

COMMUNITY MEETING REPORT
Petitioner: Ardent Acquisitions LLC
Rezoning Petition No. 2019-072

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 July 26, 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 Tuesday, August 6, 2019 at 6:30 PM in the Fine Arts Center at Northside Baptist Church located at 333 Jeremiah Boulevard 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 Tyson Reilly of the Petitioner, Matt Langston of Landworks Design Group, Laura Reid of Kimley Horn and Associates 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. 2019-072.

John Carmichael provided the current schedule of events relating to this rezoning request. He stated that the Public Hearing is currently scheduled for Monday, September 16, 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. The Zoning Committee is a seven person appointed board that makes recommendations to City Council as to whether or not rezoning requests should be approved or denied. John Carmichael stated that September 16, 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, October 1, 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 speaks at this meeting. Once again, the Zoning

Committee will make a recommendation to City Council as to whether or not this Rezoning Petition should be approved or denied.

City Council is currently scheduled to render a decision on this rezoning request on Monday, October 21, 2019 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center.

John Carmichael then shared maps and aerial photographs of the site. John Carmichael stated that the site subject to this Rezoning Petition contains approximately 38.83 acres and is located on the north side of Cannon Avenue, just west of the intersection of Cannon Avenue and Equipment Drive. The site is just to the west of the Interstate 85 and Sugar Creek Road interchange.

John Carmichael shared a zoning map that depicts the current zoning of the site and surrounding and nearby parcels of land. John Carmichael stated that the site is currently zoned R-4, which is a single family zoning district. The "4" means that up to 4 dwelling units per acre can be built on the site. John Carmichael stated that parcels to the north, east and west of the site are also zoned R-4. Parcels to the east and south of the site are zoned B-2 and B-2 (CD), and parcels to the northwest of the site are zoned I-2.

John Carmichael stated that pursuant to this Rezoning Petition, the Petitioner is requesting that the site be rezoned from the R-4 zoning district to the UR-2 (CD) zoning district to accommodate the development of a residential community on the site that could contain up to 425 dwelling units, and the dwelling units could only be comprised of single family attached (townhome) dwelling units, single family detached dwelling units or a combination thereof. However, it is likely that the site would only be developed with single family attached dwelling units. Multi-family dwelling units would not be constructed on the site. The maximum density of this residential community would be 11 dwelling units per acre.

John Carmichael stated that the current rezoning plan on file with the Planning Department allows for up to 525 dwelling units, however, the maximum number of dwelling units that would be permitted on the site will be reduced to 425 on the revised rezoning plan that will be filed with the Planning Department on August 12, 2019.

In response to a question, Tyson Reilly stated that townhomes are side by side attached dwelling units rather than stacked units. The owner of the townhome unit owns not only the townhome unit but also the land on which the townhome unit is located.

An attendee advised that she did not receive the Notice of this Community Meeting even though she owns a home located within 300 feet of the site. She stated that some of her neighbors received the Notice, and she is upset that she did not receive the Notice. She was made aware of this Community Meeting today by a neighboring property owner. John Carmichael advised that the invitation list for the Community Meeting is provided by the City, and the list is based on the tax records. John Carmichael stated that his office did mail the Notices.

John Carmichael shared the current site plan for this proposed development. He stated that there would be two vehicular access points into the site from Cannon Avenue and a vehicular access point from West Sugar Creek Road by way of a new street to be constructed by the Petitioner. A stub street could also be provided along the western boundary of the site at the Oneida Road right of way.

John Carmichael noted that there would be a large amount of green space and tree save areas on the site. It really catches your eye the first time you look at the site plan.

John Carmichael stated that a 50 foot Class C buffer would be established along that portion of the northern boundary of the site that is adjacent to the existing single family homes, and along a portion of the southwestern boundary of the site next to the existing single family homes.

John Carmichael shared two slides that show the land use plan recommendation for the site. He stated that the Northeast District Plan recommends multi-family residential uses for the site.

Matt Langston then addressed the Community Meeting and provided additional details on the site plan. He pointed out the locations of the streams and wetlands on the site. He stated that with streams you have stream buffers in which the trees are preserved. He noted the continuous green belt through the site. Matt Langston stated that we have been advised that a public street will be required through the site, which will change the site plan. Matt Langston pointed out a potential route of this public street.

Matt Langston stated that the light green areas are storm water detention areas. Matt Langston stated that the development will be required to capture the storm water runoff generated by the development and release it a slow rate so that the rate of the runoff does not change.

In response to a question, Matt Langston stated that the storm water runoff will flow to the south. It will flow towards Interstate 85. The storm water will not go onto Interstate 85.

The size of the storm water facilities will be based on the amount of storm water runoff generated by the development.

In response to a question, Matt Langston stated that the storm water runoff generated by the development will be collected on site, piped to the storm water facilities on site and then released.

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.

- An attendee asked about the wildlife in the streams and tributaries and whether the wildlife would be washed out. Matt Langston stated that a goal of the stream buffers is to preserve wildlife.
- An attendee stated that the green belt through the site is a nice feature.
- In response to a question, Tyson Reilly stated that his company is not currently building or renovating any existing homes on Cannon Avenue.
- In response to a question regarding whether the Petitioner would widen Cannon Avenue, Matt Langston stated that the Petitioner hired a traffic engineer to prepare a traffic study. The Petitioner would construct a left turn lane on Cannon Avenue into the site.
- In response to a question, John Carmichael stated that the Petitioner is looking at whether or not the buffer along the northern boundary of the site can be an undisturbed buffer.
- In response to a question, Matt Langston stated that the Petitioner would install a new planting strip and sidewalk along the site's frontage on Cannon Avenue and along the new internal streets on the site.
- In response to a question, Tyson Reilly stated that the price range for the single family attached dwelling units would be approximately \$210,000 to \$250,000. The units would have three to four bedrooms.

- Tyson Reilly stated that he oversees acquisition and development for The Ardent Companies in the Charlotte area. The Ardent Companies specializes in for sale residential developments. He stated that the affordability of homes in Charlotte is an issue. His goal on this site is to develop a quality townhome community that people can afford, and he thinks that the proposed price range for this proposed community would meet that goal. Tyson Reilly stated that he is not interested in developing cookie cutter residential communities. He likes to develop communities with usable open space areas, and that they are in the early stages of programming the amenities for this proposed community.
- In response to a question, Tyson Reilly stated that if this Rezoning Petition is approved, it would then take seven to eight months to obtain permits to put in the infrastructure. The townhomes would begin to be built approximately 12 months after the development of the infrastructure has commenced. Tyson Reilly stated that townhomes could start being constructed on the site approximately two years from today assuming that all goes well.
- In response to a question regarding what this development would look like, Tyson Reilly stated that he wants to develop a nice community that is affordable.
- An attendee stated that there is already a lot of affordability in Derita.
- An attendee asked for examples of communities that the Petitioner has developed in this area. Tyson Reilly stated that they have developed several communities with single family detached homes such as Holcomb Woods in Harrisburg and Hunton Forest in Cabarrus County. Tyson Reilly stated that they have one townhome community under development called Kee Court.
- An attendee stated that a problem is that this site is an island and it is not connected to Derita, and she stated that the price point is on the lower side.
- An attendee asked if all of the townhome units would have three to four bedrooms. Tyson Reilly stated that the market would dictate the number of bedrooms. This community would appeal to folks who cannot afford to live in Southend or NODA.
- An attendee stated that three to four bedrooms is a concern because this number of bedrooms could bring a lot of people to the site.
- In response to the question regarding the number of bedrooms, Tyson Reilly stated that he would prefer to have more than one product type in this community.
- An attendee stated that she would like to see a diversity of product in this community. She would want this community to be a part of Derita. She stated that this proposed development looks like an isolated planned unit development.
- In response to a question, Laura Reid stated that a left turn lane would be constructed on Cannon Avenue into site.
- An attendee who lives to the north of the site off of West Sugar Creek Road stated that she sometimes has a difficult time getting out of her neighborhood onto West Sugar Creek Road. Tyson Reilly stated that a traffic signal would be installed at the intersection of the new entrance road into the site and West Sugar Creek Road. Hopefully, this traffic signal will provide some breaks in the traffic that will make it easier for this attendee to get out onto West Sugar Creek Road.

- In response to a question, Matt Langston stated that the width of the buffer would be 50 feet. The goal is to retain the existing vegetation in the buffer areas and to supplement the buffer areas with additional plantings as necessary.

- In response to a question, Matt Langston stated that some of the townhome units would have garages and some would not have garages. Tyson Reilly stated that the townhomes would be market rate, for sale townhomes that are affordable. Tyson Reilly stated that there would be a mixture of building materials on the townhome units.

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:

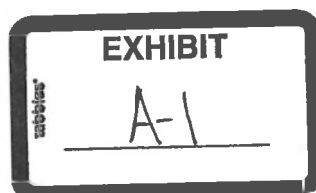
No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 12th day of August, 2019.

Ardent Acquisitions LLC, Petitioner

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

2019-072	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2019-072	04506101	AMERITRUCK REAL ESTATE HOLDINGS LLC				4725 N I-85 SERVICE RD		CHARLOTTE	NC	28269
2019-072	04506107	CARROLL	ARNOLD G		PRISCILLA ANN B	1719 CANNON AVE		CHARLOTTE	NC	28269
2019-072	04506112	RE/SG INVESTMENTS LLC			C/O SINCLAIR E GILLESPIE	4312 FOXCROFT RD		CHARLOTTE	NC	28211
2019-072	04506113	EXECUTIVE BUILDING CO THE				PO BOX 33775		CHARLOTTE	NC	28233
2019-072	04506114	NC PROPERTY & DEVELOPMENT LLC				4825 EQUIPMENT DR		CHARLOTTE	NC	28269
2019-072	04507101	FLOWE	EDDIE A			5527 MANNING RD		CHARLOTTE	NC	28269
2019-072	04507201	NARAYAN POOJA LLC				5111 EQUIPMENT DR		CHARLOTTE	NC	28262
2019-072	04507205	FLOWE	EDDIE A			5527 MANNING RD		CHARLOTTE	NC	28269
2019-072	04507206	FLOWE	EDDIE A	BY WILL		5527 MANNING RD		CHARLOTTE	NC	28269
2019-072	04507207	FLOWE	EDDIE A			5527 MANNING RD		CHARLOTTE	NC	28269
2019-072	04507208	FLOWE	EDDIE A			5527 MANNING RD		CHARLOTTE	NC	28269
2019-072	04507209	FLOWE	EDDIE A	(B/D)		5527 MANNING RD		CHARLOTTE	NC	28269
2019-072	04507210	FLOWE	EDDIE A			5527 MANNING RD		CHARLOTTE	NC	28269
2019-072	04507211	FLOWE	EDDIE A	BY WILL		5527 MANNING RD		CHARLOTTE	NC	28269
2019-072	04507213	GROUP IV ASSOCIATES LLC			C/O EVCO CONSTRUCTION CO	2520 SARDIS RD NORTH		CHARLOTTE	NC	28227
2019-072	04507301	TULSI HOTELS LLC				5100 EQUIPMENT DR		CHARLOTTE	NC	28269
2019-072	04508101	NGUYEN	ANNA THI			1391 MEADOWLANDS DR		WINSTON SALEM	NC	27107
2019-072	04508605	PIZZUTI	DONATO J	LINDSAY N	SELLERS	401 HALLIWELL ST		CHARLOTTE	NC	28262
2019-072	04508606	ESTATE OF WILLIAM COCHRAN			WILLIAM S COCHRAN, JOHN COCHRA	1104 MOUNTAIN ST		KANNAPOLIS	NC	28081
2019-072	04508607	WILBANKS	ROSS T	MOLLY A	WILBANKS	5213 PINE DR		CHARLOTTE	NC	28269
2019-072	04508608	YOUNGER	JAMES MITCHELL			5221 PINE DR		CHARLOTTE	NC	28269
2019-072	04508701	MORRIS	GOLDIE E			5301 PINE DR		CHARLOTTE	NC	28269
2019-072	04508702	KINNAMON	MARTIN LEE		LISABETH ANN WILLARD	5315 PINE DR		CHARLOTTE	NC	28269
2019-072	04508703	DRURY	JAMES M JR	JERRI R	DRURY	5323 PINE DR		CHARLOTTE	NC	28269
2019-072	04508704	URBINA	MARIA ALICIA			5329 PINE DR		CHARLOTTE	NC	28269
2019-072	04508801	TASSY	KATHLEEN M	CAROLYN M	PRATT	1501 LISBON LN		CHARLOTTE	NC	28269
2019-072	04508802	HUNTER	ROBERT M			1511 LISBON LN		CHARLOTTE	NC	28269
2019-072	04508803	GONZALEZ	DANIEL DAIZ			1519 LISBON LN		CHARLOTTE	NC	28269
2019-072	04508804	ELLIOTT	AURIE H			1525 LISBON LN		CHARLOTTE	NC	28269
2019-072	04508808	HARWARD	MARY F			1504 OAK ST		CHARLOTTE	NC	28269
2019-072	04508809	STANCIL	BEVERLY DENISE	NANCY STANCIL	HORONZY	1405 OAK ST		CONWAY	SC	29526
2019-072	04508811	786 HOLDINGS LLC				379 VINE ST		FORT MILL	SC	29707
2019-072	04508812	JARVI	KARL			5308 PINE DR		CHARLOTTE	NC	28269
2019-072	04508813	MORALES	DIANA JAZMIN			5300 PINE DR		CHARLOTTE	NC	28269
2019-072	04508814	HICKS	MERRY A			5230 PINE DR		CHARLOTTE	NC	28269
2019-072	04508815	BEASLEY INVESTMENT GROUP LLC				10955 UNIT 200 WINDS CROSSING DR		CHARLOTTE	NC	28273-6778
2019-072	04508816	CIRCLEWOOD HOLDINGS LLC				1036 CIRCLEWOOD DR		CHARLOTTE	NC	28211
2019-072	04508817	AMERON PROPERTY MANAGEMENT LLC				PO BOX 480700		CHARLOTTE	NC	28269
2019-072	04508818	DIPPERT	HOLLY			5332 PINE DR		CHARLOTTE	NC	28269
2019-072	04508819	MOORE	PARKER JACOBSEN			5326 PINE DR		CHARLOTTE	NC	28269
2019-072	04509109	OVERNITE TRANSPORTATION	CO INC			PO BOX 1216		RICHAMOND	VA	23218
2019-072	04509301	FLOWE	EDDIE A			5527 MANNING RD		CHARLOTTE	NC	28269
2019-072	04509304	OVERNITE TRANSPORTATION CO				PO BOX 1216		RICHAMOND	VA	23218
2019-072	04509307	SHABAN	HANNAH	REJA	RESLAN	1726 CANNON AVE		CHARLOTTE	NC	28269
2019-072	04509308	SHABAN	HANNAH	RAJA	RESLAN	1726 CANNON AVE		CHARLOTTE	NC	28269
2019-072	04509310	RE/SG INVESTMENTS LLC			C/O SINCLAIR E GILLESPIE	4312 FOXCROFT RD		CHARLOTTE	NC	28211
2019-072	04509311	CASANOVA SIDING INC				1644 CANNON AVE		CHARLOTTE	NC	28269
2019-072	04509312	RAILEY	RICHARD L			1640 CANNON AVE		CHARLOTTE	NC	28269



2019-072	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2019-072	Cardinal Glen	Willie & Roslyn	Livingston	5130 Osage Circle		Charlotte	NC	28269
2019-072	Cardinal Glen Homeowners Association	Xavier	Hodges	4943 Osage Cr		Charlotte	NC	28269
2019-072	Derita- Woods	Esmeralda	Aquilera	3017 Dalecrest Drive		Charlotte	NC	28269
2019-072	Eagle Lake Fishing Club, Inc	Lad	Ackerman	2917 Dalecrest Dr		Charlotte	NC	28269
2019-072	Fairstone	Ronald	Williams	5736 Fairchase Avenue		Charlotte	NC	28269
2019-072	Farmcrest Community Neighborhood Association	Tonya	Clarkston	801 Farmcrest Dr		Charlotte	NC	28206
2019-072	Fountaingrove Homeowners Association	Clair	Lane	4007 Elmdale Ct		Charlotte	NC	28206
2019-072	Hidden Valley Community Homeowners Association	Doris	Edwards	1224 Kirt Ct		Charlotte	NC	28213
2019-072	Rebuilding Charlotte Together	Felicia	Giles	4518 Munsee Street		Charlotte	NC	28213
2019-072	Spring Woods Home Owners Association	Jacque	Nettles	1930 Aberglen Dr		Charlotte	NC	28262

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting - **Rezoning Petition No. 2019-072** filed by Ardent Acquisitions LLC to request the rezoning of an approximately 38.83 acre site located on the north side of Cannon Avenue between North Graham Street and West Sugar Creek Road

**Date and Time
of Meeting:** Tuesday, August 6, 2019 at 6:30 PM

Place of Meeting: Northside Baptist Church
Fine Arts Center
333 Jeremiah Boulevard
Charlotte, North Carolina 28262

We are assisting Ardent Acquisitions LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 38.83 site located on the north side of Cannon Avenue between North Graham Street and West Sugar Creek Road from the R-4 zoning district to the UR-2 (CD) zoning district. The purpose of this rezoning request is to accommodate the development of a residential community on the site that could contain up to 425 dwelling units, and the dwelling units may be comprised of single family attached (townhome) dwelling units, single family detached dwelling units or a combination thereof.

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 Planning, Design & 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 Tuesday, August 6, 2019 at 6:30 PM in the Fine Arts Center at Northside Baptist Church located at 333 Jeremiah Boulevard in Charlotte. Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

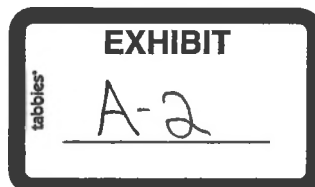
In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

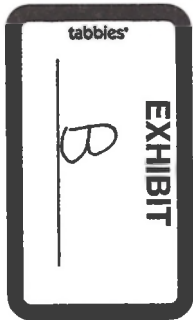
Robinson, Bradshaw & Hinson, P.A.

cc: Mr. Gregory Phipps, Charlotte City Council District 4 (via email)
Mr. Richard Hobbs, Charlotte Planning, Design & Development Department (via email)

Date Mailed: July 26, 2019.

12305221





Community Meeting Sign-in-Sheet

Ardent Acquisitions LLC, Petitioner -- Rezoning Petition No. 2019-072

Fine Arts Center at Northside Baptist Church
333 Jeremiah Boulevard, Charlotte, NC 28262

Tuesday, August 6, 2019 at 6:30 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	ARNOLD CARROLL	1719 CANNON AVE	704-458-7265	
2.	Karl Jarvi	5308 Pine Dr.	704-347-2453	
3.	Jerry Drury	5323 Pine Dr.	704-516-2342	jerridrury@aol.com
4.	Lib Willard Kinnamon	5315 Pine Drive	704-281-7855	Libwillard@mac.com
5.	GOLDIE MORRIS	5301 Pine DR NC	704-596-0126	
6.	West HUNTER	484 Beaten Path	704-201-9164	WBH@HUNTERConstructionGroup.com
7.				
8.				
9.				

Rezoning Petition No. 2019-072

Ardent Acquisitions LLC, Petitioner

Community Meeting
August 6, 2019

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Agenda

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

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Rezoning Team

- Tyson Reilly, Ardent Acquisitions LLC
- Matt Langston, Landworks Design Group
- Laura Reid, Kimley Horn and Associates
- John Carmichael, Robinson, Bradshaw & Hinson

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Current Rezoning Schedule

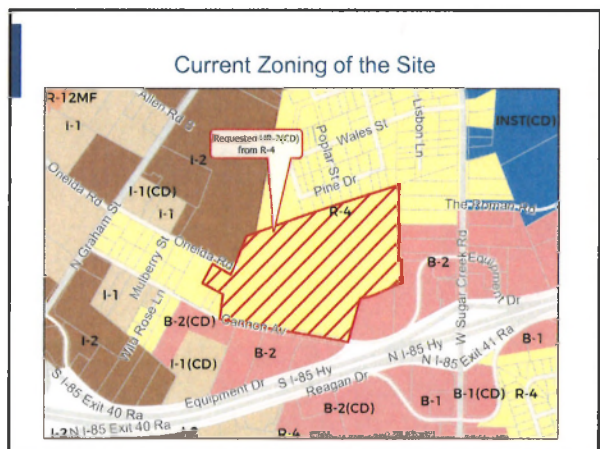
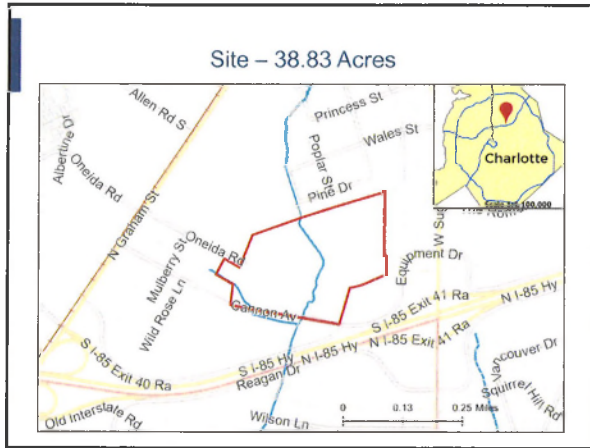
- Public Hearing: Monday, September 16, 2019 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, October 1, 2019 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, October 21, 2019 at 5:30 PM at the Charlotte-Mecklenburg Government Center

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Rezoning Request

Requesting that the site be rezoned from the R-4 zoning district to the UR-2 (CD) zoning district to accommodate a residential community on the site that could contain up to 425 dwelling units, and the dwelling units may be comprised of single family attached (townhome) dwelling units, single family detached dwelling units, or a combination thereof.

Overall density is 11 units per acre.

Current Rezoning Plan provides for 525 dwelling units, but will reduce to 425 dwelling units.

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Site Plan





Land Use Plan Recommendations

Land Use Proposed: Northwest District Plan		Land Use Proposed: Northwest District Plan	
Planning District	Northwest	Planning District	Northwest
Plan Name	Northwest District Plan	Plan Name	Northwest District Plan
Plan Adoption Date	1/24/1989 11:00 AM	Plan Adoption Date	1/24/1989 11:00 AM
Adoption Type	General Plan	Adoption Type	General Plan
Proposed Land Use	Multi-Family	Proposed Land Use	Multi-Family
Proposed Density	100	Proposed Density	100
Proposed Height	5.00	Proposed Height	5.00
Proposed Area	1.00	Proposed Area	1.00
Proposed Date	1/24/1989 11:00 AM	Proposed Date	1/24/1989 11:00 AM
Proposed Author	Multi-Family	Proposed Author	Multi-Family