

OFFICIAL COMMUNITY MEETING REPORT

**Petitioner: Apollo Holding Company, LLC**

Rezoning Petition No. 2019-049

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 15, 2019. 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, May 29th at 6:30 p.m. at the Wallace Pruitt Recreation Center, 440 Tuckaseegee Road, Charlotte, NC 28208.

**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 by Walker Geyer, as well as by Petitioner's agents Collin Brown and Brittany Lins with K&L Gates.

**SUMMARY OF PRESENTATION/DISCUSSION:**

Mr. Collin Brown welcomed the attendees and introduced the Petitioner's team, using a PowerPoint presentation, attached hereto as Exhibit D.

Mr. Brown explained that this petition involves approximately 9 acres of land located on the north side of Queen City Drive, south of Tuckaseegee Road and east of Sheets Circle. Access to the property is from Queen City Drive but the frontage has visibility from I-85. The property is roughly two miles from the airport and six miles from Uptown, making it a desirable location for development.

Mr. Brown then explained the various development considerations that the Petitioner must account for in the rezoning process, including property owner requirements, existing zoning, policy considerations, environmental constraints, transportation requirements, adjacent property owner concerns, broader community concerns, City Staff and City Council priorities, and market realities.

Mr. Brown then gave a brief overview of the rezoning process, generally. The property is currently zoned R-17MF, which would allow a multi-family apartment building with a density of approximately 17 dwelling units per acre (DUA). The Westside Strategic Plan (adopted by City Council in 2000) recommends office and business uses for the site and the current land use recommendation recognizes a recent hotel rezoning on the adjacent property to the east.

Mr. Brown explained that the Petitioner's team is not interested in developing an apartment building on the site so they are seeking a conditional rezoning to the MUDD-O (mixed use development) district to accommodate a hotel and other commercial uses. The conditional zoning plan commits to high quality architecture, streetscape improvements, amenity space, and a landscape buffer along the northern property boundary, among other commitments. The site plan also includes a commercial outparcel on the western portion of the site that could be developed into office, retail, self-storage, or other commercial space.

Mr. Walker Geyer gave a background of the Petitioner's team and their focus on high quality hospitality developments. He presented several other projects designed by the Petitioner's team, including the City Park Residence Inn and Fairfield Inn & Suites, the Northlake Residence Inn and Courtyard by Marriot, the Aloft Hotel in City Park and several others in North Carolina. The Petitioner's team emphasized the importance of quality in their product.

Mr. Brown explained that the Petitioner's team will submit a revised site plan on June 10th and potentially have a public hearing as early as July 15th with a final City Council decision no earlier than September 16th.

An attendee commented that he believed the hotel use was a great fit for the site and was good news for the area. Another attendee was encouraged by the development of positive things on the west side and thought that the Petitioner's construction was of high quality compared to existing development in the area. Several attendees stated that they'd like to see amenities, food options and small conference rooms offered in the area.

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

Respectfully submitted, this 10th day of June, 2019.

cc: Claire Lyte-Graham, Charlotte-Mecklenburg Planning Department

# Exhibit A

2019-049	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2019-049	06125101	HOLMES	DONALD DAVID JR	PAMELA P	HOLMES	2016 MIRANDA RD		CHARLOTTE	NC	28216
2019-049	06125102	BEATY	RONALD EVERETT			6121 TUCKASEEGEE RD		CHARLOTTE	NC	28214
2019-049	06125103	GOMEZ	ALVARO ESPINO			6201 TUCKASEEGEE RD		CHARLOTTE	NC	28214
2019-049	06125104	CORDERO	ANGEL E TRUJILLO	YUDAISY TORRES	CORREA	6207 TUCKASEEGEE RD		CHARLOTTE	NC	28214
2019-049	06125105	FERRO	HAILIN VILTRES			6213 TUCKASEEGEE RD		CHARLOTTE	NC	28214
2019-049	06125106	KONGKHAM	ROGER			6706 GLENMOOR DR		CHARLOTTE	NC	28214
2019-049	06125107	SHAMROCK HOLDING LLC				324 EAST BLVD		CHARLOTTE	NC	28203
2019-049	06125108	BROOKSHIRE	BENNIE B SR			218 ROSE ST		MOUNT HOLLY	NC	28120
2019-049	06125112	ROYAL PANTHERA LLC				604 YARBORO ST		MULLINS	SC	29574
2019-049	06125113	COLE	DARREN R			6107 TUCKASEEGEE RD		CHARLOTTE	NC	28214
2019-049	06125115	RULE	KEVIN L			6101 TUCKASEEGEE RD		CHARLOTTE	NC	28214
2019-049	06125210	GIBSONSHIRE LLC				PO BOX 1357		PINEVILLE	NC	28134
2019-049	06125211	GIBSONSHIRE LLC				PO BOX 1357		PINEVILLE	NC	28134
2019-049	06125213	RU LLC				PO BOX 1357		PINEVILLE	NC	28134
2019-049	06129202	J R PROPERTIES			C/O NEIL HOPKINS	PO BOX 91588		ARLINGTON	TX	76015
2019-049	06129302	TEXMAC INC				PO BOX 668128		CHARLOTTE	NC	28266
2019-049	06130107	VILLATORO	DALIA D			4820 TRUESDALE PL		CHARLOTTE	NC	28277
2019-049	06130108	FALLS	BYRON E	ASHLEY W	FALLS	2930 SHEETS CIR		CHARLOTTE	NC	28214
2019-049	06130205	SADLER	LOUISE CLARK			915 IDEAL WAY		CHARLOTTE	NC	28203
2019-049	06130206	CARTER	RICKY CARL			3015 SHEETS CR		CHARLOTTE	NC	28214
2019-049	06130242	CARTER	RICKY CARL			234 SINK FARM RD		MOORESVILLE	NC	28115
2019-049	06130305	FALLS	BYRON E	ASHLEY CHRISTINE	WALTERS	6427 MCILWAINE RD		HUNTERSVILLE	NC	28078
2019-049	06130306	ROMERO-CASTRO	BERNARDO FROILAN	ELEUTERIA	SOTO-ROMERO	2945 SHEETS CR		CHARLOTTE	NC	28214
2019-049	06130307	EVANS	KATHRYN			6307 TUCKASEEGEE RD		CHARLOTTE	NC	28214
2019-049	06130308	CACERES	HUGO EDGARDO	MARITZA E	FUNES	2915 SHEETS CR		CHARLOTTE	NC	28214
2019-049	06130309	WASSON	STEVEN M			2921 SHEETS CR		CHARLOTTE	NC	28214
2019-049	06130310	NGUYEN	KIEN	HOANG MINH	NGUYEN	10010 SHETLAND LN		CHARLOTTE	NC	28278
2019-049	06130311	BELL	L'TIA			2935 SHEETS CR		CHARLOTTE	NC	28214
2019-049	06130312	EVANS	KATHRYN			6307 TUCKASEEGEE RD		CHARLOTTE	NC	28214

2019-049	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2019-049	Calton Place / Moores Park Neighborhood	Sharon	Shreve	4412 Carles Patrick Ct		Charlotte	NC	28214
2019-049	Heather Glen Neighborhood Association	Evelyn	Minter	2108 Varden Court		Charlotte	NC	28208
2019-049	Heather Glen Neighborhood Association	James	McCoy	5534 Whistlewood Ln		Charlotte	NC	28208
2019-049	Kensington HOA	Liz & Paul	Payerle	2915 Kanimbla Dr		Charlotte	NC	28214
2019-049	Mcdowell Farms Neighborhood Association	Randell	Cheyne	5701 Rocbridge Ln		Charlotte	NC	28208
2019-049	Megregor Downs HOA	Mr & Mrs Lee	Jenkins	2430 Sloan Dr		Charlotte	NC	28202
2019-049	Paw Creek at Toddville Road	Robin	Emmons	2200 Toddville Rd		Charlotte	NC	28214
2019-049	Thomasboro/Hoskins	Alvin	Eccles	2118 Little Rock Rd		Charlotte	NC	28214
2019-049	Windsong Trails Neighborhood Association	Annie	Briggs	2421 Mary Ann Dr		Charlotte	NC	28214

# **Exhibit B**

May 15, 2019

Collin W. Brown  
collin.brown@klgates.com

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F +1 704 331 7598

**NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING**

**Date:** Wednesday, May 29th at 6:30 p.m.  
**Location:** Wallace Pruitt Recreation Center  
440 Tuckaseegee Road  
Charlotte, NC 28208  
**Petitioner:** Apollo Holding Company, LLC  
**Petition No.:** 2019-049

Dear Charlotte Neighbor,

My firm represents Apollo Holding Company, LLC (the "Petitioner") in its request to rezone an approximately nine-acre property on the north side of Queen City Drive, south of Tuckaseegee Road, west of Toddville Road, north of Interstate I-85. The Petitioner requests a rezoning from the R-17MF (multi-family residential) zoning district to the MUDD-O (mixed use development) zoning district to accommodate its redevelopment plans.

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 **Wednesday, May 29th at 6:30 p.m.** to meet with the Petitioner and its design and development team. We will give a brief overview of the redevelopment concept and then provide an opportunity for you to meet and talk with individuals that are involved in planning the project.

Please contact me if you are unable to attend and would like additional information.

Very truly yours,



Collin W. Brown

cc: LaWana Mayfield, Charlotte City Council District 3

# **Exhibit C**



# **Exhibit D**

The logo for K&L GATES, featuring the company name in white, uppercase letters on a solid orange rectangular background.

K&L GATES

Official Community Meeting

**Rezoning Petition  
# 2019-049  
by Apollo Holding Company, LLC**

May 29, 2019

# AGENDA

- Introductions
- Property Location
- Development Considerations
- Current Zoning & Area Plan Recommendation
- Conditional Rezoning Process, Generally
- Initial Rezoning Plan
- Updated Conceptual Plan
- Similar Developments by Petitioner
- Potential Timeline
- Discussion

**Petitioner:**

**Apollo Holding Company, LLC**



Anuj Mittal, Walker Geyer  
& Abhijeet Sawant



Tim Jennings



Rob Baker & Garry Vermaas

**K&L GATES**

Collin Brown & Brittany Lins

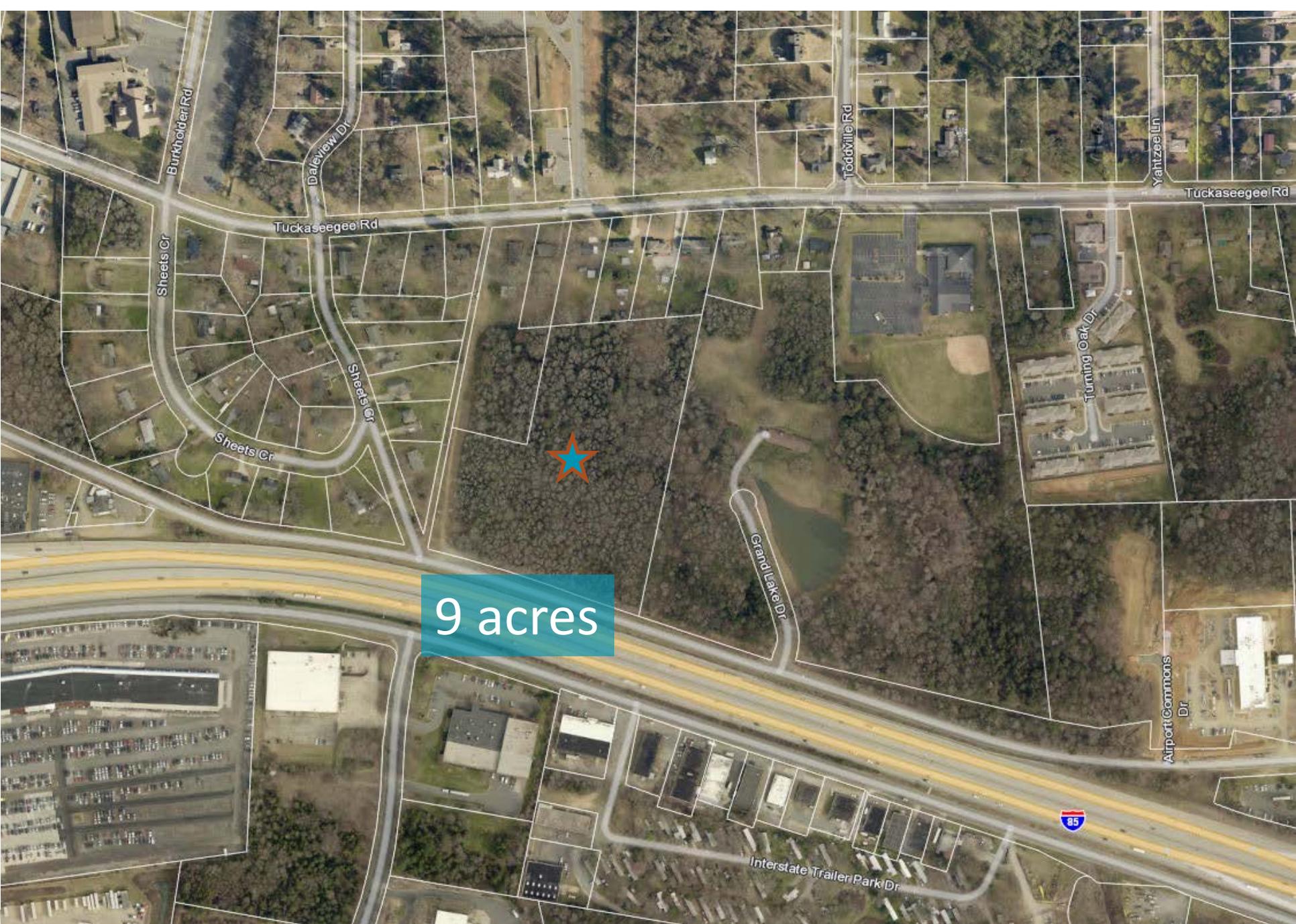


# Property Location





**2.5 miles from Airport**  
**6 miles from Uptown**



9 acres



Access on Queen City Drive  
(not I-85)

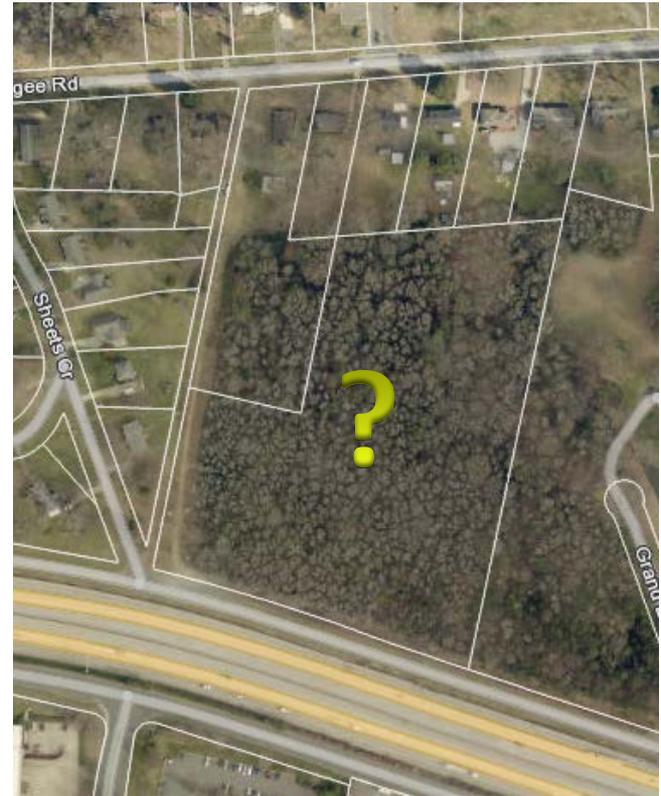


# Development Considerations



# DEVELOPMENT CONSIDERATIONS

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

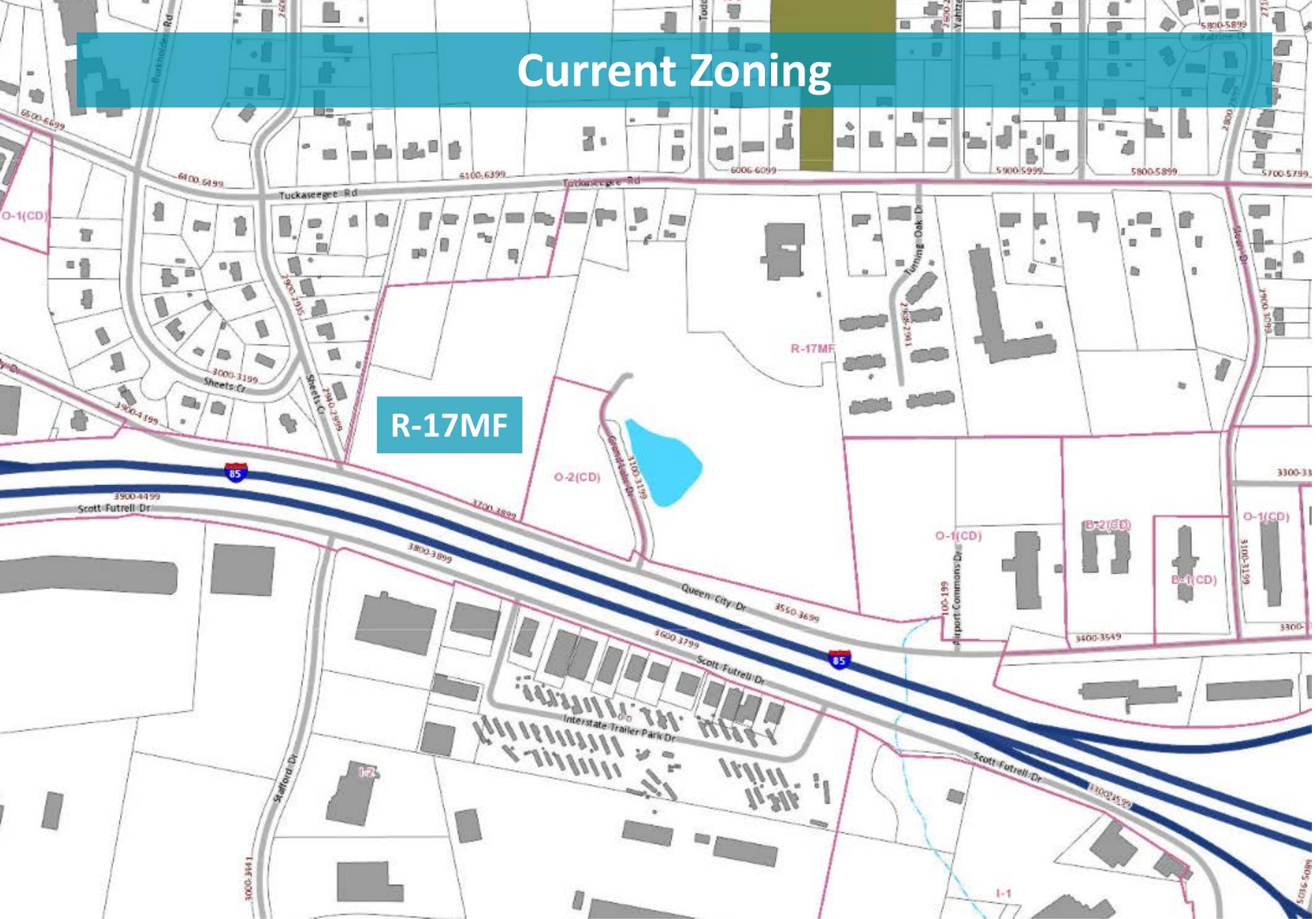




Current Zoning & Land Use  
Recommendation



# Current Zoning



# Westside Strategic Plan



Adopted by  
*Charlotte City Council*  
June 2000

Adopted by  
*Board of County Commissioners*  
August 2000

## *Volume I: Concept Plan*

2000

# Area Plan Proposed Land Use





# Conditional Rezoning Process



## 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.*



# Initial Rezoning Plan



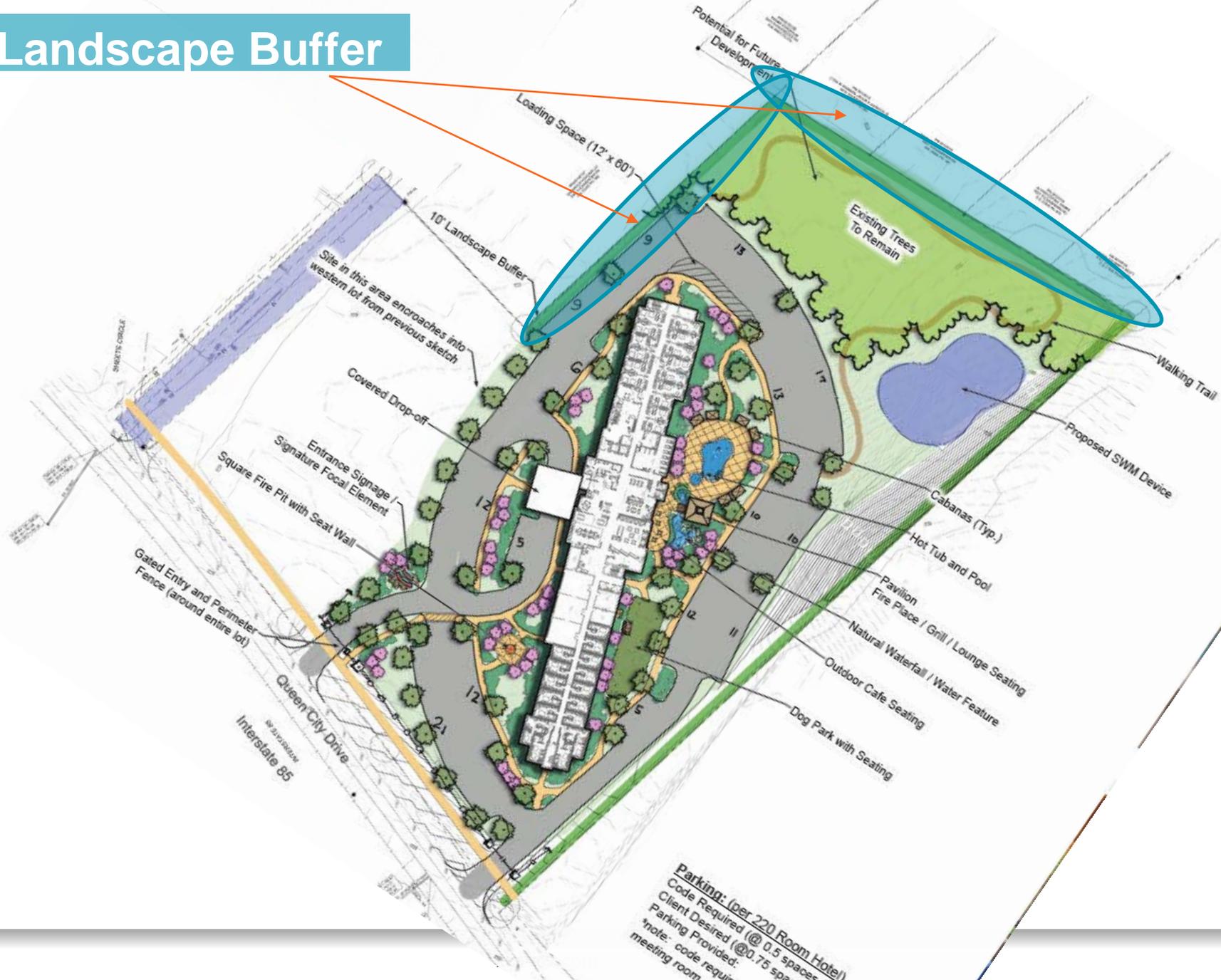




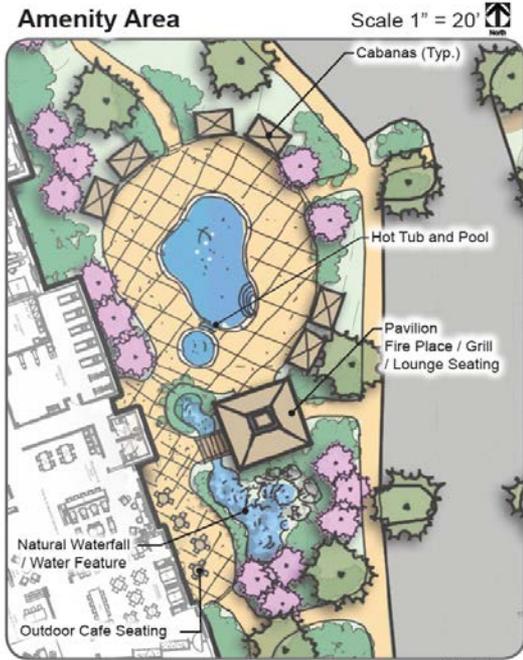
# Updated Conceptual Plan



# 10' Landscape Buffer



# Amenities



**Pavilion**



**Cabanas**

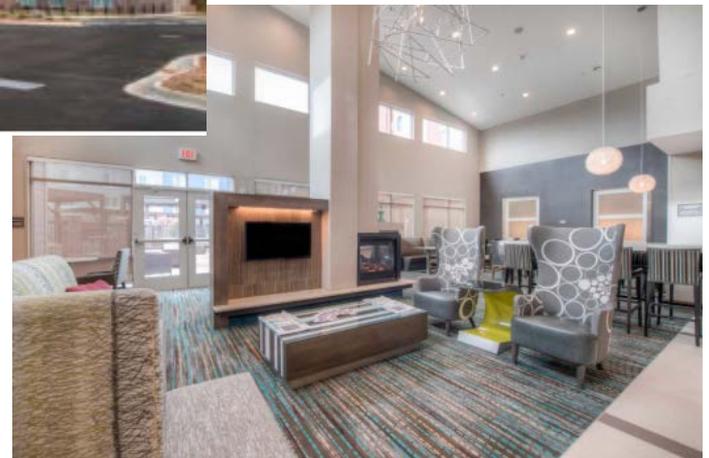




# Similar Developments by Petitioner



# City Park Residence Inn and Fairfield Inn & Suites





# Northlake Residence Inn & Courtyard by Marriott



9110 Harris  
Corners Parkway





## City Park Aloft Hotel by Starwood

*Charlotte, NC*

The City Park Aloft Hotel is currently undergoing construction and has been developing quickly since May 2018. The hotel has a boutique feel and the structure of extended stay hotel with over 130 rooms. Aloft is the perfect resting place for travellers, situated closely to the Charlotte-Douglas International Airport. The Aloft Hotel is set to open December 2019.

# Courtyard by Marriott

*North Raleigh, NC*

Opened in November 2010, this 2.17 acre site includes a 4-story, 109 room, 67,000 square feet beautiful hotel. Located 8 miles north of downtown Raleigh, NC, the hotel offers a diverse, corporate, and leisure atmosphere for all guests who stay here.



# Gateway Terrace Mixed-Use Retail

*Durham/Chapel Hill, NC*

Midway between Duke University and the University of North Carolina, Chapel Hill, the retail hub caters to the area's substantial population. This development consists of many national tenants, such as Chipotle, Mattress Firm, and Jimmy John's. Completed in 2015, this project has proved to be a highly successful development for all stakeholders.





# Potential Rezoning Timeline



# POTENTIAL REZONING SCHEDULE

Dates are subject to change, especially related to holidays and unforeseen office closed events such as inclement weather.	Application Deadline	1st full review complete, and comments sent to petitioner	Petitioner/ staff comment review meetings held by this date	Petitioner's community meeting held by this date (include report in next submittal)	2nd site plan submittal deadline (if full review needed)	2nd full review complete, and comments sent to petitioner	3rd site plan submittal deadline (if full review needed)	3rd full review complete, and comments sent to petitioner
	One Full Review Cycle	4/22/2019	5/28/2019	6/5/2019	6/7/2019	n/a	n/a	n/a
	Two Full Review Cycles	4/22/2019	5/28/2019	6/5/2019	6/7/2019	6/10/2019	6/24/2019	n/a
	Three Full Review	4/22/2019	5/28/2019	6/5/2019	6/7/2019	6/10/2019	6/24/2019	8/12/2019

Submittal deadline requesting next PH	Determination on cases cleared for next PH	1st Legal ad review (last day to defer prior to advertising)	1st Legal Ad due to clerk	Public Hearing	Submittal deadline for revised site plans for Z.C.	Zoning Committee Meeting	City Council Decision
6/10/2019	6/21/2019	6/17/2019	6/18/2019	7/15/2019	7/22/2019	7/30/2019	9/16/2019
8/12/2019	8/23/2019	8/26/2019	8/27/2019	9/16/2019	9/23/2019	10/1/2019	10/21/2019
9/16/2019	9/27/2019	9/30/2019	10/1/2019	10/21/2019	10/28/2019	11/5/2019	11/18/2019

- Submitted Rezoning Application by April 22<sup>nd</sup>
  - Community Meeting May 29<sup>th</sup>
  - Revised Site Plan by June 10<sup>th</sup>
  - Earliest Public Hearing July 15<sup>th</sup>
  - Earliest City Council Decision September 16<sup>th</sup>\*
- \*City Council does not meet in August



# Discussion



K&L GATES