

COMMUNITY MEETING REPORT
Petitioner: C Investments 5, LLC
Rezoning Petition No. 2019-140

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 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 November 22, 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 Tuesday, December 10, 2019 at 6:00 p.m. at the Holiday Inn Express Ballantyne, 15139 Ballancroft Parkway, Charlotte, NC 28277.

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 at the Community Meeting by Rick McCorkle, as well as by Petitioner's agents, Nick Bushon and Spencer McNab with Design Resource Group PA and Collin Brown and Brittany Lins with Alexander Ricks PLLC.

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 showed aerials and a street view of the approximately 2.5-acre property.

Mr. Brown explained that a developer must consider many factors, including property owner requirements, existing zoning, natural and environmental constraints, transportation requirements, adjacent property owner concerns, broader community concerns, City priorities, Council member priorities, and market realities. The property is currently zoned R-4, which typically allows approximately four single-family dwelling units per acre (DUA). The adopted South District Land Use Plan (1993) recommends low-density residential uses for the site but, since it was adopted before I-485 was even built, the Land Use Plan is so outdated that it is virtually irrelevant. Several nearby properties have been rezoned to single-family and multi-family residential zoning districts ranging in density from eight to twelve DUA.

Mr. Brown explained that the Petitioner is seeking a site-specific rezoning plan for a townhome development. The proposed conditional plan, if approved by City Council, would govern development on the site, regardless of whether the Petitioner is the developer of the land.

The Petitioner is currently requesting a rezoning to the UR-2(CD) zoning district to accommodate the development of 21 townhomes, which equates to approximately 9.5 DUA. Included in the conditional site plan are commitments to tree save, buffering, and a sidewalk connection along the site's frontage of Providence Road West, among others.

The Petitioner's team previously held an initial outreach meeting with several members of the community and received valuable feedback. The Petitioner's team prepared the following responses to several community comments:

1. Need for visitor parking → The Petitioner is committing to a minimum of five (5) visitor parking spaces in addition to each unit having a garage and driveway long enough to park cars.
2. Desire for preservation of existing trees → Mr. Brown explained that a townhome development can be more concentrated in the center of the site, thereby preserving more natural area, whereas a single-family home development would likely take up the entirety of the site. The Petitioner is committing to a minimum of 15% tree save on-site and will preserve healthy trees where possible and supplement with new plantings where necessary. Mr. Brown pointed out that the site plan could change depending on whether the community prioritizes trees or visitor parking. The Petitioner could include more visitor parking, but that additional area would likely come out of areas currently preserved for tree and buffer areas.
3. Discussions of whether a privacy fence or landscaping was preferred as buffering to adjacent single-family homes → The Petitioner's team has suggested walking along the property line with adjacent property owners to determine their preference.
4. Desire for high-quality and high price-point product → Although it is not permitted to control the sales prices of residences in a zoning document, the Petitioner has ensured that a high-quality product will be built by committing to several architectural design standards.
5. Need for sidewalk connection along Providence Road West → The Petitioner is currently proposing a sidewalk along the site's frontage but is in discussions with CDOT about the possibility of assisting in the expansion of the sidewalk network beyond the Petitioner's site.
6. Dust and noise concerns during construction → The Petitioner will follow construction best practices to limit dust and noise to the extent practical. As compared to a single-family home development, townhomes will be built quickly at one time rather than incrementally, thereby reducing the duration of the dust and noise.
7. Whether the development will be gated → The Petitioner is open to providing gated access to the townhome development but would have to coordinate with CDOT, who is often resistant to private gating for developments.

Mr. Brown explained that the Petitioner's team would be submitting a revised plan by December 17th and the earliest possible public hearing in front of City Council could occur on January 21st with a February 17th decision. He then opened the meeting up for questions.

One attendee commented that families cross Rothesay Drive with children to access the adjacent day care facility so a HAWK signal at the crosswalk would be beneficial. The Petitioner's team said they would look into this and discuss with CDOT.

A property owner directly adjacent to the site stated that she would like to see some of the existing oak trees remain near the property line so there is a natural boundary. Other attendees commented that a fence would be beneficial to keep people from walking through their neighborhood. The Petitioner's team said that they would be willing to provide a fence or preserve the existing trees and provide supplemental landscaping depending on the neighbor's preference.

In response to an attendee's question regarding traffic along Providence Road West, the Petitioner's team responded that the road will be restriped to account for a left turn lane into the site to reduce traffic delays caused by residents turning into the site.

Several attendees commented that multiple developments are in the works in the area and wondered if CDOT and the City are accounting for the aggregate of these pending developments in their calculations. The Petitioner's team responded that they believe that there are DOT plans to widen Providence Road West but the timeline is unknown at this time.

In response to an attendee's question regarding stormwater runoff, the Petitioner's agent pointed out the low point of the site and explained that stormwater will be treated underground, reducing the runoff to adjacent homes. The Petitioner intends to grade the site so that the existing single-family homes are at a higher elevation than the proposed townhomes.

An attendee commented that five visitor parking spaces did not seem like enough for the proposed number of townhomes.

In response to a question regarding trash pickup, the Petitioner's team responded that the Ordinance requires that a dumpster location be shown on the site plan even if roll out containers are expected to be used at the site. The Petitioner is likely to use roll out containers to manage trash at this site.

The formal meeting concluded at approximately 6:45 p.m. and the Petitioner's representatives continued to answer individual questions until approximately 7:00 p.m.

Respectfully submitted this 17th day of December 2019.

cc: John Kinley, Charlotte-Mecklenburg Planning Department

Exhibit A

2019-140 TAXPID OWNERLASTN
2019-140 22309114 YDG MARTIN ROAD LLC
2019-140 22309203 FREEL
2019-140 22309204 BENSON
2019-140 22309237 PAYNE
2019-140 22309238 ROBINSON
2019-140 22309281 SADHU
2019-140 22309293 HALL
2019-140 22309294 FIGUEROA
2019-140 22309299 ARDREY PARK TOWNHOME ASSOC
2019-140 22313305 MARTIN
2019-140 22313482 CARLYLE HOMEOWNERS ASSOCIATION OF MECLENBURG INC
2019-140 22313543 FRANK
2019-140 22313553 HEPLER
2019-140 22313554 AMH NC PROPERTIES LP
2019-140 22313555 CHAUDHARY
2019-140 22313556 WILEY
2019-140 22313601 ALCAZAR
2019-140 22313602 DESAI
2019-140 22313603 AFZAL
2019-140 22313604 DANIEL
2019-140 22313605 NECHYPORUK
2019-140 22313606 OPENDOOR PROPERTY D LLC
2019-140 22313607 SKVORETZ
2019-140 22313608 WARNER
2019-140 22313609 STROUPE
2019-140 22313610 ASHTON ADAMS
2019-140 22313657 PETERS
2019-140 22313658 MOKHNATKO
2019-140 22313659 AK REAL ESTATE LLC
2019-140 22313660 LI
2019-140 22313661 DRONAMRAJU
2019-140 22313666 WISE
2019-140 22313667 BELMONTE
2019-140 22313668 BRYANT
2019-140 22313669 MCDAID
2019-140 22313670 WRIGHT
2019-140 22313671 OWEN
2019-140 22313672 HUI CHAN LIVING TRUST
2019-140 22313673 SEAGROVES
2019-140 22313674 PATEL
2019-140 22313675 ROCHESTER
2019-140 22313676 WANG
2019-140 22313699 EDINBURGH OWNERS ASSOCIATION
2019-140 22313701 MCILWAIN
2019-140 22313702 ADAM
2019-140 22313703 BLEDSOE

2019-140 22313704 MARTIN
2019-140 22313726 LICCIARDI
2019-140 22313727 DOYON
2019-140 22313728 VILLACIS
2019-140 22313729 DAVIS
2019-140 22313730 GOLDBERG
2019-140 22313731 MARKET
2019-140 22313749 GRAHAM
2019-140 22313750 RUPPERT
2019-140 22313751 THE BYUN REVOCABLE LIVING TRUST
2019-140 22365101 BANSAL
2019-140 22365102 SHARMA
2019-140 22365103 BOBBA
2019-140 22365104 VINCENT
2019-140 22365105 RAMIREDDY
2019-140 22365106 SHREERANGAM
2019-140 22365107 RAVIRALA
2019-140 22365123 SEETHARAMU
2019-140 22365153 DHILLON
2019-140 22365154 SHARMA
2019-140 22365155 BALAKRISHNAN
2019-140 22365156 MERITAGE HOMES OF THE CAROLINAS INC
2019-140 22365161 THE RETREAT ON MARVIN ROAD OWNERS ASSOCIATION INC
2019-140 22365162 THE RETREAT ON MARVIN ROAD OWNERS ASSOCIATION INC
2019-140 22365163 THE RETREAT ON MARVIN ROAD OWNERS ASSOCIATION INC

OWNERFIRST	COWNERFIRS	COWNERLAST
CRAIG S RICHARD W DAVID M. JANICE D PRIYANKA WILLIAM BRIAN MONICA INC CHARLES L	PERRI SUMIT GLORIA J	FREEL RAINA MARTIN
CHRISTOPHER CAMERON ROBERT SCOTT	NATALII A ERIK VICENT	FRANK ORIENT
ABHILASHA SEAN ISABELLA CHETAL SYED RASHED BRIAN C TETIANA	ALISON RAFAEL LOVISA G ANN VOLODYMYR	WILEY ALCAZAR AFZAL DANIEL NECHYPORUK
MATTHEW A DAVID H JENIFER ANN JENESE LAWANDA ANNA CHARLES A JR SERGEY	KRISTEN MOLLY E MICHAEL AARON KIRK RANDI ANASTASSIYA	SKVORETZ WARNER HANSEN ADAMS UNDERWOOD MOKHNATKO
BING VENKAT R CAROL A BETTY CRAIG A JAMES M STEVEN CAMERON NAHEMIAH J	TRUST ADITI N JACQUELINE S NEHEMIE G	THE BING LI FAMILY GHARPURAY MCDAID OWEN RAYMOND HUI AND ONKI A CHAN
CHESSON K AJAYKUMAR N JONATHAN MICHAEL XIAN GUI INC RUSSELL JR LORRAINE A MARTHA	BRIAN E SHWETA DAWN MARIE XIUQIN DANIELA	SEAGROVES BHAGAT ROCHESTER WANG % LANDCRAFT PROP INC DIMITRIU

AMY K		
JUANA MAY		
CRAIG MICHAEL	MARILYN HORKY	DOYON
HECTOR I	SANDRA	NARANJO
CYNTHIA M		
DAVID	AMANDA	GOLDBERG
ROGER A	VICKI R	MARKET
SHELLY D		
MARIA A		
AMIT KUMAR	BHAWNA	BANSAL
PARDEEP		
CHANDRA SEKHAR	MADHAVI	BOBBA
EDWIN	AUDREY M	VINCENT
HARICHANDRA REDDY	RAMASULACHANA	RAMIREDDY
PRASANNA	ARAVIND K	ANUGONDA
MADHU S	SRIDEVI LAXMAIAH	RAVIRALA
ABHIRAM	ASHA	KRISHNASWAMY
NAVDEEP S	PUSHPINDER	KAUR
KULDEEP	NEERAJ	SHARMA
SATHYA	PREETHI	ASHOKAN

MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
14021 CONLAN CIRCLE STE B-10		CHARLOTTE	NC	28277
1048 CODDINGTON PL		CHARLOTTE	NC	28211
15323 MCCLURE BRIDGE RD		CHARLOTTE	NC	28277
15308 MCCLURE BRIDGE RD		CHARLOTTE	NC	28277
15304 MCCLURE BRIDGE RD		CHARLOTTE	NC	28277
4040 FARBEN WAY		FORT MILL	SC	29715
15311 MCCLURE BRIDGE RD		CHARLOTTE	NC	28277
15315 MCCLURE BRIDGE RD		CHARLOTTE	NC	28277
7422 CARMEL EXECUTIVE PK #300		CHARLOTTE	NC	28226
PO BOX 136		PINEVILLE	NC	28134
7401 CARMEL EXECUTIVE PARK	SUITE 106	CHARLOTTE	NC	28226
11801 SCOURIE LN		CHARLOTTE	NC	28277
4031 FOREST DR		ALIQUIPPA	PA	28277
30601 AGOURA RD SUITE 200		AGOURA HILLS	CA	91301
5610 EDEN FIELD LN		FORT MILL	SC	29707
11802 HAWICK VALLEY LN		CHARLOTTE	NC	28277
15138 ROTHESAY DR		CHARLOTTE	NC	28277
15134 ROTHESAY DR		CHARLOTTE	NC	28277
15130 ROTHESAY DR		CHARLOTTE	NC	28277
15125 ROTHESAY DR		CHARLOTTE	NC	28227
11711 HAWICK VALLEY LN		CHARLOTTE	NC	28277
405 HOWARD ST STE 550		SAN FRANCISCO	CA	94105
11727 HAWICK VALLEY LN		CHARLOTTE	NC	28277
11731 HAWICK VALLEY LN		CHARLOTTE	NC	28277
11735 HAWICK VALLEY LN		CHARLOTTE	NC	28277
11741 HAWICK VALLEY LN		CHARLOTTE	NC	28277
11803 HAWICK VALLEY LN		CHARLOTTE	NC	28277
11807 HAWICK VALLEY LN		CHARLOTTE	NC	28277
11813 HAWICK VALLEY LN		CHARLOTTE	NC	28277
11819 HAWICK VALLEY LN		CHARLOTTE	NC	28277
11825 HAWICK VALLEY LN		CHARLOTTE	NC	28277
11836 GOLSPIE CT		CHARLOTTE	NC	28277
11830 GOLSPIE CT		CHARLOTTE	NC	28277
11824 GOLSPIE CT		CHARLOTTE	NC	28277
11818 GOLSPIE CT		CHARLOTTE	NC	28277
11810 GOLSPIE CT		CHARLOTTE	NC	28277
11804 GOLSPIE CT		CHARLOTTE	NC	28277
1314 ARAUJO ST		SAN JOSE	CA	95131
11817 GOLSPIE CT		CHARLOTTE	NC	28277
16529 SILVERWORD DR		CHARLOTTE	NC	28213
11835 GOLSPIE CT		CHARLOTTE	NC	28277
11841 GOLSPIE CT		CHARLOTTE	NC	28277
201 N TRYON ST STE 2650		CHARLOTTE	NC	28202
15135 ROTHESAY DR		CHARLOTTE	NC	28277
15127 ROTHESAY DR		CHARLOTTE	NC	28277
15123 ROTHESAY DR		CHARLOTTE	NC	28277

15113 ROTHESAY DR	CHARLOTTE	NC	28277
11704 HAWICK VALLEY LN	CHARLOTTE	NC	28277
11708 HARWICK VALLEY LN	CHARLOTTE	NC	28277
11712 HAWICK VALLEY LN	CHARLOTTE	NC	28277
11716 HAWICK VALLEY LN	CHARLOTTE	NC	28212
11720 HAWICK VALLEY LN	CHARLOTTE	NC	28277
11726 HAWICK VALLEY LN	CHARLOTTE	NC	28277
15054 ANNAN CT	CHARLOTTE	NC	28277
11734 HAWICK VALLEY LN	CHARLOTTE	NC	28277
991 ROSE COMMONS DR # E-345	HUNTERSVILLE	NC	28078
12314 STINSON CT	CHARLOTTE	NC	28277
12310 STINSON CT	CHARLOTTE	NC	28277
12306 STINSON CT	CHARLOTTE	NC	28277
12301 STINSON CT	CHARLOTTE	NC	28277
12305 STINSON CT	CHARLOTTE	NC	28277
12309 STINSON CT	CHARLOTTE	NC	28277
12313 STINSON CT	CHARLOTTE	NC	28277
11202 FLENIKEN CT	CHARLOTTE	NC	28277
11420 CLEMS BRANCH DR	CHARLOTTE	NC	28277
11416 CLEMS BRANCH DR	CHARLOTTE	NC	28277
11412 CLEMS BRANCH DR	CHARLOTTE	NC	28277
13925 BALLANTYNE CORPORATE PL STE 300	CHARLOTTE	NC	28277
11605 N COMMUNITY HOUSE RD STE 250	CHARLOTTE	NC	28277
11605 N COMMUNITY HOUSE RD STE 250	CHARLOTTE	NC	28277
11605 N COMMUNITY HOUSE RD STE 250	CHARLOTTE	NC	28277

2019-140 ORGANIZATI	FIRST_NAME	LAST_NAME
2019-140 Adair At Ballantyne Homeowners Association	Jon P.	Speckman
2019-140 Adair At Ballantyne Homeowners Association	Marc	Settin
2019-140 Bridle Stone HOA	Bill	Bryan
2019-140 Bridlestone Homeowners Association	Bill	Bryan
2019-140 Carlyle Homeowners Association	Jim	Beckom
2019-140 Edinborough Homeowners Association	Paul	Aarons
2019-140 GEMS Network and Diamond Ambassadors	DeLisa	Boyd
2019-140 Providence Pointe	Kenneth	Leeser
2019-140 Scots Hill Homeowners Association	Kevin	Williams
2019-140 Woodside Falls Neighborhood Association	David B.	Bowling

Alexander
Ricks
PLLC

November 22, 2019

Alexander Ricks PLLC
1420 E. 7th St., Suite 100
Charlotte, North Carolina 28204

VIA US MAIL

Collin Brown
980.498.6109
collin.brown@alexanderricks.com

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Date: Tuesday, December 10th at 6:00 p.m.
Location: Holiday Inn Express Ballantyne
15139 Ballancroft Parkway
Charlotte, NC 28277
Petitioner: C Investments 5, LLC
Petition No.: 2019-140

Dear Charlotte Neighbor:

Our firm represents C Investments 5, LLC (the "Petitioner") in its request to rezone an approximately 2.22-acre property located at 11740 Providence Road West (Mecklenburg County Tax Parcel No. 223-133-05). The Petitioner requests a rezoning to to the UR-2(CD) zoning district to accommodate a townhome development.

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 from us regarding an initial outreach meeting held on November 20th.

Accordingly, on behalf of the Petitioner, we invite you to attend the Official Community Meeting regarding this Petition on **Tuesday, December 10th 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.

Sincerely,



Collin W. Brown

STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
14532 Adair Manor Ct				
14511 Adair Manor Ct				
15000 Bridle Trace Lane				
15000 Bridle Trace Lane				
11510 Innes Ct				
15001 Edindale Dr				
11810 Elevation Point Dr.	5402			
15400 Prescott Hill Ave.				
14910 Scothurst Ln				
12513 Woodside Falls Rd				

Exhibit B

Exhibit C

Rezoning Petition #2019-140

Official Community Meeting

Sign-In Sheet

December 10, 2019

Please fill out completely. This information is used by the Planning Department to distribute material regarding this rezoning petition.

Name	Address	Phone No.	Email
Johnnie Loeffler	Charlotte Ny 28277 11908 Hurlock Val Ln	704-543-6697	Loefflerj@tuno.com
BRANDY BLOND	15007 ANDOVER ST SM	704 9866053	BRANDYBLOND@AOL.COM
DENNIS CROOKS	15027 AMMAN CT	704 9006053	ETRP11@AOL.COM
Molly WARDER	11731 HAWICK	704 7245212	WARDERmolly45@cox.net
DAVID WARDER	" "	" "	" "
SERRY GUY	SCORIE LN	704-540-0071	—
J Lei Dorena	Seaside Lane		
ROSELIO ARANDA	14916 EDINDALE DR	980-272-0340	rogelioaranda@gmail.com
LOUISA G. AFZAL	15130 ROTHESAY DR	980-237-1857	LOUISAFAZAL@YAHOO.COM
LIN MILER	11721 Hound Valley Ln	858-997-7656	linmiler@gmail.com
Amy Vitale	11801 Scourie Lane	612-300-6990	amyvitale1@gmail.com

Exhibit D

REZONING PETITION #2019-140

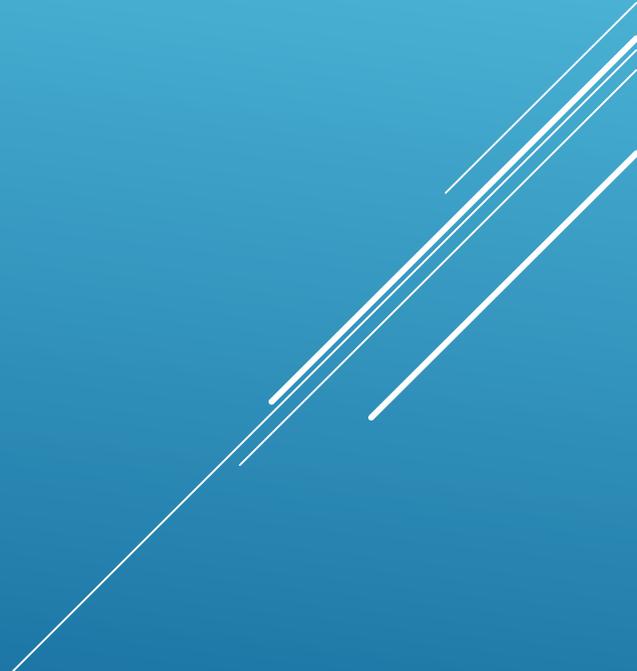
11740 PROVIDENCE ROAD WEST

C INVESTMENTS 5, LLC

Official Community Meeting
Holiday Inn Express Ballantyne
December 10, 2019

Alexander
Ricks
PLLC

MEETING AGENDA

- **Introductions**
 - **Property Location**
 - **Redevelopment Considerations**
 - **Current Zoning**
 - **Land Use Plan Recommendation**
 - **Proposed Redevelopment**
 - **Initial Community Feedback**
 - **Rezoning Timeline**
 - **Questions/Discussion**
- 

TEAM INTRODUCTIONS

Property Owner:

Gloria Martin

Petitioner:

C Investments 5, LLC

Rick McCorkle



Alexander
Ricks
PLLC

The logo for Alexander Ricks PLLC features the name "Alexander Ricks" in a dark blue serif font, with "PLLC" in a smaller, dark blue sans-serif font below it.

Collin Brown &
Brittany Lins



Nick Bushon

PROPERTY LOCATION

PROPERTY LOCATION



PROPERTY LOCATION

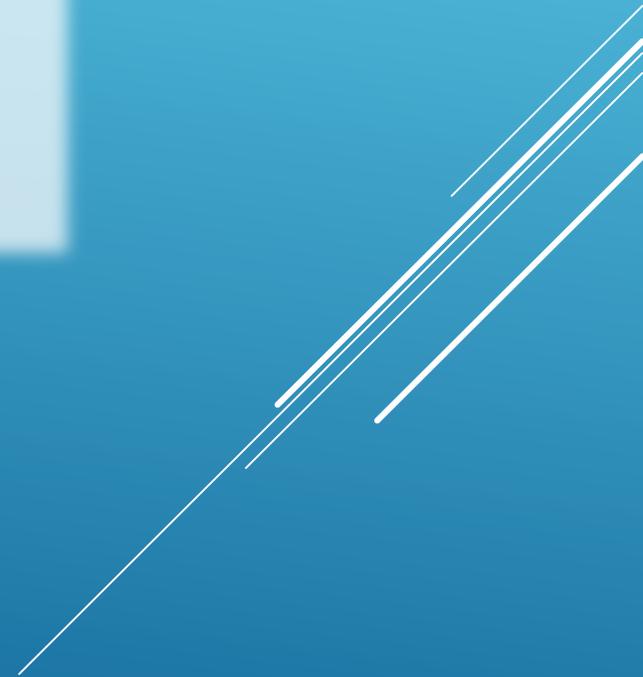


+/- 2.5 acres

PROPERTY LOCATION

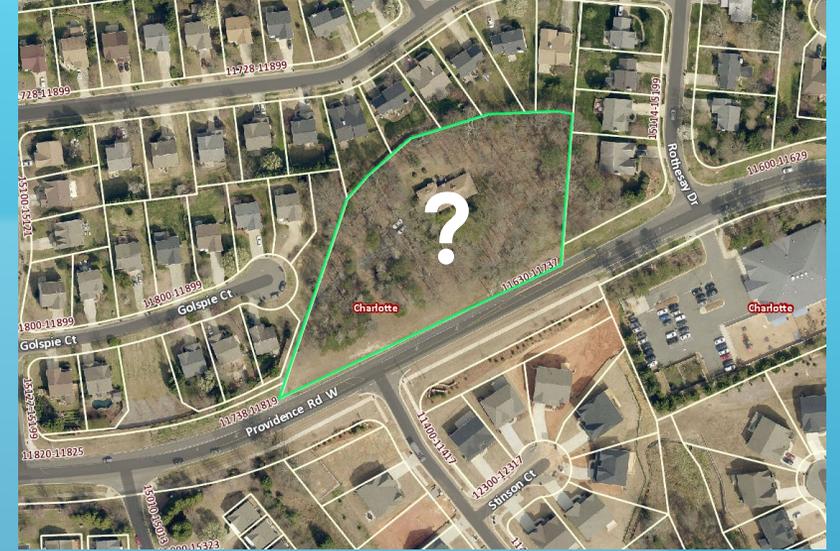


REDEVELOPMENT CONSIDERATIONS



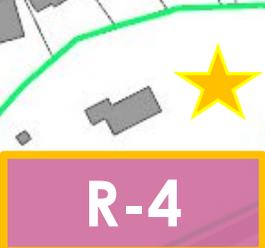
DEVELOPMENT CONSIDERATIONS

- ▶ Property Owner Requirements
- ▶ Existing Zoning
- ▶ Natural / Environmental Constraints
- ▶ Access / Transportation Requirements
- ▶ Adjacent Owner Concerns
- ▶ Ordinance / Policy Requirements (non-zoning, e.g., grading policy)
- ▶ Adopted Area Plans
- ▶ City Priorities
- ▶ Adjacent Uses
- ▶ Broader Community Concerns
- ▶ Market Realities



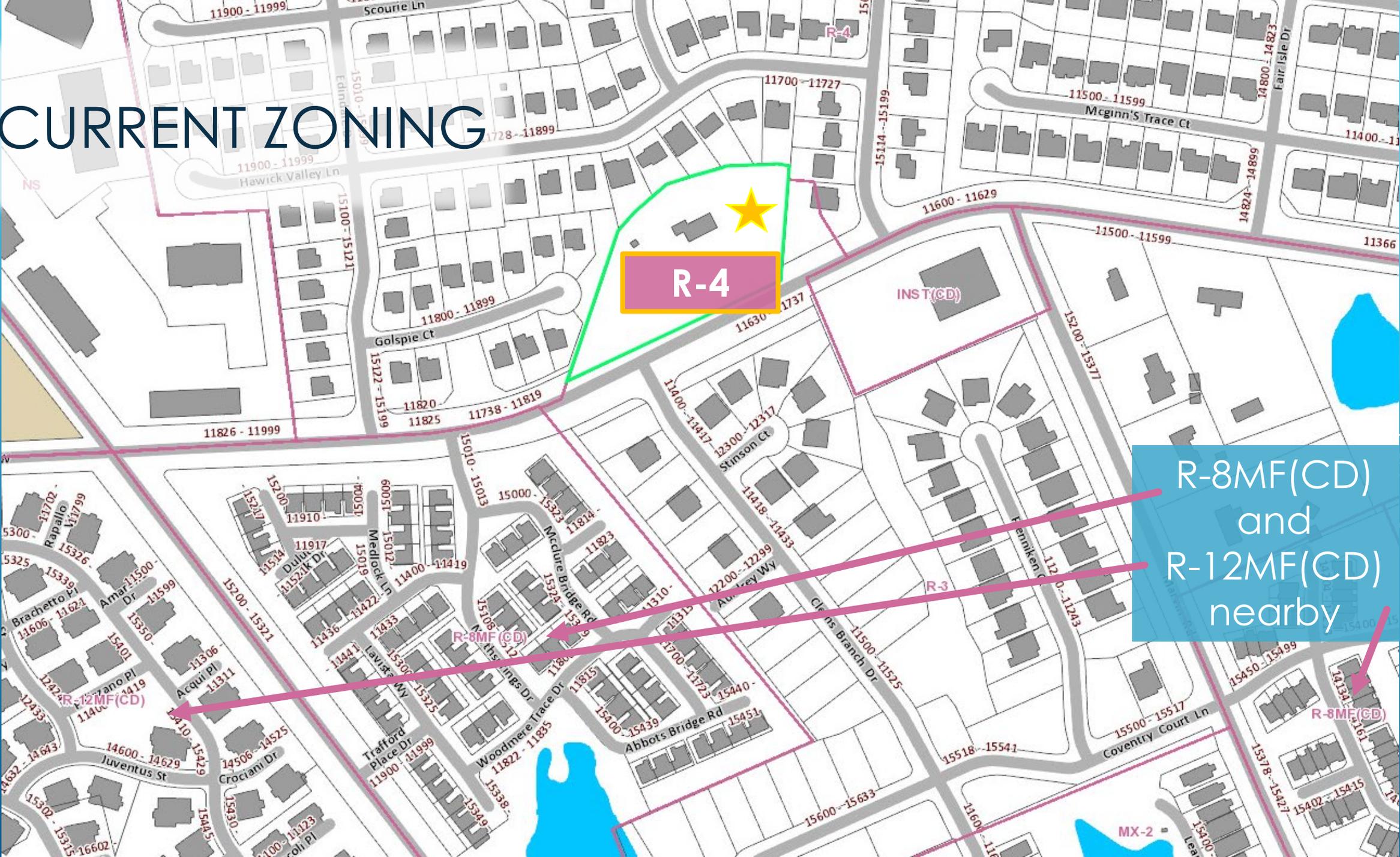
EXISTING ZONING

CURRENT ZONING



R-4

R-8MF(CD)
and
R-12MF(CD)
nearby



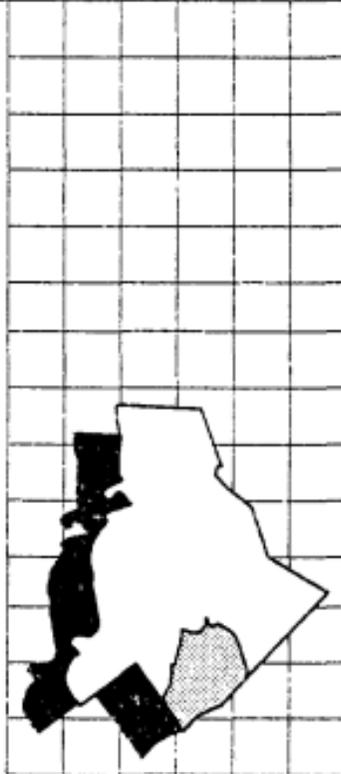
PLAN RECOMMENDATION



RECOMMENDED LAND USE PLAN

South

District Plan



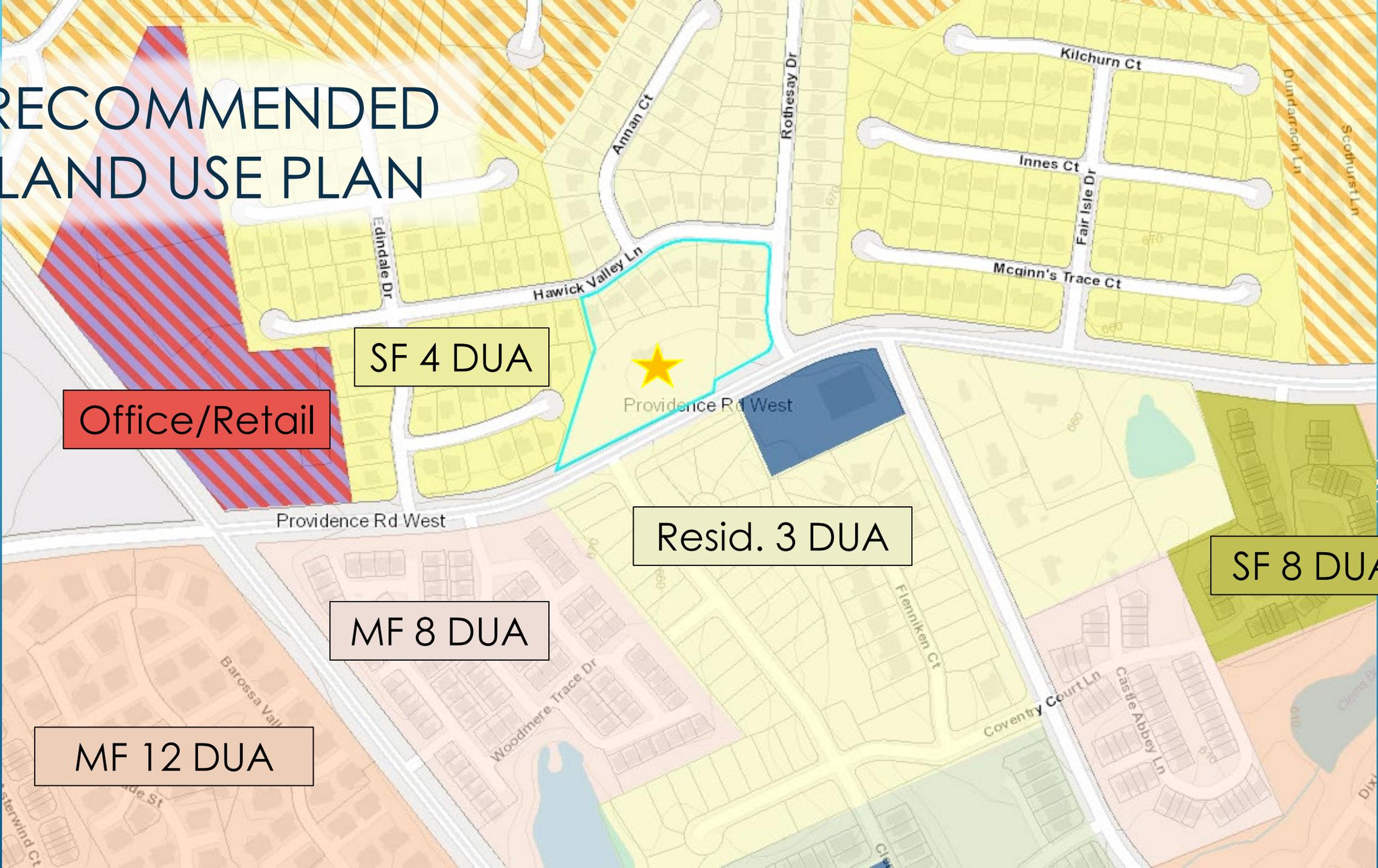
Approved by Charlotte-Mecklenburg Planning Commission June 1, 1992

Amended by Charlotte-Mecklenburg Planning Commission July 28, 1992 and September 3, 1992

Adopted by Mecklenburg Board of County Commissioners July 12, 1993

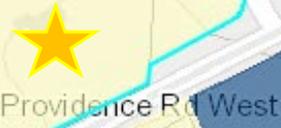
Adopted by Charlotte City Council November 8, 1993

RECOMMENDED LAND USE PLAN



Office/Retail

SF 4 DUA



Resid. 3 DUA

SF 8 DUA

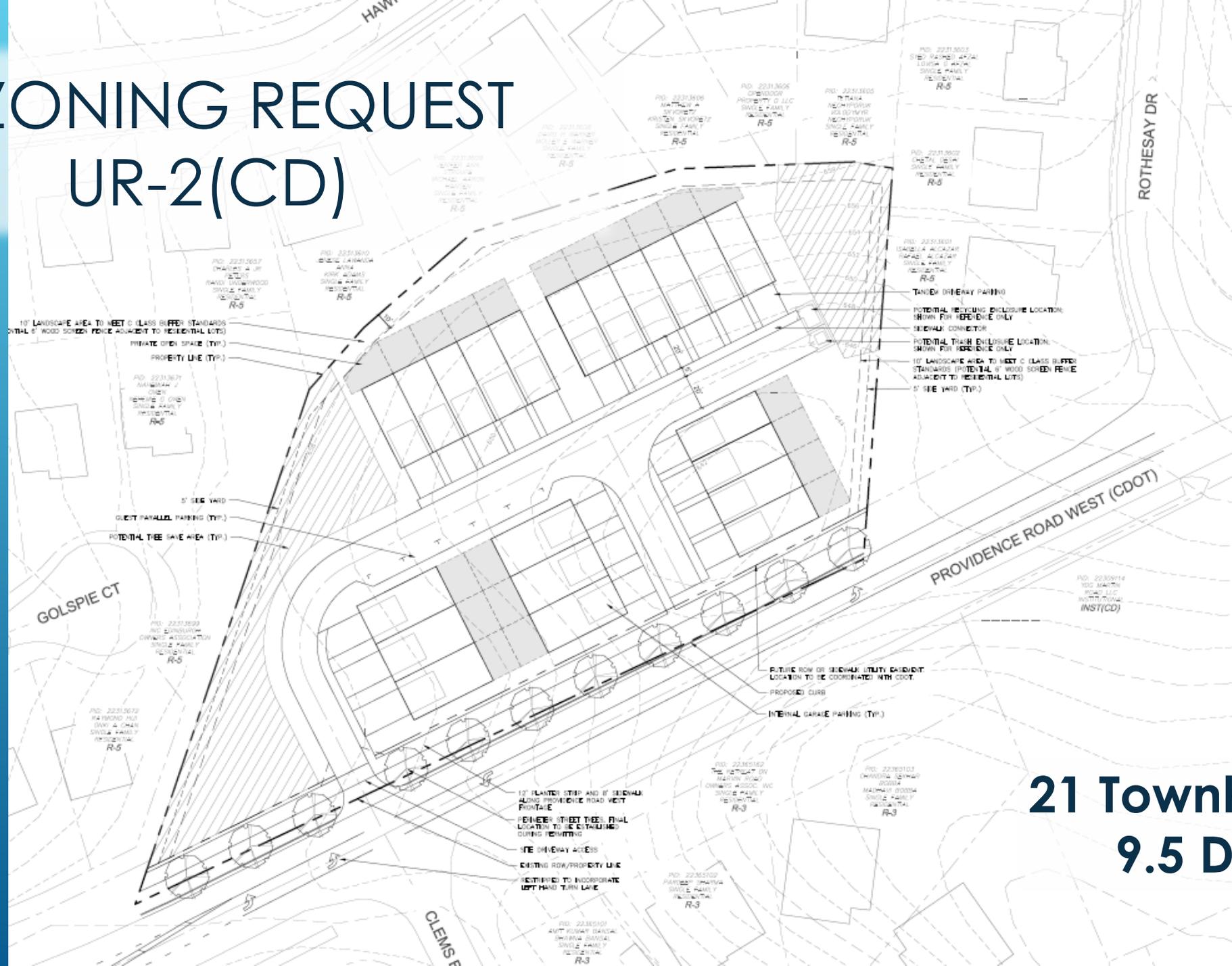
MF 8 DUA

MF 12 DUA

PROPOSED REDEVELOPMENT



REZONING REQUEST UR-2(CD)



**21 Townhomes
9.5 DUA**



10' LANDSCAPE AREA TO MEET C CLASS BUFFER STANDARDS (POTENTIAL 6' WOOD SCREEN FENCE ADJACENT TO RESIDENTIAL LOTS)

PRIVATE OPEN SPACE (TYP.)

PROPERTY LINE (TYP.)

5' SIDE YARD

GUEST PARALLEL PARKING (TYP.)

POTENTIAL TREE SAVE AREA (TYP.)

GOLSPIE CT

PROVIDENCE ROAD WEST (CDOT)

ROTHERSAY D

PID: 22313609
JENIFER ANN STROURE
MICHAEL AARON HANSEN
SINGLE FAMILY RESIDENTIAL
R-5

PID: 22313608
DAVID H WARNER
MOLLEY E WARNER
SINGLE FAMILY RESIDENTIAL
R-5

SKVORETZ
KRISTEN SKVORETZ
SINGLE FAMILY RESIDENTIAL
R-5

VOLODYMYR NECHYPORUK
SINGLE FAMILY RESIDENTIAL
R-5

PID: 22313602
CHETAL DESAI
SINGLE FAMILY RESIDENTIAL
R-5

PID: 22313657
CHARLES A JR PETERS
RANDI UNDERWOOD
SINGLE FAMILY RESIDENTIAL
R-5

PID: 22313610
JENESE LAWANDA ANNA
KVIK ADAMS
SINGLE FAMILY RESIDENTIAL
R-5

PID: 22313601
ISABELLA ALCAZAR
RAFAEL ALCAZAR
SINGLE FAMILY RESIDENTIAL
R-5

PID: 22313671
NAHEMIAN J OWEN
NEHEMI G OWEN
SINGLE FAMILY RESIDENTIAL
R-5

PID: 22313699
INC EDINBURGH OWNERS ASSOCIATION
SINGLE FAMILY RESIDENTIAL
R-5

PID: 22313672
RAYMOND HUI
OWI A CHAN
SINGLE FAMILY RESIDENTIAL
R-5

PID: 22309114
YDC MARTIN ROAD LLC
INSTITUTIONAL INST(CD)

PID: 22365182
THE RETREAT ON MARVIN ROAD
OWNERS ASSOC. INC
SINGLE FAMILY RESIDENTIAL
R-3

PID: 22365103
CHANDRA SEKHAR BOBBA
MADHAVI BOBBA
SINGLE FAMILY RESIDENTIAL
R-3

PID: 22365102
PARDEEP SHARMA
SINGLE FAMILY RESIDENTIAL
R-3

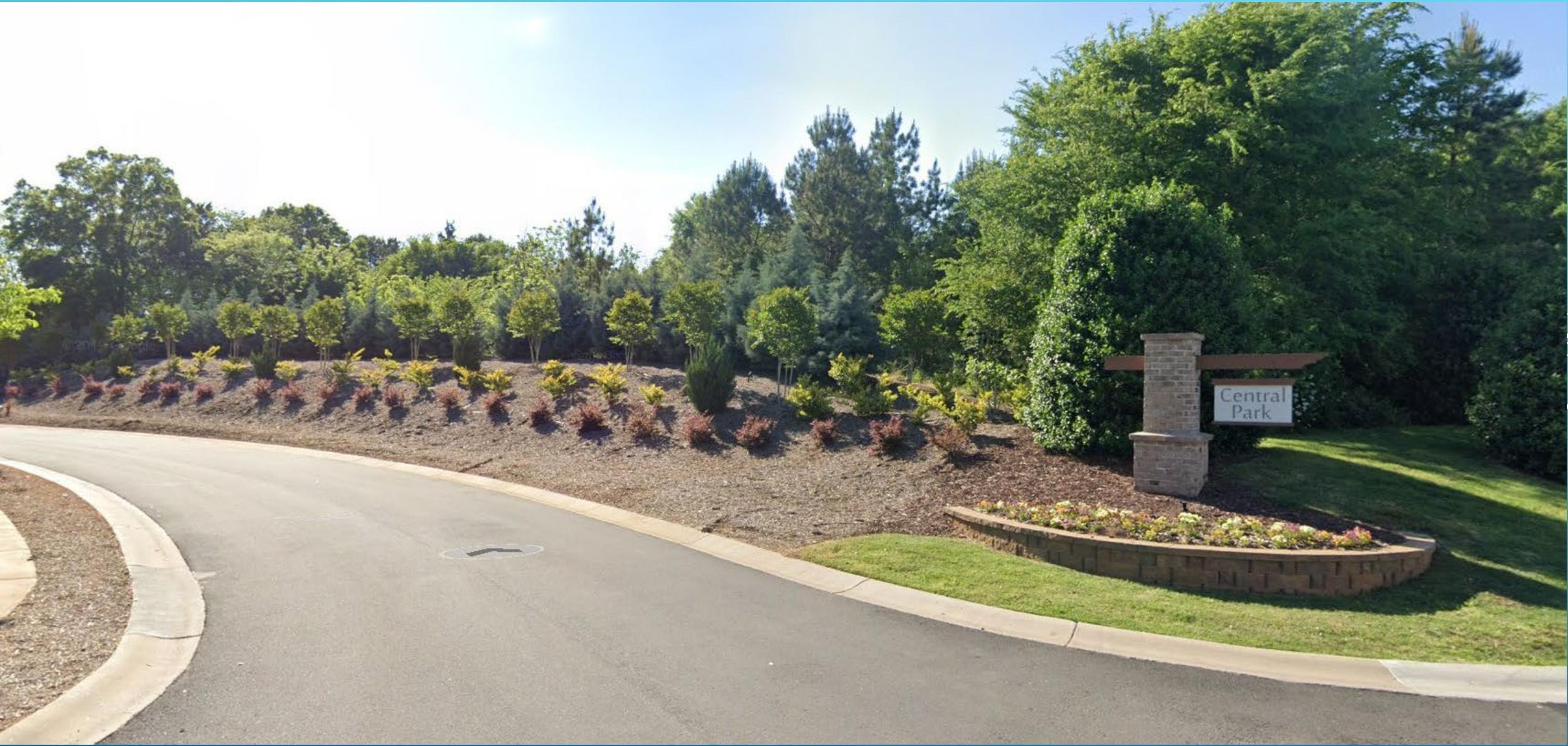
- TANDEM DRIVEWAY PARKING
- POTENTIAL RECYCLING ENCLOSURE LOCATION; SHOWN FOR REFERENCE ONLY
- SIDEWALK CONNECTOR
- POTENTIAL TRASH ENCLOSURE LOCATION; SHOWN FOR REFERENCE ONLY
- 10' LANDSCAPE AREA TO MEET C CLASS BUFFER STANDARDS (POTENTIAL 6' WOOD SCREEN FENCE ADJACENT TO RESIDENTIAL LOTS)
- 5' SIDE YARD (TYP.)

- FUTURE ROW OR SIDEWALK UTILITY EASEMENT. LOCATION TO BE COORDINATED WITH CDOT.
- PROPOSED CURB
- INTERNAL GARAGE PARKING (TYP.)

- 12' PLANTER STRIP AND 8' SIDEWALK ALONG PROVIDENCE ROAD WEST FRONTAGE
- PERIMETER STREET TREES. FINAL LOCATION TO BE ESTABLISHED DURING PERMITTING
- SITE DRIVEWAY ACCESS
- EXISTING ROW/PROPERTY LINE
- RESTRIPTED TO INCORPORATE LEFT HAND TURN LANE

PETITIONER'S DEVELOPMENT EXPERIENCE



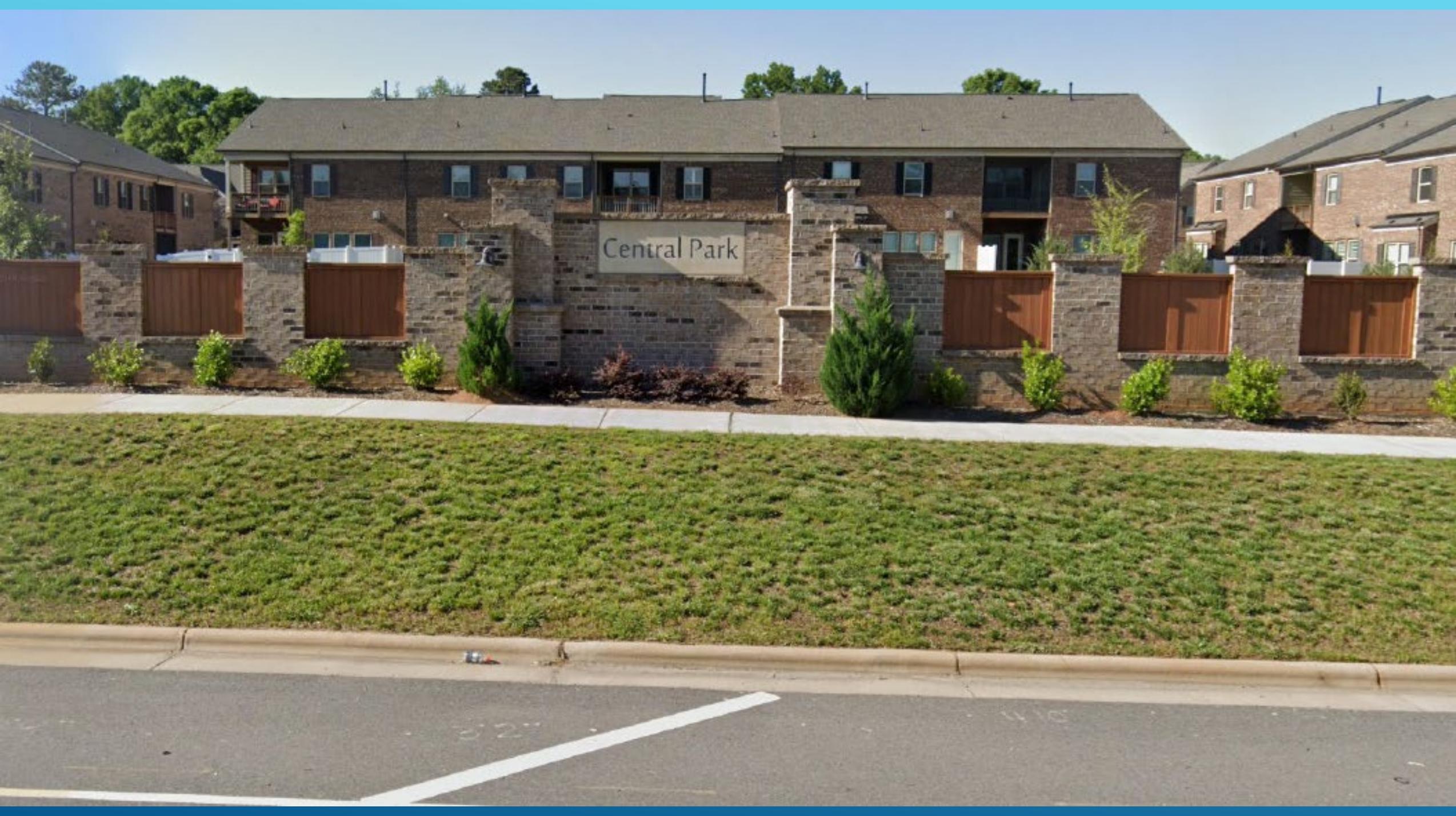


Central
Park



Central
Park

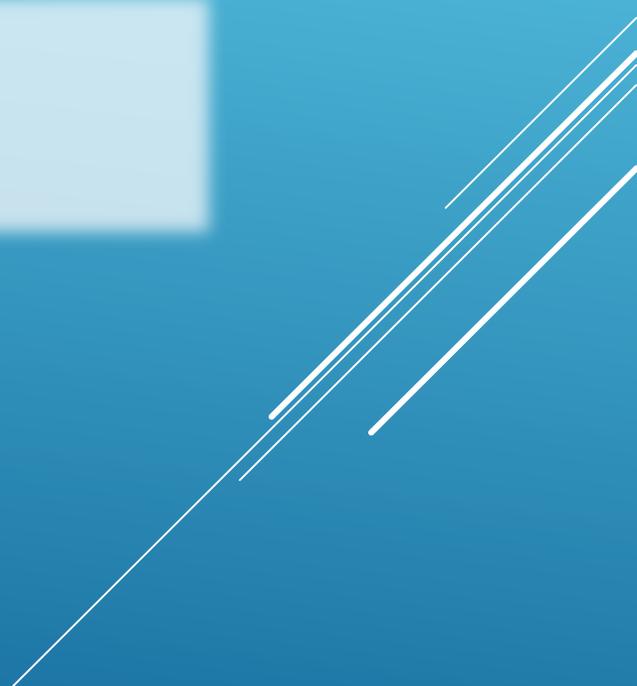
25



Central Park



INITIAL COMMUNITY FEEDBACK



COMMUNITY CONCERNS

- ▶ Need visitor parking
- ▶ Tree preservation
- ▶ Privacy fence vs. buffering to adjacent homes
- ▶ Desire for high-quality/high price-point product
- ▶ Sidewalk connection along Providence Road West
- ▶ Dust & Noise concerns during construction
- ▶ Gated?



VISITOR PARKING & TREE SAVE

Parking as priority vs. tree save/buffering?

Commitment to a minimum of 5 spaces in revised site plan & usable driveways



Commitment to a minimum of 15% tree save.

Will preserve healthy trees where possible and replant where necessary

TREATMENT ALONG PROPERTY LINE

Petitioner's team can walk property line with adjacent owners to determine best step forward

Privacy Fence = remove trees



HIGH QUALITY PRODUCT

- ▶ Price of the land
- ▶ Architectural commitments
- ▶ Petitioner's history

High price per square foot for townhome



COMMITTING TO SIDEWALK ALONG PROPERTY FRONTAGE

8' Sidewalk

12' Planting Strip



CONSTRUCTION NUISANCE

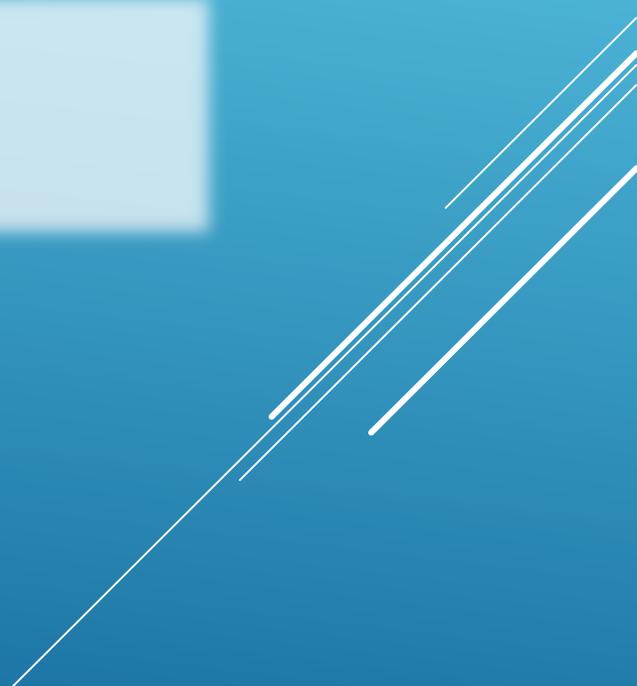
vs. Single family home
incremental construction...

Will follow
construction best
practices

Place restrictions on
construction hours?



TIMELINE



“BEST CASE SCENARIO”

	Application Deadline	1st full review complete, and comments send to petitioner	Petitioner/ staff comment review meetings held by this date	Petitioner's community meeting held by this date (include report in next submittal)	2nd site plan submittal deadline (if full review needed)	2nd full review complete, and comments sent to petitioner	3rd site plan submittal deadline (if full review needed)	3rd full review complete, and comments sent to petitioner	Submittal deadline requesting next PH	Determination on cases cleared for next PH	1st Legal ad review (last day to defer prior to advertising)	1st Legal Ad due to clerk	Public Hearing	Submittal deadline for revised site plans for Z.C.	Zoning Committee Meeting	City Council Decision
One Full Review Cycle	10/28/2019	12/3/2019	12/12/2019	12/14/2019	n/a	n/a	n/a	n/a	12/17/2019	12/28/2019	12/30/2019	12/31/2019	1/21/2020	1/27/2020	2/4/2020	2/17/2020
Two Full Review Cycles	10/28/2019	12/3/2019	12/12/2019	12/14/2019	12/17/2019	12/31/2019	n/a	n/a	1/13/2020	1/24/2020	1/27/2020	1/28/2020	2/17/2020	2/24/2020	3/3/2020	3/16/2020
Three Full Review	10/28/2019	12/3/2019	12/12/2019	12/14/2019	12/17/2019	12/31/2019	1/13/2020	1/27/2020	2/10/2020	2/21/2020	2/24/2020	2/25/2020	3/16/2020	3/23/2020	3/31/2020	4/20/2020

- Filed Rezoning Application: October 28th
- Revised Site Plan: by December 17th
- Earliest Possible Public Hearing: January 21, 2020
- Earliest Possible Decision: February 17, 2020

QUESTIONS?

PROPERTY LOCATION



+/- 2.5 acres



10' LANDSCAPE AREA TO MEET C CLASS BUFFER STANDARDS (POTENTIAL 6' WOOD SCREEN FENCE ADJACENT TO RESIDENTIAL LOTS)

PRIVATE OPEN SPACE (TYP.)

PROPERTY LINE (TYP.)

5' SIDE YARD

GUEST PARALLEL PARKING (TYP.)

POTENTIAL TREE SAVE AREA (TYP.)

GOLSPIE CT

PROVIDENCE ROAD WEST (CDOT)

ROTHERSAY DR

PID: 22313609
JENIFER ANN STROURE
MICHAEL AARON HANSEN
SINGLE FAMILY RESIDENTIAL
R-5

PID: 22313608
DAVID H WARNER
MOLLEY E WARNER
SINGLE FAMILY RESIDENTIAL
R-5

SKVORETZ KRISTEN SKVORETZ
SINGLE FAMILY RESIDENTIAL
R-5

VOLODYMYR NECHYPORUK
SINGLE FAMILY RESIDENTIAL
R-5

PID: 22313602
CHETAL DESAI
SINGLE FAMILY RESIDENTIAL
R-5

PID: 22313657
CHARLES A JR PETERS
RANDI UNDERWOOD
SINGLE FAMILY RESIDENTIAL
R-5

PID: 22313610
JENESE LAWANDA ANNA
KVIK ADAMS
SINGLE FAMILY RESIDENTIAL
R-5

PID: 22313601
ISABELLA ALCAZAR
RAFAEL ALCAZAR
SINGLE FAMILY RESIDENTIAL
R-5

PID: 22313671
NAHEMIAN J OWEN
NEHEMI G OWEN
SINGLE FAMILY RESIDENTIAL
R-5

PID: 22313699
INC EDINBURGH OWNERS ASSOCIATION
SINGLE FAMILY RESIDENTIAL
R-5

PID: 22313672
RAYMOND HUI
DING A CHAN
SINGLE FAMILY RESIDENTIAL
R-5

PID: 22309114
YDC MARTIN ROAD LLC
INSTITUTIONAL INST(CD)

PID: 22365182
THE RETREAT ON MARVIN ROAD
OWNERS ASSOC. INC
SINGLE FAMILY RESIDENTIAL
R-3

PID: 22365103
CHANDRA SEKHAR BOBBA
MADHAVI BOBBA
SINGLE FAMILY RESIDENTIAL
R-3

PID: 22365102
PARDEEP SHARMA
SINGLE FAMILY RESIDENTIAL
R-3

TANDEM DRIVEWAY PARKING

POTENTIAL RECYCLING ENCLOSURE LOCATION; SHOWN FOR REFERENCE ONLY

SIDEWALK CONNECTOR

POTENTIAL TRASH ENCLOSURE LOCATION; SHOWN FOR REFERENCE ONLY

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PID: 22365101