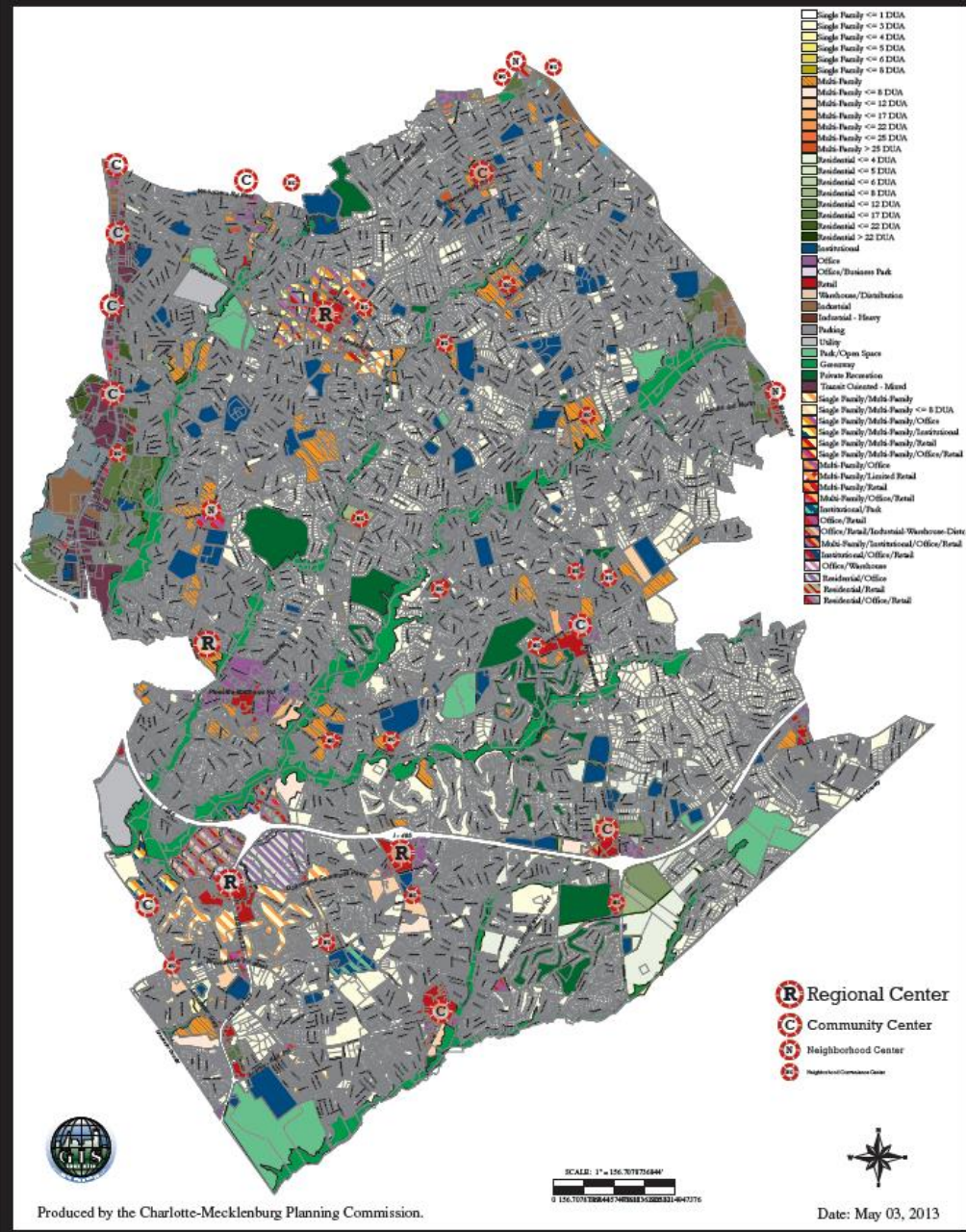
Approved by Charlotte-Mecklenburg Planning Commission June 1, 1992

Amended by Charlotte-Mecklenburg Planning Commission July 28, 1992 and September 3, 1992

Adopted by Mecklenburg Board of County Commissioners July 12, 1993

Adopted by Charlotte City Council November 3, 1993

South District Adopted Future Land Use





 Single Family/Multi-Family

 Single Family ≤ 3 DUA

General Development Policies

GDP



Transit Station Area Principles Residential Location & Design Retail-Oriented Mixed / Multi-Use Centers Plan Amendment Process Environment Infrastructure



Future Update

Future Update

Future Update

Future Update

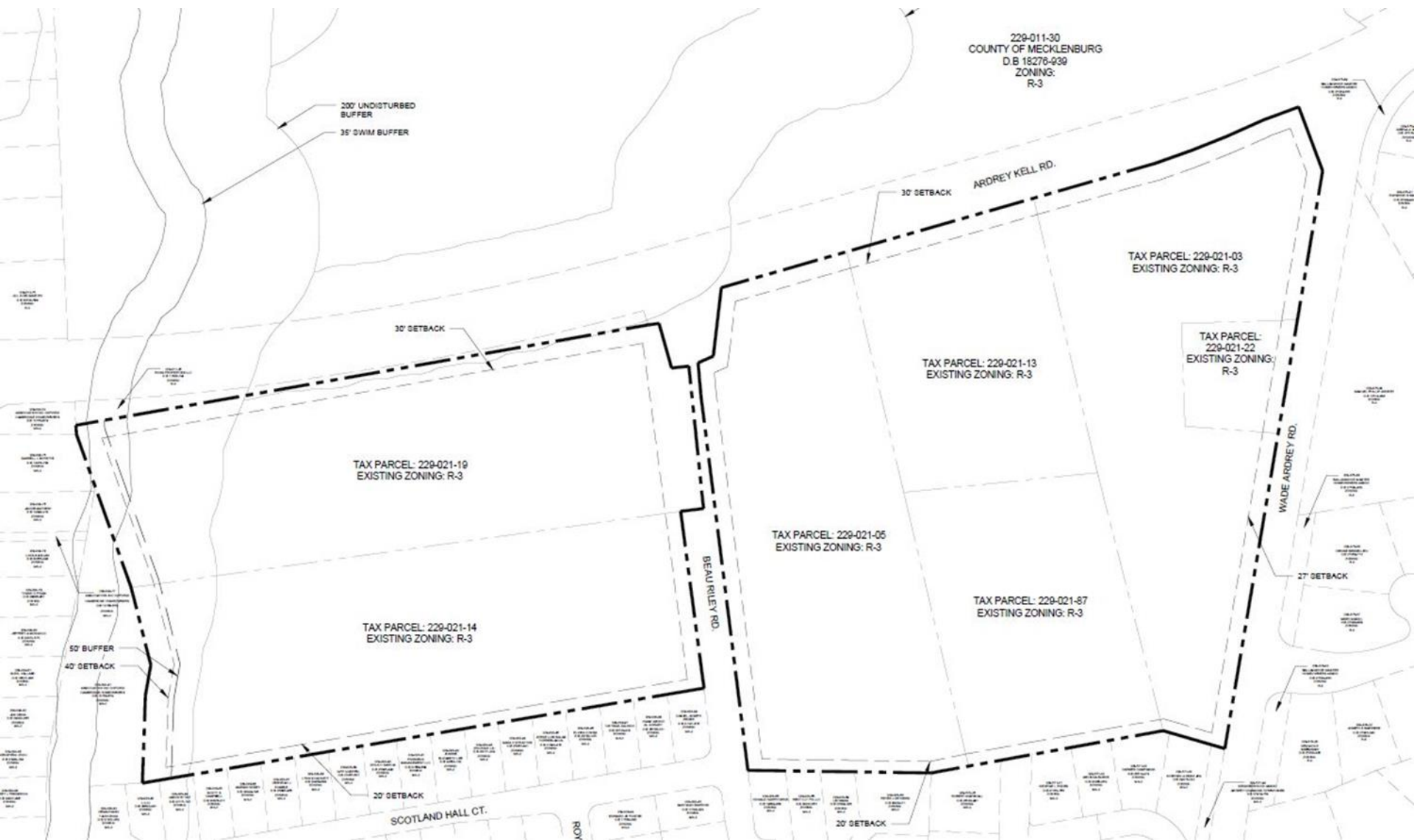
Future Update

Charlotte-Mecklenburg Planning Department November 2007

**Charlotte's
Planning Dpt.
Staff has
indicated that
the GDP's
would support
residential
uses at 6-8
DUA**

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

Development Concept



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



Density = Dwelling Units Per Acre

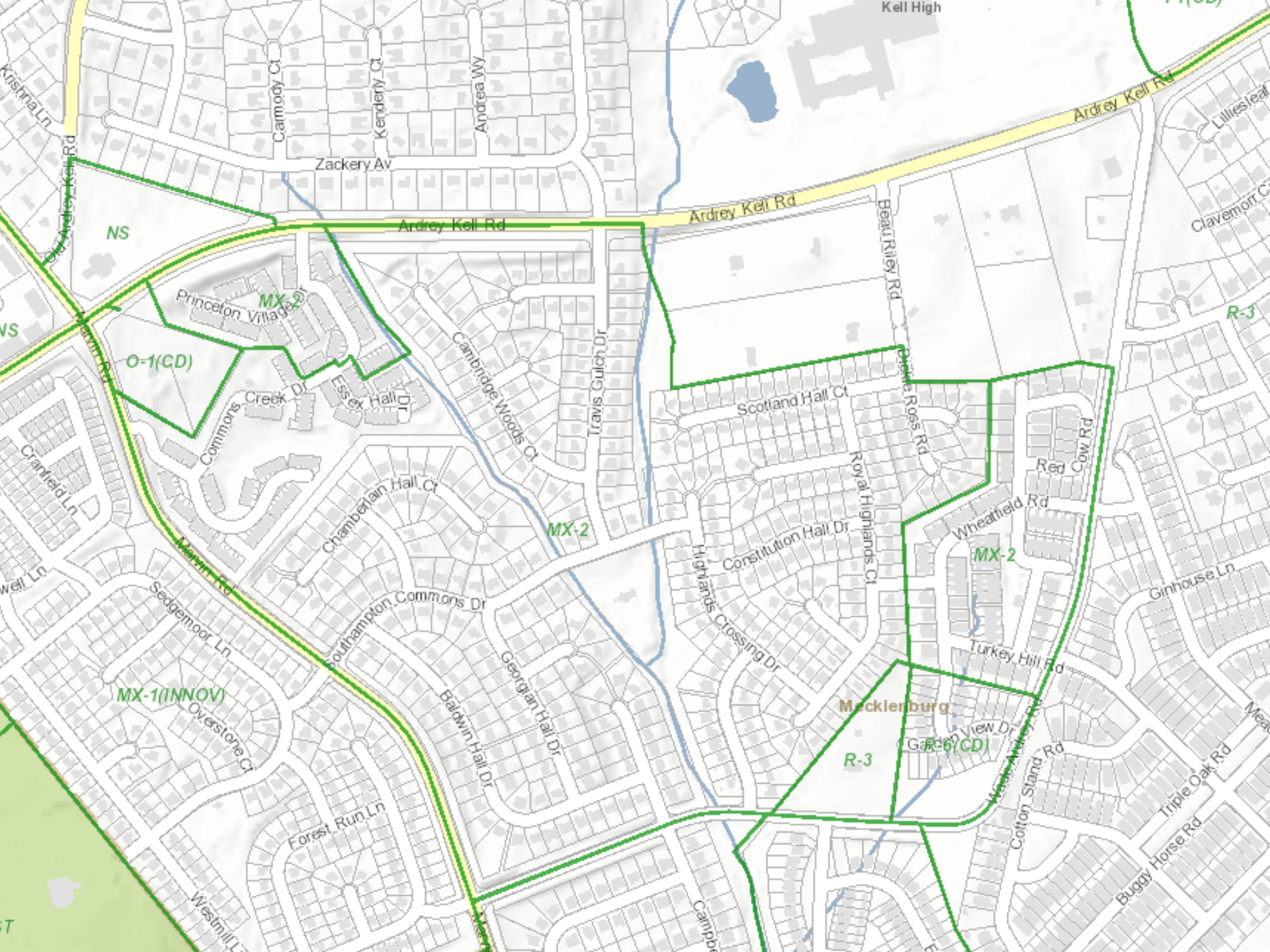
Subject Property is Approximately 36 acres

6 DUA = 216 Homes

8 DUA = 288 Homes

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

Options without a Rezoning



Kell High

Kristina Ln

Camody Ct

Kendery Ct

Andrea Wy

Zackery Av

NS

Ardrey Kell Rd

Ardrey Kell Rd

Ardrey Kell Rd

Lilliesleaf

Clavemorr Ct

R-3

Princeton Village

MX-2

O-1(CD)

Creek Dr

Essex Hall Dr

Cambridge Woods Ct

Travis Gulch Dr

Scotland Hall Ct

Beaufort Rd

Ross Rd

Red Cow Rd

MX-2

Wheatfield Rd

Ginhouse Ln

Constitution Hall Dr

Royal Highlands Ct

Highlands Crossing Dr

Georgian Hall Dr

Baldwin Hall Dr

Chamberlain Hall Ct

Southampton Commons Dr

Sedgemoor Ln

MX-1(INNOV)

Overstone Ct

Forest Run Ln

Westmill Ln

Mecklenburg

R-3

GR-6(CD)

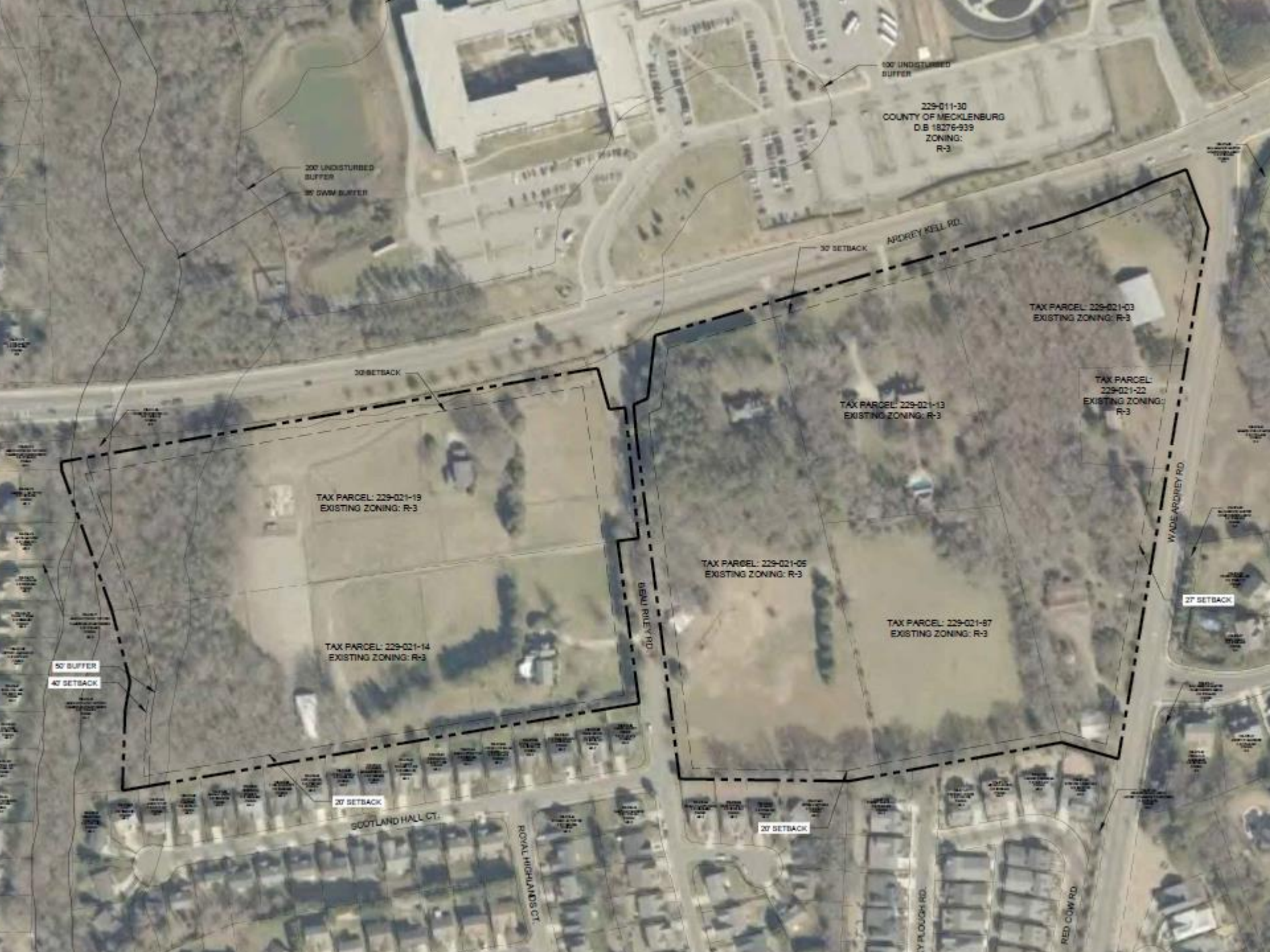
Turkey Hill Rd

View Dr

Cotton Stand Rd

Triple Oak Rd

Buggy Horse Rd



229-011-30
COUNTY OF MECKLENBURG
D.B. 18276-939
ZONING:
R-3

200' UNDISTURBED
BUFFER
30' SWM BUFFER

ANDREY KELL RD.

30' SETBACK

TAX PARCEL: 229-021-03
EXISTING ZONING: R-3

TAX PARCEL:
229-021-22
EXISTING ZONING:
R-3

TAX PARCEL: 229-021-13
EXISTING ZONING: R-3

TAX PARCEL: 229-021-19
EXISTING ZONING: R-3

TAX PARCEL: 229-021-14
EXISTING ZONING: R-3

TAX PARCEL: 229-021-05
EXISTING ZONING: R-3

TAX PARCEL: 229-021-07
EXISTING ZONING: R-3

WADE ANDREY RD.

27' SETBACK

BEAU RILEY RD.

50' BUFFER

40' SETBACK

20' SETBACK

SCOTLAND HALL CT.

ROYAL HIGHLANDS CT.

20' SETBACK

LY PLOUGH RD.

RED COW RD.



CHARLOTTE
ENGINEERING & PROPERTY
MANAGEMENT

City of Charlotte Tree Ordinance

Single Family Tree Save Briefing

May 25, 2016

Incentives to Increase Tree Save

- In 2002, incentives were incorporated into tree save requirements for single family development to encourage developers to preserve more than the minimum 10% tree save:
- Density Bonus
 - Allows for additional houses
- Reduced lot size



Incentive Based INCLUSIONARY HOUSING

Incentive-Based Inclusionary Housing

1. Creates new tools to incentivize private sector development of affordable housing
2. Disperses affordable housing within the community
3. Encourages a range of housing types and income levels
4. Increases opportunities for people to age in place



Single Family - Program Criteria

Participation – Voluntary, not required

Applicability – Census block groups that are at or above the median home value according to 5 year estimates from the American Community Survey (currently \$153,000)

Density Bonus – up to 3 DUA above base density in R-3, R-4, R-5 & R-6 zoning districts

Set-Aside – 50% of additional units affordable, not to exceed 25% of development

Income Target – at or below 80% AMI, currently \$54,800

Other Incentives – reduced lot sizes and mix of housing types up to a quadraplex

Period of Affordability – “Right of First Refusal” on resale for 15 years or defer to the respective program guidelines if public financing involved



Development Comparison



R-3 Subdivision

Total Units – 28

Overall Density – 3 DUA

Open Space – 10%



R-3 Density Bonus

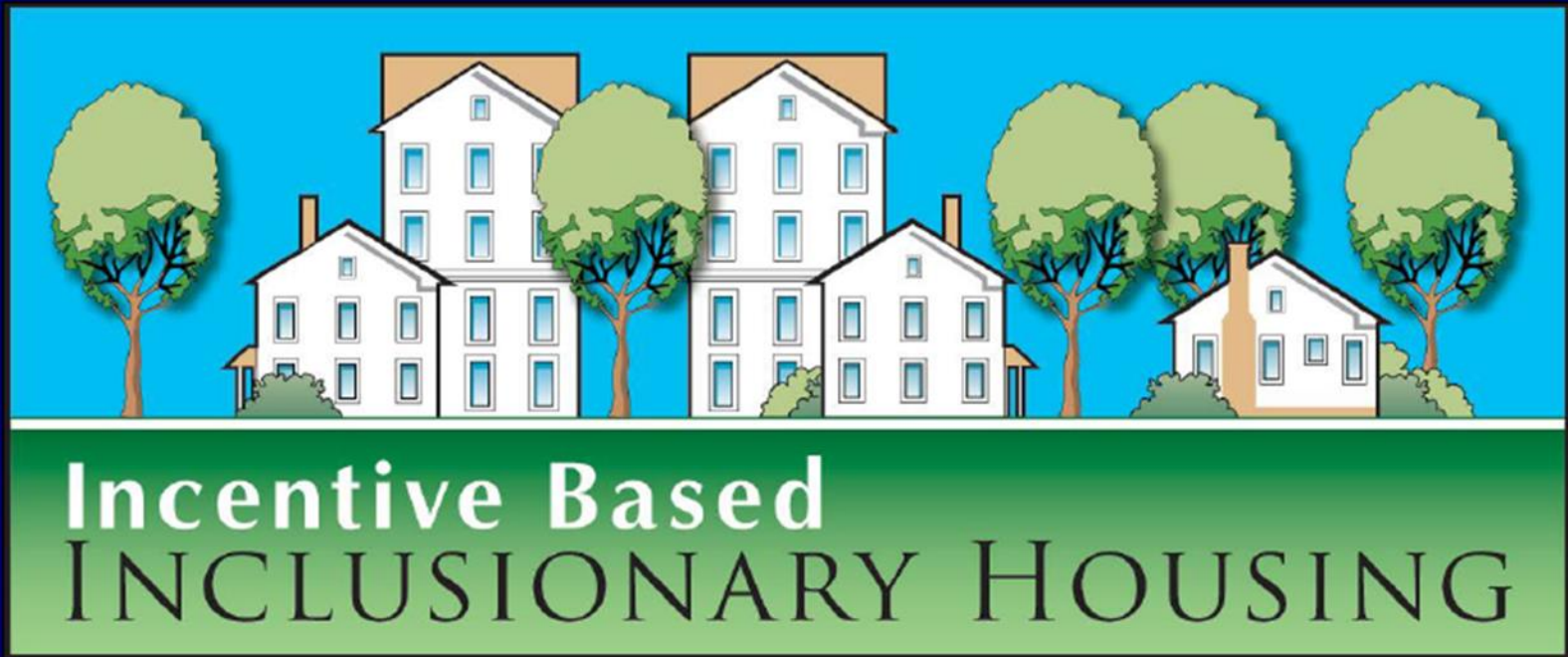
Total Units – 50 (*56 allowed*)

Open Space – 10%

Overall Density Achieved – 5.3 DUA

Bonus Units – 11 SF & 11 Mixed

Affordable Units Required – 11



36.7 acres X 3 DUA = 110

36.7 acres X 6 DUA = 220

WITHOUT A REZONING

Without any “bonuses”

- 36.7 acres X 3 DUA = 110 units

Potential with Tree Save bonus

- 36.7 acres X 4 DUA = 146.8 units

Maximum Allowable with Inclusionary Bonus

- 36.7 acres X 6 DUA = 220 units

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

Potential Conditional Rezoning

How to identify Conditional Rezoning:

Conventional	Conditional
O-1	O-1(CD)*
TOD-M	TOD-MO**
	B-2(CD) SPA*
	NS, CC, RE-3, MX*

* Commits to standards that go beyond the base zoning ordinance requirements and are specific for each petition.

** Reduces or eliminates the base zoning ordinance standards, AND typically commits to other standards that go beyond the base zoning ordinance requirements. Also specific for each petition.



Example Site Plan for Similar Site

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

Rezoning Considerations

PETITIONER/OWNER CONSIDERATIONS

- Expensive
- Time Consuming
- Uncertainty
- Stressful
- Can Result in Better/More Profitable Plan

COMMUNITY CONSIDERATIONS

- Expensive
- Time Consuming
- Uncertainty
- Stressful
- Can Result in Better Plan
- Have a seat at the table

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

Main Issues

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

Traffic

Commercial Real Estate

Proposed s traffic imp



Email



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IN THIS ARTICLE
Bank of America
Company

Collin Brown
Person

Commercial Real Estate
Industry

2 more

You are here: [Home](#) / [News](#) / Development continues on Providence Road, spurs more traffic concerns

Development continues on Providence Road, spurs more traffic concerns

JUNE 19, 2015 BY HANNAH CHRONIS

Conversations of de-annexation stir in south Charlotte

The unprecedented growth along Providence Road and the Interstate 485 intersection continues, and developer Crescent Communities is the latest looking to get in on the action.

But as a potential third mixed-use development is in the initial planning stages, residents of south Charlotte and northwestern of Union County are expressing concern regarding the effects of the large-scale developments.

Developer Lincoln Harris's request to rezone the former Charlotte Golf Links property at the intersection of Ardrey Kell and Providence roads was approved at the end of April, which will allow a transformation of the site into a mixed-use development spanning 188 acres, to be known as Rea Farms, and will include a kindergarten-through-eighth-grade STEAM (science, technology, engineering, arts, math) magnet school, slated for completion by 2020.

Rea Farms will join the 90-acre Waverly project, already under construction at the intersection of Ardrey Kell and Providence roads.



UCW file photo

Charlotte Department of Transportation (CDOT)

Land Development Rezoning and Traffic Impact Study Review Process

Contents

CDOT's Role.....	1
CDOT's Rezoning Review Process	1
Traffic Impact Studies	2
<i>When is a Traffic Impact Study Required?</i>	2
<i>Notification of Need for Traffic Impact Studies (TIS)</i>	2
<i>TIS Requirements/Meetings</i>	3
<i>Traffic Impact Study Area</i>	3
<i>Internal Trip Capture</i>	3
<i>Pass By Trips</i>	3
<i>TIS Review Schedule</i>	4
<i>TIS Submittal Deadlines</i>	4
Mitigation of Traffic Impacts	5
NCDOT Review Coordination.....	5
<i>Rezoning Process</i>	5
<i>Driveway Permit Process</i>	6
Attachment 1: CDOT's Site Plan Review Comments.....	7

Traffic Impact Studies (TIS)

The fear of negative traffic impacts is one of the most frequent reasons Charlotte residents give for opposing rezoning petitions. CMPC and the City Council want to know about traffic issues as well. That is why CDOT works with developers to prepare traffic impact studies as part of the rezoning petition process. Traffic studies are used to:

- Identify the development's transportation impacts
- Determine off-site mitigation needed to overcome the transportation impacts
- Identify whether phasing the development would be appropriate
- Determine access design that should be incorporated into the site plan

When is a TIS Required?

The City requires any site development that generates 2,500 or more vehicular trips per weekday to prepare a TIS. A study also will be required when a development:

- Affects a location with a high vehicle crash history
- Takes place at a high congestion location ($v/c > 1$)
- Creates the fourth leg of an existing signalized intersection
- Exacerbates an already difficult situation such as at a railroad crossing, fire station access, school access, etc.

Developments that would generate 2,500 daily trips:

- 260 houses
- 370 apartments
- 225,000 sq ft offices
- 21,500 sq ft retail

We ask developers to update their TIS when:

- The proposed development's land use mix changes
- Access to the site changes
- Other significant changes have occurred in the surrounding area
- A previous study is more than two years old

Notification of Need for TIS

CDOT will notify petitioners of the need for a TIS within three days of submitting a Rezoning Application.

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

Petitioner is willing to Engage Traffic Engineer to work with Community and Staff

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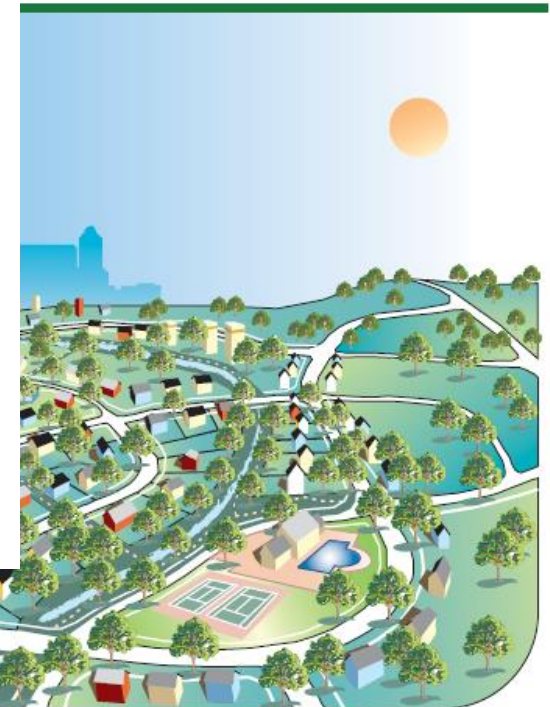
City Connectivity Policies



Sec. 20-23. – Design Standards for Street Network and Blocks

- (a) **Street Network.** A network of interconnected streets providing both external and internal connectivity is required for all types of new development. This network can be constructed with either public streets or private streets as allowed under 20-25. The following uses are exempt from the street network requirements:
- (1) Schools
 - (2) Parks
 - (3) Places of Worship
 - (4) Cemeteries
- (b) **External Connectivity**
- (1) **Existing Street Stubs**
 - a. Extend any existing adjacent street stubs into the development on its proper projection
 - b. Extend any existing adjacent paper street stub into the development where the city commits to construct the paper portion of the street no later than the time of permit approval.
 - c. Complete any existing adjacent half street located along any property line.

Subdivision Ordinance



Sec. 20-23. – Design Standards for Street Network and Blocks

- (a) Street Network. A network of interconnected streets providing both external and internal connectivity is required for all types of new development. This network can be constructed with either public streets or private streets as allowed under 20-25. The following uses are exempt from the street network requirements:

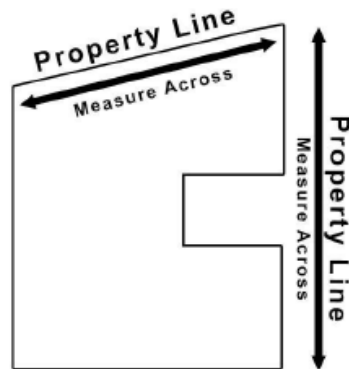
- (1) Schools
- (2) Parks
- (3) Places of Worship
- (4) Cemeteries

- (b) External Connectivity

- (1) Existing Street Stubs

- a. Extend any existing adjacent street stubs into the development on its proper projection
- b. Extend any existing adjacent paper street stub into the development where the city commits to construct the paper portion of the street no later than the time of permit approval.
- c. Complete any existing adjacent ~~half street~~ located along any property line.

Figure 1.



$$\frac{\text{Property Line Length}}{\text{Preferred Block Length}} = \# \text{ of Blocks}$$

Table 1
Preferred Street Spacing

Location ¹ / Land Use	Block Length along Property Boundary
Activity Centers	
Industrial Centers	600
Mixed Use Centers	500
Growth Corridors	
Transit Station Areas ¹	400
Other Corridor Subareas	600
Wedges (apply uses below)	
Nonresidential Uses	500
Residential ≥ 5 du/acre	600
Residential < 5 du/acre	600

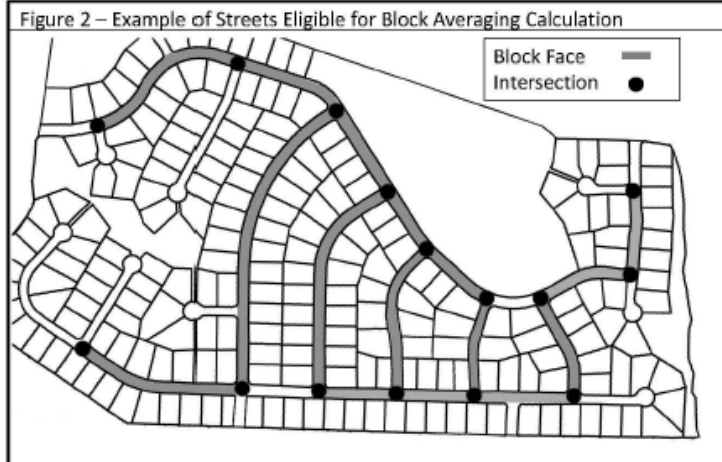
¹ Boundaries for Activity Centers, Growth Corridors, Transit Station Areas and Wedges defined by the official map maintained by the Charlotte-Mecklenburg Planning Department.

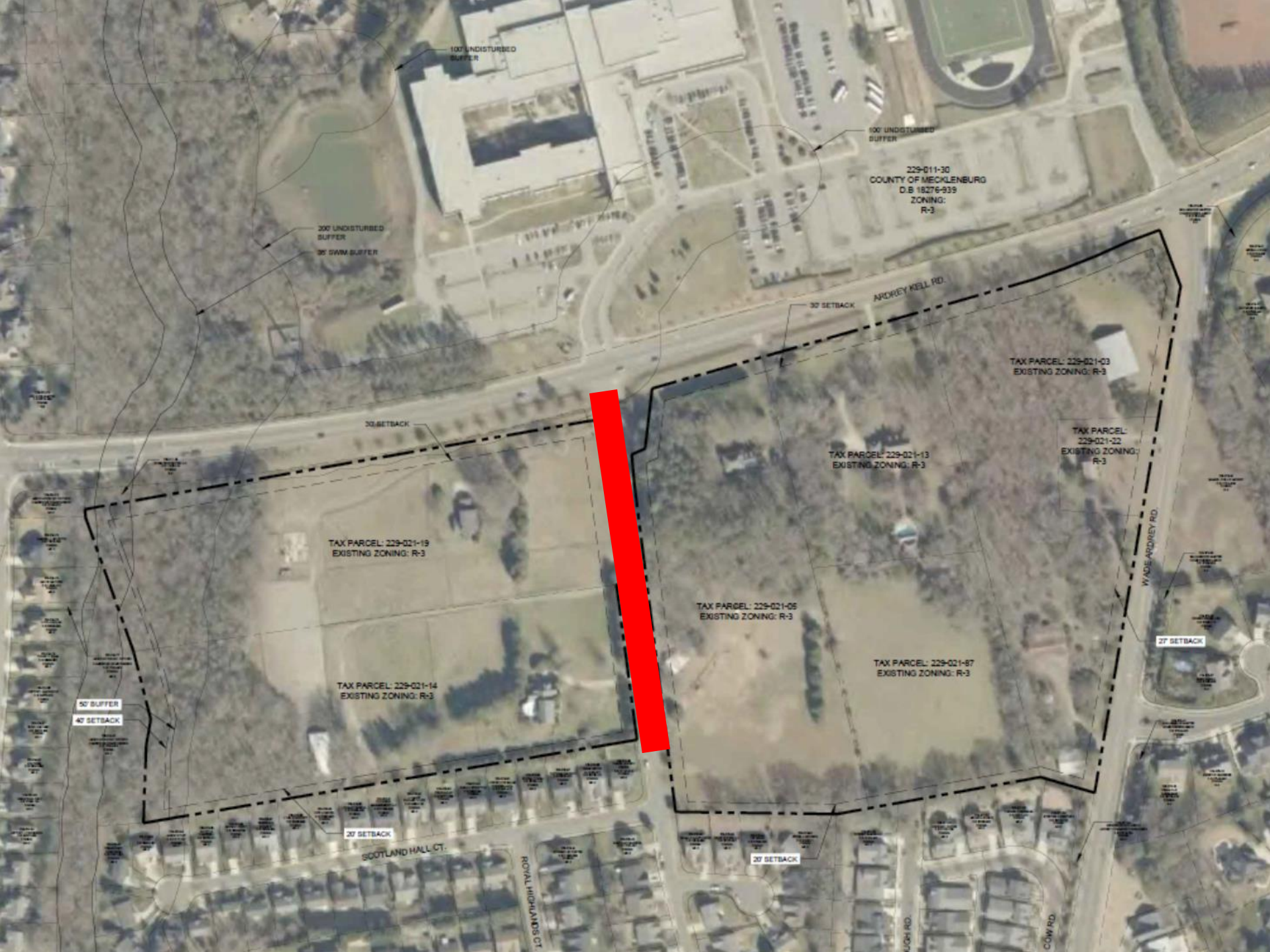
EXAMPLE: Where the width of the site at the property boundary is 1,400 feet, and the site is located in a Transit Station Area, then three blocks are required ($1,400 / 400 = 3.5$, rounded to the nearest whole number = 3 new blocks must be created).

- b. Construct new local streets where additional streets are required to create the blocks calculated above, including any required stub streets or half streets. When the property abuts a local street, begin by aligning, where possible, with streets or driveways across the local street to create four-way intersections.

The average street spacing, measured from centerline to centerline, for an entire site shall not exceed the maximum spacing shown in Table 2 "Maximum Street Spacing". No individual block face shall exceed 1000 feet. Exceptions as noted in 20-23(d) are allowed, and will be included in the block averaging calculation based on its length, or 1000 feet, whichever is smaller. The following streets shall not be included in the calculation for average block length (see Figure 2):

1. Cul-de-sac streets
2. Stub streets
3. Streets whose length is determined by the depth of back-to-back residential lots





100' UNDISTURBED
BUFFER

300' UNDISTURBED
BUFFER
30' SWM BUFFER

100' UNDISTURBED
BUFFER

229-011-30
COUNTY OF MECKLENBURG
D.B. 18276-939
ZONING:
R-3

30' SETBACK

ARDREY KILL RD.

TAX PARCEL: 229-021-03
EXISTING ZONING: R-3

TAX PARCEL:
229-021-22
EXISTING ZONING:
R-3

TAX PARCEL: 229-021-13
EXISTING ZONING: R-3

30' SETBACK

TAX PARCEL: 229-021-19
EXISTING ZONING: R-3

TAX PARCEL: 229-021-05
EXISTING ZONING: R-3

TAX PARCEL: 229-021-87
EXISTING ZONING: R-3

TAX PARCEL: 229-021-14
EXISTING ZONING: R-3

WADE ARDREY RD.

20' SETBACK

50' BUFFER

40' SETBACK

20' SETBACK

SCOTLAND HALL CT.

ROYAL HIGHLANDS CT.

20' SETBACK

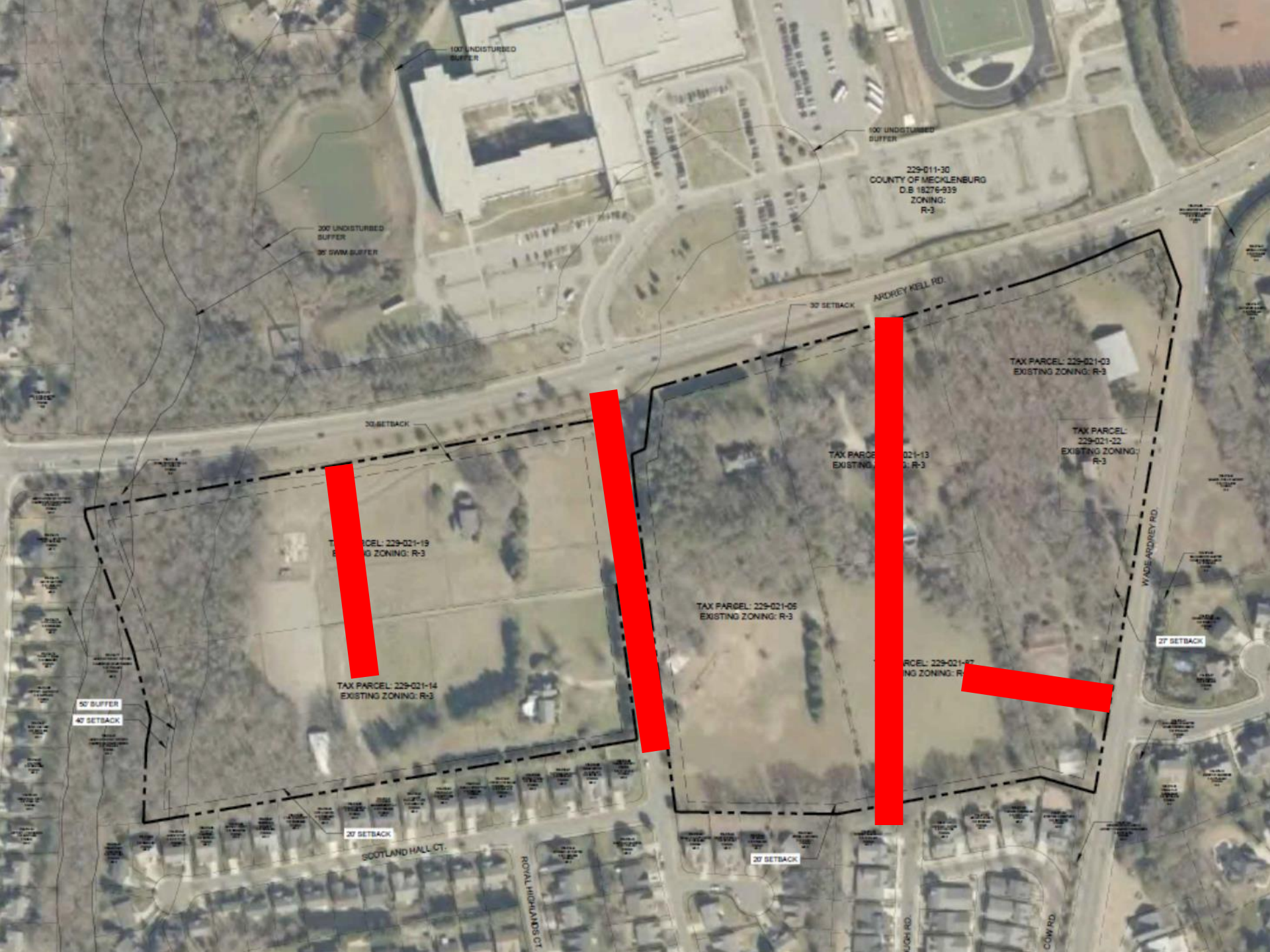
LUGH RD.

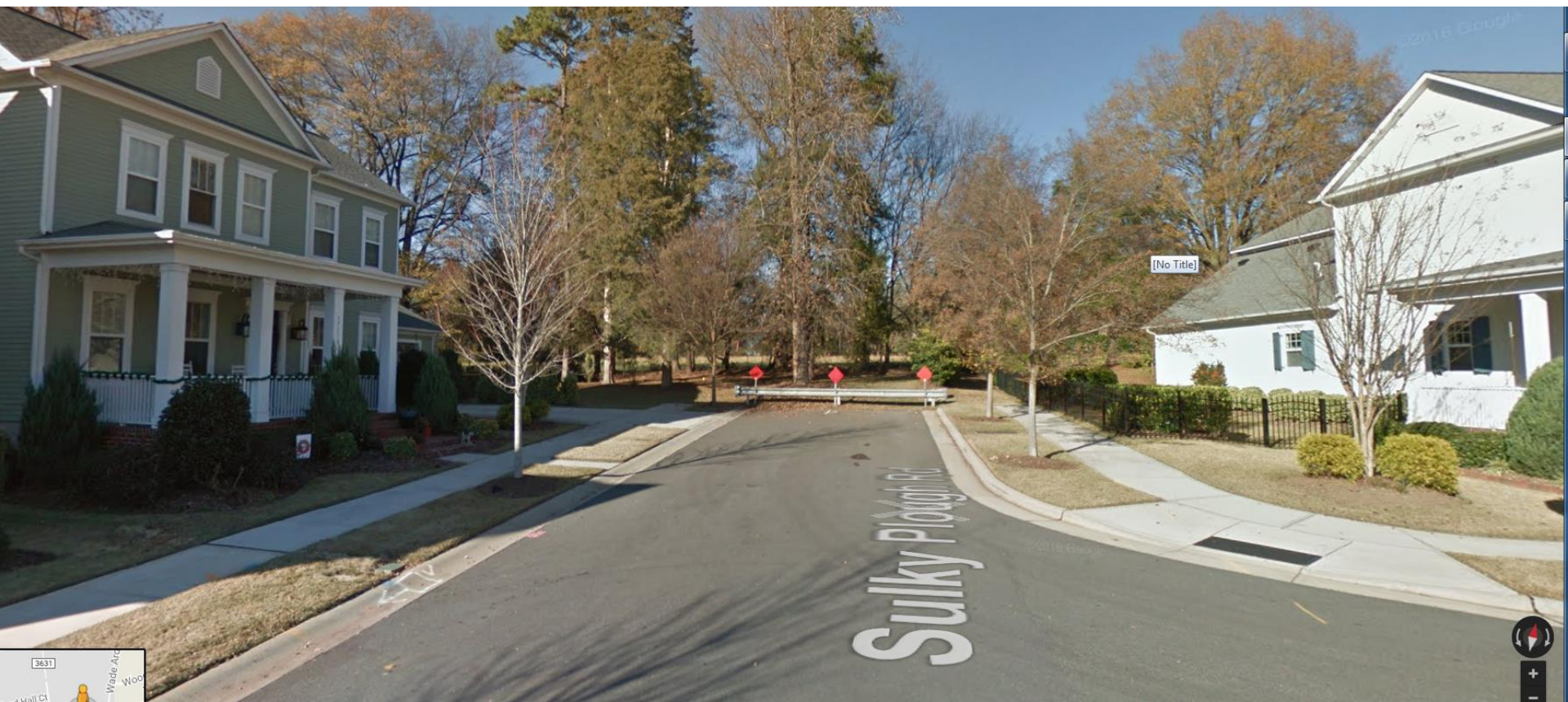
COW RD.

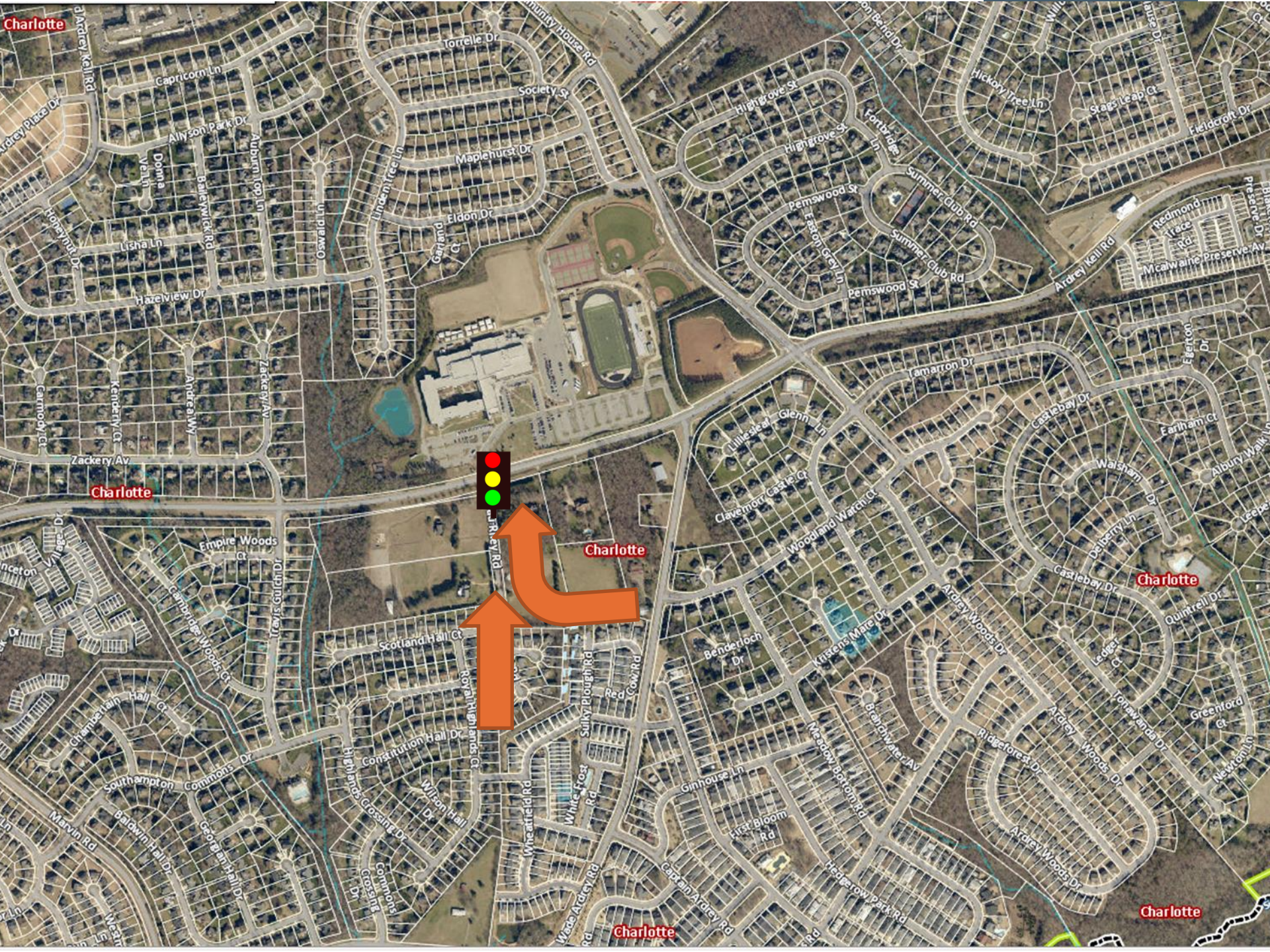




Beau Riley Rd







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

School Impact

Petition No: 2016-120

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: up to 597 multi-family units for sale to R-17MF (CD) 5-year Vested Rights & NS 5-year Vested Rights

CMS Planning Area: 14, 15, 16

Average Student Yield per Unit: 0.1845

This development may add 110 students to the schools in this area.

The following data is as of 20th Day of the 2

<i>Schools Affected</i>	<i>Total Classroom Teachers</i>	<i>Build Classroom Teachers Station</i>
BEREWICK ELEMENTARY	42	39
KENNEDY MIDDLE	51	45
OLYMPIC HIGH	147	90

INCREMENTAL IMPACT OF THE ZONING

Number of housing units allowed under current zoning: approximately 381.68 single-family dwellings. The conventional R-3 zoning allows all uses permitted in the district, which includes single-family detached dwellings, and duplex units are allowed by right on a corner lot.

Number of students potentially generated under current zoning: 226 students (115 elementary, 49 middle, 62 high)

The development allowed under the existing zoning may generate 226 student(s), while the development allowed under the proposed zoning may produce 110 student(s). Therefore, the net change in the number of students generated from existing zoning to proposed zoning is zero (0) student(s).

RECOMMENDATION

Adequacy of existing school capacity in this area is a significant problem. We are particularly concerned about rezoning cases where school utilization exceeds 100% since the proposed development may exacerbate those situations. Approval of this petition may increase overcrowding and/or reliance upon mobile classrooms at the schools listed above.

INCREMENTAL IMPACT OF THE ZONING CHANGE

Number of housing units allowed under current zoning: approximately 381.68 single-family dwellings. The conventional R-3 zoning allows all uses permitted in the district, which includes single-family detached dwellings, and duplex units are allowed by right on a corner lot.

Number of students potentially generated under current zoning: 226 students (115 elementary, 49 middle, 62 high)

The development allowed under the existing zoning may generate 226 student(s), while the development allowed under the proposed zoning may produce 110 student(s). Therefore, the net change in the number of students generated from existing zoning to proposed zoning is zero (0) student(s).

RECOMMENDATION

Adequacy of existing school capacity in this area is a significant problem. We are particularly concerned about rezoning cases where school utilization exceeds 100% since the proposed development may exacerbate those situations. Approval of this petition may increase overcrowding and/or reliance upon mobile classrooms at the schools listed above.

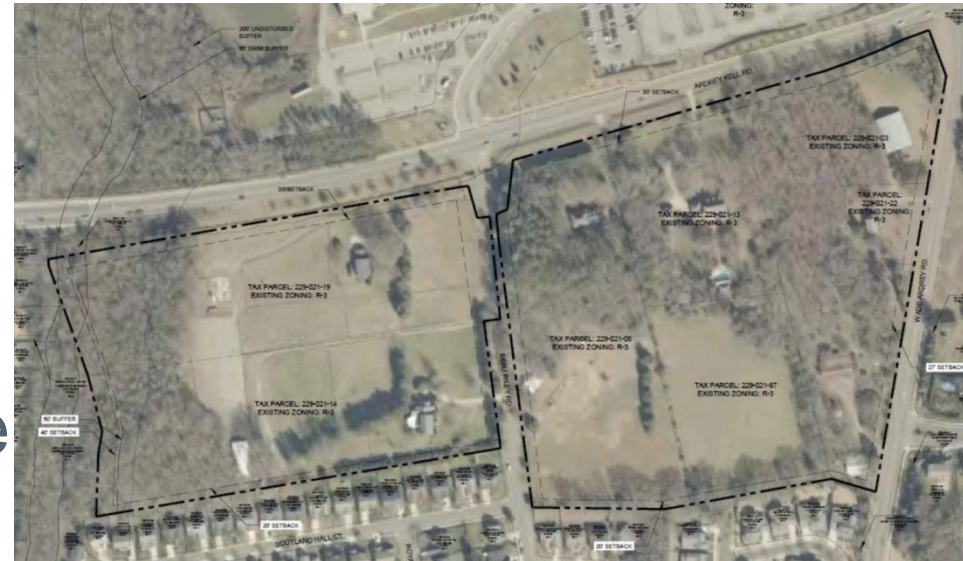
Townhomes typically generate fewer Students than single-family homes.

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 runs across the middle of the image, serving as a backdrop for the text.

Communities Priorities?

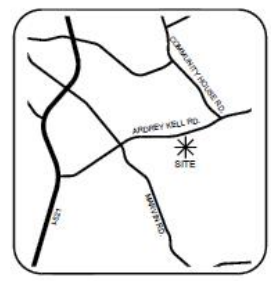
IF WE PURSUE REZONING WHAT ARE THE COMMUNITY'S PRIORITIES?

- Traffic Improvement Needs
- Connectivity Concerns
- Bike/Pedestrian Improvements
- Buffering
- Natural Open Space
- Community Open Space
- Aesthetics
- Rear Load vs. Open Space
- Affordability



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

Rezoning Plan



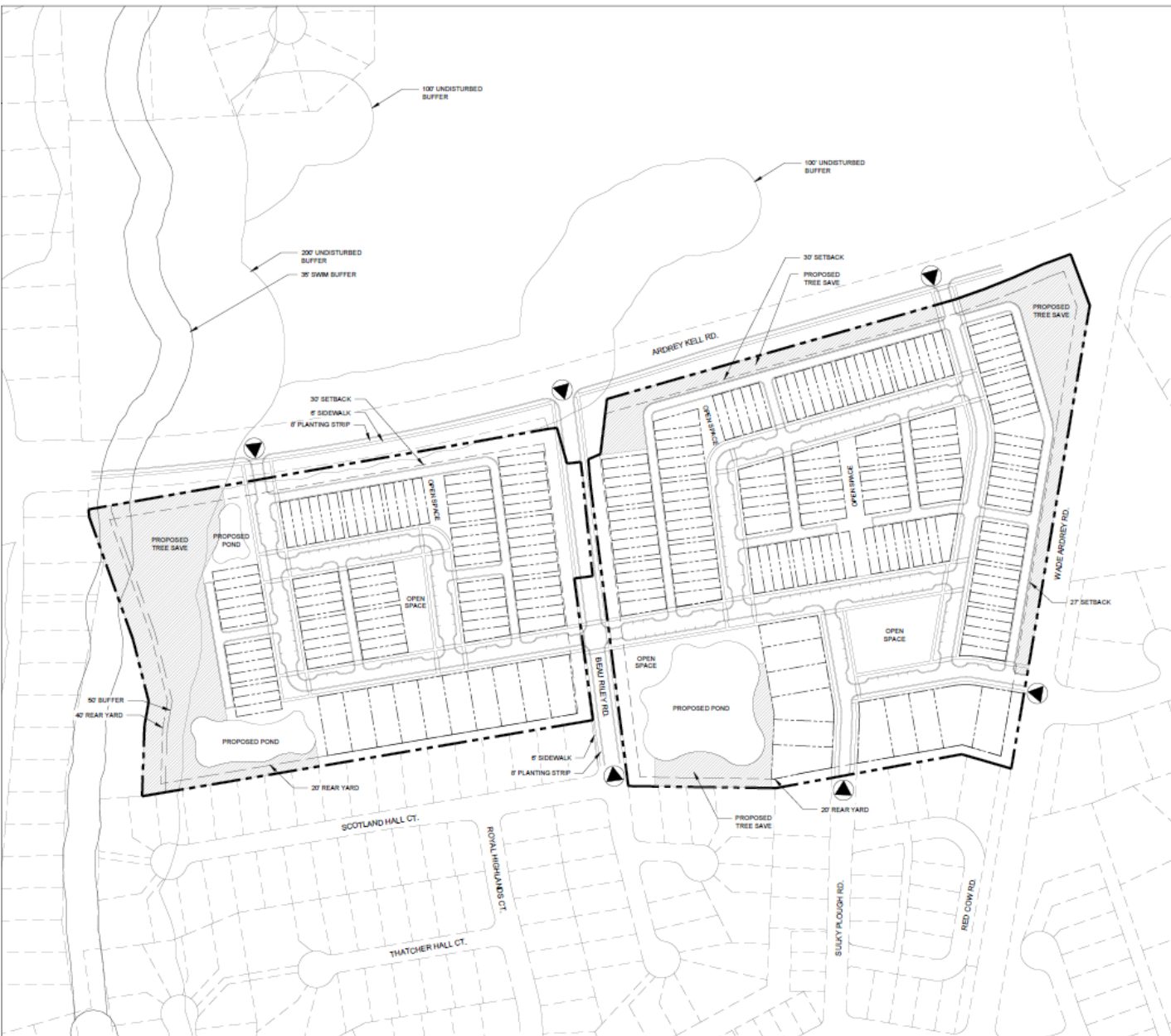
VICINITY MAP
 NTS





ACREAGE: ± 36.7 AC
TAX PARCEL #S: 229-021-19, 229-021-14, 229-021-05, 229-021-13, 229-021-87,
229-021-03, 229-021-22
EXISTING ZONING: R-3
PROPOSED ZONING: MX-2 (INNOV)
EXISTING USES: SINGLE FAMILY RESIDENTIAL
PROPOSED USES: ATTACHED SINGLE-FAMILY DWELLING UNITS AND SINGLE
FAMILY RESIDENTIAL, TOGETHER WITH ACCESSORY USES,
AS ALLOWED IN THE MX-2 ZONING DISTRICT





- ### SITE LEGEND
- PROPERTY LINE
 - - - SETBACK
 - - - BUFFER
 - PROPOSED TREE SAVE

Century Communities
REZONING PETITION NO. 2017-XXX
DEVELOPMENT STANDARDS
10/20/2017

Development Data Table:

Acres:	46.36.7 acres
Tax Parcels:	229-021-19, 229-021-14, 229-021-05, 229-021-13, 229-021-87, 229-021-03, and 229-021-22
Existing Zoning:	R-3
Proposed Zoning:	MX-2 (DNNOV)
Existing Use:	Single-Family Residential
Proposed Uses:	Attached Single-Family Dwelling Units and Single-Family Residential, together with accessory uses, as allowed in the MX-2 zoning district
Density Proposed:	Up to 6.7 units/acre, but not to exceed 245 dwelling units
Parking:	Will satisfy the Ordinance

I. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Century Communities (the "Petitioner") to accommodate the development of a residential community on that approximately 36.7 acre site located on the south side of Ardrey Kell Road, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 229-021-19, 229-021-14, 229-021-05, 229-021-13, 229-021-87, 229-021-03, and 229-021-22.
- Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
- Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the MX-2 zoning district shall govern the development and use of the Site.
- The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard, landscaping and tree save requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall be minor and not materially change the overall design intent depicted on the Rezoning Plan.
- Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

II. Permitted Uses

The Site may be devoted only to a residential community with up to 220 attached dwelling units and 25 detached dwelling units, together with any incidental and accessory uses relating thereto that are allowed in the MX-2 zoning district. Non-residential uses will not be permitted on the Site.

III. Innovative Development Standards

- The Petitioner proposes to provide a 20 foot building setback along the internal streets and exterior property lines.
- The Petitioner requests flexibility under the innovative development standards to provide alternative streetscape conditions, as generally depicted on the Rezoning Plan.

IV. Transportation

- Vehicular access will be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access point shown on the Rezoning Plan is subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.
- The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT in accordance with published standards.
- Where necessary, Petitioner shall dedicate and convey in fee simple all right-of-way to the City of Charlotte before the Site's first building certificate of occupancy is issued or placed per the Site's development plan. The right-of-way shall be set at two (2) feet behind the back of sidewalk where feasible.

V. Architectural Standards

- The principal buildings used for multi-family residential uses constructed on the Site may use a variety of building materials. The building materials used for buildings will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, pre-cast concrete, synthetic stone, stucco, cementitious siding (such as Hardi-plank), vinyl, EIFS or wood.
- Attached townhome buildings shall be limited to six (6) individual units or fewer per building.
- Each residential dwelling unit shall be provided with a minimum one-car garage.

VI. Streetscape, Landscaping and Open Space

- Per Section 11.207 of the Ordinance, at least 10% of the Site shall be set aside as common open space. The required open space will be set aside and improved as required by the Ordinance. The possible locations of the common open space areas are generally depicted on the Rezoning Plan.
- A thirty (30) foot building setback measured from the existing right-of-way on Ardrey Kell Road will be provided. This setback shall be landscaped to meet Class C buffer standards when the rear yards of the proposed residential units are located adjacent to the setback.
- As per the innovative provisions above, a minimum building setback of twenty (20) feet as measured from the property line or back of proposed sidewalk shall be provided in areas as generally indicated on the Rezoning Plan.
- The Petitioner may subdivide the Site and create sublots within the Site with no side or rear yards as part of a unified development plan.
- The Petitioner shall provide an eight (8) foot planting strip and a six (6) foot sidewalk along all public and private streets within the Site.
- Buffers will be provided as generally depicted on the Rezoning Plan. The fifty (50) foot buffer along the western Site boundary line will be an undisturbed buffer.

VII. Environmental Features

- The Petitioner shall comply with the Charlotte City Council approved Post Construction Stormwater Ordinance.
- The location, size and type of stormwater management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submission and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
- The Site will comply with the Tree Ordinance. The locations of the proposed 15% tree save areas are generally depicted on the Rezoning Plan. Portions of the tree save areas shall be permitted in the private open space.

VIII. Lighting

- The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed twenty-one (21) feet.

IX. Amendments to Rezoning Plan

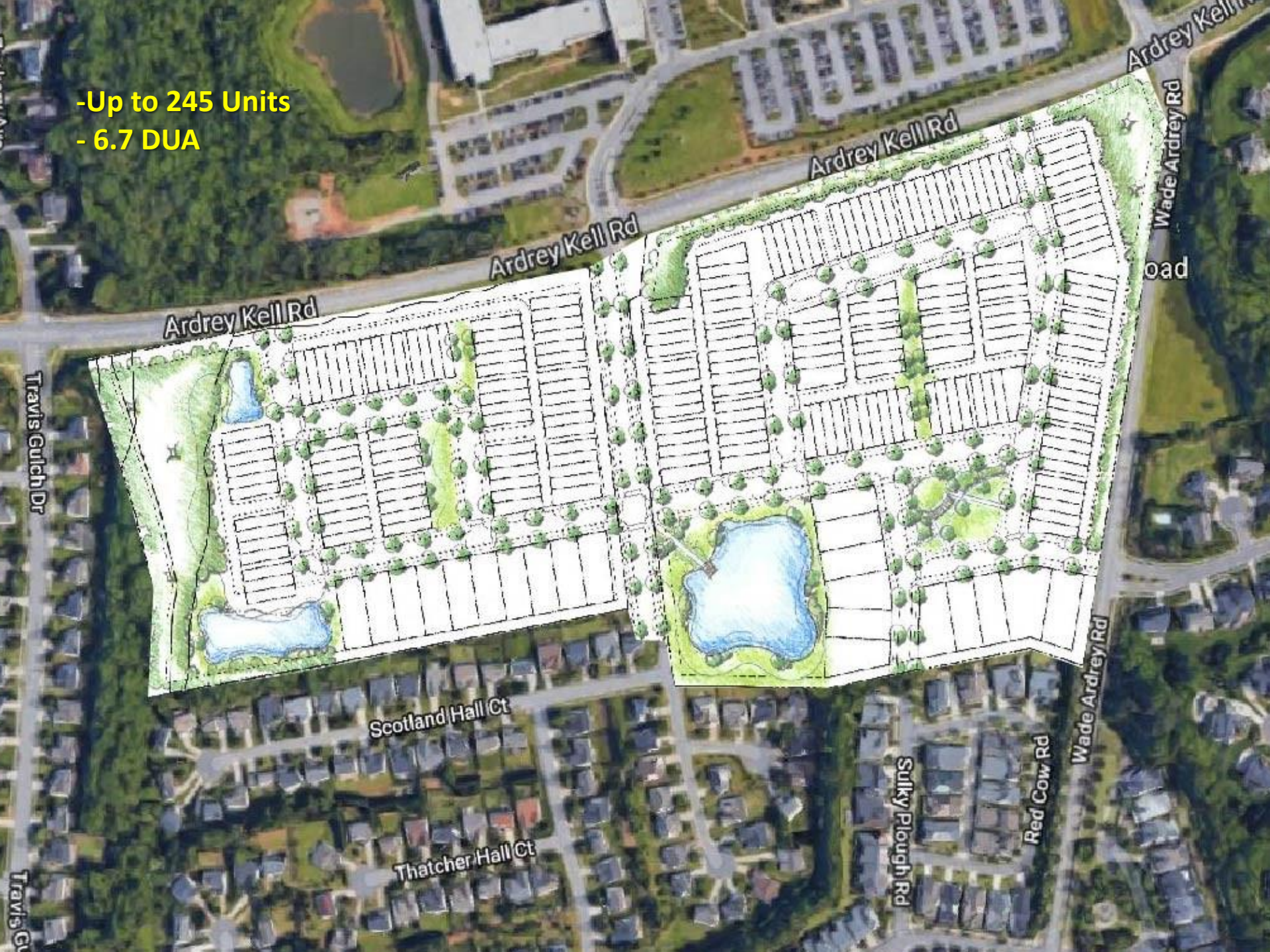
Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of a particular Tract within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

X. Binding Effect of the Rezoning Documents and Definitions

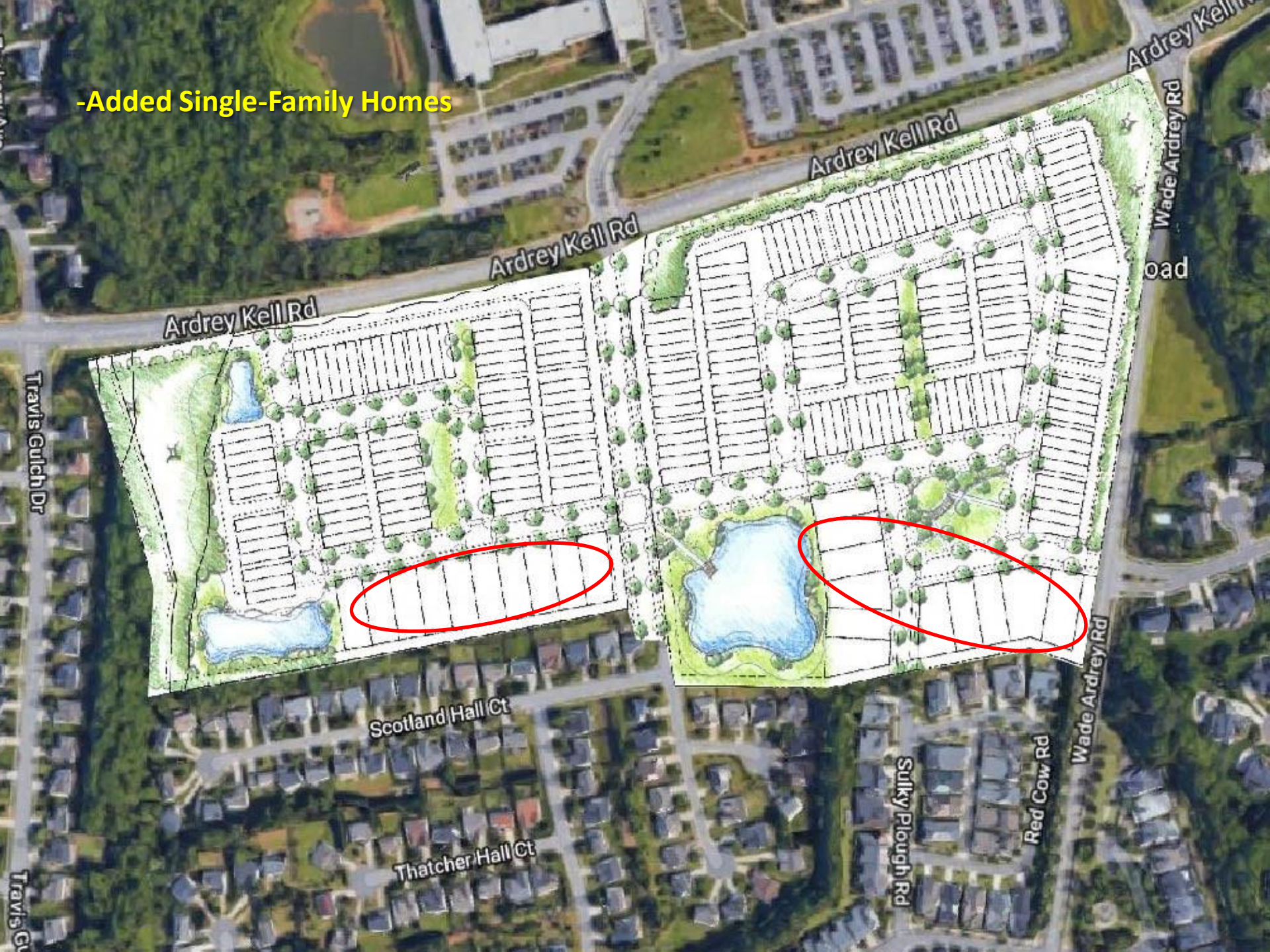
If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.

Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

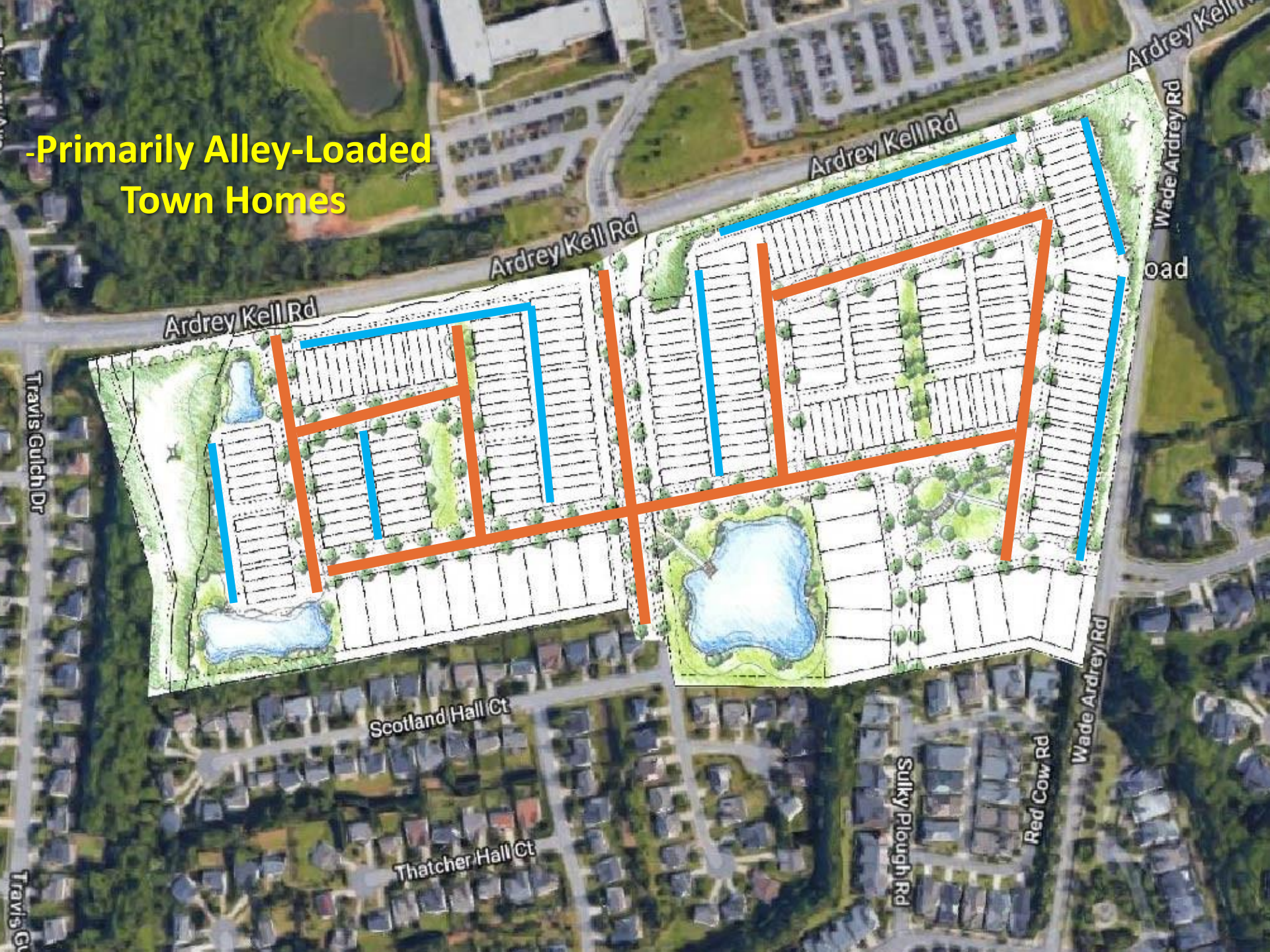
-Up to 245 Units
- 6.7 DUA

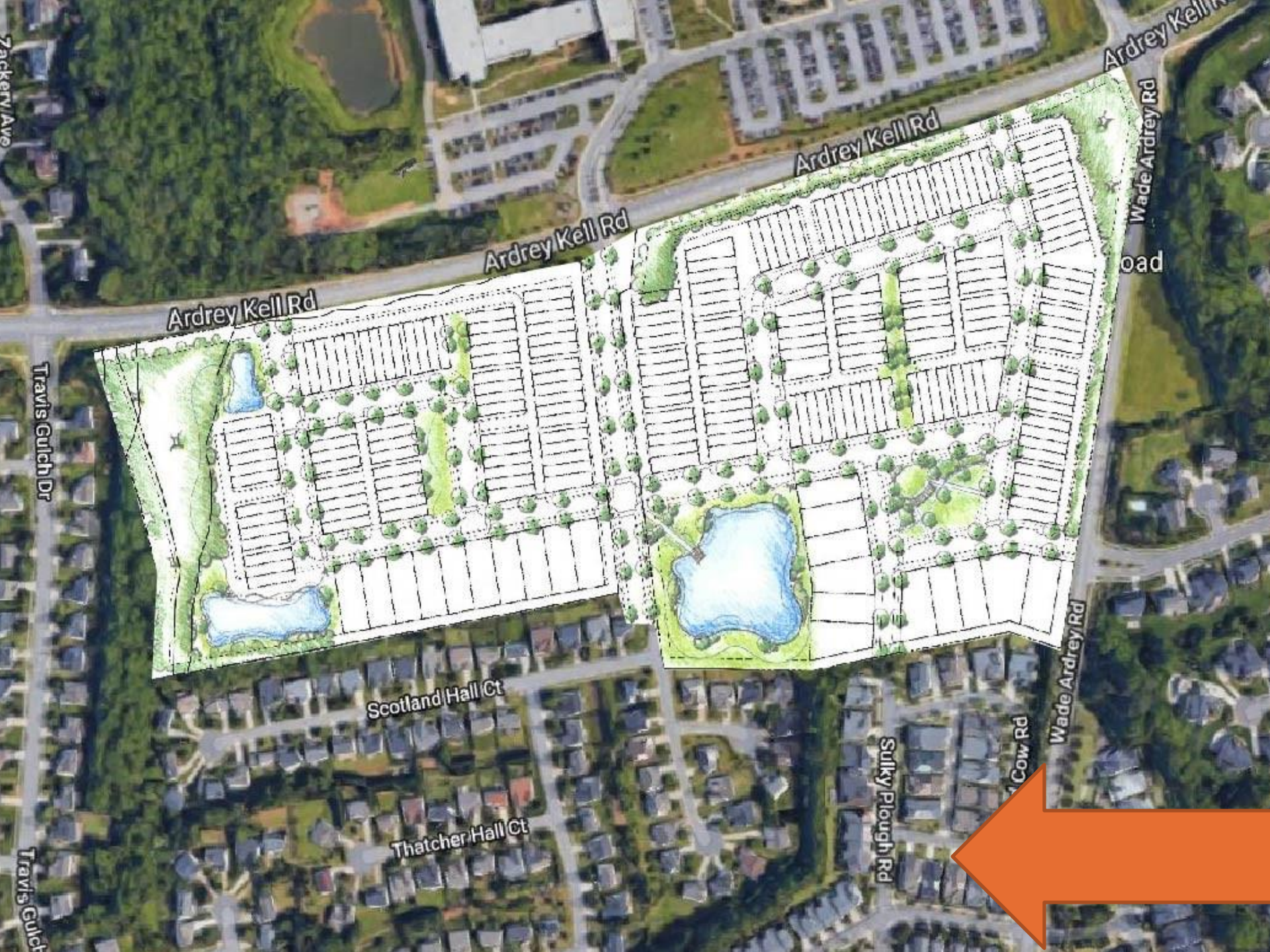


-Added Single-Family Homes



-Primarily Alley-Loaded
Town Homes





Zackery Ave

Travis Gulch Dr

Ardrey Kell Rd

Ardrey Kell Rd

Ardrey Kell Rd

Ardrey Kell Rd

Wade Ardrey Rd

oad

Scotland Hall Ct

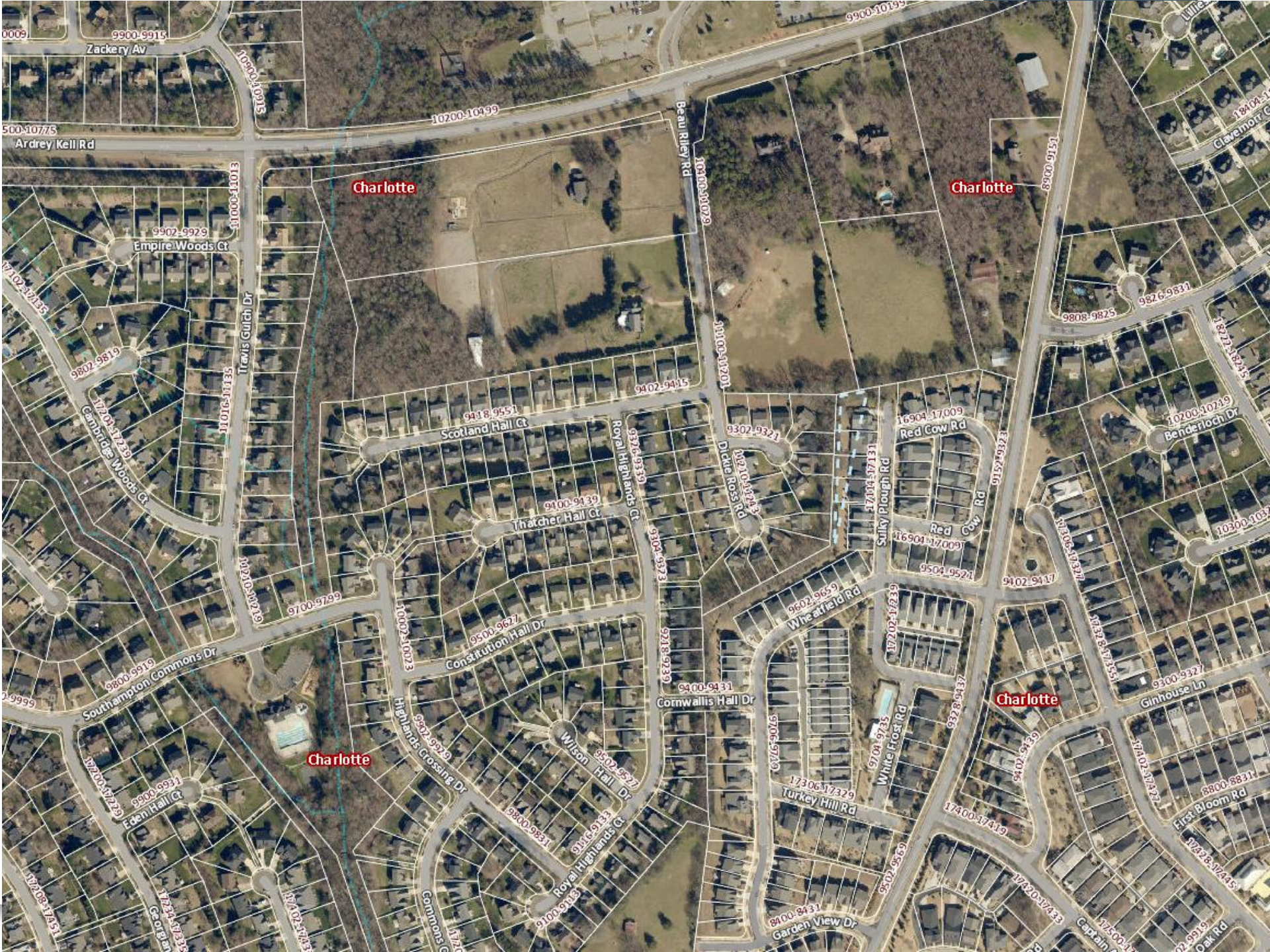
Thatcher Hall Ct

Sulky Plough Rd

Cow Rd

Wade Ardrey Rd

Travis Gulch



Charlotte

Charlotte

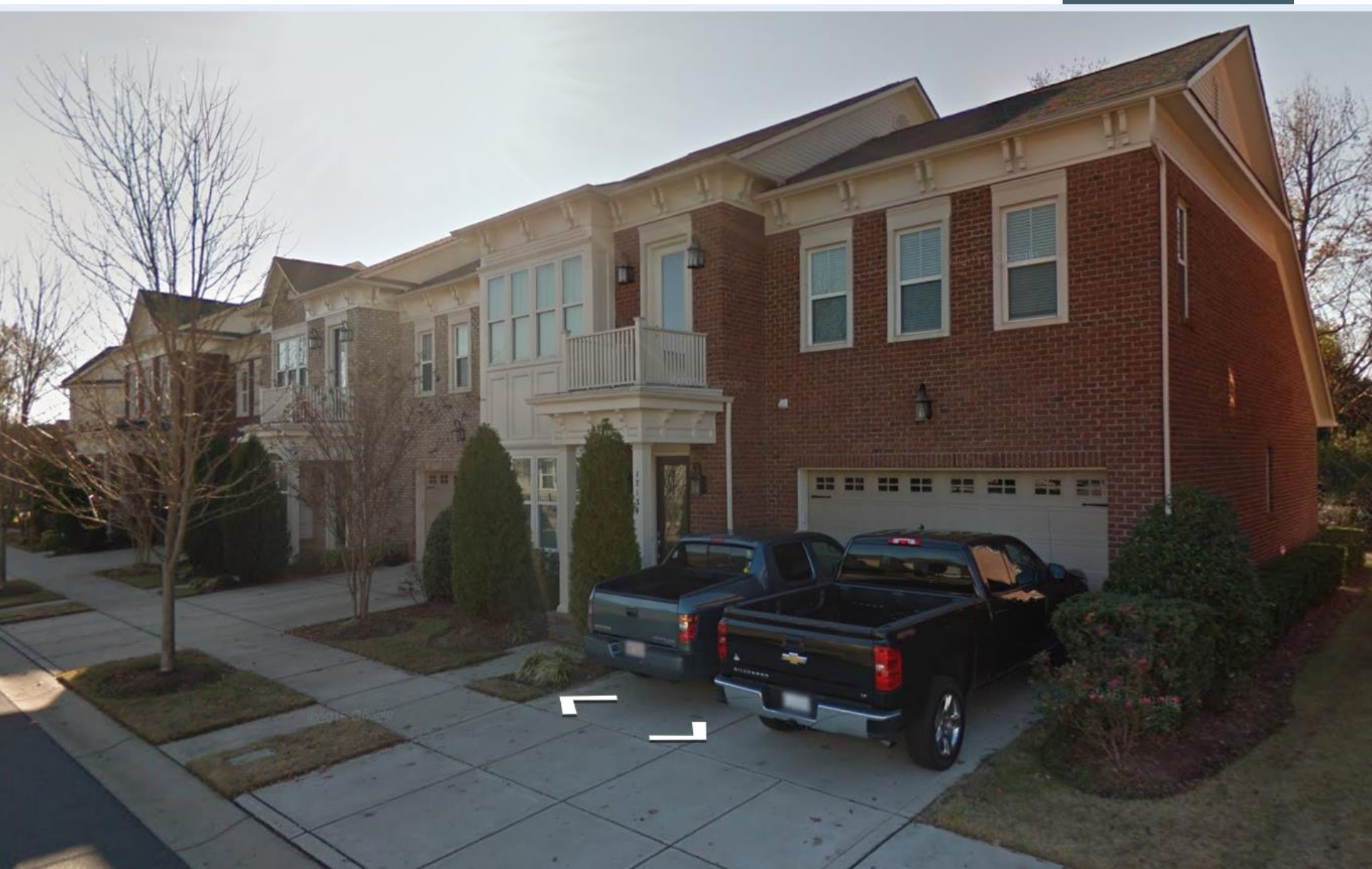
Charlotte

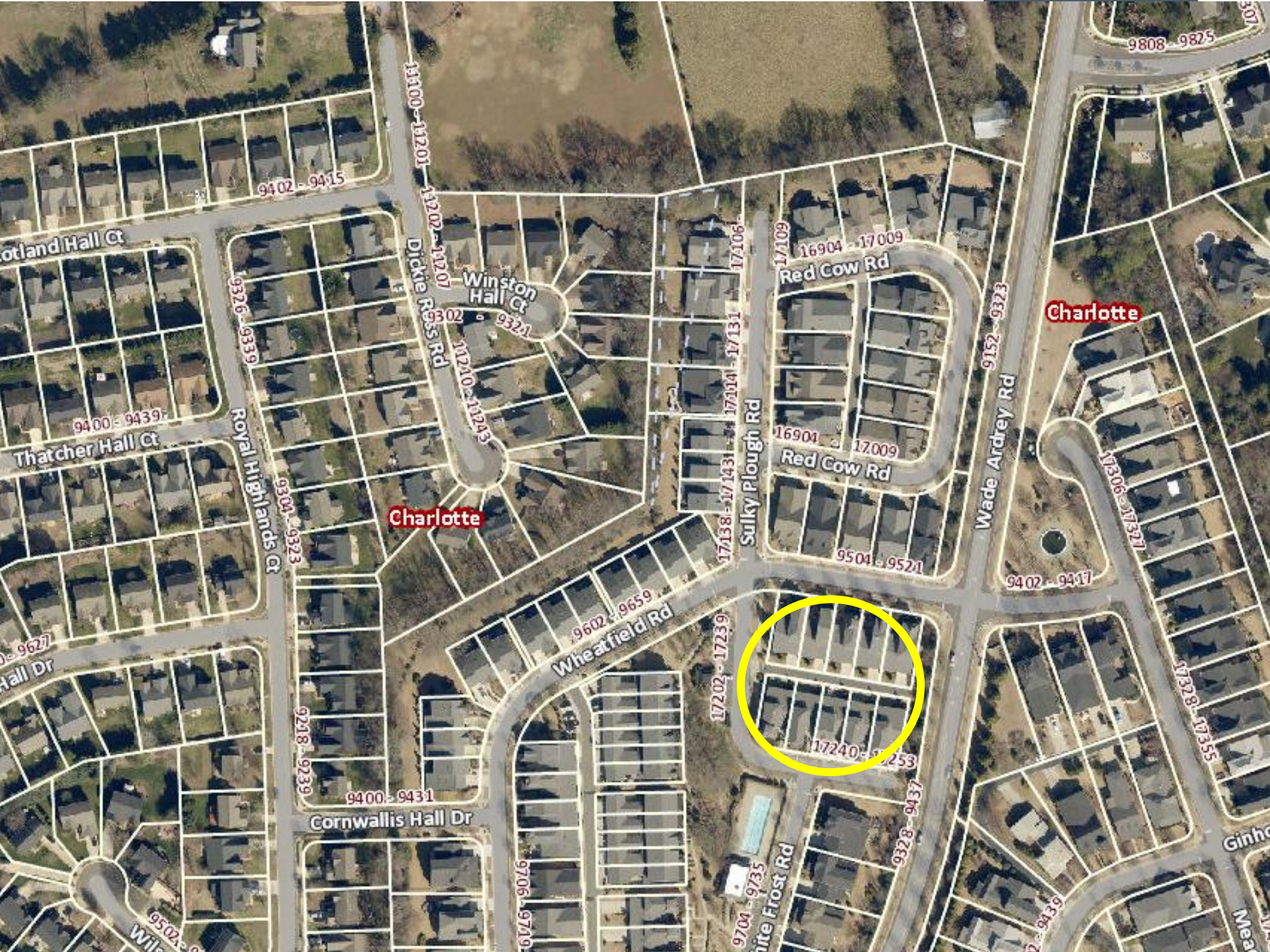
Charlotte



Charlotte

Charlotte





9808 - 9825

9402 - 9415

otland Hall Ct

11100 - 11201

11202 - 11207

Dickie Ross Rd

Winston Hall Ct

11302 - 11321

11210 - 11245

9400 - 9439

Thatcher Hall Ct

9326 - 9339

Royal Highlands Ct

9304 - 9323

Charlotte

De 9627

Hall Dr

9218 - 9239

9400 - 9431

Cornwallis Hall Dr

Wheatfield Rd

9602 - 9659

17202 - 17239

Sully Plough Rd

17138 - 17143

17114 - 17131

17106

17109

16904 - 17009

Red Cow Rd

16904

17009

Red Cow Rd

9504 - 9521

9152 - 9173

Wade Ardrey Rd

9402 - 9417

17306 - 17321

Charlotte

17328 - 17355

Gin

Mea

White Frost Rd

9704 - 9735

9328 - 9437

Wil

9502 - 9517







Ardrey Kell Rd

Ardrey Kell Rd

Ardrey Kell Rd

Ardrey Kell Rd

Wade Ardrey Rd

oad

Travis Gulch Dr

Scotland Hall Ct

Thatcher Hall Ct

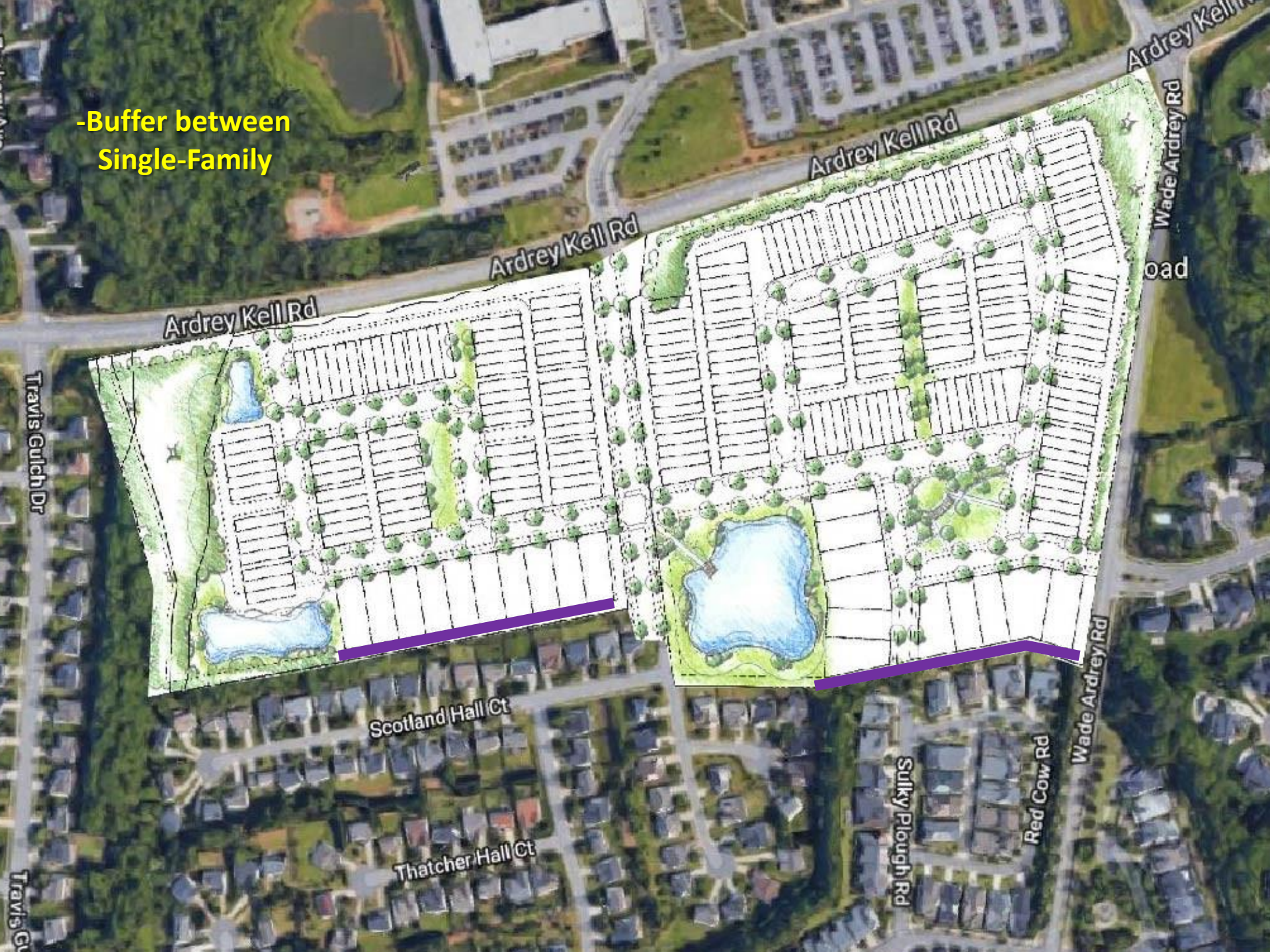
Sulky Plough Rd

Red Cow Rd

Wade Ardrey Rd

Travis Cu

-Buffer between
Single-Family









Townhome Units Typically Generate Fewer Vehicular Trips Than Single-Family Homes

Ardrey Kell Residential Trip Generation Comparison

Land Use [ITE Code]			Weekday Daily	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
By-Right Development (36 Ac. @ R-4)									
Single Family Homes [210]	144	DUs	1,469	28	83	111	92	54	146
Proposed Development									
Single Family Homes [210]	22	DUs	261	6	19	25	17	10	27
Townhomes [230]	223	DUs	1,292	17	81	98	78	38	116
Total Trips			1,553	23	100	123	95	48	143
Difference Between Proposed & By-Right Developments			84	-5	17	12	3	-6	-3

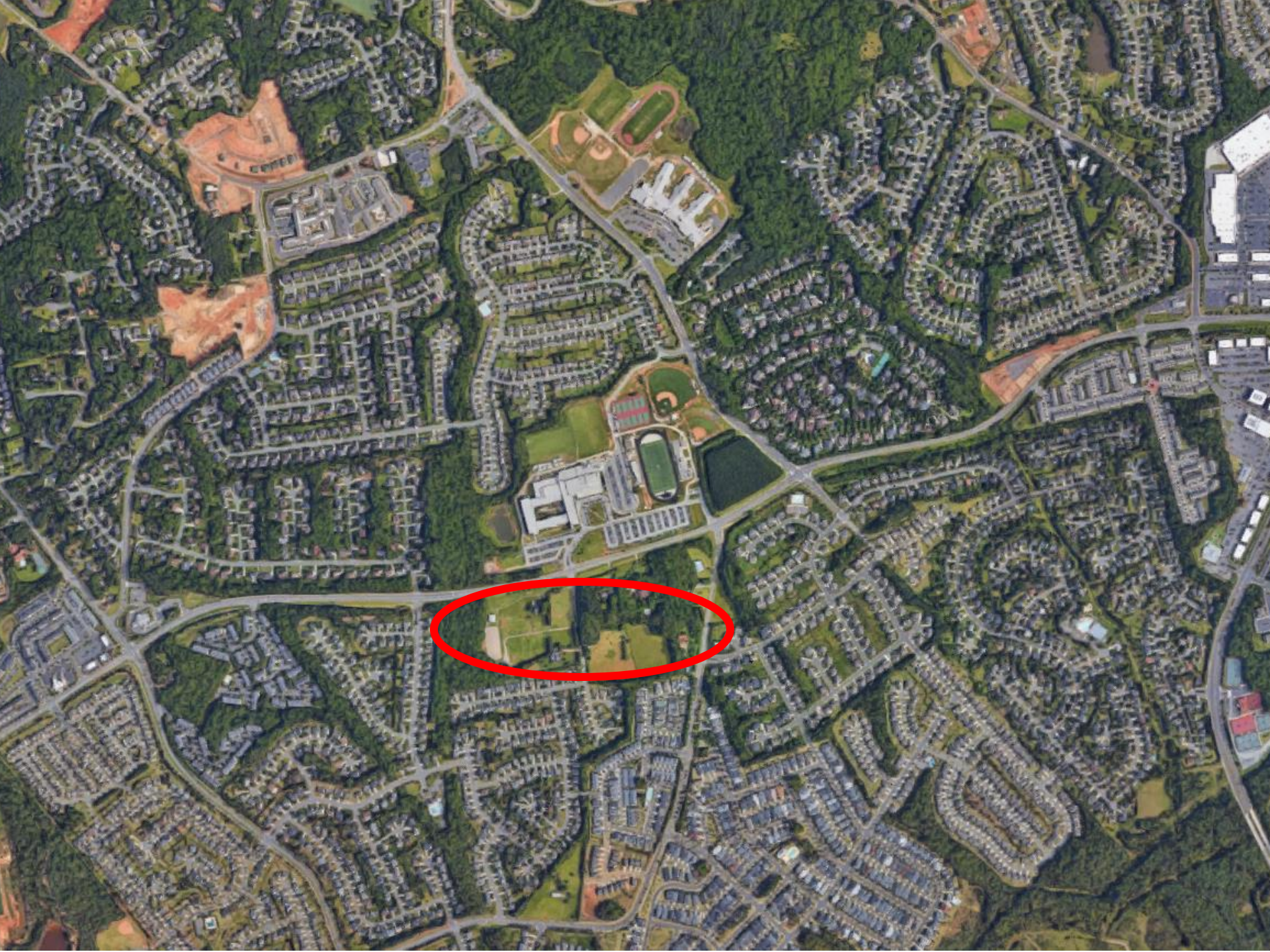
References:

Trip Generation, 9th Edition, Institute of Transportation Engineers, Washington, DC. 2012.



BENEFITS OF PROPOSED REZONING

- Certainty
- Site Design Commitments
 - Rear Load Emphasis
 - Protected buffer
- Minimal Traffic/School Impact vs. By-Right
- Potential for Traffic Improvements
 - Improved Connectivity
 - Potential Traffic Signal
 - Potential for Improvements to Wade Ardrey Intersec.



K&L GATES

Exhibit E

Dave Niederman 513.509.5686

dniederman@ra.rockwell.com

1. When will the developer, Century, have a nice elevation drawings and pictures of what the condos & houses look like?
2. Need a comprehensive traffic study of all of Audrey Kell. Will this happen?

Are you leaving enough room for AK road to be expanded and still have a side walk?

Neighborhood needs amenities!

Tara Neperud tneperud@yahoo.com