

OFFICIAL COMMUNITY MEETING REPORT

Petitioner: Shea Homes

Rezoning Petition No. 2019-080

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 July 19, 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 Thursday, August 1st at 6:00 p.m. at King's Cross Church, 3936 Craig Avenue, Charlotte, NC 28211.

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 Mike Shea and Matt Kerns, as well as by Petitioner's agents Matt Langston with LandWorks Design Group and Collin Brown and Brittany Lins with K&L Gates. The property owners were represented by Jacob Norris and Andrew Rowe.

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 11 acres of land located near the intersection of Monroe Road and Commonwealth Avenue, including a large landlocked parcel. The Petitioner's initial rezoning plan did not contain any parcels on Monroe Road, but the Petitioner is in the process of evaluating whether acquisition of a parcel with frontage on Monroe Road would make for a beneficial additional connection into the site.

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 gave a brief overview of the rezoning process, generally. The property is currently zoned R-5 (residential, single family) and R-8MF (residential, multi-family), which would typically allow five (5) dwelling units per acre (DUA) and eight (8) DUA, respectively. Much of the surrounding area consists of

higher density zoning, including the adjacent multi-family property which is currently zoned R-17MF. The Independence Boulevard Area Plan (adopted by City Council in 2011) recommends a density of up to twelve (12) DUA for the majority of the site, with the northern portion recommended for up to five (5) DUA. Mr. Brown explained that preliminary discussions with Planning Staff indicated a general support for a well thought-out development up to twelve (12) DUA.

The Petitioner is requesting to rezone the property to the UR-2(CD) (urban residential district, conditional) to accommodate up to 140 townhomes. The conditional zoning plan commits to high quality architecture, streetscape improvements, and open space preservation areas, among other commitments. Mr. Brown explained that the rezoning commitments and site-specific plan, if approved by City Council, would run with the land and be required of any developer going forward unless a new rezoning is sought.

Mr. Brown explained that the Petitioner's team has informally hosted several community outreach meetings prior to submitting a rezoning application. During these meetings, the Petitioner received feedback that residents of the Moderna neighborhood preferred that a connection not be made to the existing street stub at Levy Way. Mr. Brown stated that the Charlotte Subdivision Ordinance requires developers to connect to all existing street stubs, such as Levy Way. This requirement exists regardless of whether the developer seeks a rezoning or develops the property by-right. However, the Petitioner's team shares the desire to not construct the connection to Levy Way and believes that some topographical and environmental constraints may exempt the Subdivision Ordinance requirement, therefore the Petitioner intends to submit a Subdivision exception request to Planning Staff during this rezoning process. If this exception is granted by Planning Staff, the Petitioner will find a different access point into the site, ensuring that there will be two access points by the end of construction. Further, the Petitioner's team heard from initial community feedback that neighbors do not wish to see construction traffic access the site via Levy Way or Commonwealth Avenue so the Petitioner is willing to commit to prohibiting construction access through those proposed access points. The Petitioner is exploring the option of acquiring a parcel with frontage on Monroe Road to provide an access point for construction traffic, which may also become a public access point into the site.

Mr. Brown then showed several examples of Shea Home's product and explained that the Petitioner's team will submit a revised site plan on August 12th and potentially have a public hearing as early as September 16th with a final City Council decision no earlier than October 21st. Mr. Brown then opened the meeting up to questions and discussion.

One attendee inquired into the proposed height of the townhomes. Mr. Brown stated that the current rezoning request is for a maximum height of sixty (60) feet but that the height is likely to be less than that. The Petitioner's team will continue working with Staff and the neighbors on a maximum height commitment.

In response to questions regarding the treatment of the northwestern side of the site, adjacent to single family homes and an unopened alleyway, the Petitioner's team stated that they will be including a commitment to a buffer in that area and will stay out of the alleyway, thereby providing significant distance between the proposed townhome units and the existing single family homes. The Petitioner confirmed that any trees requiring removal within the alleyway would be replanted.

Another attendee commented that she appreciated the Petitioner's efforts to work with her on buffering the site from her property on Commonwealth Avenue. In response to her question regarding what could be built without a rezoning on the portion of the site closest to Commonwealth Avenue, Mr. Brown responded that the portion of the site is zoned R-8MF and the Ordinance would typically allow up to eight (8) multi-family units per acre in that area. Additionally, density bonuses exist in the Ordinance to allow increases above eight (8) DUA, such as the inclusionary housing bonus and tree save bonus. The Petitioner's team acknowledged that the portion under question is approximately four (4) acres so approximately thirty two (32) multi-family homes could be built in that area by-right, not including density bonuses. The Petitioner is currently proposing approximately forty (40) townhomes in that area so they did not view the increase as significant.

In response to a concern that Char Meck Lane would become a main access point into the site, the Petitioner's team stated that CDOT would only allow that street to be a construction access, not full access, and the Petitioner will commit to that restriction in the next iteration of the rezoning plan.

The Petitioner stated that the projected price point was expected to range from the high \$300's to high \$400's, with square footage ranging from approximately 1,400 square feet to 2,400 square feet.

One attendee inquired into whether the Petitioner would establish an HOA with rules for street parking. The Petitioner stated that it is often their practice to create HOA documents. Additionally the proposed streets will be built to local residential wide standards, which include bump outs for on-street parking to eliminate congestion along the travel lanes of the street.

An attendee asked whether all units will include a two-car garage. The Petitioner responded that most of the units will contain a two-car garage but all will have a minimum of a one-car garage and ample on-street parking would be provided.

A representative of the Oakhurst Neighborhood Association stated that she has had discussions with community members and compiled a list of responses to the rezoning request. Feedback included:

- Concerns over traffic resulting from the proposed Commonwealth Avenue access point, especially during school pick-up and drop-off hours;
- Preference for taller buildings that are more concentrated into the center of the site rather than shorter, more spread out buildings with greater impervious areas;
- Historic issues with flooding near the northern portion of Crater Street;
- Dislike of the first row of townhomes fronting Commonwealth Avenue. The community would prefer to see a small open space area in that location, potentially with benches or public art, to benefit parents waiting on their children at school across the street. [The Petitioner's revised site plan will be responsive to this request.];
- Desire for traffic calming measures. [The Petitioner's team shares the desire for traffic calming through the site so that the proposed townhome neighborhood is not negatively impacted by cut-through traffic.];
- Desire for enhanced aesthetics for the water quality area rather than an unimproved "ugly" water retention pond;

- Lack of amenities, such as a pool or clubhouse; and
- Desire to preserve a pedestrian path through from the existing multi-family development to the church and bus stop. In response, the Petitioner's team stated that the project proposes a robust pedestrian network that will be well-lit and create a safer walking path than the current conditions.

The Petitioner's team stated that they will continue working with the community members to address the received feedback. 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 12th day of August, 2019.

cc: John Kinley, Charlotte-Mecklenburg Planning Department

Exhibit A

2019-080	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2019-080	15906101	PAVCO INDUSTRIES INC				PO BOX 612		PASCAGOULA	MS	39567
2019-080	15906102	TANGS REALTY INC				5103 GRACE PARK DR		MORRISVILLE	NC	27560
2019-080	15906103	BUCKHEAD CAPITAL LLC				2824 BRIARCLIFF PL		CHARLOTTE	NC	28207
2019-080	15906109	FWY PARTNERS			% EVERETT L WOHLBUCK	2506 KNOLLWOOD RD		CHARLOTTE	NC	28211
2019-080	15906111	4229 MONROE ROAD LLC			C/O STUART FLUGEL	3831 COLUMBINE CR		CHARLOTTE	NC	28211
2019-080	15906112	TODD	MICHAEL E			17900 CULROSS LN		CHARLOTTE	NC	28278
2019-080	15906113	PROVIDENCE UNITED METHODIST	CHURCH			2810 PROVIDENCE RD		CHARLOTTE	NC	28211
2019-080	15906114	ERDMAN	DAVID			251 HUNTLEY PL		CHARLOTTE	NC	28207
2019-080	15906115	RICK SEIFERT ENTERPRISES LLC				4331 MONROE RD		CHARLOTTE	NC	28205
2019-080	15906116	ULTIMATE USA REAL ESTATE INC				PO BOX 1499		INDIAN TRAIL	NC	28079
2019-080	15906118	OAKHURST INVESTMENTS LLC				4415 MONROE RD #300		CHARLOTTE	NC	28205
2019-080	15906119	RENFRO	BILLY BYRON JR			4417 MONROE RD		CHARLOTTE	NC	28205
2019-080	15906120	ST GEORGE ERITREAN ORTHODOX CHURCH INC				4419 MONROE RD		CHARLOTTE	NC	28205
2019-080	15906122	ITG LLC				2212 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2019-080	15906123	ITG LLC				2212 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2019-080	15906124	JUNG PROPERTIES LLC				2231 RICHARDSON DR		CHARLOTTE	NC	28211
2019-080	15906125	BAKER	BRYANT ALLEN	ELIZABETH WATTS	BAKER	4422 COMMONWEALTH AVE		CHARLOTTE	NC	28205
2019-080	15906126	NEWTON	DENISE E			4416 COMMONWEALTH AVE		CHARLOTTE	NC	28205
2019-080	15906127	POOLE	MONICA HELMS			4412 COMMONWEALTH AVE		CHARLOTTE	NC	28205
2019-080	15906128	BLACK OWL LLC				1355 GREENWOOD CLIFF STE 300		CHARLOTTE	NC	28204
2019-080	15906129	SEAHAWK PARTNER HOLDINGS LLC			CDP SELWYN HOLDINGS LLC	1355 GREENWOOD CLIFF STE 300		CHARLOTTE	NC	28204
2019-080	15906130	BLACK OWL LLC				1355 GREENWOOD CLIFF STE 300		CHARLOTTE	NC	28204
2019-080	15906131	RED BEAR LLC				1355 GREENWOOD CLIFF SUITE 300		CHARLOTTE	NC	28204
2019-080	15906132	SEAHAWK PARTNER HOLDINGS LLC				1355 GREENWOOD CLIFF STE 300		CHARLOTTE	NC	28204
2019-080	15906133	STONE	ELLA	CURTIS	STONE	4332 COMMONWEALTH AV		CHARLOTTE	NC	28205
2019-080	15906134	HAILEY	ELAINE CROFT			4328 COMMONWEALTH AVE		CHARLOTTE	NC	28205
2019-080	15906135	CECIL	MEGAN N			4324 COMMONWEALTH AVE		CHARLOTTE	NC	28205
2019-080	15906136	PAIGE	ERIC A	SUE ANNE	OXLEY	1238 ROLLINS AVE		CHARLOTTE	NC	28205
2019-080	15906137	BRIARCLIFF APARTMENTS LLC				1630 DELANE AV		CHARLOTTE	NC	28211
2019-080	15906138	GINSBERG	ROBERT			127 EASTERN AVE STE 219		GLOUCESTER	MA	01930
2019-080	15906149	KAMINSKY	MICHAEL ANTHONY			1118 BROOKHURST DR		CHARLOTTE	NC	28205
2019-080	15906150	ELLETT	TYLER H	JESSICA V	ELLETT	1114 BROOKHURST DR		CHARLOTTE	NC	28205
2019-080	15906151	WHITE	SARAH ANNETTE			1110 BROOKHURST DR		CHARLOTTE	NC	28205
2019-080	15906152	YORK	ANDREA			1106 BROOKHURST DR		CHARLOTTE	NC	28205
2019-080	15906153	TAIT	LESLEY A			2630 MERION HILLS CT		CHARLOTTE	NC	28269
2019-080	15906154	LOMAS	SHERRI L			9636 ALMA BLOUNT BLVD		CHARLOTTE	NC	28277
2019-080	15906155	RODI	JOSEPH WILLIAM			808 CRATER ST		CHARLOTTE	NC	28205
2019-080	15906157	KRUG	DAVID R II	LAURA	KRUG	804 CRATER ST		CHARLOTTE	NC	28205
2019-080	15906158	RAMADAN	MANAL			800 CRATER ST		CHARLOTTE	NC	28205
2019-080	15906159	KAO	GEORGE	JOANN	KAO	1009 ELIZABETH MANOR CT		CHARLOTTE	NC	28105
2019-080	15906160	BOYLSTON	ZACHARY M			730 CRATER ST		CHARLOTTE	NC	28205
2019-080	15906161	JONES	LINDA ANDERSON			726 CRATER ST		CHARLOTTE	NC	28205
2019-080	15906162	MITCHELL	MARGARET C	BARRE R	MITCHELL	722 CRATER ST		CHARLOTTE	NC	28205
2019-080	15906163	JOHNSON	TOMMY K	FRANCES M	JOHNSON	1113 RUTLEDGE AVE		CHARLOTTE	NC	28211
2019-080	15906164	SMITH	CHERYL M			714 CRATER ST		CHARLOTTE	NC	28205
2019-080	15906165	ELLIS	KIMBRA D	RACHEL S	BENNETT	706 CRATER STREET		CHARLOTTE	NC	28205
2019-080	15906166	THERIAULT	LEO			700 CRATER ST		CHARLOTTE	NC	28205
2019-080	15906167	SIGMON	CARMEN S			1726 SEIFERT CIR		CHARLOTTE	NC	28205
2019-080	15906168	HEUBERGER	PETER F			632 CRATER STREET		CHARLOTTE	NC	28205
2019-080	15906169	COX	CARYN N HAMMITT			628 CRATER ST		CHARLOTTE	NC	28205
2019-080	15906171	SAMSON PROPERTIES LLC				1630 DELANE AV		CHARLOTTE	NC	28211
2019-080	15906172	JANUARY	ROBERT B	LORI	JANUARY	PO BOX 974		BELMONT	NC	28012
2019-080	15906174	SAMSON PROPERTIES LLC				1630 DELANE AVE		CHARLOTTE	NC	28211
2019-080	15906176	SEAHAWK PAETNER HOLDINGS LLC				1355 GREENWOOD CLIFF STE 300		CHARLOTTE	NC	28204
2019-080	15906178	VR INVESTMENTS LLC				626 CHAR MECK LN		CHARLOTTE	NC	28205
2019-080	15906179	CONNERTON	MARTHA JUNE	TRUST	MARTHA JUNE CONNERTON LIVING	1609 NASSAU BLVD		CHARLOTTE	NC	28205
2019-080	15906181	OLSON REAL ESTATE LLC				2764 PLEASANT RD STE 10903		FORTMILL	SC	29708
2019-080	15906182	NEWPATH PROPERTIES INC				4655 MATTHEWS MINT HILL RD		MATTHEWS	NC	28105
2019-080	15906183	BLACK OWL LLC				1355 GREENWOOD CLIFF STE 300		CHARLOTTE	NC	28204
2019-080	15906207	PAVCO INDUSTRIES INC				PO BOX 612		PASCAGOULA	MS	39568
2019-080	15906208	BLACKBURN	JAMES			631 CRATER ST		CHARLOTTE	NC	28205
2019-080	15906209	PONAK	PAUL D	CHRISTINE M	PONAK	635 CRATER ST		CHARLOTTE	NC	28205
2019-080	15906210	HELMS	HENRY R			3009 GRIFFITH ST		CHARLOTTE	NC	28203
2019-080	15906211	BARBEE	JOSEPH	DOROTHY	CRAIG	701 CRATER ST		CHARLOTTE	NC	28205
2019-080	15906212	EPPELY	GWENDOLYN M			705 CRATER ST		CHARLOTTE	NC	28205
2019-080	15906213	ESCOBAR	MAURICIO E	ADA N	ESCOBAR	4226 HIDDENBROOK DR		CHARLOTTE	NC	28205
2019-080	15906214	BENNETT	STEVEN CURRIE	PEGGY LYNN	GULLEDGE	PO BOX 578		OAK ISLAND	NC	28465
2019-080	15906215	SHOOK	STEVEN LOUIS			723 CRATER ST		CHARLOTTE	NC	28205
2019-080	15906216	MOST INVESTMENTS 2 LLC				727 CRATER ST		CHARLOTTE	NC	28205
2019-080	15906217	WELCH	JOHN B			731 CRATER ST		CHARLOTTE	NC	28205
2019-080	15906218	JOYNER	BENJAMIN THOMAS			735 CRATER ST		CHARLOTTE	NC	28205
2019-080	15906219	TUTTLE	WILLIE BURNETT			739 CRATER ST		CHARLOTTE	NC	28205
2019-080	15906220	ARRINGTON	MARIE CHRISTINE	KIEL CHRISTOPHER	ARRINGTON	805 CRATER ST		CHARLOTTE	NC	28205
2019-080	15906221	C5SO LLC				1501 EAST SEVENTH STREET		CHARLOTTE	NC	28204
2019-080	15906222	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E 4TH ST		CHARLOTTE	NC	28202
2019-080	15906223	MEYER HOMES LLC				PO BOX 1503		DENVER	NC	28037
2019-080	15906413	ERMER	BRETT			2622 MILLIE LN		CHARLOTTE	NC	28205
2019-080	15906414	JENKINS III	JAMES	CINDY MERCADO	JENKINS	2616 MILLIE LN		CHARLOTTE	NC	28205
2019-080	15906415	SOVERN	JULIE D		THE JULIE SOVERN TRUST	2612 MILLIE LN		CHARLOTTE	NC	28205
2019-080	15906416	AGEE	TIMOTHY	CHANDI	AGEE	2608 MILLIE LN		CHARLOTTE	NC	28205
2019-080	15906417	STONE	MICHAEL P	STEPHANIE SMITH	STONE	2604 MILLIE LN		CHARLOTTE	NC	28205
2019-080	15906420	SISK	BOBBY R	JOSEPH	MATTHEWS	1320 LEVY WY		CHARLOTTE	NC	28205
2019-080	15906421	KIRKLEY	JANET S	JOHN T	COX	1314 LEVY WAY		CHARLOTTE	NC	28205
2019-080	15906422	SKINNER	KRISTIN R			1310 LEVY WAY		CHARLOTTE	NC	28205
2019-080	15906423	LUKACS	ISTVAN			1306 MILLIE LN		CHARLOTTE	NC	28205
2019-080	15906424	LENGEMANN	JUSTIN D	MARGUERITE E	LENGEMANN	1302 LEVY WAY		CHARLOTTE	NC	28205
2019-080	15906425	MACHUSKO	CHRISTOPHER PAUL	KRISTY GIBALLA	MACHUSKO	1220 LEVY WAY		CHARLOTTE	NC	28205
2019-080	15906426	CHEUNG	JASON M			1216 LEVY WAY		CHARLOTTE	NC	28205
2019-080	15906430	MODERNA HOMEOWNERS ASSOCIATION INC				2328 BAY ST		CHARLOTTE	NC	28205
2019-080	16104335	ZERBARINI	JOHN C			4311 COMMONWEALTH AVE		CHARLOTTE	NC	28205
2019-080	16104336	ZERBARINI	JOHN C			4317 COMMONWEALTH AVE		CHARLOTTE	NC	28205
2019-080	16104337	SMITH	AMY L	ASHLEY H	EPSS	4321 COMMONWEALTH AVE		CHARLOTTE	NC	28205
2019-080	16104338	CHARLOTTE-MECKLENBURG GOVERNMENT CENTER				600 EAST FOURTH ST 5TH FLOOR		CHARLOTTE	NC	20802

2019-080	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2019-080		Katie	Hedrick	635 McAlway Road		Charlotte	NC	28211
2019-080	Amity Gardens Neighborhood Association	Amy	Harris	5101 Kistler Avenue		Charlotte	NC	28205
2019-080	Amity Gardens Neighborhood Association	Donna	Fisher	2421 Eaton Rd		Charlotte	NC	28205
2019-080	Amity Gardens Neighborhood Association	Donna	Thomas	5362 Buena Vista Ave		Charlotte	NC	28205
2019-080	Amity Gardens Neighborhood Association	Luke	Carter	5237 Lynnville Ave		Charlotte	NC	28205
2019-080	Briar Creek-Commonwealth	Seth	Martin	3625 Commonwealth Av		Charlotte	NC	28205
2019-080	Cmpd- Crime Watch	RA	Sprague	715 N. Wendover Rd		Charlotte	NC	28211
2019-080	Commonwealth Park Neighborhood Association	Ben	Kinney	3112 Commonwealth Av		Charlotte	NC	28205
2019-080	Commonwealth Park Neighborhood Association	Brian	Green	3616 Commonwealth Ave		Charlotte	NC	28205
2019-080	Commonwealth Park Neighborhood Association	Debra	Gilbert	1360 Carolyn Dr		Charlotte	NC	28205
2019-080	Commonwealth Park Neighborhood Association	Katharine	Ormont	3127 Barnhill Dr		Charlotte	NC	28205
2019-080	Commonwealth Park Neighborhood Association	Mary	Mansfield	1308 Rollins Avenue		Charlotte	NC	28205
2019-080	Cotswold Neighborhood Assoc.	Mary Frances	Parker	608 Ashworth Rd		Charlotte	NC	28211
2019-080	Cotswold Neighborhood Assoc.	Mercer	Langley	514 Ellsworth Road		Charlotte	NC	28211
2019-080	Cotswold Neighborhood Assoc.	Will	Geter	1021 Churchill Downs Ct	1	Charlotte	NC	28211
2019-080	Country Walk Homeowners Association	Constance	Smith	1240 Woodland Dr		Charlotte	NC	28205
2019-080	Eastway Park/ Sheffield Park Neighborhood Association	Carolyn	Millen	1121 Westchester Bv		Charlotte	NC	28205
2019-080	Echo Hills Neighborhood Organization	Lori	Polite	800 Fugate Av		Charlotte	NC	28205
2019-080	Grier Heights Community Improvement Organization	Gloria	Green	3400 Burkland Dr		Charlotte	NC	28205
2019-080	Hubbard Glen Homeowners Association	Sandra	Vazquez	1114 Nancy Dr		Charlotte	NC	28211
2019-080	Oakhurst Community Neighborhood Association	Elizabeth	Bradford	4414 Carteret St.		Charlotte	NC	
2019-080	Oakhurst Community Neighborhood Association	Grace	Watkins	4317 Commonwealth Av		Charlotte	NC	28205
2019-080	Oakhurst Community Neighborhood Association	Liz	Millsaps Haigler	1420 Chippendale Road		Charlotte	NC	28205
2019-080	Villages Of Leacroft Homeowners Association	Julie	Shadrick	919 Norland Rd		Charlotte	NC	28205

Exhibit B

July 19, 2019

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: Thursday, August 1st at 6:00 p.m.
Location: King's Cross Church
3936 Craig Avenue
Charlotte, NC 28211
Petitioner: Shea Homes
Petition No.: 2019-080

Dear Oakhurst Area Neighbor,

My firm represents Shea Homes (the "Petitioner") in its request to rezone an approximately 11.15-acre property on the west side of Commonwealth Avenue and east of Char Meck Lane, north of Monroe Road. The Petitioner requests a rezoning from the R-5 and R-8MF zoning districts to the UR-2(CD) 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. You may have previously received a notification letter from us for an initial outreach meeting related to this property that was held on January 23rd at the Common Market Oakwold, prior to filing a rezoning petition.

Accordingly, on behalf of the Petitioner, we invite you to attend the Official Community Meeting regarding this Petition on **Thursday, August 1st at 6:00 p.m.** to meet with the Petitioner and its design and development team. We will give a brief overview of the redevelopment concept and then provide an opportunity for you to meet and talk with individuals that are involved in planning the project.

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

Very truly yours,


Collin W. Brown

Exhibit C

6:00 PM

[illegible]

Exhibit D



K&L GATES



Official Community Meeting

Rezoning Petition #2019-080
Monroe Road & Commonwealth Ave

Thursday, August 1, 2019

INTRODUCTIONS

Petitioner:



Mike Shea & Matt Kearns



Matt Langston



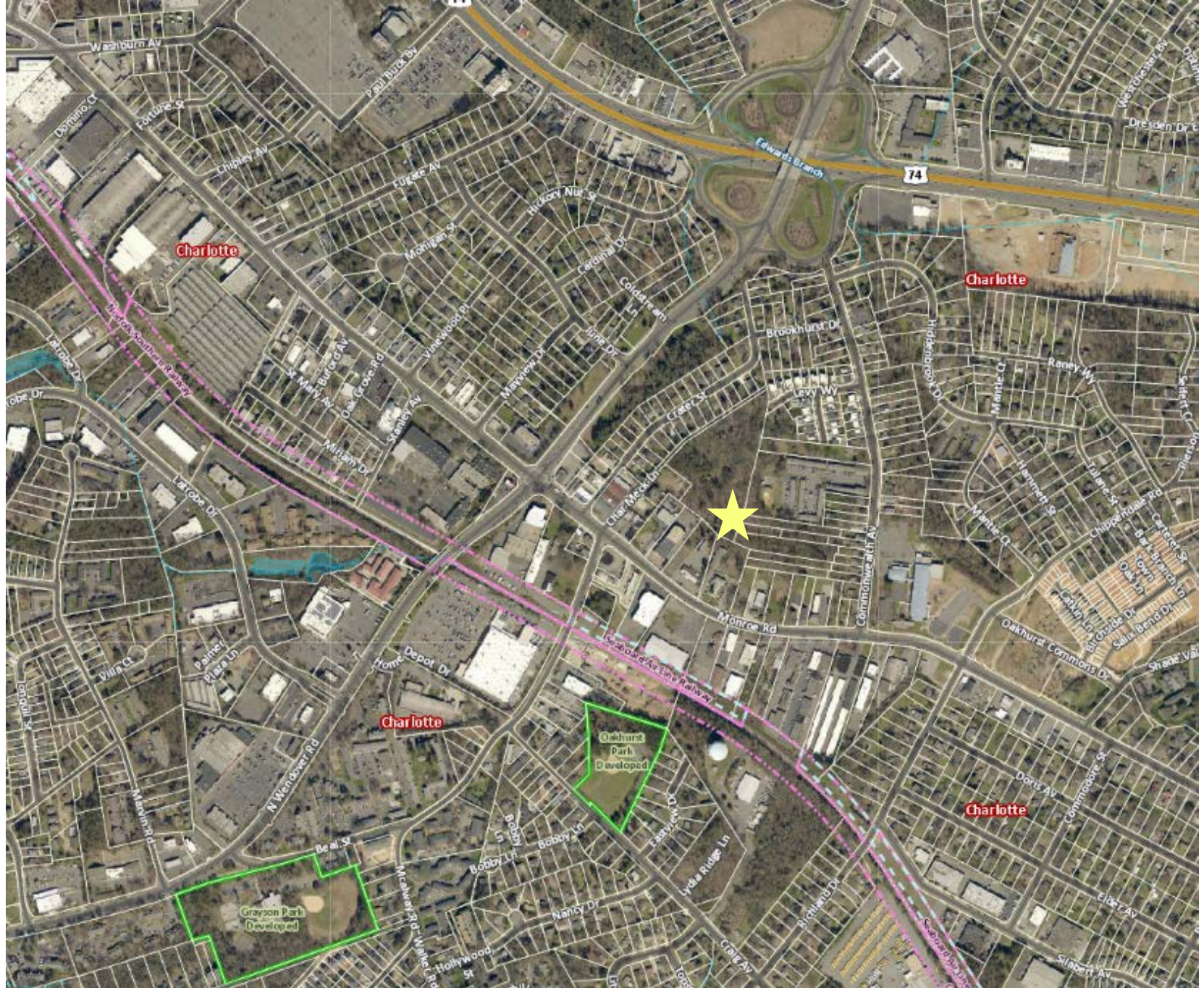
Collin Brown & Brittany Lins

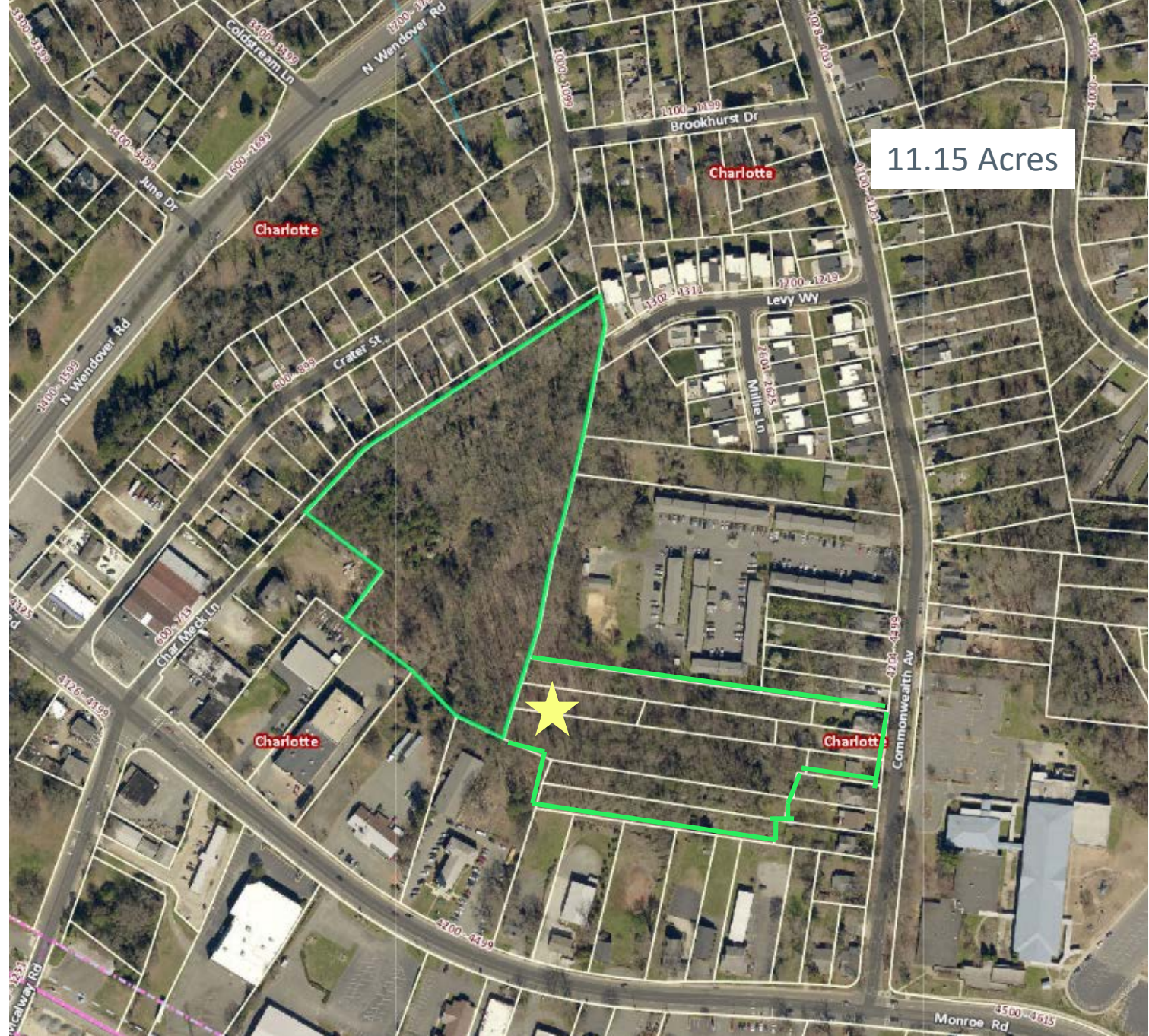
AGENDA

- Property Location
- Current Zoning
- Proposed Development
- Rezoning Timeline
- Feedback & Questions

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

Property Location







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

Current Zoning

Current Zoning: R-5 & R-8MF



Surrounding
areas with
higher density

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

Adopted Land Use Plan

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**



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

Current Proposal

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*

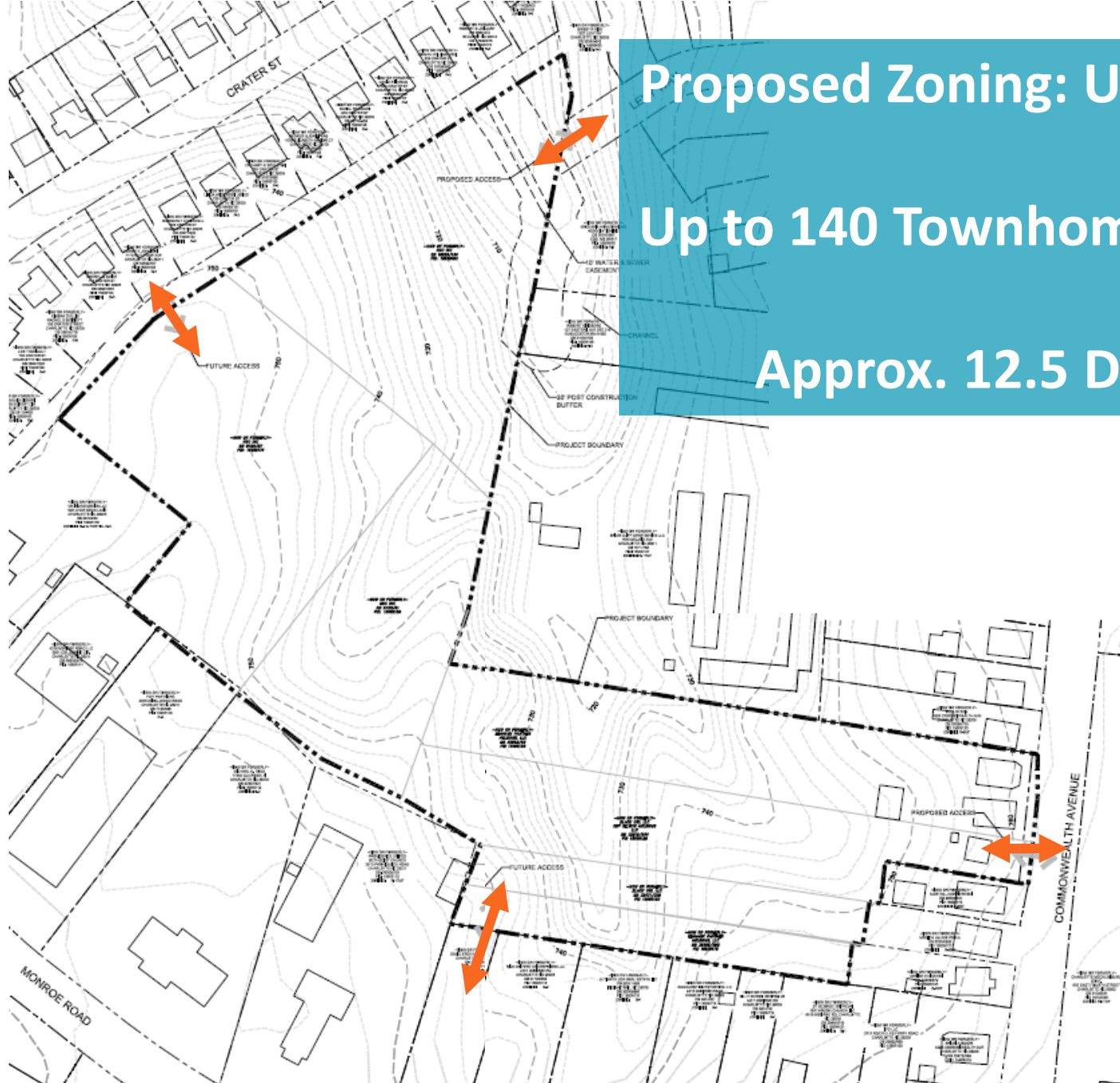
* Commits to standards that go beyond the base zoning ordinance requirements and are specific for each petition.

** 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)

Up to 140 Townhome Units

Approx. 12.5 DUA







Charlotte's 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



Adopted by
Charlotte City Council January 29, 2015

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

Examples of Shea Product



Landings at Noda Townhomes
36th Street Elevation - Buildings 1, 2, and 3







Timeline

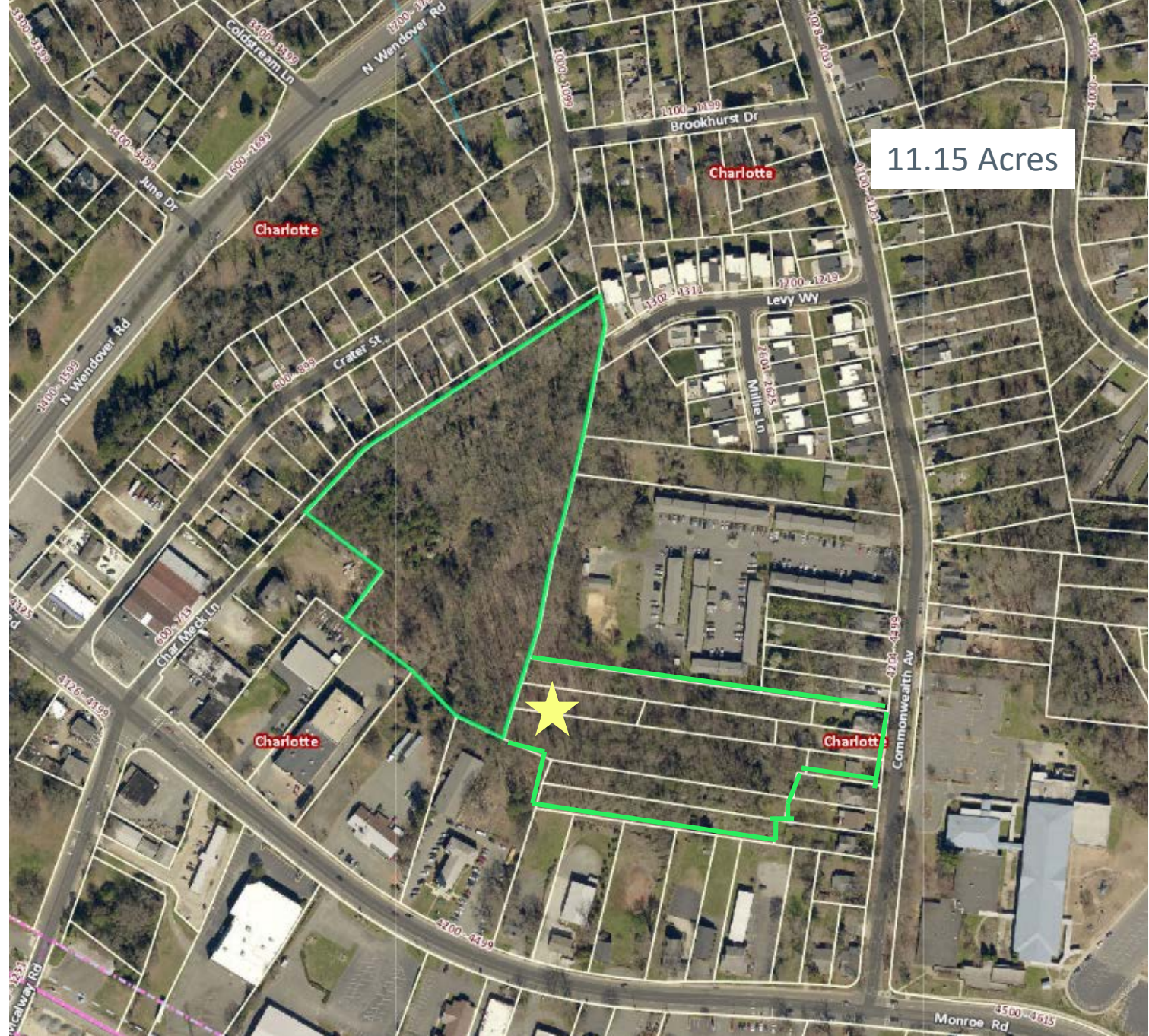
The image features a central orange rectangular banner with the word "Timeline" in white. Above and below this banner are sections of a blue background with a bokeh effect, consisting of numerous out-of-focus light spots in various shades of blue and white.

Rezoning Timeline Best Case Scenario:

- Filed Rezoning Application: June 2019
 - Revised Plan/Community Meeting Report submitted: by August 12th
 - Public Hearing Date: September 16th at the earliest
 - City Council Decision: October 21st at the earliest
-

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

Feedback & Questions?





K&L GATES