

## OFFICIAL COMMUNITY MEETING REPORT

**Petitioner: Wallace Lane, LLC**

Rezoning Petition No. 2018-056

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 May 21, 2018. A copy of the written notice is attached hereto as Exhibit B.

### **DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on Monday, June 4, 2018 at 6:00 p.m. at the Flaming Chicken Studio, 4927-B Silabert Avenue, Charlotte, NC 28205.

### **PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):**

The Community Meeting was attended by those individuals identified on the sign-in sheets attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by A.J. Klenk and John Jackovich, as well as by Petitioner's agents, Mallie Colavita with Ryan Homes, Paul Pennell with Urban Design Partners and Brittany Lins with K&L Gates.

### **SUMMARY OF PRESENTATION/DISCUSSION:**

Ms. Brittany Lins welcomed the attendees and used a PowerPoint presentation, attached hereto as Exhibit D. Ms. Lins introduced the Petitioner's team and explained that the official community meeting is for a rezoning petition that involves approximately 9.25 acres on the north side of Wallace Lane, east of Independence Boulevard. Ms. Lins explained that the Petitioner's team has met with several community representatives for initial feedback on the proposed development.

Ms. Lins explained that there are many competing priorities to consider when developing a piece of property, including property owner requirements, existing zoning, natural and environmental constraints, access and transportation requirements, adjacent property owner concerns, Ordinance and policy requirements, City Staff priorities, City Council priorities, broader community concerns, and market realities. The Petitioner is the current owner of the property and is interested in developing it. Initial feedback indicated that the community would prefer a townhome development at the site.

Ms. Lins stated that the property's existing zoning is R-4, which typically allows for single-family residential developments with approximately four units per acre. The Independence Boulevard Area Plan, which was adopted by the Charlotte City Council in 2011, does not recommend a significantly higher density for this property despite the adjacent commercial development along Independence

Boulevard and adjacent single family development to the north and west of the site of approximately six units per acre. Ms. Lins also pointed out that the proposed future land use map in the Independence Boulevard Area Plan recognizes the future transit station area just to the north with a goal of high-density transit-oriented future development.

Ms. Lins explained the City's connectivity policy is aimed at creating a robust network of streets and is contained in the Subdivision Ordinance, which means that interconnected streets will be required for all new development regardless of whether the development goes through the rezoning process. Based on this Ordinance, any development on the property will typically be required to connecting to the existing stub streets of Emmons Lane, Thompson Brook Lane, and Marino Court. Ms. Lins also explained that the City has adopted an incentive-based inclusionary housing policy in the Zoning Ordinance to help encourage affordable housing through the use of density bonuses. If the Petitioner utilized a density bonus, it could develop the currently zoned R-4 development with approximately seven units per acre, without the need for a rezoning approval. At this time, the Petitioner does not intend to utilize this density bonus to build affordable housing at the site.

Mr. Mallie Colavita explained the market realities in the area and Ryan Homes' interest in the property. Mr. Colavita referenced Ryan Homes' successful development in Oakhurst and stated that, although Oakhurst has the advantage of more surrounding neighborhood-serving commercial activity and higher residential price points than the proposed location, a similar townhome development is envisioned here.

Ms. Lins then gave a brief overview of the rezoning process, generally. She explained that this rezoning request would be tied to a site-specific conditional site plan. This means that, in addition to the zoning designation of UR-2 (urban residential), the development would be limited by certain conditions, such as the type of use, building footprints, street network, height restrictions, and density as shown on the plan. Ms. Lins explained that the Petitioner is proposing a townhome concept, which allows for each resident to own a piece of land but ensures that the common areas are well-kept by a Homeowners Association. This type of development has been very popular in Charlotte for a wide range of residents, from millennials to retirees, who want to own property but do not want the responsibility of outdoor upkeep. Ms. Lins showed the initial site plan proposal and explained that the rezoning process is fluid and the plan is likely to evolve as the Petitioner incorporates comments from city staff and the community. Ms. Lins explained that there will be tree save and streetscape improvement commitments in the site plan.

Ms. Lins then briefly summarized the initial feedback received from community outreach efforts. She stated that the community seemed to be most interested in improving property values and increasing high-quality development on the east side of Independence Boulevard, which has not seen the growth that the Oakhurst area has seen recently. The initial feedback also demonstrated that the community did not want to see apartments or affordable housing on this property.

Mr. Colavita stated that Ryan Homes would be interested in doing two- or three-story townhomes on the site with similar architectural detail to the Oakhurst development. Mr. Colavita showed several elevations from the Oakhurst development for reference. The proposed townhomes would have three bedrooms and the price point would likely start in the high \$100,000's to low \$200,000's, with options for additional customization. The current plan is for a 22-foot wide townhome footprint with a front-loaded two-car

garage in each unit. The townhomes would have architectural commitments such as varied roof pitch and building articulation, which helps ensure a quality product.

Mr. A.J. Klenk explained the Petitioner's interest in the area and desire to improve the east side of Independence Boulevard. An attendee commented that additional development like this proposal would help spur surrounding commercial development in the area, like needed retail and grocery stores.

One attendee asked if there would be a mechanism to prevent townhome owners from turning the property into a rental development. Mr. Colavita responded that Ryan Homes customarily puts restrictions on the number of units that are allowed to be rented in the HOA documents. Additionally, each townhome unit would be a separate parcel of land with separate ownership.

In response to an attendee's question regarding timing, Mr. Colavita stated that site work could begin in approximately one year. Ms. Lins walked through the rezoning timeline and stated that the earliest public hearing date would likely be in September, with a potential City Council decision in October.

One attendee stated that she had concern over increased traffic, especially along Wallace Lane. She also was concerned with cars parking along Wallace Lane. Mr. Paul Pennell discussed the streetscape improvements proposed for the site's frontage along Wallace Lane, including a sidewalk and planting strip with street trees. He stated that the Petitioner is proposing to narrow Wallace Lane in order to prevent people from parking on the street. There would also be sidewalks provided throughout the internal street network to improve the pedestrian experience. Mr. Pennell also stated that the Petitioner's team is currently not showing the required connection to Thompson Brook Lane and may be seeking an exception to the Subdivision Ordinance.

Another attendee stated that she had concerns over density and natural areas in the proposed plan. The Petitioner's agents responded that an area would be specifically set aside as a tree save area to be preserved in a natural state and that on-site stormwater retention would prevent stormwater runoff from leaving the site and affecting surrounding properties. In response to density concerns, the Petitioner's agents explained that a certain amount of density is necessary to create the quality of product that can increase market values for the area.

One attendee stated that his property backs up to the portion of the proposed development containing the stormwater detention feature. The Petitioner's agents confirmed that there would not be recreation such as walking trails or fishing in the stormwater detention area so people would not be expected to roam around this portion of the site.

Several attendees echoed the initial feedback that increased property values is a high priority for the neighborhood, followed by an increased commercial interest in the east side of Independence Boulevard.

The formal meeting concluded at approximately 7:00 p.m. and the Petitioner's agents continued to answer individual questions until approximately 7:15 p.m.

Respectfully submitted, this 11th day of June 2018.

cc: Council Member Matt Newton  
Sonja Sanders, Charlotte-Mecklenburg Planning Department

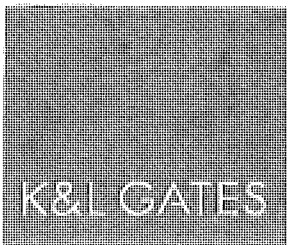
# **Exhibit A**

Pet_No.	TAXPID	OWNER/ASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-056	16507101	LIFE STORAGE LP				6467 MAIN ST		WILLIAMSVILLE	NY	14221
2018-056	16507103	WALLACE LANE LLC				7305 WALLACE LN		CHARLOTTE	NC	28212
2018-056	16507104	WALLACE LANE LLC				1009 LEIGH AVE		CHARLOTTE	NC	28205
2018-056	16507105	WALLACE LANE LLC				1009 LEIGH AVE		CHARLOTTE	NC	28205
2018-056	16507106	WALLACE LANE LLC				1009 LEIGH AVE		CHARLOTTE	NC	28205
2018-056	16507127	COUCH-HELL INVESTMENT COMPANY LLC				3362 SMITH FARM RD		MATTHEWS	NC	28104
2018-056	16507128	WALLACE LANE LLC				1009 LEIGH AVE		CHARLOTTE	NC	28205
2018-056	16507130	WALLACE LANE LLC				1009 LEIGH AVE		CHARLOTTE	NC	28205
2018-056	16507131	COUCH-HELL INVESTMENT COMPANY LLC				3362 SMITH FARM RD		MATTHEWS	NC	28104
2018-056	16507170	LIFE STORAGE LP				6467 MAIN ST		WILLIAMSVILLE	NY	14221
2018-056	16507303	ARP 2014-1 BORROWER LLC			C/O AMERICAN HOMES 4 RENT	PO BOX 95997	ATTN PROPERTY TAX DEPARTMENT	LAS VEGAS	NV	89193
2018-056	16507309	ARP 2014-1 BORROWER LLC			C/O AMERICAN HOMES 4 RENT	PO BOX 95997	ATTN PROPERTY TAX DEPARTMENT	LAS VEGAS	NV	89193
2018-056	16507310	ARP 2014-1 BORROWER LLC			C/O AMERICAN HOMES 4 RENT	PO BOX 95997	ATTN PROPERTY TAX DEPARTMENT	LAS VEGAS	NV	89193
2018-056	16507311	AMERICAN RESIDENTIAL LEASING COMPANY LLC			C/O AMERICAN HOMES 4 RENT	PO BOX 95997	ATTN PROPERTY TAX DEPARTMENT	LAS VEGAS	NV	89193
2018-056	16507312	AMERICAN RESIDENTIAL LEASING COMPANY LLC				PO BOX 95997		LAS VEGAS	NV	89193
2018-056	16507313	SIAPHA	LAURETTA E			6219 THOMPSON BROOK LN		CHARLOTTE	NC	28212
2018-056	16507314	AMERICAN RESIDENTIAL LEASING COMPANY LLC			C/O AMERICAN HOMES 4 RENT	PO BOX 95997	ATTN PROPERTY TAX DEPARTMENT	LAS VEGAS	NV	89193
2018-056	16507315	ARP 2014-1 BORROWER LLC			C/O AMERICAN HOMES 4 RENT	PO BOX 95997	ATTN PROPERTY TAX DEPARTMENT	LAS VEGAS	NV	89193
2018-056	16507316	DIDOVETS	YAROSLAV			6219 THOMPSON BROOK LN		CHARLOTTE	NC	28212
2018-056	16507317	MOJICA	JOSE R	ALBA ROMERY		6235 THOMPSON BROOK LN		CHARLOTTE	NC	28212
2018-056	16507318	MALDONADO	LOUIS A			6239 THOMPSON BROOK LN		CHARLOTTE	NC	28212
2018-056	16507319	VELAYUTHAM	BALASUBRAMANIAN	PAKIALAKSHMI	THIAGARAJANE	6234 THOMPSON BROOK LN		CHARLOTTE	NC	28212
2018-056	16507320	NGUYEN	XUAN P	NGUYEN		6226 THOMPSON BROOK LN		CHARLOTTE	NC	28212
2018-056	16507321	ALVAREZ	JORGE D	CRUZ E PINEDA	MARTINEZ	6222 THOMPSON BROOK LN		CHARLOTTE	NC	28212
2018-056	16507322	THANS AM SFE II LLC				8300 N MOPAC EXPRESSWAY STE 200		AUSTIN	TX	78759
2018-056	16507323	MILLER	JEFFREY M			6214 THOMPSON BROOK LN		CHARLOTTE	NC	28212
2018-056	16507324	HARDON	JASON L			2326 EMMONS LN		CHARLOTTE	NC	28212
2018-056	16507325	THOMPSON	JASON	TAMARA N	THOMPSON	2322 EMMONS LN		CHARLOTTE	NC	28212
2018-056	16507326	CEBALLOS	JOSE A	GLORIA A	FLOREZ	2228 EMMONS LN		CHARLOTTE	NC	28212
2018-056	16507327	ZENI	ADALBERTO	MARIA DIEGO	JUAREZ	2224 EMMONS LN		CHARLOTTE	NC	28212
2018-056	16507328	VASQUEZ	JOSE ELVIS	BLANCA SARAI	PAOLILLA	2220 EMMONS LN		CHARLOTTE	NC	28212
2018-056	16507329	MARTINEZ	ROBERTO RUSSELL	MARIA CARMEN	MARTINEZ	2216 EMMONS LN		CHARLOTTE	NC	28212
2018-056	16507330	QUIJANA	MARIA E	ELVIN	ZAVILA	6136 GOLD WORTHY CT		CHARLOTTE	NC	28212
2018-056	16507331	BLACKWELL	TABITHA C			6134 GOLD WORTHY CT		CHARLOTTE	NC	28212
2018-056	16507332	HOLT	LEE J	LATISHA		6130 GOLD WORTHY CT		CHARLOTTE	NC	28212
2018-056	16507333	PHILLIPS	JOHN T JR			6126 GOLD WORTHY CT		CHARLOTTE	NC	28212
2018-056	16507334	PATEL	JASMIN			6122 GOLD WORTHY CT		CHARLOTTE	NC	28212
2018-056	16507335	CONRERAS	MANUEL DE JESUS SUNKSH	CLAUDIA EMILSA PALACIOS	BARDALES	6114 GOLD WORTHY CT		CHARLOTTE	NC	28212
2018-056	16507336	MARTINEZ	MARCELA MAGDALENO	JORGE A	HERNANDEZ	30601 AGOURA RD STE 200		AGOURA HILLS	CA	91301
2018-056	16507341	TRUEH	LORETTA ELEANOR			6113 GOLD WORTHY CT		CHARLOTTE	NC	28212
2018-056	16507342	LYTCH	JACQUELINE D			6117 GOLD WORTHY CT		CHARLOTTE	NC	28212
2018-056	16507343	RIO5	MARIA L			6122 GOLD WORTHY CT		CHARLOTTE	NC	28212
2018-056	16507344	MOORE	WILLIE J JR			6125 GOLD WORTHY CT		CHARLOTTE	NC	28212
2018-056	16507345	REYNOLDS	LEONARD JR	GLORIA	REYNOLDS	6129 GOLD WORTHY CT		CHARLOTTE	NC	28212
2018-056	16507346	ORTEGA	ELOY E	MONICA DEL ROCIO	ORTEGA	6133 GOLD WORTHY CT		CHARLOTTE	NC	28212
2018-056	16507347	MORRIS	ROBERT ALAN	MISTY DAWN	MORRIS	6137 GOLD WORTHY CT		CHARLOTTE	NC	28212
2018-056	16507348	HERNANDEZ	CARLOS ERVERT GOMEZ	NALLELY	PEREZ	6136 THOMPSON BROOK LN		CHARLOTTE	NC	28212
2018-056	16507349	WASUNGULWA	DASOCHAMA			6134 THOMPSON ROCK BROOK LN		CHARLOTTE	NC	28212
2018-056	16507350	PARRA	FRANCISCO QUIROZ	ERICA CEBALLOS	RAYA	6128 THOMPSON BROOK LN		CHARLOTTE	NC	28212
2018-056	16507351	JHONSON	EDUARDO	KAOBY	JHONSON	6124 THOMPSON BROOK LN		CHARLOTTE	NC	28212
2018-056	16507352	GONZALEZ	JESSER NOE GONZALEZ			6120 THOMPSON BROOK LN		CHARLOTTE	NC	28212
2018-056	16507366	THOMPSON BROOK HOMEOWNERS ASSO.				C/O TRIVEN PROPERTIES, LLC	2630 F.S. TRYON ST.	CHARLOTTE	NC	28203
2018-056	16507367	RAYA	ROSARIO CEBALLOS			7407 FOWLER SPRINGS LN		CHARLOTTE	NC	28212
2018-056	16507368	YOUNG	CORNELL D			7411 FOWLER SPRINGS LN		CHARLOTTE	NC	28212
2018-056	16507369	HERNANDEZ	PEDRO BERNAL	MARIA D	ESTEVEZ	7415 FOWLER SPRINGS LN		CHARLOTTE	NC	28212
2018-056	16507370	ELIZONDO	RONNEY A	LOURDES R	DELICID	7419 FOWLER SPRINGS LN		CHARLOTTE	NC	28212
2018-056	16507371	GARCIA	SHIRLEY A	ERICK A	RIVAS	7423 FOWLER SPRINGS LN		CHARLOTTE	NC	28212
2018-056	16507372	ALOMA	PAUL F	JESSYCA N	ALOMA	7427 FOWLER SPRINGS LN		CHARLOTTE	NC	28212
2018-056	16507416	ACHARYA	INDIRA KUMAR	DIKU	BAHAYA	7122 WEAKLY CT		CHARLOTTE	NC	28212
2018-056	16507417	ZAMBRANO	JOSE DE JESUS FACTOR	ARELI HERMANDEZ	LORENZO	7118 WEAKLY CT		CHARLOTTE	NC	28212
2018-056	16507418	AFRO	HALLU E	TIGIST	BEIGA	7124 WEAKLY CT		CHARLOTTE	NC	28212
2018-056	16507419	MARSH	VICKNEY			7110 WEAKLY CT		CHARLOTTE	NC	28212
2018-056	16507420	BOCAR LLC			C/O NORTH ATLANTA LAW GROUP PC	8 GEORGE ST	HIGHNETT, AUSTRALIA 3190	VIC		
2018-056	16507421	HOLLOWAY	BRIAN K			7436 FOWLER SPRINGS LN		CHARLOTTE	NC	28212
2018-056	16507422	ESCOBAR	JONHRY H	NADIA L	ESCOBAR	7432 FOWLER SPRINGS LN		CHARLOTTE	NC	28212
2018-056	16507423	JENKINS	WILLIE L			5174 HOWELL DR		STONE MOUNTAIN	GA	30007
2018-056	16507424	GIL	ALEJANDRO			7209 THOMPSON GREENS LN		CHARLOTTE	NC	28212
2018-056	16507425	HOLLIS	KIMBERLY			7213 THOMPSON GREENS LN		CHARLOTTE	NC	28212
2018-056	16507426	HELMS	PAUL ALEXANDER	LEAH BETH	POWELL	5860 GRAND CANAL WAY # H		CHARLOTTE	NC	28212
2018-056	16507427	NGUYEN	JENNY	NGUYEN	NGUYEN	7221 THOMPSON GREENS LN		CHARLOTTE	NC	28212
2018-056	16507428	AWOPETU	AWOPETU J	ESTHER O	AWOPETU	7225 THOMPSON GREENS LN		CHARLOTTE	NC	28212
2018-056	16507429	NGO	DAI			7229 THOMPSON GREENS LN		CHARLOTTE	NC	28212
2018-056	16507430	DAVIS	TYRONE			5006 STONEY POND LN APT T		CHARLOTTE	NC	28227
2018-056	16507431	NGO	MUOI			7237 THOMPSON GREEN LAFIE		CHARLOTTE	NC	28212
2018-056	16507432	CRUZ	SAUL ERNESTO ZEPEDA	PATRICIA MAGDALENA HENRIQUEZ	DE ZEPEDA	7241 THOMPSON GREENS LN		CHARLOTTE	NC	28212
2018-056	16507433	MEJIA	EDERILSON ANTONIO	IRIS IBAMIA RIVERA	MELARA	7245 THOMPSON GREENS LN		CHARLOTTE	NC	28212
2018-056	16507434	GAVIN	ARTHUR REGINALD			7251 THOMPSON GREEN LN		CHARLOTTE	NC	28212
2018-056	16507435	SIMMONS	PEARL B			7254 THOMPSON GREENS LN		CHARLOTTE	NC	28212
2018-056	16507436	MISTRY	RITABEN BIPINKUMAR	BIPINKUMAR	MISTRY	7250 THOMPSON GREENS LN		CHARLOTTE	NC	28212
2018-056	16507437	VEJIANCIO	ELSA HERNANDEZ			7246 THOMPSON GREENS LN		CHARLOTTE	NC	28269
2018-056	16507438	CASTRO	SAMUEL MORENO	ADELA CASTRO	DEJESUS	7236 THOMPSON GREENS LN		CHARLOTTE	NC	28212
2018-056	16507439	FALTY	OLEG	VITALINA	FALTY	7233 THOMPSON GREEN LN		CHARLOTTE	NC	28212
2018-056	16507440	CASTRO	SAUL MORENO			7238 THOMPSON GREENS LN		CHARLOTTE	NC	28212
2018-056	16507441	CASTRO	JUAN M			7224 THOMPSON GREEN LN		CHARLOTTE	NC	28212
2018-056	16507442	LING	IVY KWAI KIU			7220 THOMPSON GREENS LN		CHARLOTTE	NC	28212
2018-056	16507443	LIZAMA	JUDY MARITZA	OSWAL L	LIZAMA	7216 THOMPSON GREENS LN		CHARLOTTE	NC	28212
2018-056	16507444	MORALES	ALEYDA	LUIS E	MORALES	7412 FOWLER SPRINGS LN		CHARLOTTE	NC	28212
2018-056	16507445	CARSON	KARMEH E			7408 FOWLER SPRINGS LN		CHARLOTTE	NC	28212
2018-056	16507446	BRYANT	FRANK	ISATU	SANKOH	7404 FOWLER SPRINGS LN		CHARLOTTE	NC	28212
2018-056	16507447	ALMEYDA	OCTAVIO A	GLADYS	ALMEYDA	7425 WALLACE LN		CHARLOTTE	NC	28212
2018-056	16507448	NOLASCO	LEONEL D			7429 WALLACE LN		CHARLOTTE	NC	28212
2018-056	16511114	ECONOMON	WAYNE N	JOAN B	ECONOMON	4000 LARKSTON DR		CHARLOTTE	NC	28216
2018-056	16511115	KECHENBACH	JAMES S	SUSAN A	KECHENBACH	109 CARL LN		MATTHEWS	NC	28104
2018-056	16511116	SIMPSON	THOMAS R.	MARY M.	SIMPSON	2137 N SHARON AMITY RD		CHARLOTTE	NC	28205
2018-056	16511117	TUG-INDEPENDENCE BLVD LLC			ATTN: JASON PANTALONE	291 EDGELEY BLVD SUITE 1		CONCORD ONTARIO CANADA	L6K 3Z4	
2018-056	16511118	BLACKMON JOHN G	& IRENE H BLACKMON F/L/P			2445 SELWYN AVE UNIT 403		CHARLOTTE	NC	28209
2018-056	16511301	ZELEDON	REYNA			7301 BRIARDALE DR		CHARLOTTE	NC	28212
2018-056	16511302	ABERNETHY	CLEMENT L III			7311 ROLLINGRIDGE DR		CHARLOTTE	NC	28211
2018-056	16511303	ALHANI	JOSEPH	JOCYE	ALHANI	7321 BRIARDALE DR		CHARLOTTE	NC	28212
2018-056	16511307	CHANDLER	MICHAEL G	TAMMY D	CHANDLER	3435 CAL BOST RD		MIDLAND	NC	28107
2018-056	16511308	BLAKE	WILLIAM EMIL JR			2129 MAPLECREST DR		CHARLOTTE	NC	28212
2018-056	16511318	WALLACE LANE LLC				1009 LEIGH AVE		CHARLOTTE	NC	28205
2018-056	16511319	WALLACE LANE LLC				1009 LEIGH AVE		CHARLOTTE	NC	28205
2018-056	16511320	PRIVETT	JAMES F	HANCY E	PRIVETT	7310 WALLACE LN		CHARLOTTE	NC	28212
2018-056	16511321	WALLACE LANE LLC				1009 LEIGH AVE		CHARLOTTE	NC	28205
2018-056	16511322	SHARPE	LAVERNE M	TAMMIA G	SHARPE	7404 WALLACE LN		CHARLOTTE	NC	28212

Pet_No.	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-056	Abbotts Glen Townhomes, Inc.	Marie	Hillard	2277 Winthrop Chase Dr		Charlotte	NC	28212
2018-056	Apple Tree Village	Belinda	Jones Holt	7810 Hummingbird Lane		Charlotte	NC	28212
2018-056	Brighton Woods Community Organization	Pat	Emma	7021 Brighton Brook Dr		Charlotte	NC	28212
2018-056	Burtonwood Neighborhood Association	David	Molinaro	7115 Chartwell Lane		Charlotte	NC	28212
2018-056	Chadwyck Homeowners Association	Michael D.	Olert, Jr	7000 Reddman Rd		Charlotte	NC	28212
2018-056	East Meck Area	Judy	Henley	7212 Guyandotte Place		Charlotte	NC	28212
2018-056	Fox Run Neighborhood Organization	Ron	Kramer	1400 Woodberry Rd		Charlotte	NC	28212
2018-056	Kanimbla Dr/ Carlton Ln & Tuckaseege Rd	Anne	Miller	3627 Winchelsea Dr		Charlotte	NC	28212
2018-056	Kelsey Glen Community Watch	Lester	Lemley	6628 Crab Orchard Ct		Charlotte	NC	28212
2018-056	Mcclintock Woods Neighborhood Watch	Mark	Barringer	6937 Old Post Rd		Charlotte	NC	28212
2018-056	MoRA	Kelley	Fluharty	1616 Chasewood Dr #5		Charlotte	NC	28212
2018-056	OMITT Trade School (OIS)	Zeke	Burns	6801 Monroe Road		Charlotte	NC	28212
2018-056	Park On Oaklawn (Cha)	Mary	Stitt	1013 Eaglewood Av		Charlotte	NC	28212
2018-056	Sharon Forest Neighbors	Alisha	Tomlinson	7404 Redfern Ct		Charlotte	NC	28212
2018-056	University Park North Homeowners Association	Henry	McCown	7120 Wallace Rd	Unit B	Charlotte	NC	28212
2018-056	Wallace Lane Community Association	Susan J.	Dixon Grumblatt	7675 Wallace Ln		Charlotte	NC	28212
2018-056	Waterford Townhomes	Milagros	Sousa	7305 Pebblestone Dr		Charlotte	NC	28212
2018-056	Woodberry Forest Neighborhood Association	Joe	Gotta	7701 Gayle Av		Charlotte	NC	28212
2018-056	Woodberry Forest Neighborhood Association	Peter	Sherman	1800 Lumarka Dr		Charlotte	NC	28212

# **Exhibit B**





May 21, 2018

Collin W. Brown  
collin.brown@klgates.com

T +1 704 331 7531  
F +1 704 331 7598

**NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING**

**Date:** Monday, June 4th at 6:00 p.m.  
**Location:** Flaming Chicken Studio  
4927-B Silabert Ave Charlotte, NC 28205  
**Petitioner:** Wallace Lane, LLC  
**Petition No.:** 2018-056

Dear Charlotte Resident,

We represent Wallace Lane, LLC (the "Petitioner") in its plans to redevelop an approximately 9.3-acre property located on the north side of Wallace Lane, between Independence Boulevard and Thompson Green Lane (the "Property"). The Petitioner requests a rezoning from the R-4 zoning district to the UR-2(CD) zoning district in order to accommodate the development of a "for-sale" townhome 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 Property.

Accordingly, on behalf of the Petitioner, we invite you to attend the Official Community Meeting regarding this Petition on **Monday, June 4th 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,

A handwritten signature in black ink, appearing to read "Collin W. Brown". The signature is fluid and cursive, with a large, stylized "C" and "B".

Collin W. Brown

cc: Sonja S. Sanders, Charlotte-Mecklenburg Planning Staff

# **Exhibit C**



# **Exhibit D**



June 4, 2018

# Wallace Lane Rezoning Official Community Meeting

Rezoning Petition No. 2018-056

# Petitioner/Land Owner: Wallace Lane, LLC

A.J. Klenk



Mallie Colavita



John Jackovich



Paul Penell

K&L | GATES

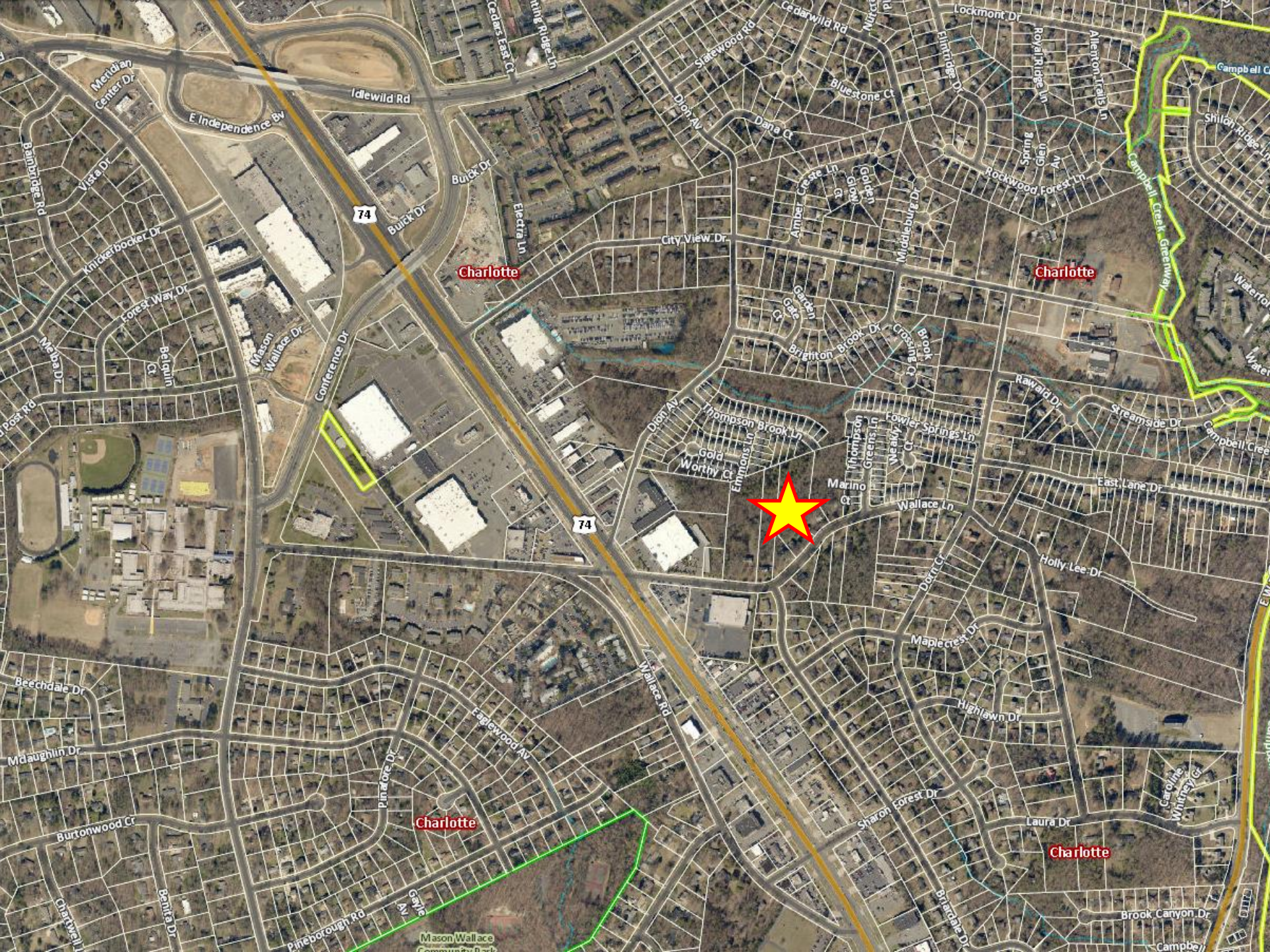
Collin Brown & Brittany Lins



The image features a vibrant blue background with a bokeh effect, consisting of numerous out-of-focus light spots 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 text.

# Property Location









9.25 Acres







The image features a background of blue bokeh light effects, with a solid orange horizontal band across the middle. The word "Considerations" is written in white text on the orange band.

# 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/Council Priorities
- Community Concerns
- Market Realities



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# Ownership

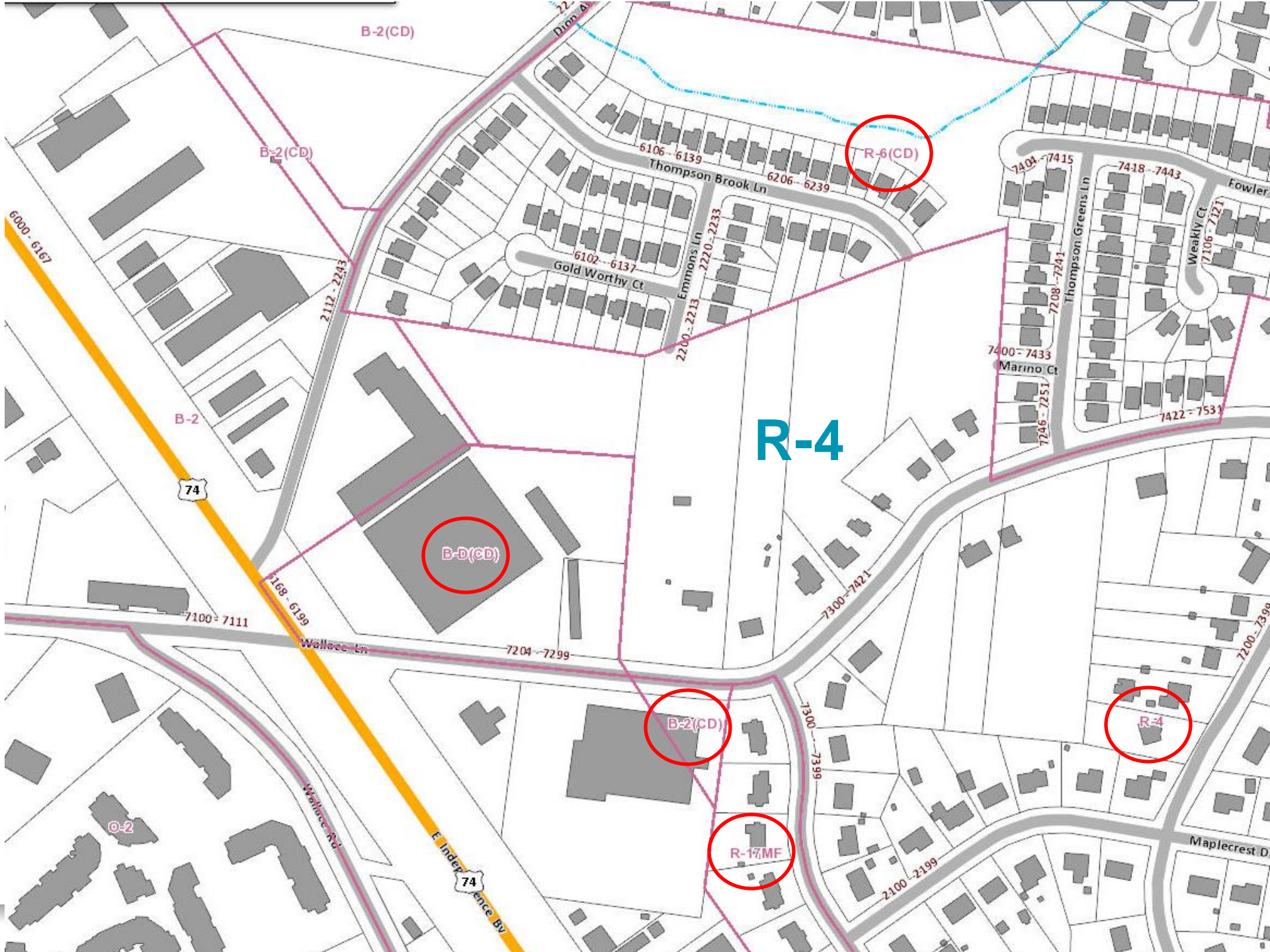






The background of the slide is a deep blue with a bokeh effect, featuring numerous out-of-focus light spots in shades of white and light blue. A solid orange horizontal band runs across the middle of the slide, serving as a background for the title text.

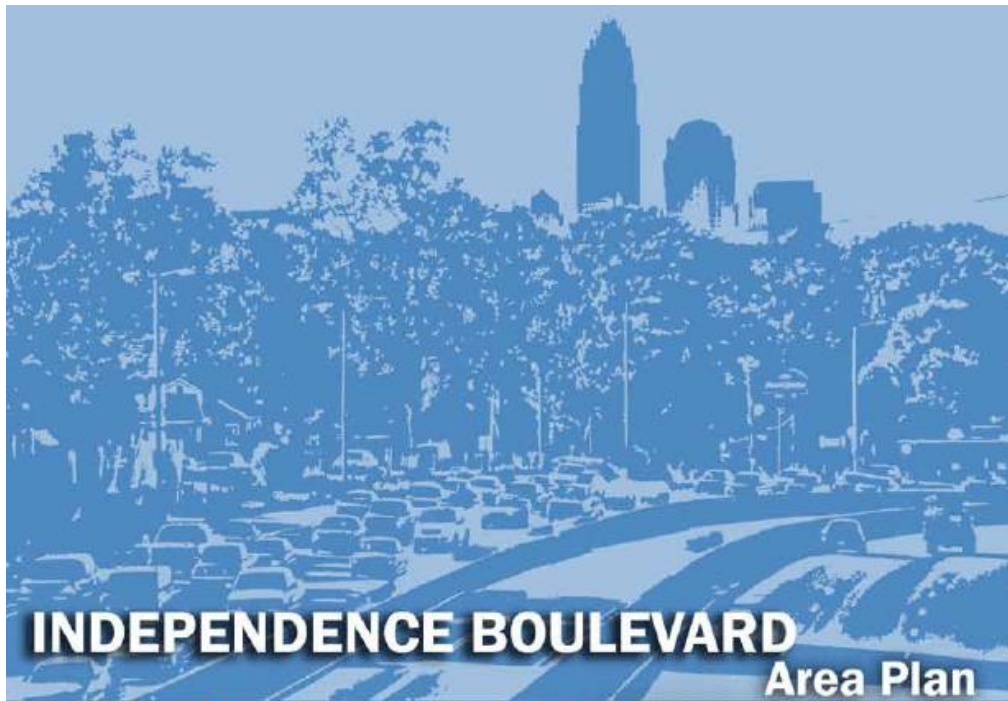
# Current Zoning





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# Adopted Land Use Plans



# INDEPENDENCE BOULEVARD

## Area Plan



2012 NORTH CAROLINA  
MARVIN COLLINS  
Planning Awards Program  
HONORABLE MENTION  
Large Community Implementation Category

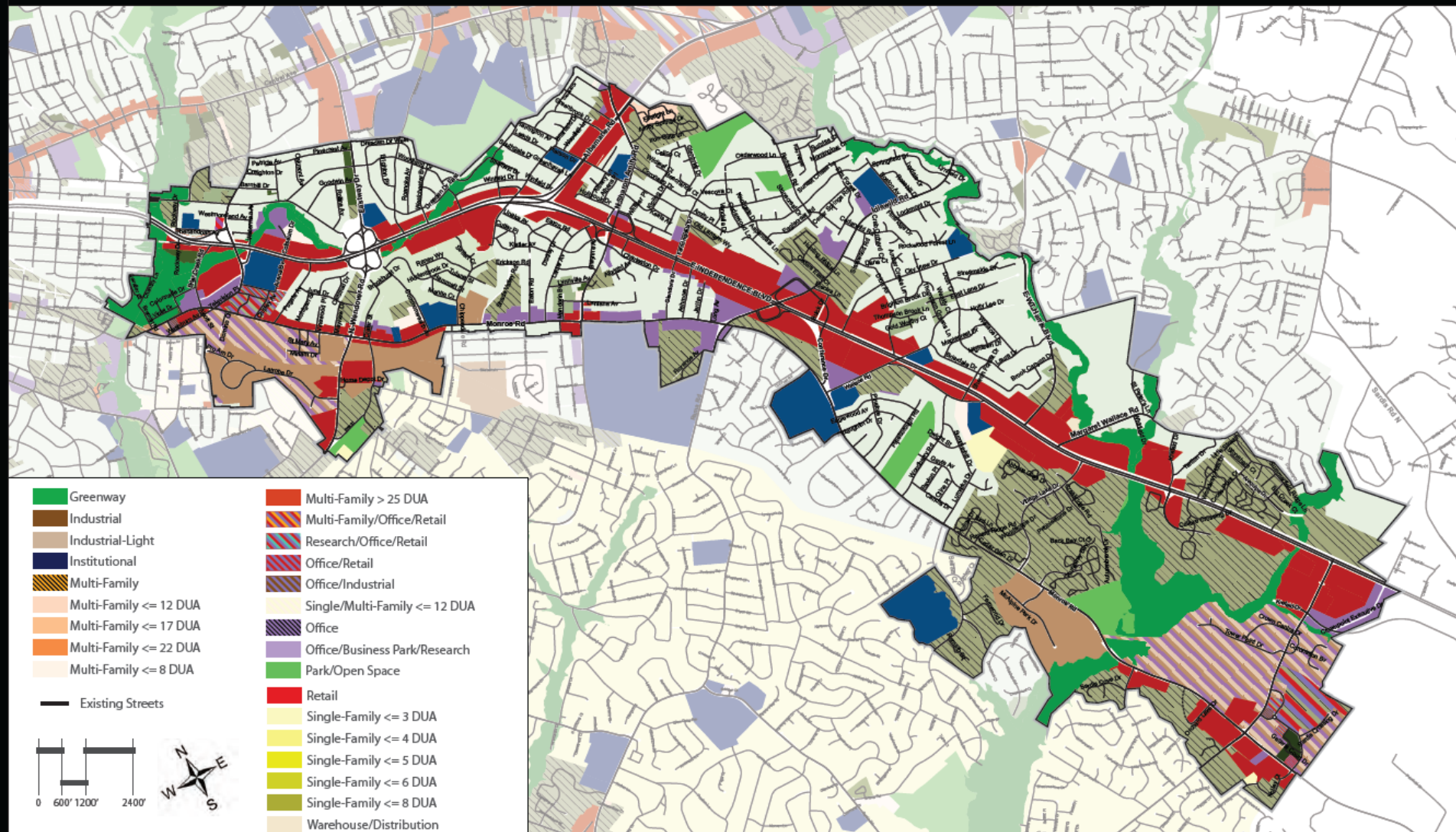
Adopted by Charlotte City Council  
May 23, 2011

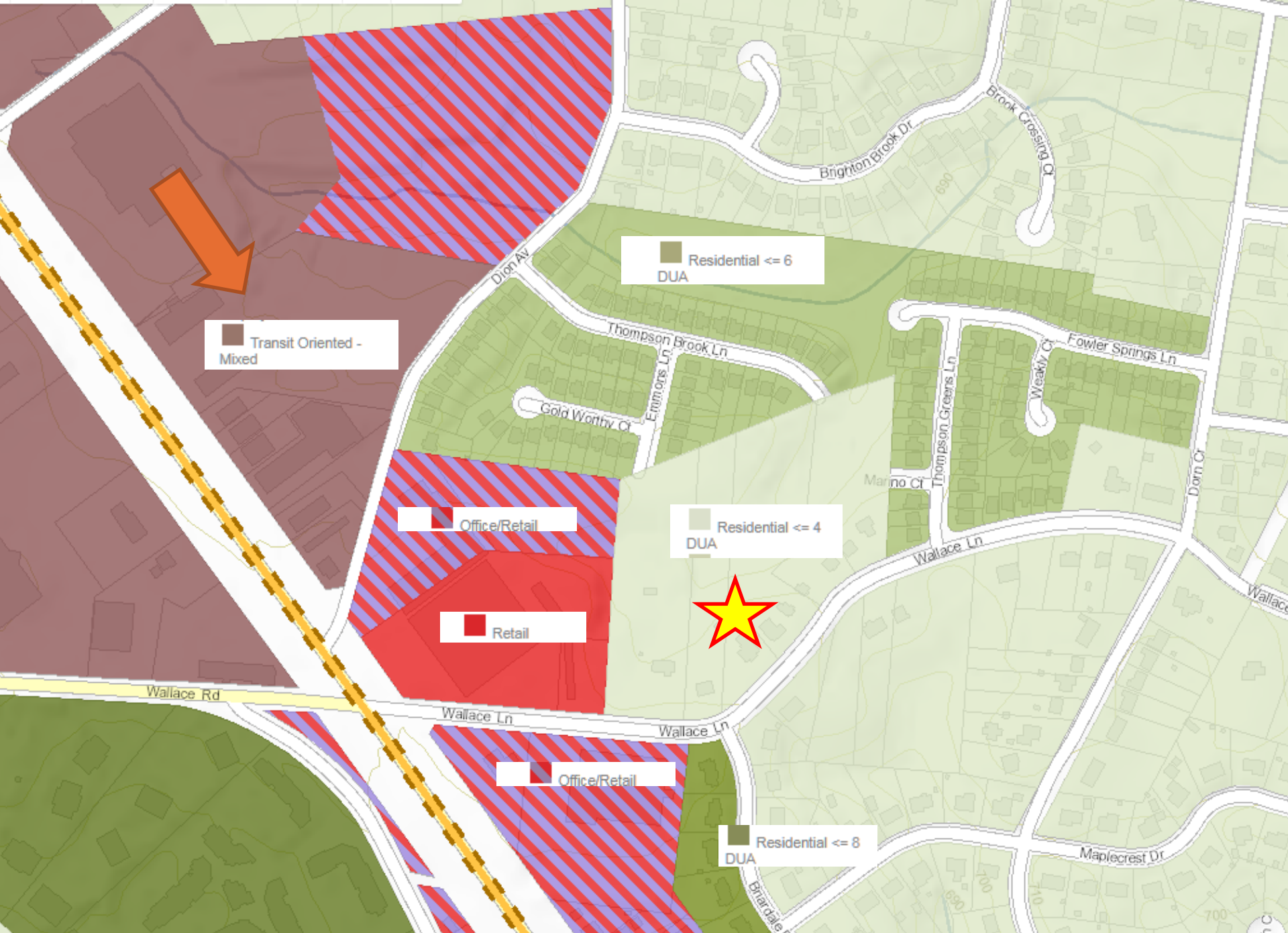




# Independence Boulevard - Adopted Future Land Use

Map 20







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 background for the title text.

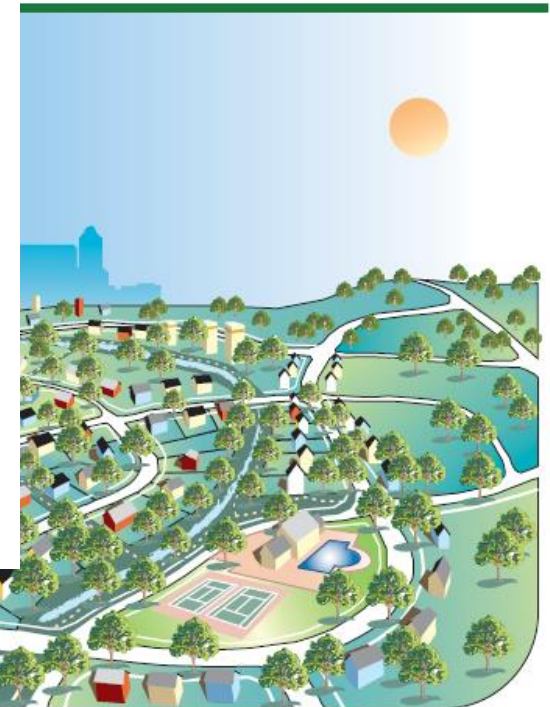
# City Connectivity Policies



## 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.





Charlotte

Dion Av

Thompson Brook Ln

Gold Worthy Ct

Emmons Ln

Thompson Greens Ln

Weakly Ct

Wallace

Charlotte

Charlotte

74

Maplecrest Dr





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## Other City Ordinances





# Incentive Based INCLUSIONARY HOUSING

The image features a background of blue bokeh light effects, with a solid orange horizontal band across the middle. The bokeh consists of numerous out-of-focus light circles and hexagons in various shades of blue and white, creating a shimmering, textured effect.

# Market Realities





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.

# Potential Concept

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







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# Conditional Zoning

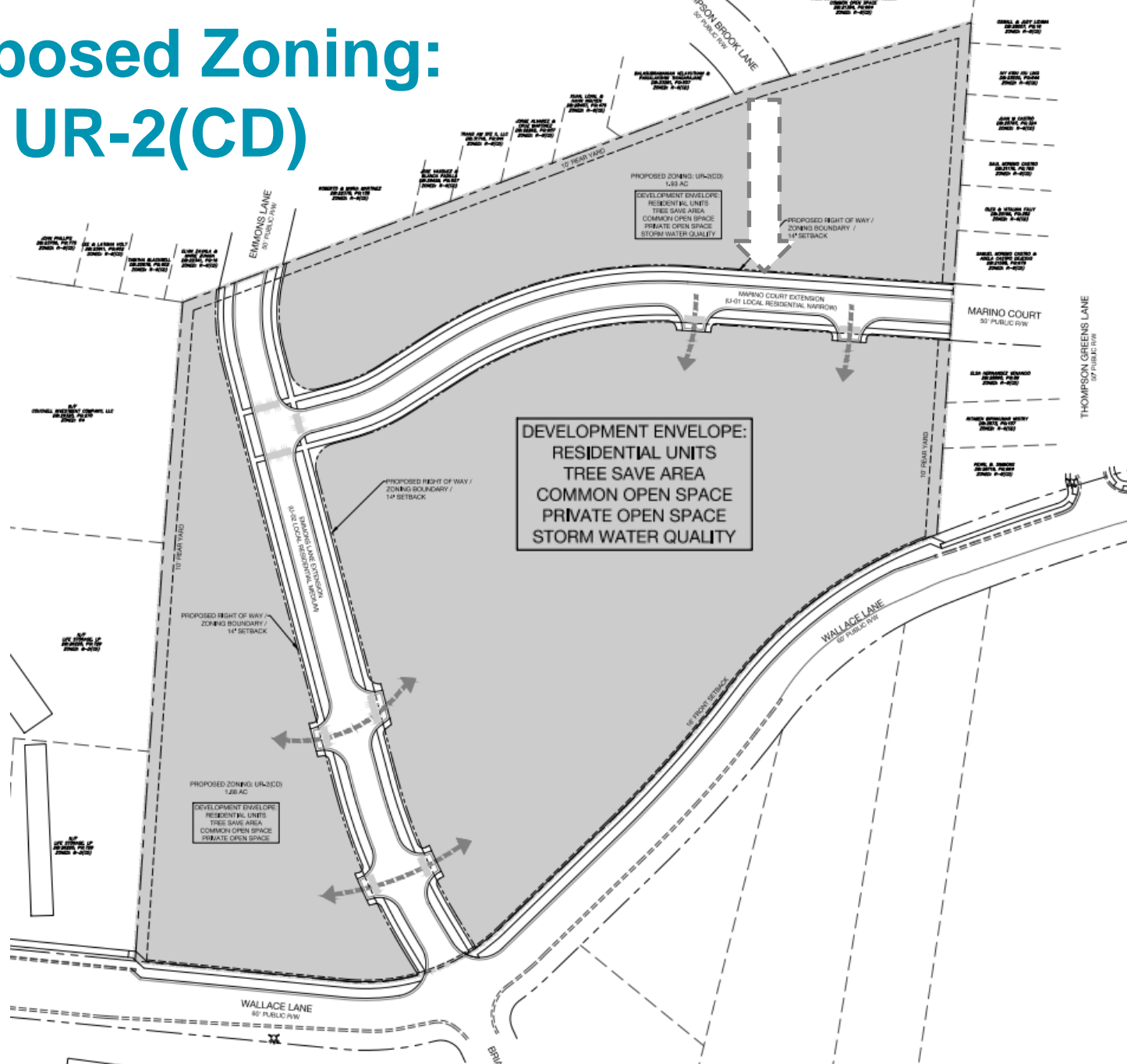
## How to identify Conditional Rezoning:

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.

# Proposed Zoning: UR-2(CD)





TAX PARCEL ID #S:	16507102, 16507104 16507128, 16507105, 16507130, 16507108
TOTAL SITE AREA:	#9.3 AC
ZONING:	
EXISTING:	R-4
PROPOSED:	UR-2(C)
EXISTING USE:	SINGLE FAMILY DETACHED
PROPOSED USE:	SINGLE FAMILY ATTACHED TOWNHOME UNITS
MAX BUILDING HEIGHT:	55'

\*RESIDENTIAL UNITS SHOWN DO NOT REPRESENT ALLOWABLE MAXIMUM DENSITY. REFERENCE CONDITIONAL DEVELOPMENT STANDARDS #2 FOR MAXIMUM ALLOWABLE DENSITY PROPOSED.





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# Communities Priorities?

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

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





Design



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# Questions/Discussion

K&L GATES