

COMMUNITY MEETING REPORT

Petitioner: VLE Partners, LLC

Rezoning Petition No. 2019-063

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte Planning, Design and Development Department 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-1 attached hereto by depositing such notice in the U.S. mail on May 10, 2019. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Wednesday, May 22, 2019 at 6:30 PM at The Vanlandingham Estate located at 2010 The Plaza in Charlotte, North Carolina.

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 B. The Petitioner's representatives at the Community Meeting were Jon Dixon, Mark Ethridge and Kevin Donlon of the Petitioner, Kevin Kennedy, Chris Scorsone and Davin Stamp of Cluck Design, Sean Paone and Dan Putnam of ColeJenest & Stone and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

The Petitioner's representatives utilized a power point presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed the attendees to the Community Meeting and introduced himself and the Petitioner's representatives. John Carmichael stated that this is the official Community Meeting relating to Rezoning Petition No. 2019-063.

John Carmichael provided the current schedule of events relating to this rezoning request. He stated that the Public Hearing is currently scheduled for Monday, July 15, 2019 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center located at 600 East 4th Street. John Carmichael stated that the Public Hearing is before City Council and the Zoning Committee. John Carmichael stated that July 15, 2019 is the earliest that the Public Hearing could be held with respect to this rezoning request. It is always possible that the Public Hearing could be deferred.

The Zoning Committee Work Session is currently scheduled for Tuesday, July 30, 2019 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center. Although this is a public meeting, it is not a Public Hearing. This means that the public is welcome to attend the meeting, however, neither the public nor the Petitioner typically speak at this meeting. The Zoning Committee will make a recommendation to City Council on each petition that was heard on Monday, July 15, 2019 as to whether or not each petition should be approved or denied.

City Council is currently scheduled to render a decision on this rezoning request on Monday, September 16, 2019 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center.

John Carmichael then showed a map and aerial photographs that depict the site. John Carmichael stated that the site subject to this Rezoning Petition is The Vanlandingham Estate site and it contains approximately 2.798 acres.

John Carmichael shared a zoning map that depicts the current zoning of the site and the surrounding and nearby parcels of land. John Carmichael stated that the site is currently zoned MUDD-O, which is a conditional zoning district. Therefore, there is an approved conditional rezoning plan that governs the development and use of the site. John Carmichael shared the approved conditional rezoning plan for the site. John Carmichael stated that the approved conditional rezoning plan governs and relates to the site and adjacent land. The property subject to the approved conditional rezoning plan contains approximately 4.54 acres. The approved conditional rezoning plan allows up to 22 single family attached dwelling units on the adjacent land. With respect to the 2.798 acre site that is the subject of this Rezoning Petition, the approved conditional rezoning plan provides for the existing Estate Building to be maintained on the site, and it allows uses permitted in the MUDD zoning district (except for certain excluded uses that are listed on the approved conditional rezoning plan) on the site. Under the approved conditional rezoning plan, the Carriage House, existing office and Orangerie may be moved or demolished.

John Carmichael stated that pursuant to this Rezoning Petition, the Petitioner is requesting an amendment to the approved conditional rezoning plan for the site to allow a multi-use, non-residential development on the site. The existing Estate Building and the existing Orangerie Building would be preserved, and an additional maximum 18,000 square foot building and an additional maximum 5,000 square foot building would be constructed on the site.

John Carmichael shared the conditional rezoning plan that has been filed with the Planning Department in connection with this Rezoning Petition. John Carmichael pointed out the building envelope where the maximum 18,000 square foot building would be located and the building envelope near Belvedere Avenue where the maximum 5,000 square foot building would be located.

Chris Scorsone then addressed the meeting and provided a more detailed review of the site plan and the proposed elevations for the two new buildings.

Chris Scorsone stated that he was initially worried about working on this project due to the sensitive nature of the site, but he was pleasantly surprised when he learned what the Petitioner is proposing. A major purpose of this proposal is to make the site economically viable so that the Estate Building and the Orangerie Building can be preserved. A design goal is to make the proposed development be in harmony with the planned townhomes and the neighborhood in general.

Chris Scorsone shared slides that depict how the Estate Building and the grounds are in a state of disrepair. This development would bring the Estate Building back up to standard so that it could host events again. This development would have proper lighting and tasteful signage. The most prominent sign would be The Vanlandingham Estate sign. Tenant signage would be subdued.

Chris Scorsone state that the proposed townhomes are not a part of this site and the Petitioner has nothing to do with the proposed townhome development.

Chris Scorsone referred to the proposed maximum 5,000 square foot building near Belvedere Avenue as the Meeting House. The proposed maximum 18,000 square foot building is the Topiary Building.

Chris Scorsone shared proposed elevations of the Meeting House and the Topiary Building. The Meeting House is designed to look historic in nature but it is not intended to replicate the Estate Building. The ground floor of the Meeting House is an ideal location for small retail, a café or an office. The second floor of the Meeting House is a good location for office uses.

The roof of the Meeting House would be hipped, and the mechanical units would be behind the roof. The windows are historically inspired.

Chris Scorsone shared multiple elevations of the proposed new buildings.

Chris Scorsone stated that the existing structures are cloaked by trees. He used a survey to prepare the slides that include trees.

The Meeting House is smaller in scale than the Estate Building and it fits in nicely with Belvedere Avenue.

Chris Scorsone discussed the Topiary Building in detail. He stated that they took a different approach in designing this building. The landscaping would take a few years to fill-in on the building.

They cut back the front line of the Topiary Building to make it align or not block the view corridor for the Estate Building. Chris Scorsone shared slides that depict the inspiration for the design of the Topiary Building. The hope is that in a few years the building would be covered by the plants. The ground floor of the Topiary Building would be office space more than likely but it could possibly include some retail use. The second floor would be office space.

The Topiary Building would be buried into the ground somewhat to lower its height. The building would be a masonry building with stainless steel mesh for the plants.

The Topiary Building would be lower in scale than the Estate Building.

Chris Scorsone then shared a slide that lists the next steps in the process to develop the site as proposed. The next steps include the rezoning process as well as obtaining the approval of the Historic District Commission and the Historic Landmarks Commission.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting.

- In response to a question, Sean Paone stated that there would be 90 parking spaces on the site.
- An attendee asked if the Petitioner had certain companies in mind as tenants, and Kevin Donlon stated that it is too early in the process to have identified potential tenants.
- An attendee asked if co-working space could be located in the Topiary Building, and Kevin Donlon stated that it is too early in the process to have an answer to that question.
- An attendee expressed the concern that a major corporation could move onto the site and create a parking issue.

- In response to a question, Kevin Donlon stated that parking demand for events in the Estate Building should not overlap with parking demands for the Meeting House or the Topiary Building because events would typically be held at nights and on the weekends.
- An attendee asked if the Petitioner is concerned with the townhomes since the Petitioner does not control that land and the design of the townhomes could harm this site. Chris Scorsone stated that they are not concerned about the townhomes and they are confident that the townhomes would not harm this proposed development.
- In response to a question about timing, Chris Scorsone stated that the repair and renovation of the Estate Building would occur first and in the near term. Kevin Donlon stated that they do not know when the townhomes would be built. The renovation of the Estate Building would start in the fall.
- An attendee asked what is Plan B if the Historic District Commission or the Historic Landmarks Commission do not approve this plan. Chris Scorsone stated that with respect to the Historic District Commission, they will go to a workshop and receive input and then present to the overall Commission. Chris Scorsone believes that they will be able to share their vision for the site and to satisfy any concerns of the Historic District Commission. With respect to the Historic Landmarks Commission, the Petitioner would not be changing the exterior of the Estate Building and the landscaping would be maintained, so we are hopeful that the Historic Landmarks Commission will be fine with the proposed development. We think that this plan has merit. Kevin Donlon stated that there is no Plan B at this time. The Estate Building cannot generate enough revenue by itself. We need the new buildings for additional revenue and to spread the costs between 3 buildings. This is the best plan to preserve the Estate Building in our view.

Jon Dixon stated that the Petitioner took a risk buying this site without the approvals in place. The Petitioner desires to keep the Estate Building.

- In response to a question, Chris Scorsone pointed out the entrances into the two new buildings.
- In response to a question, Chris Scorsone stated that the existing vehicular access points into the site would be maintained. No new vehicular access points are proposed.
- An attendee asked how many representatives of the Petitioner can walk to the site. Mark Ethridge stated that he lives on Belvedere Avenue. He would like to see a ground floor neighborhood amenity in the Meeting House.
- An attendee expressed concerns regarding traffic. This attendee does not mind office uses in the Meeting House but does not want retail uses in the Meeting House.
- In response to a question, Kevin Donlon stated that most folks he has spoken with would like some small retail use or uses on the ground floor of the Meeting House.
- An attendee agreed that some people would like some retail use or uses on the ground floor of the Meeting House, and this attendee complimented the aesthetics of the Meeting House.
- In response to a question, Kevin Donlon stated that he does not know who the tenants in the new buildings would be at this point. He also mentioned that some type of food service may be desired. Kevin Donlon stated that they would like to make this site more of a neighborhood amenity. They will restore the landscaping and open up the site to the neighborhood. That is why they are calling the building on Belvedere Avenue the Meeting House.

- In response to a question, Kevin Donlon stated that he does not know what the rental rates would be for the two new buildings. However, the office space would be boutique Class A office space. Rent could be in the mid \$20s per square foot.
- An attendee stated that the Topiary Building is cool but asked why didn't you design a more traditional looking building. Chris Scorsone stated that the Topiary Building was inspired by the landscaping and the park like setting. Additionally, we did not want the design of the Topiary Building to mimic the design of the Estate Building. Moreover, the Historic Landmarks Commission does not want design emulation.
- An attendee who lives across Belvedere Avenue from the site asked how far the Meeting House is setback from Belvedere Avenue. Sean Paone stated that the Meeting House would be located approximately 35 feet from the back of curb.
- In response to a question, Kevin Donlon stated they have had a preliminary meeting with the Historic District Commission folks. They liked the modern look of the Topiary Building and the fact that you can tell it was added later. However, we have not received any signal that the Topiary Building will be approved in its current form but we are hopeful.
- In response to a question, Chris Scorsone stated that the Topiary Building would be a 2 story building and it would be approximately 26 feet in height.
- In response to a question, Kevin Donlon stated that they are hopeful that the parking lot can be pea gravel.
- In response to a question regarding moving the Orangerie Building, Chris Scorsone stated that they like the current location because the Orangerie Building offers a contrast to the Topiary Building.
- An attendee expressed concerns with signage and the uses in the Meeting House and would like to see restrictions regarding these items.
- An attendee expressed concerns regarding delivery trucks coming to the site.
- In response to a question, Kevin Donlon stated that they have hired an arborist to look at the trees on the site and they will work on refurbishing the landscaping on the site. Some of the existing trees on the site are not healthy and will need to be removed.
- In response to a question, Kevin Donlon stated that you can provide the Petitioner with feedback on potential tenants.
- In response to a question, Kevin Donlon and Jon Dixon stated that they anticipate being long term owners of this site.
- In response to a question, Chris Scorsone provided the dimensions of the Meeting House (40 feet by 60 feet). The 40 foot side faces Belvedere Avenue.
- In response to a question, Jon Dixon stated that his company does approximately 4 projects per year. Their projects include the Neighborhood Theatre and the Moo and Brew building. They enjoy doing adaptive re-use. Jon Dixon noted that their company is relatively small, and they handle the leasing of their sites.
- Council Member Egleston stated that we need to find a way to preserve the Estate Building by allowing additional uses on the site. What types of uses would be allowed on the site is up for debate. However, we do need to provide a financial path to save the Estate

Building. He stated that he is not leaning either way on the rezoning request at this time. He also stated that it is important that the new buildings not mimic the Estate Building.

John Carmichael thanked the attendees for attending the meeting, and the meeting was adjourned.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

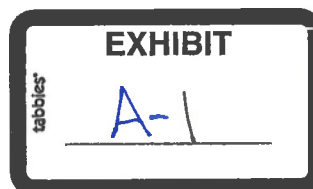
No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

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

VLE Partners, LLC, Petitioner

cc: Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via e-mail)

2019-063	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2019-063	08119115	SILVER	REBECCA			1613 BELVEDERE AVE		CHARLOTTE	NC	28205
2019-063	08119116	MOONEY	CASSANDRA L			2101 THE PLAZA		CHARLOTTE	NC	28205
2019-063	08119117	WILE	JONATHAN A	KRISTEN A	BOGHOSIAN	2107 THE PLAZA		CHARLOTTE	NC	28205
2019-063	08119118	BRIEN	CECILIA T			2115 THE PLZ		CHARLOTTE	NC	28205
2019-063	08119119	BLYTHE	MARK A	ANGELA	BLYTHE	2119 THE PLAZA		CHARLOTTE	NC	28205
2019-063	08119703	MARIANO	VINCENT J JR		JULIE MCLELLAN-MARIANO	1909 THE PLZ		CHARLOTTE	NC	28205
2019-063	08119704	FUTCH	KENNETH D	CAROL H	FUTCH	1913 THE PLAZA		CHARLOTTE	NC	28205
2019-063	08119705	MORTON	HERMAN LEON	STEPHEN R	WILKINSON	1919 THE PLAZA		CHARLOTTE	NC	28205
2019-063	08119706	ATKINSON	CHANCERY E	SHAUN ALAN	ATKINSON	1927 THE PLAZA		CHARLOTTE	NC	28205
2019-063	08119707	LEONE	BETTY B			2001 THE PLZ		CHARLOTTE	NC	28205
2019-063	08119708	DIAL	JEFF ALAN	DEANNA RENEE	DIAL	2009 THE PLAZA		CHARLOTTE	NC	28205
2019-063	08119709	TURNER	WESLEY K	BRITTANY	MORTON	2015 THE PLAZA		CHARLOTTE	NC	28205
2019-063	08119710	SUMTER	GERALDINE			2021 THE PLZ		CHARLOTTE	NC	28205
2019-063	08119711	SHORT	CARL M III	DONNA DEAN	SHORT	2027 THE PLAZA		CHARLOTTE	NC	28205
2019-063	08119712	MCCOLLUM	DARYL W			2328 PROVIDENCE RD		CHARLOTTE	NC	28211
2019-063	08119714	MCGINNIS	JONATHAN	JULIE	MCGINNIS	1614 BELVEDERE AVE		CHARLOTTE	NC	28205
2019-063	08119715	HURST	ADRIAN D	MEGHAN K	PEIFFER	2026 THOMAS AVE		CHARLOTTE	NC	28205
2019-063	08119716	SMITH	WILLIAM I	AMANDA M	SMITH	2020 THOMAS AVE		CHARLOTTE	NC	28205
2019-063	08119717	HAYES	DENIS A	MARTHA M	KELLER	2016 THOMAS AV		CHARLOTTE	NC	28205
2019-063	08119718	TATE	RICHARD			2012 THOMAS AVE		CHARLOTTE	NC	28205
2019-063	08119719	DEVIN	KEVIN F			2008 THOMAS AVE		CHARLOTTE	NC	28205
2019-063	08119720	JAECKEL	KRISTIN L	LIVING TRUST	KRISTIN L JAECKEL REVOCABLE	2004 THOMAS AV		CHARLOTTE	NC	28205
2019-063	08119721	ALEXANDER	JULIAN W JR	MARSHA B	ALEXANDER	2000 THOMAS AVE		CHARLOTTE	NC	28205
2019-063	08119722	PERRY	ANGELA R			1930 THOMAS AV		CHARLOTTE	NC	28205
2019-063	08119723	WASHINGTON	EUNICE T			1926 THOMAS AVE		CHARLOTTE	NC	28205
2019-063	08119729	SIMMONS	JERRY W			2037 THE PLAZA		CHARLOTTE	NC	28205
2019-063	09503502	MARGOSIAN	RUSSELL J			428 E WORTHINGTON AVE		CHARLOTTE	NC	28203
2019-063	09503503	HALL	HAMILTON			2116 THE PLAZA		CHARLOTTE	NC	28205
2019-063	09503504	LEWIS	SUSANNA GERLING GIBSON			2108 THE PLAZA		CHARLOTTE	NC	28205
2019-063	09503505	BRANT	JOSHUA	ABBY HILL	BRANT	1419 CENTRAL AVE		CHARLOTTE	NC	28205
2019-063	09503506	BELL	LAURE		CHARLES M HEIDEL JR	1717 BELVEDERE AVE		CHARLOTTE	NC	28205
2019-063	09503507	MORAN RENOVATIONS LLC				1114 LINGANORE PL		CHARLOTTE	NC	28203
2019-063	09503508	MUIR	IAN C	JULE S	CHAN-MUIR	1779 BELVEDERE AVE		CHARLOTTE	NC	28205
2019-063	09503509	KRIMMINGER	CECIL JAMES	RENEE BALLOU	KRIMMINGER	1733 BELVEDERE AVE		CHARLOTTE	NC	28205
2019-063	09503511	HONEYCUTT	A DEAN			413 CANVASBACK RD		MOORESVILLE	NC	28117
2019-063	09503512	HONEYCUTT	A DEAN			413 CANVASBACK RD		MOORESVILLE	NC	28117
2019-063	09503513	MASCHOFF	JACOB D	HANNAH E	MASCHOFF	2133 THURMOND PL		CHARLOTTE	NC	28205
2019-063	09503515	HA	MINH-NAM	TU	NGUYEN	14405 RAYNHAM DR		CHARLOTTE	NC	28262
2019-063	09503516	T LLC				1314 CHARIDGE LN		CHARLOTTE	NC	28262
2019-063	09503517	DOUGHERTY	JOANNE			212 W MATTHEWS ST # 101		MATTHEWS	NC	28105
2019-063	09503518	HESSE	KLAUS	DORIS	HESSE	6518 WANNAMAKER LN		CHARLOTTE	NC	28226
2019-063	09503603	KINSEY	CHARLES W	KATHERINE S	KINSEY	1801 BELVEDERE AVE		CHARLOTTE	NC	28205
2019-063	09506101A	UNIQUE SOUTHERN ESTATES LLC				2010 THE PLAZA		CHARLOTTE	NC	28205
2019-063	09506101B	UNIQUE SOUTHERN ESTATES LLC				2010 THE PLZ		CHARLOTTE	NC	28205
2019-063	09506102	MADDALON	MARK A			1926 THE PLZ		CHARLOTTE	NC	28205
2019-063	09506104	HOLY TRINITY EVANGELICAL	LUTHERN CHURCH			1900 THE PLZ		CHARLOTTE	NC	28205
2019-063	09506121	FOLK	ROBERT G			1905 NASSAU BLVD		CHARLOTTE	NC	28212
2019-063	09506122	HORIZON VENTURES LLC				1909 NASSAU BV		CHARLOTTE	NC	28205
2019-063	09506123	KLEIN	LINDA S			1915 NASSAU BLVD		CHARLOTTE	NC	28205
2019-063	09506124	CHEIFFETZ	AARON			1919 NASSAU BLVD		CHARLOTTE	NC	28205
2019-063	09506125	FREEMAN	AUSTIN DAVID	MIRANDA RIDDICK	FREEMAN	1921 NASSAU BLVD		CHARLOTTE	NC	28205
2019-063	09506401	PARKS	EARL LEE SR		JUDY CAROL JONES	1945 THURMOND PL		CHARLOTTE	NC	28205
2019-063	09506402	WASSON	JESSE L JR			1920 NASSAU BV		CHARLOTTE	NC	28205
2019-063	09506403	LENHART	LISA MARIE			1914 NASSAU BLVD		CHARLOTTE	NC	28205
2019-063	09506404	JOHNSON	KATHRYN E	THOMAS N	FLETCHER III	1908 NASSAU BV		CHARLOTTE	NC	28205-3028
2019-063	09506424	CANADY	RICHARD G			1933 THURMOND PL		CHARLOTTE	NC	28205
2019-063	09506425	ZAY	KINGA	PETER	ZAY	1939 THURMOND PL		CHARLOTTE	NC	28205
2019-063	09506901	STONE	LAVERNE LIBBY			2711 CANVASBACK TL		MYRTLE BEACH	SC	29588
2019-063	09506902	BEARDSLEY	TYLER R	LINDSEY E	BEARDSLEY	1950 THURMOND PL		CHARLOTTE	NC	28205
2019-063	09506903	MANNING	HELEN DRIGGERS			1948 THURMOND PL		CHARLOTTE	NC	28205
2019-063	09506904	TORRENCE	CHANDRA			1942 THURMOND PL		CHARLOTTE	NC	28205
2019-063	09506905	WHITE	WILLIAM DAVID			1940 THURMOND PL		CHARLOTTE	NC	28205
2019-063	09506933	READING	SCOTT W	RHONDA	READING	1822 BELVEDERE AV		CHARLOTTE	NC	28205
2019-063	09506934	CHAN	PEGGY	JOSEPH S	CHAN	6941 RANDOM PL		CHARLOTTE	NC	28215
2019-063	09506935	KERR	WILLIAM R	KATHERINE C	KERR	1812 BELVEDERE AVE		CHARLOTTE	NC	28205
2019-063	09506936	PEARSON	SCOTT M	CYNTHIA C	PEARSON	1810 BELVEDERE AVE		CHARLOTTE	NC	28205
2019-063	09506937	BARD	CATHERINE M			1806 BELVEDERE AVE		CHARLOTTE	NC	28205
2019-063	09506941	ZWICKEY	ADAM B	VANIA	ZWICKEY	1800 BELVEDERE AVE		CHARLOTTE	NC	28205



2019-063	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2019-063	Advent Coworking	Kevin	Giriunas	1925 Chatham Ave.		Charlotte	NC	28205
2019-063	Belmont	Anna	Glodowski	1209 Pegram Street		Charlotte	NC	28205
2019-063	Belmont	Curtis	Bridges	724 E 17th St		Charlotte	NC	28205
2019-063	Belmont	Mark	Lynch	1021 Harrill Street		Charlotte	NC	28205
2019-063	Belmont Community Association	Belmont Land Use Committee		815 E 20th St		Charlotte	NC	28205
2019-063	Belmont Community Association	Diane	Adams	1615 Pegram St		Charlotte	NC	28205
2019-063	Belmont Community Association	Edward	Glodowski	1233 Pegram St		Charlotte	NC	28205
2019-063	Belmont Community Association	Kristen	Paulet	1201 Pegram Street		Charlotte	NC	28205
2019-063	Belmont Community Association	Teresa	Reid	1020 Belmont Avenue		Charlotte	NC	28205
2019-063	Belmont Community Association	Vicki	Jones	1237 Allen St		Charlotte	NC	28205
2019-063	Belmont Community Development Corporation	Carlene	Greene	700 Parkwood Ave. Ste 204		Charlotte	NC	28205
2019-063	Belmont Neighborhood Association	Lindsay	Olson	1116 E 15th St		Charlotte	NC	28205
2019-063	Belmont Neighborhood Association	Stephen	Valder	1621 Allen St		Charlotte	NC	28205
2019-063	Berkeley Homeowners Association Inc.	Allan	Morgan	1600 Parson St		Charlotte	NC	28205
2019-063	Berkeley Homeowners Association Inc.	Bob	Mohr	805 E 17th St		Charlotte	NC	28205
2019-063	Chantilly Neighborhood Association	Rick	Winiker	2101 Shenandoah Ave		Charlotte	NC	28205
2019-063	Chantilly Neighborhood Association	Rick	Winiker	2121 Chesterfield Av		Charlotte	NC	28205
2019-063	Commonwealth-Morningside Neighborhood Association	Allen	Nelson	1509 Ivey Dr		Charlotte	NC	28205
2019-063	Commonwealth-Morningside Neighborhood Association	jeannie	fennell	1513 Ivey Dr		Charlotte	NC	28205
2019-063	Commonwealth-Morningside Neighborhood Association	Joseph	Sweeney	2416 Commonwealth Ave		Charlotte	NC	28205
2019-063	Crestdale Community Organization	Harvey	Boyd	1318 Saint Julien St		Charlotte	NC	28205
2019-063	Elizabeth Community Association	Jim	Belvin	624 Lamar Ave		Charlotte	NC	28204
2019-063	Highland Mill Montessori Parent- Teacher Association	Tatjana	Eres	3201 Clemson Avenue		Charlotte	NC	28205
2019-063	International House	Johnelle	Causwell	1817 Central Avenue	#215	Charlotte	NC	28205
2019-063	Midwood Central POA	Tom	Warshauer	1530 Tippah Park Court		Charlotte	NC	28205
2019-063	NoDa Neighborhood Association	Chad	Maupin	1109 East 35th St		Charlotte	NC	28205
2019-063	NoDa Neighborhood Association	Chamiese	Marion	1120 Leigh Avenue		Charlotte	NC	28205
2019-063	NoDa Neighborhood Association	Sid	Baxi	3007 North McDowell St		Charlotte	NC	28205
2019-063	NoDa Vision	Jon	Branham	2604 Pinckney Av		Charlotte	NC	28277
2019-063	Olde Concord Association	Ken	Hagood	1226 N Caldwell St		Charlotte	NC	28206
2019-063	Olde Georgetowne Homeowners Association	Patricia	Heard	412 E 17th		Charlotte	NC	28206
2019-063	Opt 12 Condominium Owners Association	Ben	Vandgrift	1214 N Caldwell St		Charlotte	NC	28206
2019-063	Optimist Park Community	James	Atkinson	405 E 19th St		Charlotte	NC	28206
2019-063	Optimist Park Community	Pauline	Simuel	412 E 18th Stret		Charlotte	NC	28206
2019-063	Optimist Park Community	Valerie	Stepp	512 E 18th St		Charlotte	NC	28206
2019-063	Picardy Homeowners Association	Gina	Collias	1717 Kensington Dr		Charlotte	NC	28205
2019-063	Plaza Central Partners Neighborhood Association	John L.	Nichols, III	1200 Central Av		Charlotte	NC	28204
2019-063	Plaza Midwood	Maggie	Bean	1713 Truman Road		Charlotte	NC	28205
2019-063	Plaza Midwood Merchants Association	Clifton	Castelloe	2630 Country Club Ln		Charlotte	NC	28205
2019-063	Plaza Midwood Merchants Association	Lesa	Kastanas	1512 Central Ave	Unit A	Charlotte	NC	28205
2019-063	Plaza Midwood Neighborhood Association	Adam	Doerr	1926 Truman Road		Charlotte	NC	28205
2019-063	Plaza Midwood Neighborhood Association	Adam	Richman	1914 Dunhill Dr		Charlotte	NC	28204
2019-063	Plaza Midwood Neighborhood Association	Hamilton	Cort	2000 Winter St.				
2019-063	Plaza Midwood Neighborhood Association	Karen	Van Sickler	1525 Thomas Avenue				
2019-063	Plaza Midwood Neighborhood Association	Karl	Celis	1817 Hamorton Place		Charlotte	NC	28205
2019-063	Plaza Midwood Neighborhood Association	PMNA		1914 Dunhill Dr		Charlotte	NC	28204
2019-063	Plaza Midwood Neighborhood Association	Susan	Walker	1819 Beckwith Place		Charlotte	NC	28205
2019-063	Plaza Midwood Neighborhood Association	Tom	Eagan	1724 The Plaza		Charlotte	NC	28205
2019-063	Plaza Midwood Shows Up	Jenna	Thompson	2012 Hamorton Pl		Charlotte	NC	28205
2019-063	University Park Improvement Association	Hattie	Watkins	845 Woodside Av		Charlotte	NC	28205
2019-063	Villa Heights Community Organization	Abby	Seymour	701 E 26th Street		Charlotte	NC	28205
2019-063	Villa Heights Community Organization	Angela	Ambroise	701 E 26th Street		Charlotte	NC	28205
2019-063	Villa Heights Community Organization	Jason	Mathis	1209 Grace St		Charlotte	NC	28205
2019-063	Villa Heights Community Organization	Max	Carroll	1813 Parson Street		Charlotte	NC	28205
2019-063	Villa Heights Land Community Organization	Elise	Berman	2112 Yadkin Ave		Charlotte	NC	28205
2019-063	Villa Heights Neighborhood Association	Anne	Monsted	1100 Woodside Avenue		Charlotte	NC	28205

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting -- **Rezoning Petition No. 2019-063** filed by VLE Partners, LLC to request a site plan amendment to the approved MUDD-O (HD-O) conditional rezoning plan for an approximately 2.8 acre site located at the southeast corner of the intersection of The Plaza and Belvedere Avenue (the Vanlandingham Estate)

Date and Time of Meeting: Wednesday, May 22, 2019 at 6:30 p.m.

Place of Meeting: The Vanlandingham Estate
2010 The Plaza
Charlotte, NC 28205

We are assisting VLE Partners, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design and Development Department requesting a site plan amendment to the approved MUDD-O (HD-O) conditional rezoning plan for an approximately 2.8 acre site located at the southeast corner of the intersection of The Plaza and Belvedere Avenue (the Vanlandingham Estate).

The purpose of this site plan amendment request is to accommodate a multi-use, non-residential development on the site. The existing Estate building and the existing Orangerie building would be preserved and utilized, and an additional maximum 18,000 square foot building and an additional maximum 5,000 square foot building would be constructed on the site.

The Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this site plan amendment request with nearby property owners and organizations. The Charlotte Planning, Design and Development Department'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.

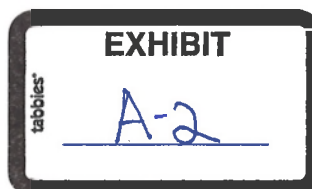
Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Wednesday, May 22, 2019 at 6:30 p.m. at The Vanlandingham Estate located at 2010 the Plaza in Charlotte. Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

cc: Mr. Larken Egleston, Charlotte City Council District 1 (via email)
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: May 10, 2019





Community Meeting Sign-in-Sheet

VLE Partners, LLC, Petitioner -- Rezoning Petition No. 2019-063

The Vanlandingham Estate
2010 The Plaza, Charlotte, NC 28205

Wednesday, May 22, 2019 at 6:30 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	Mike Castellucci	1824 Nassau Blvd Charlotte, NC 28205		mikecast244@gmail.com
2.	Josh + Abby Brant	2100 The Plaza		josh@alms.com
3.	Renee + Jeff Dial	2209 The Pk	704 582 3823 865 363 3724	rdial79@gmail.com
4.	Margaret Puckett	2036 Henslow Tr.	704 560 4619	margaret.puckett@tnpointhomes.com
5.	Laurel Holtzapple	2304 Belvedere Ave	704 564 7085	laurel@groundworksstudio.com
6.	Phil & Gussman	2008 Winter St	704 608-1323	phil@GussmanConsulting.com
7.	Scott Leppins	1822 Belvedere V	704 236 8596	belreading4@gmail.com
8.	Wes & Britt Turner	205 The Pk	336 830 2105	wesktturner@gmail.com
9.	Lindsey Beardsley	1950 Thurmond Pl	336 312 3978	lindseybuap@gmail.com

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
10.	JESSE WASSON	1920 NASSAU BLVD	630-248-1505	WASSJES@YAHOO.COM
11.	Peter Zay	1939 Thorndund Place	704-333-7379	p2ay1966@gmail.com
12.	MICHAEL WEINSTEIN	1900 BENEDERE	7048063238	MIKEW234@AOL.COM
13.	CHRIS BARTH	2001 THOMAS AVE	704 575 7694	barth@mgpbac.com
14.				
15.				
16.				
17.				
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22.				

Community Meeting Sign-in-Sheet

VLE Partners, LLC, Petitioner -- Rezoning Petition No. 2019-063

The Vanlandingham Estate
2010 The Plaza, Charlotte, NC 28205

Wednesday, May 22, 2019 at 6:30 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	Luke Reinke	1725 DeArmon Dr Charlotte NC 28205	267 249 5701	LTReinke@gmail.com (representing HTLC Holy Trinity Lutheran Church)
2.	RANDY PODOSEK	2023 WILHELMINA AVE CLT, NC 28205	704-607- 8841	RANDY-PODOSEK@ YAHOO.COM
3.	Ken Futch	1913 the Plaza, CLT, NC 28205	704-341-8193	Ken.Futch@tens.com
4.	Cathy Bard	1806 Belvedere Ave Charlotte 28205	704-377-0469	cbard@mindspring.com
5.	Krista Murphy	2104 Midwood Place CLT, 28205	704-334-3207	kristamurphyrla@gmail.com
6.	David Parke	1615 Tippih Ave CLT 28205	704-332-4721	dparke@earthlink.net
7.	TYLER BEARDSLEY	1950 Thurmond Pl	704-746-496	tbeardsley@cornelius.org
8.	Renee Krimmer	1733 Belvedere Ave	704-334-6310	(Cathy) 713@aol.com
9.	Cecil Krimmer	1733 Belvedere Ave	704-334-6340	CecilJK@AOL.COM

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
10.	JULIE MUIR	1729 Belvedere Ave	704 333 5731	JCHANMUIR@AOL.com
11.	Cecilia Brien	2115 Tre Nova	704-338 9591	cecibrien@gmail.com
12.	Judy Brien	1414 Nassau Blvd	917-446-6637	learntolive7777@yahoo
13.				
14.				
15.				
16.				
17.				
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22.				



Rezoning Petition No. 2019-063

VLE Partners, LLC, Petitioner

Community Meeting
May 22 ,2019

ROBINSON
BRADSHAW

Charlotte : Research Triangle : Rock Hill
robinsonbradshaw.com

Agenda

- I. Introduction of Team Members
- II. Current Schedule of Events
- III. Site/Current Zoning/Site Plan Amendment Request
- IV. Review of Site Plan and Proposed Buildings
- V. Question, Answer and Comment Session

Team Members

- Aaron Ligon, Ascent Real Estate Capital
- Mark Ethridge, Ascent Real Estate Capital
- Jon Dixon, Ascent Real Estate Capital
- Kevin Donlon, Stono River Partners
- Kevin Kennedy, Cluck Design Collaborative
- Chris Scorsone, Cluck Design Collaborative
- Davin Stamp, Cluck Design Collaborative

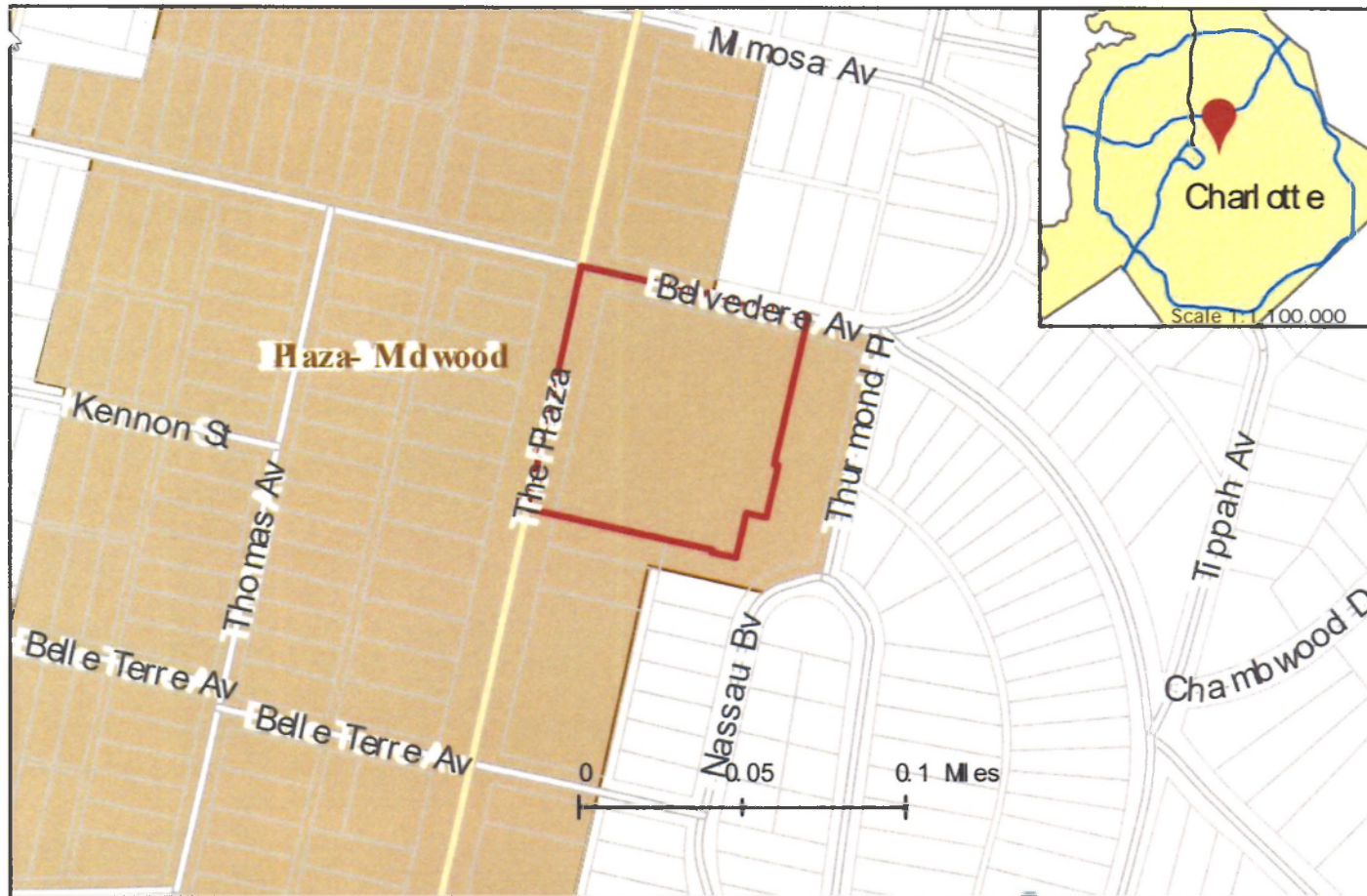
Team Members

- Brian Jenest, ColeJenest & Stone
- Sean Paone, ColeJenest & Stone
- Dan Putnam, ColeJenest & Stone
- John Carmichael, Robinson Bradshaw & Hinson

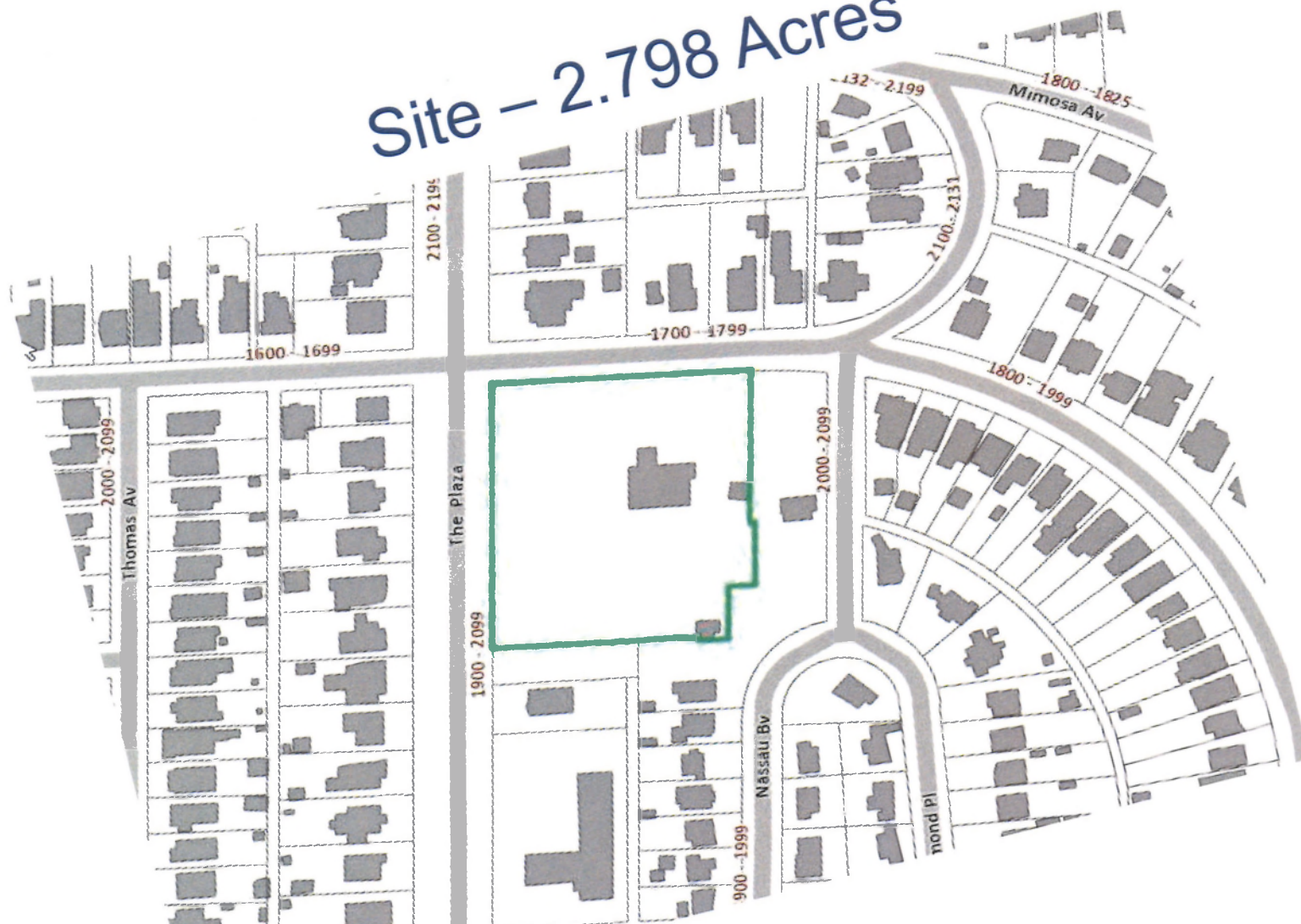
Current Schedule of Events

- Public Hearing: Monday, July 15, 2019 at 5:30 PM
at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, July 30, 2019 at 5:30 PM
at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, September 16, 2019 at 5:30 PM
at the Charlotte-Mecklenburg Government Center

Site – 2.798 Acres



Site - 2.798 Acres



Site – 2.798 Acres

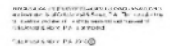


Current Zoning of the Site





Currently Approved Rezoning Plan



Site Plan Amendment Request

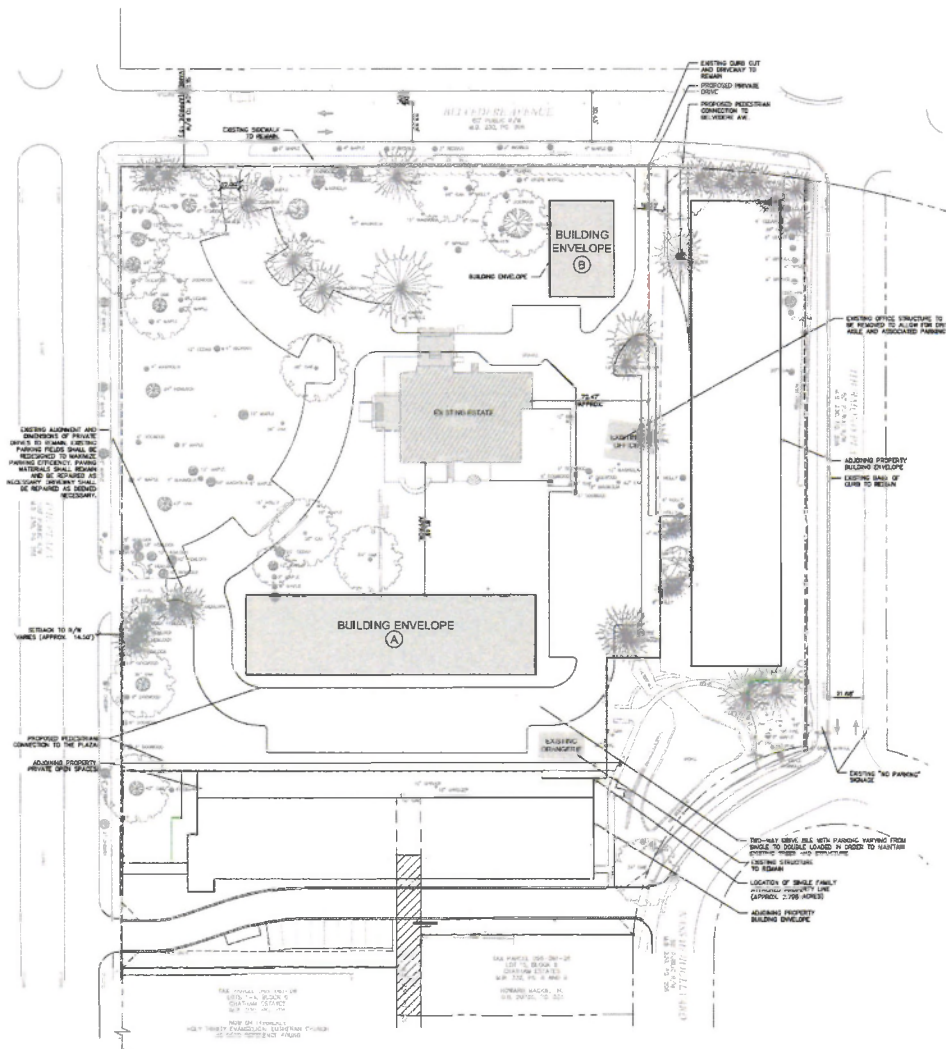
Requesting an amendment to the approved MUDD-O (HD-O) conditional rezoning plan for the site to allow:

A multi-use, non-residential development on the site.

Existing Estate building and Orangerie building would be preserved, and an additional maximum 18,000 square foot building and an additional maximum 5,000 square foot building would be constructed on the site.

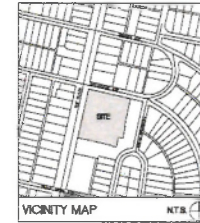


Site Plan Filed with the Planning
Department



REZONING SUMMARY

PROPOSED ZONING:	U-2B (RESIDENTIAL, SINGLE-FAMILY, TWO-UNIT)
EXISTING ZONING:	U-2B (RESIDENTIAL, SINGLE-FAMILY, TWO-UNIT)
PROPOSED LOT AREA:	10,000 SQ. FT.
EXISTING LOT AREA:	10,000 SQ. FT.
PROPOSED BUILDING ENVELOPE:	10,000 SQ. FT.
EXISTING BUILDING ENVELOPE:	10,000 SQ. FT.
PROPOSED PARKING:	10 SPACES
EXISTING PARKING:	10 SPACES
PROPOSED LANDSCAPING:	10% OF LOT AREA
EXISTING LANDSCAPING:	10% OF LOT AREA



VICINITY MAP

BOUNDARY MAPS, ISSUE DATE: AUGUST 14, 2014. PREPARED BY: J. L. JONES & ASSOCIATES, P.A., 100 W. HARRISON, SUITE 200, CHARLOTTE, NC 28204. PHONE: 704.393.1234.

LEGEND

- PROPOSED BUILDING ENVELOPE
- EXISTING BUILDING ENVELOPE
- EXISTING TREE
- EXISTING LANDSCAPING



Cole Johnson & Stone

ARCHITECTS

100 W. HARRISON, SUITE 200
CHARLOTTE, NC 28204

PHONE: 704.393.1234
FAX: 704.393.1235
WWW.COLEJOHNSONANDSTONE.COM

VLE PARTNERS, LLC
2100 CRESCENT AVENUE, SUITE 200
CHARLOTTE, NC 28207

VANLANDINGHAM ESTATE

2010 THE PLAZA
CHARLOTTE, NC 28205

CONDITIONAL REZONING PLAN

Project No.

12112.18

Issued

04/2014

Revised

SCALE: 1"=30'

RZ-1.0

This zoning map is a conditional rezoning map. It is not a final zoning map. It is subject to the provisions of the zoning ordinance. It is subject to the provisions of the zoning ordinance. It is subject to the provisions of the zoning ordinance.

Review of Site Plan and Building Elevations

cluck
DESIGN COLLABORATIVE



VanLandingham Estate

A path forward...



**We love the VanLandingham Estate,
and we love Plaza Midwood.**



Goals

VLE Partners has set goals that include

- *Develop an economically viable long term solution for the property*
- *Preserve the Historic Estate House, and the Orangerie.*
- *Conserve significant area and plantings along The Plaza and Belvedere*
- *Coordinate the final product with the immediately adjacent incoming townhomes*



"Harwood" suburban home of M. J. ...

Historic Photo

Main Entrance



Current State of the Property
Main Entrance



Current State of the Property
Interior

Current State of the Property
Interior





Current State of the Property
Interior



Current State of the Property
Interior



Our Strategy

What does the neighborhood want?

- *Save the existing Estate House / Keep a similar use*
- *Save the existing Orangerie*
- *Minimize the impact on the neighborhood*
- *Minimize the impact on the existing landscaping*
- *Create no bad consequences (Visibility, Parking, Noise, etc)*
- *Support Connectivity and Bicycle Infrastructure (planters / protected bicycle lane on The Plaza)*



Our Strategy

What does the neighborhood want?

- *Proper Lighting*
- *Tasteful Signage*
- *Would the neighborhood support a Cafe / Boutique Retail?*



Signage

What does the neighborhood want?

- *The most prominent Sign will be the "VanLandingham Estate" Sign*
- *Tenant Signage will be subdued*
 - *Main House Signage*
 - *Meeting House Signage*
 - *Topiary Signage*



Lighting

What does the neighborhood want?

- *Keep the Historic feel of the Property*
- *No "Light Pollution"*
- *Lighting of the Buildings at night*
- *The Lawn / Patio at Night*



The Site



Site



Site



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Resiliently: The Practitioner**

Lead: Planning
1
Architecture/Architecture
2
Civil Engineering
3
Urban Design

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VLE PARTNERS, LLC
2100 CRESCENT AVENUE, SUITE 200
CHARLOTTE, NC 28207

VANLANDINGHAM
ESTATE

CHARLOTTE, NC 28205

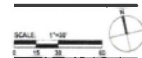
**CONDITIONAL
REZONING PLAN**

Project No.
32112.18

issued

24/02/19

Revised



RZ-1.0

© 2014 Blackwell Publishing Ltd, *Journal of Internal Medicine* 275: 103–112



VANLANDINGHAM COMMERCIAL | CONCEPTUAL SITE PLAN
COLEJENEST & STONE | 04.16.2019 | CHARLOTTE, NORTH CAROLINA | 32112.18



Site Plan



"The Meeting House"

(Building B)



Inspiration



Orangerie

Materiality / Skin Details / Roof Details



Orangerie

Materiality / Skin Details / Roof Details



Floor Plans

BELVEDERE AVE

EXISTING DRIVE



1ST FLOOR -	2,500 SF
2ND FLOOR -	2,490 SF
TOTAL	4,990 SF

Floor Plan

First Floor - Meeting House



Floor Plan
Second Floor - Meeting House

1ST FLOOR -	2,500 SF
2ND FLOOR -	2,490 SF
TOTAL	4,990 SF



Elevations

All Office



West Elevation

Meeting House with Office - Facing Belvedere

cluck

DESIGN COLLABORATIVE



East Elevation

Meeting House with Office - Facing Drive

cluck

DESIGN COLLABORATIVE



South Elevation

Meeting House with Office - Facing the Existing Estate



North Elevation

Meeting House with Office - Facing The Plaza



Elevations

*Office with Cafe**

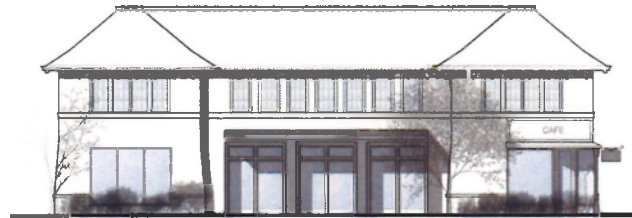
**(Could be a Cafe or Boutique Retail)*



West Elevation

Meeting House with Office / Cafe - Facing Belvedere*

**(Could be a Cafe or Boutique Retail)*



East Elevation

Meeting House with Office / Cafe - Facing Drive*

**(Could be a Cafe or Boutique Retail)*



South Elevation

Meeting House with Office / Cafe - Facing the Existing Estate*

**(Could be a Cafe or Boutique Retail)*



North Elevation

Meeting House with Office / Cafe - Facing The Plaza*

**(Could be a Cafe or Boutique Retail)*



Elevation From Belvedere
Existing



Elevation From Belvedere
Proposed



Elevation through Site

Existing



Elevation through Site
Proposed



'The Topiary'

(Building A)



VANLANDINGHAM COMMERCIAL | CONCEPTUAL SITE PLAN
COLEJENEST & STONE | 04.16.2019 | CHARLOTTE, NORTH CAROLINA | 32112.18



Site Plan



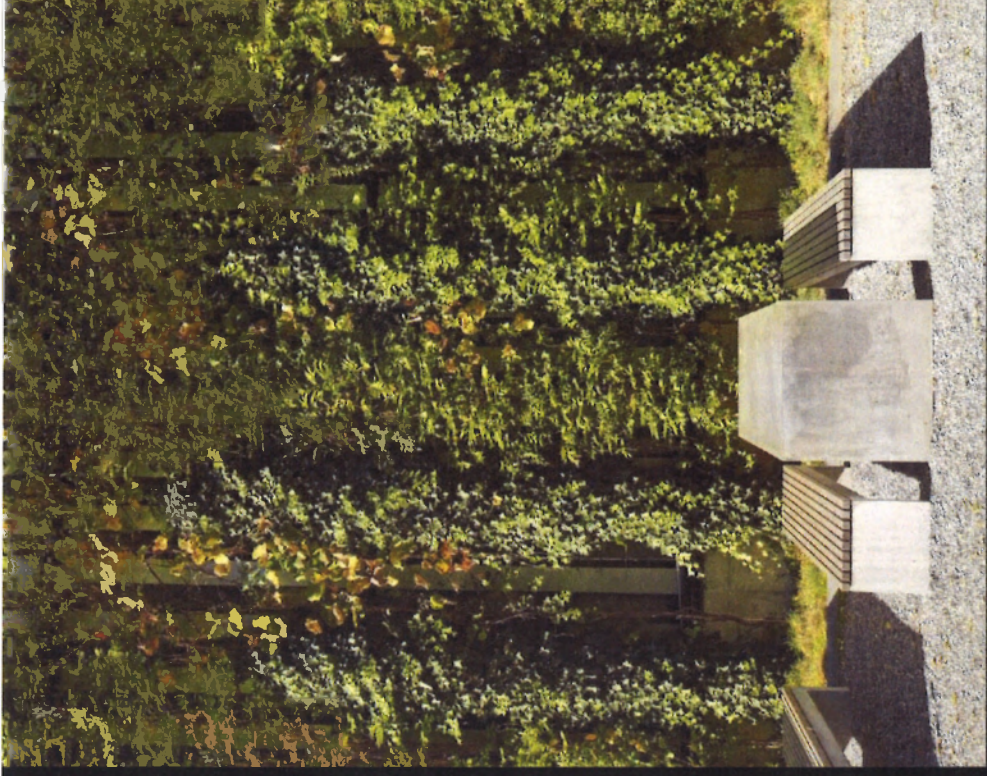
Inspiration



Bosquet
Versailles, France



Bosquet
Trunk and Canopy



Green Walls



National Grid House Car Park
Warwick, England



Middleton Inn



Floor Plans

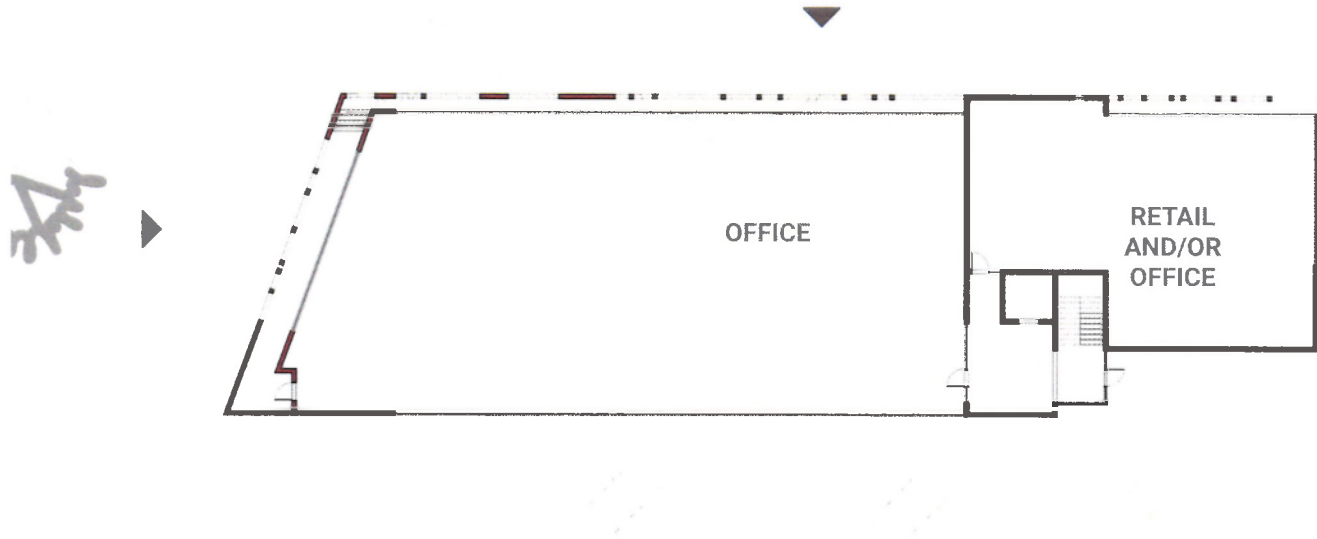


VANLANDINGHAM COMMERCIAL | CONCEPTUAL SITE PLAN
COLEJENSEN & STONE | 04.16.2019 | CHARLOTTE, NORTH CAROLINA | 32112.16

Site Plan

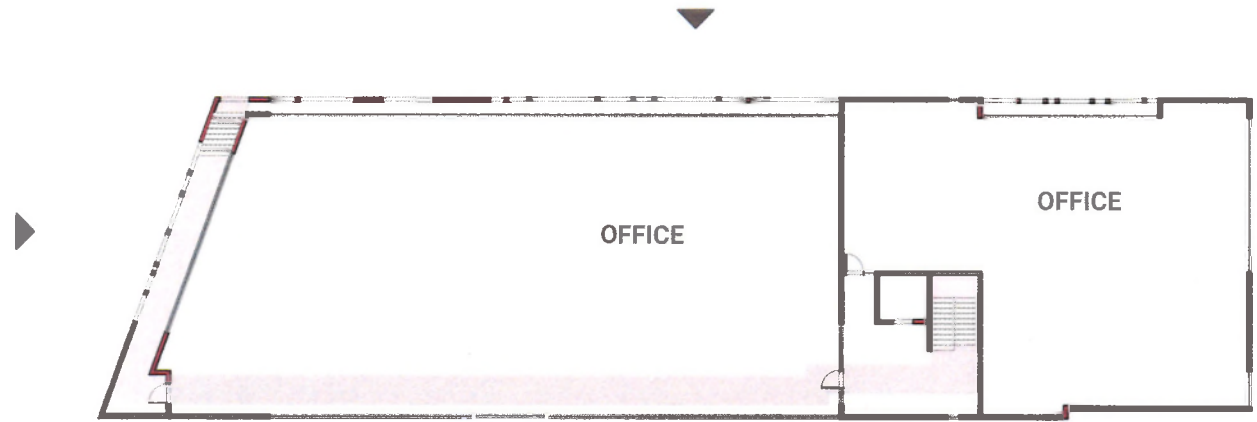


4



1ST FLOOR -	8,800 SF
2ND FLOOR -	9,200 SF
TOTAL	18,000 SF

Floor Plan
First Floor

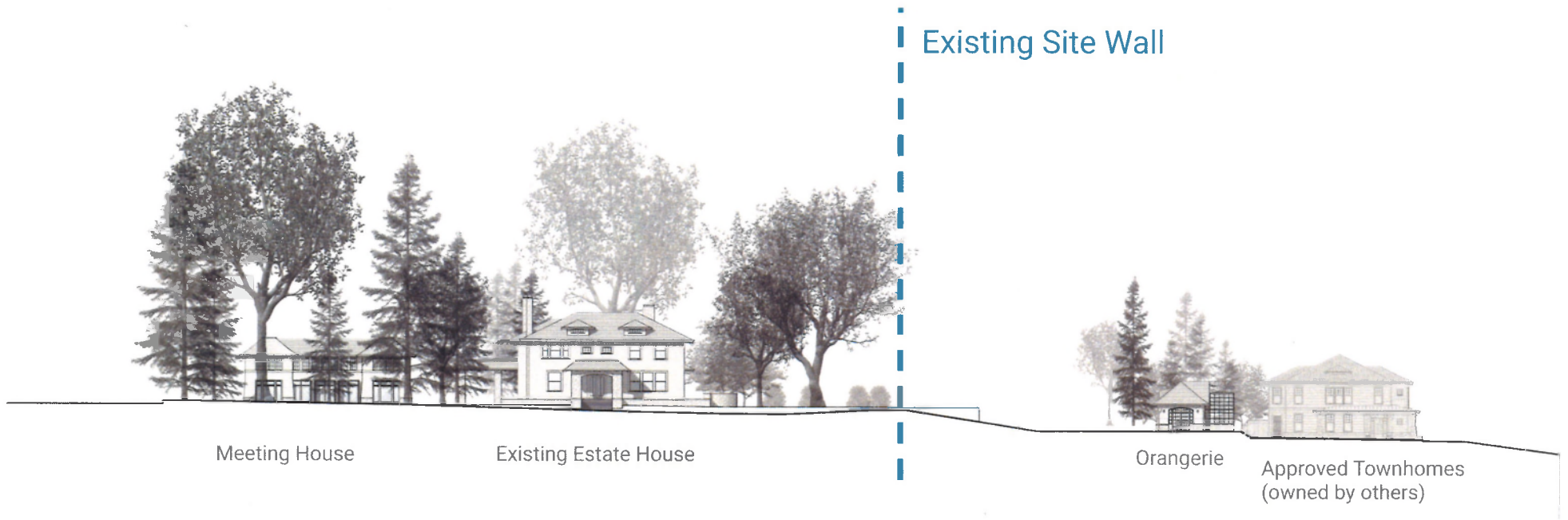


1ST FLOOR -	8,800 SF
2ND FLOOR -	9,200 SF
TOTAL	18,000 SF

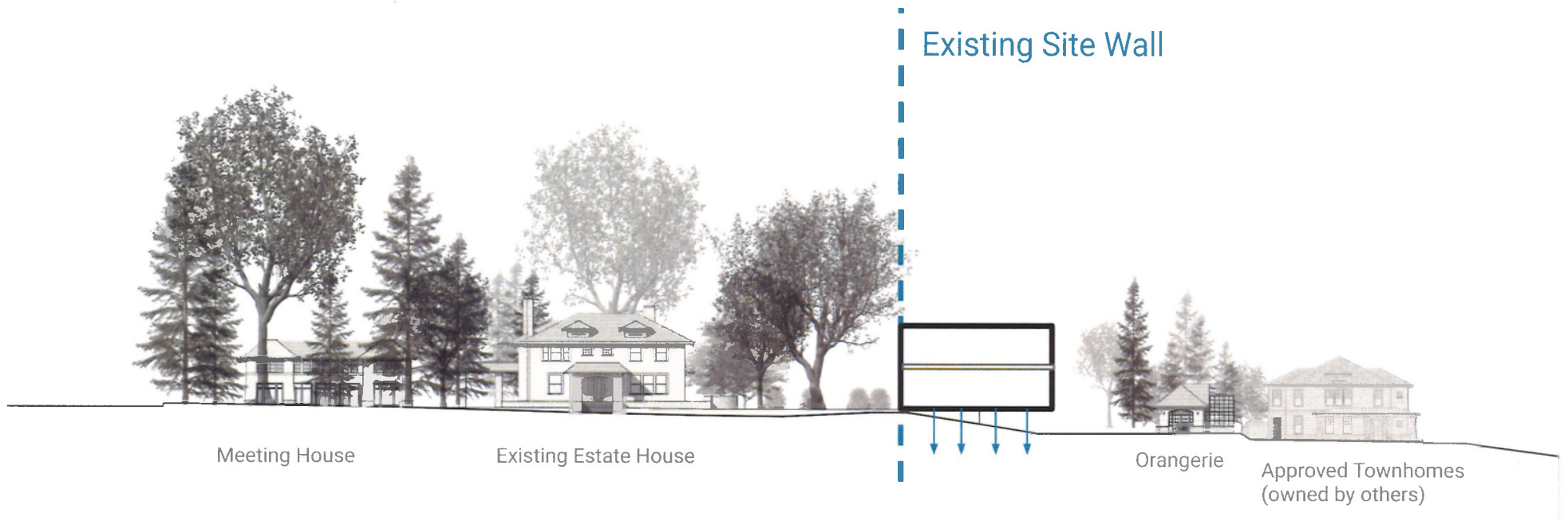
Floor Plan
Second Floor - Circulation Path



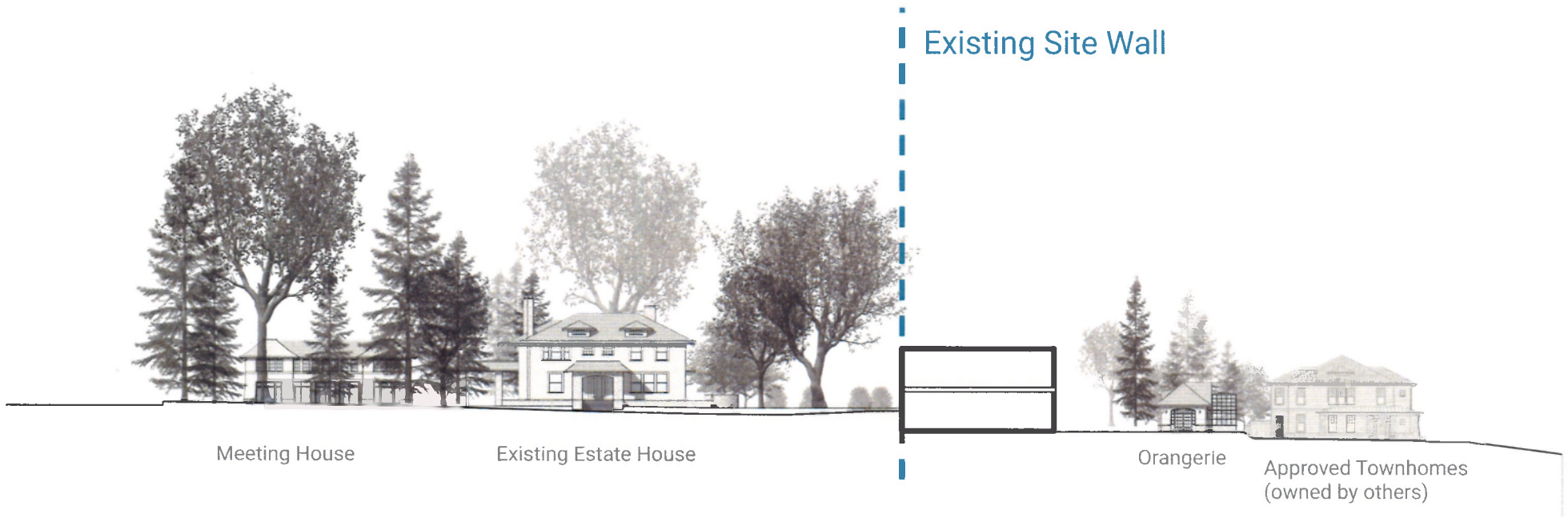
Elevations



Elevation Through Site
Existing



Elevation Through Site
Site Section Diagram



Elevation Through Site
Site Section Diagram



Meeting House

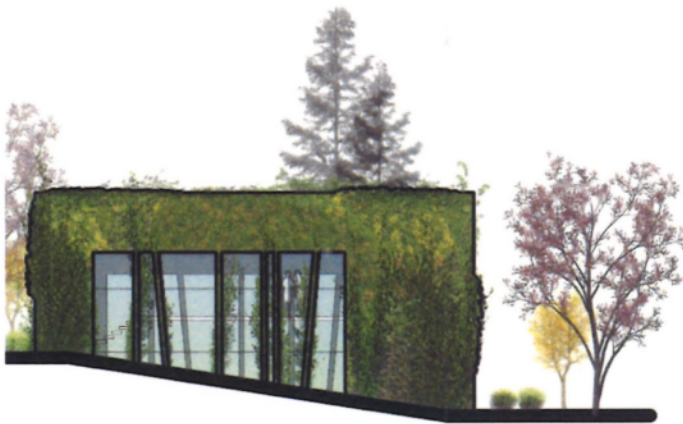
Existing Estate House

Topiary Pavilion

Orangerie

Approved Townhomes
(owned by others)

Elevation Through Site
Proposed



Elevation
Facing the Plaza



Year 1



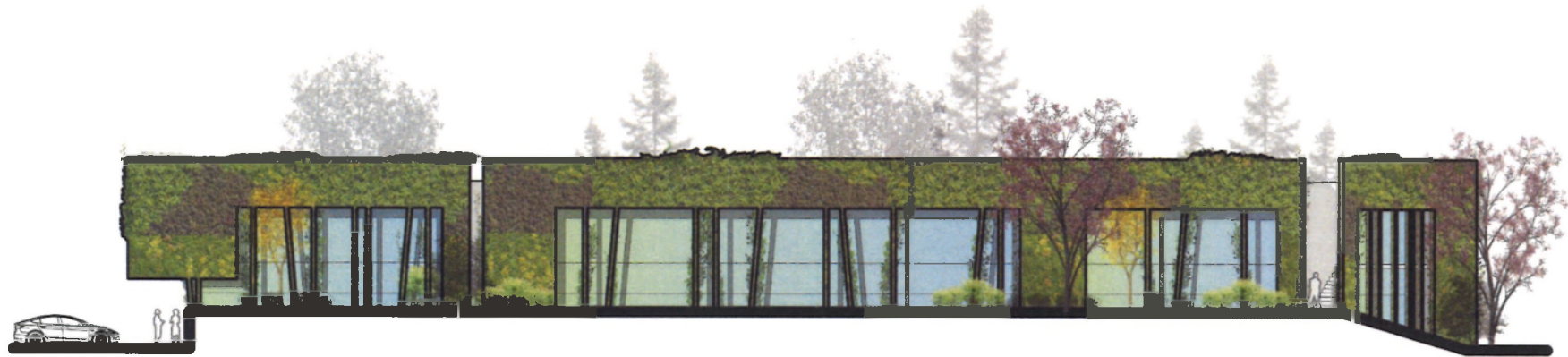
Year 2



Year 3



Elevation
Facing the Plaza



Elevation
Facing Belvedere



Meeting House

Existing Estate House

Orangerie

Approved Townhomes
(owned by others)

Elevation From The Plaza

Existing



Meeting House

Existing Estate House

Topiary Pavilion

Orangerie

Approved Townhomes
(owned by others)

Elevation From The Plaza
Proposed



Elevation Through Site
Existing



Elevation Through Site
Proposed



We've submitted our Rezoning

What's next?

- *Historic District and Historic Landmarks Approval*
- *The Rezoning Process*
- *Design of the Historic House Renovation*
- *Renovation of the Historic Estate House, and the Orangerie Building*
- *Permit Drawings for the Meeting House, and the Topiary Pavilion (Hopefully created by Cluck)*
- *Construction of the Meeting House, and the Topiary Pavilion*

cluck

DESIGN COLLABORATIVE