

SECOND OFFICIAL COMMUNITY MEETING REPORT

Petitioner: SunCap Property Group, LLC

Rezoning Petition No. 2022-037

This Second Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Staff 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 virtual format for the Second Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on September 13, 2022. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND FORMAT OF MEETING:

The Second Virtual Community Meeting was held on Tuesday, September 27th at 5:30 p.m. via the Zoom platform.

Recipients of the notice letter were directed to RSVP for a link to the virtual meeting via email or phone to a member of the Petitioner's team. Members of the community who were unable to access the virtual meeting were directed to email or call a member of the Petitioner's team and could be provided with a copy (including a mailed paper copy, if necessary) of the meeting presentation. No hard copies of the presentation were requested to be mailed in advance of the meeting.

MEETING PARTICIPATION:

The Second Virtual Community Meeting had fifty-five (55) total attendees at the start of the meeting, as listed in Exhibit C. The Petitioner was represented at the Second Community Meeting by Fred Bolt and Chandler Turner, as well as by Petitioner's agents Lori Milam with LandDesign, Stephen Overcash and Brian Simpson with ODA Architecture, 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 street views of the approximately 2.01-acre site located at the northeast intersection of East Boulevard and Scott Avenue, east of Kenilworth Avenue. He explained that an initial community meeting was held for the bulk of the site but this second meeting was being conducted because two small additional parcels have been incorporated into the rezoning request.

Mr. Brown gave a brief recap of the property location, current zoning, and development considerations as stated in the initial meeting. The property is currently zoned to a mix of the B-1, NS, O-2 and MUDD-O zoning districts. The recently-adopted 2040 Policy Map recommends the Neighborhood Center placetype for a mixture of pedestrian-friendly uses.

Mr. Brown explained that a new Unified Development Ordinance (UDO) was recently adopted and will become effective on June 1, 2023. At the effective date, parcels with a conventional rezoning district will be automatically converted. The B-1 and O-2 portions of the site would automatically convert to the NC (neighborhood center) placetype since they are within the Pedestrian Overlay. The portions of the site zoned NS and MUDD-O contain a conditional site plan so they will not be converted to a new UDO placetype on the effective date. All surrounding properties with a conventional zoning designation within the East

Boulevard Pedestrian Overlay would also convert to the NC placetype at the effective date. The NC district allows a base maximum building height of sixty-five (65) feet and up to eighty (80) feet with bonuses.

The Petitioner is proposing a rezoning to the MUDD-O (mixed use – optional) zoning district with a site-specific rezoning plan for up to 20,000 square feet of office uses, 300 multi-family residential units, and 15,000 square feet of ground-floor retail, restaurant, and personal service uses. The proposed height has been reduced to eighty-five (85) feet for Area A at the corner of East Boulevard and Scott Avenue and sixty-five (65) feet for Area B along Scott Avenue, closer to the existing single-family neighborhood. Mr. Brown explained that these maximum building heights are being calculated based on the current ordinance, which includes parapets in the calculations, but the new UDO (as of June 1, 2023) measures height to the roof and would exclude the parapet so the Petitioner’s design team believes that the height measurement under the new UDO would not exceed eighty (80) feet, consistent with the NC placetype with bonuses. The Petitioner is coordinating with Staff on additional commitments to parallel the bonus provisions of the UDO, such as electric vehicle parking or affordable housing.

Since the first official community meeting, the Petitioner has also completed their voluntary traffic study and agreed upon mitigation with the Charlotte Department of Transportation (CDOT). The Petitioner will upgrade the crosswalk at the East Boulevard/Kenilworth Avenue and East Boulevard/Scott Avenue intersections to include high-visibility striping; install video detection for automated traffic signal performance measures at the East Boulevard/ Dilworth Road East and East Boulevard/Kenilworth Avenue intersections; and install a pork chop island to restrict side driveway traffic to right-in/right-out operations at the proposed driveway on East Boulevard. The Petitioner will also install a pork chop at the Scott Avenue alley access to ensure that traffic does not cut straight across to the other side of Scott and through to Kenilworth, at request of the neighbors.

Mr. Stephen Overcash introduced several updated conceptual examples and height diagrams of the proposed project. He emphasized the design as “Dilworth’s front porch” including a social corner where patrons and community members could enjoy a cup of coffee, socialize, gather, relax and enjoy their neighbors. He stated that at least half of the façade would likely be brick, stucco and siding, materials prevalent in Dilworth architecture. The vertical cut-outs with brick pillars and window fenestration of the building were also designed with traditional Dilworth architecture in mind. The apartment outdoor spaces are better described as terraces instead of balconies because they are deeper than a traditional balcony and lend themselves to be a true gathering and hosting space for residents. Mr. Overcash also demonstrated the height of the proposed building as compared to surrounding existing and proposed buildings.

Mr. Brown concluded the presentation by explaining the rezoning timeline which could result in a public hearing in November and decision in January, at the earliest while continuing to coordinate with the community. Mr. Brown stated that the Petitioner’s team has been working for several months with the Dilworth Community Association (DCA) who can serve as a resource to neighbors. The virtual meeting was then opened for discussion via the “chat box” function and “raise hand” function on Zoom:

Several attendees expressed concern about building height closest to Fountain View and in context of the existing neighborhood. The Petitioner’s team stated that they are working to address the height concerns with building step-downs and tree save and buffering closest to the existing single-family homes. They also believe the proposal to be in-line with the context of the neighborhood given other recent rezoning approvals and future UDO translation of much of the East Boulevard Pedscape area to the NC placetype.

In response to an attendee’s question about building height in number of stories, the Petitioner’s team stated that the proposed buildings would range between four-and-a-half and six stories, with the greatest building height focused at the intersection corner, farthest from existing single family homes.

As related to a discussion on building height and bonus provisions in the new UDO, the Petitioner's team explained that they currently have some provisions committing to electric vehicle charging stations as listed on the UDO bonus menu but are also evaluating other options such as affordable housing or LEED certification.

An attendee inquired into the reasoning behind the proposed traffic improvement of a video detection traffic signal at the intersection of Dilworth Road and Kenilworth instead of closer to the site at Scott Avenue. The Petitioner's team responded that the traffic study was completed in coordination with CDOT and their traffic engineer who performed calculations at each intersection resulting in an indication that the Dilworth Road and Kenilworth intersection triggered a mitigation measure, which the Petitioner has agreed to install.

The Petitioner's team responded to a question about the "front porch" balconies for the residential units by stating that they anticipate approximately 75% of the units would contain these larger livable balconies. A later question of whether those balconies would be located on the frontage facing toward Fountain View was answered in the affirmative at this time.

Several attendees asked about the parking for the site. In response, the Petitioner's team explained that the parking would all be hidden underground and wrapped with building façade with access from the existing alley and East Boulevard. Parking spaces would not be visible from the public streets. The Petitioner's team confirmed that the building would be completely self-contained for parking. They are projecting approximately fifty (50) parking spaces for the retail uses and then private access parking for the residential units beyond that. Each bedroom would be allotted at least one parking space.

An attendee commented that several neighbors were interested in advocating for including some below-market-rate units into the development.

In response to a question about potential bike lanes on Scott Avenue, the Petitioner's team stated that currently they are not able to move the existing utility poles so they are evaluating with CDOT whether the existing width can accommodate bike lanes on Scott Avenue. Bike lanes will be constructed along the site's East Boulevard frontage. Another attendee commented that there would be no point in installing bike lanes along the site's frontage of Scott Avenue unless they could be continued all the way to Morehead.

An attendee asked why the two additional parcels on Scott Avenue were added into the rezoning request. The Petitioner's team recognized that those two parcels are not currently being used as residential homes. By adding these parcels, the Petitioner's team is able to use the functioning alleyway and improve the alley from Fountain View to Scott Avenue, as was requested by the owners of the Latta Shopping Center. If not incorporated into this rezoning plan, these parcels would likely redevelop in the future. The Petitioner's plan for these parcels is mostly devoted to tree save and buffering, so if the rezoning is approved, the neighborhood would have assurance that no new buildings would be built in that area.

In response to an attendee question about the building setback along Scott Avenue, the Petitioner's team stated that they are proposing approximately twenty (20) feet from Scott Avenue and, as comparison, the existing Dilworth development across the street is estimated to be approximately twelve (12) feet from Scott Avenue. As a follow-up response, the attendee stated that a twenty-foot setback from Scott Avenue sounded fine.

An attendee asked if the Petitioner may consider curb extensions/bulb-outs on Scott Avenue where existing on-street parking is located as part of additional transportation improvements. The attendee explained that at the Fillmore Avenue and Scott Avenue intersection, there is an intersection sight distance issue looking southwest toward oncoming traffic through parked vehicles on Scott Avenue, while attempting to make a northeast bound left turn from Fillmore. The attendee also stated that curb bulb outs would be welcomed at the East Boulevard and Scott Avenue intersection, to shorten the pedestrian crossing length to protect pedestrians from vehicular traffic. The Petitioner's team stated that this has not come up during their

discussions with CDOT and it might be hard to implement since it is related to the opposite site of the street, but they would look into it.

In response to a request, the Petitioner's team stated that they would confirm whether the traffic study takes into account the new development across the street at East Boulevard and Scott Avenue which has been approved but construction has not begun.

At the request of several attendees for confirmation, the Petitioner's team affirmed that they would be installing a traffic control device to ensure that traffic cannot drive through the site's alleyway across Scott and continue through the adjacent alleyway to Kenilworth Avenue. Vehicles exiting from the site at the Scott Avenue access point will only have the option to turn left and continue along Scott Avenue. This traffic control device was a commitment made in direct response to community member concerns.

Questions related to construction phasing and potential for road closures are still being evaluated as the Petitioner's team has not engaged with a general contractor yet for the construction of the site until the rezoning process and permitting are farther along. The Petitioner's team agreed to coordinate the staging, deliver, and laydown plan to limit disruptions to the surrounding area where possible. They expect that construction will last between twenty-four and thirty months once started.

One attendee commented: "I am thoroughly impressed by the attention to detail for these plans and the concessions given to the existing neighborhood. From the aesthetics of the building and additions of sidewalks and green space are remarkable and a big win to help improve livability within these two blocks. The considerations of the inlet/outlets related to the alleyway make complete sense to help prevent driving issues. Given the fact that the ordinance is going to change anyway and future development could forward without going through this process, this seems like the best possible option. Traffic patterns can be easily altered by changing lanes and the timing of traffic lights which happens almost always upon new building/developments on a road. It's important to remember that traffic only exists from people commuting from distances/locations not locally. The ONLY way to reduce traffic in a growing city is to build high density living centers where people can live entirely within a walking distance and therefore not use a car."

In response to a question about the tree save intentions, the Petitioner's team stated that they currently expect that they will need to replant the tree save areas with new vegetation but that they would explore ways to save existing trees if there are any in those locations.

An attendee stated concern with the business hours of the retail and office space. In response, the Petitioner's team stated that they would comply with all ordinance guidelines and expect the establishments to hold typical hours. The Petitioner's interests are aligned with the nearby neighbors to not allow noxious or disruptive retail tenants because they want a positive experience for leasing of their residential units.

The meeting concluded at approximately 7:00 p.m. with no additional questions/comments from members of the community.

Respectfully submitted this 17th day of October 2022.

cc: Holly Cramer, Charlotte-Mecklenburg Planning Department

Exhibit A

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE

2022-037	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2022-037		Rosalyn	Allison-Jacobs	634 Waco St		Charlotte	NC	28204
2022-037	<Null>	Linda	Vanderbosch	600 E Worthington Ave		Charlotte	NC	28203
2022-037	Amherst Place Homeowners Association	June	Watts-Mistri	1730 Amherst Pl		Charlotte	NC	28204
2022-037	Charlotte Regional Realtor Association	Joe	Padilla	1201 Greenwood Cliff		Charlotte	NC	28204
2022-037	Cherry Neighborhood Association	Kathryn	Hubicki	325 Baldwin Ave		Charlotte	NC	28204
2022-037	Cherry Neighborhood Association	Kristen Joyce	Moyer	1922 Luther St		Charlotte	NC	28204
2022-037	Cherry Neighborhood Association	Myron	Patton	1623 Luther St		Charlotte	NC	28204
2022-037	Cherry Neighborhood Association	Stephanie	Wick	1712 Amherst Pl		Charlotte	NC	28204
2022-037	Cherry Neighborhood Joint Leadership Team	Sylvia	Bittle- Patton	1623 Luther Street		Charlotte	NC	28204
2022-037	DCA Land Use	Ellen	Citarella	322 E. Kingston Ave		Charlotte	NC	28203
2022-037	Dilworth	Christine	Williamson	705 McDonald Ave		Charlotte	NC	28203
2022-037	Dilworth Community Association	Franklin	Keathley	523 E. Kingston Ave		Charlotte	NC	28203
2022-037	Dilworth Community Association	Valerie	Preston	413 E. Worthington Ave		Charlotte	NC	28203
2022-037	Dilworth Community Development Association	Cynthia L	Schwartz	409 Rensselaer Av		Charlotte	NC	28203
2022-037	Dilworth Community Development Association	John	Fryday	1119 Belgrave Pl		Charlotte	NC	28203
2022-037	Dilworth Community Development Association	John	Gresham	717 E Kingston Av		Charlotte	NC	28203
2022-037	Dilworth Community Development Association	Mathew	Demetriades	1320 Fillmore Avenue #422		Charlotte	NC	28203
2022-037	Dilworth Community Development Association	Scott	Paviol	1920 Park Road		Charlotte	NC	28203
2022-037	Dilworth Community Development Association	Sis	Atlas Kaplan	1320 Fillmore Av	318	Charlotte	NC	28203
2022-037	Dilworth Community Organization	Valerie	Preston	413 E. Worthington Ave		Charlotte	NC	28203
2022-037	Dilworth Crescent Row	Maggie	Commins	1148 Dilworth Crescent Row		Charlotte	North Carolina	28203
2022-037	EZPTAX LLC	Stromme	Granville	1133 SALEM DR		CHARLOTTE	NC	28209
2022-037	Freedom Park	Brittany	Lins	1125 Princeton Avenue		Charlotte	NC	28209
2022-037	Freedom Park	Laurel	Grauer	1135 Salem Drive	G	Charlotte	NC	28209
2022-037	Freedom Park Neighborhood Association	Julie	Wall- Burris	2904 Somerset Dr		Charlotte	NC	28209
2022-037	Freedom Park Neighborhood Association	Lesley	Faulkner	1254 Salem Drive		Charlotte	NC	28209
2022-037	Freedom Park Neighborhood Association	Victor	Ahdieh	2724 Dilworth Heights Ln		Charlotte	NC	28209
2022-037	Friends & Residents Of Historic Cherry	Karen	Jensen	311 Baldwin Av		Charlotte	NC	28204
2022-037	Future Forward Group Home LLC	Robin	Gregory	400 E STONEWALL ST UNIT		Charlotte	North Carolina	28202
2022-037	Grove at Cherry Home Owners Association	Richard	Wechsler	727 Morgan Park Dr		Charlotte	NC	28204
2022-037	Heart Math Tutoring	Holly	Rodden	805 Lexington Ave		Charlotte	NC	28203
2022-037	Myers Park Manor	Kris	Taylor	430 Queens Road	#521	Charlotte	NC	28207
2022-037	Neighborhoods of Cherry	Aletha	Green Burgess	1423 Main St		Charlotte	NC	28204
2022-037	Neighborhoods of Cherry	Matthew	Hassey	609 WACO ST		charlotte	Nc	28204
2022-037	Olmsted Park Homes HOA	Nina	Lipton	415 Meacham St		Charlotte	NC	28203
2022-037	Queens Station HOA	Rex	Jones	308 Queens Road #22		Charlotte	NC	28204
2022-037	Queens West Homeowners Association	Warren	Linde	2000 Nolen Park Lane		Charlotte	NC	28209
2022-037	Sedgefield	Janelle	Travis	635 Poindexter Drive		Charlotte	NC	28209
2022-037	Sedgefield And Freedom Park	Terry	Thirion	2808 Park Road		Charlotte	NC	28209
2022-037	Sharon Woods	Sean	Smith	318 Queens Rd		Charlotte	NC	28204
2022-037	The Cherry Community Organization (CCO)	Barbara	Rainey	610 Baldwin Avenue		Charlotte	NC	28204
2022-037	Wayfinders (formerly Bruce Irons Camp Fund)	Mollie	James	725 Providence Road	Suite 212	Charlotte	NC	28207

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY QUESTIONS. THANK YOU!

2022-037	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2022-037	12312117	DUDKA	RICH			1320 FILLMORE AVE UNIT 100		CHARLOTTE	NC	28203
2022-037	12312118	LARSEN	THOMAS JAMES JR			3121 SELWYN AVE		CHARLOTTE	NC	28209
2022-037	12312119	TROTTA	SARAH L			1320 FILLMORE AVE UNIT 102		CHARLOTTE	NC	28203
2022-037	12312120	BICKLE	SAMUEL R			1320 FILLMORE AVE UNIT 103		CHARLOTTE	NC	28203
2022-037	12312121	ORCHARD ROAD HOLDINGS LLC				401 EASTOVER RD		CHARLOTTE	NC	28207
2022-037	12312122	BRYAN	AMY L			315 RIDGEWOOD AVE		CHARLOTTE	NC	28209
2022-037	12312123	CERRATO	WILLIAM	CLAIRE	CERRATO	13 VALLEY RD		NATICK	MD	01760
2022-037	12312124	LAU	ALBERT			1320 FILLMORE AVE UNIT 110		CHARLOTTE	NC	28203
2022-037	12312125	ATLANTIC CORP				806 N 23RD ST		WILMINGTON	NC	28405
2022-037	12312126	EVANS	JOY M			18402 PENINSULA CLUB LN		CORNELIUS	NC	28031
2022-037	12312127	BAYER	ALEXANDRA			1320 FILLMORE AVE UNIT 113		CHARLOTTE	NC	28203
2022-037	12312128	WILLIAMS	MARK R	ELIZABETH ANN	WICKER	1320 FILLMORE AVE UNIT 114		CHARLOTTE	NC	28203
2022-037	12312129	TROTTA	DANIEL C	PHYLLIS A	TROTTA	1478 VALHALLA DR		DENVER	NC	28037
2022-037	12312130	NOONKESTER	MATTHEW DONNELL	JENNIFER ROSE	NOONKESTER	728 WILD BERRY CT		WAXHAW	NC	28173
2022-037	12312131	HO	KAY	TRUST	KAY HO	139 NORTH RD		SAUNDERSTOWN	RI	02874
2022-037	12312132	AMIRI	KAYLA R			5548 ROCK CANYON RD		THE COLONY	TX	75056
2022-037	12312133	MADDOX	BRIAN	KELLE	SHARPE	1320 FILLMORE AVE UNIT 119		CHARLOTTE	NC	28203
2022-037	12312134	BABCOCK	GORDON	KATHLEEN RICHARDS	BABCOCK	846 MILL RIVER RD		SAINT ALBANS	VT	05478
2022-037	12312135	CLARK	ROBIN E			2283 MATTHEWS ST NE		ATLANTA	GA	30319
2022-037	12312136	SUAREZ	ELENA			1320 FILLMORE AV UNIT 124		CHARLOTTE	NC	28203
2022-037	12312137	FREDRICK	LAURA	GEORGE	FREDRICK	1320 FILLMORE AVE UNIT 126		CHARLOTTE	NC	28203
2022-037	12312138	LOK	ELAINE CHI LING			105 BELLA ROSE DR		CHAPEL HILL	NC	27517
2022-037	12312139	SAWYER	KENNETH W	JACQUELINE	SAWYER	1320 FILLMORE AVE UNIT 128		CHARLOTTE	NC	28203
2022-037	12312140	BOBROW	SHELDON			1320 FILLMORE AVE UNIT 129		CHARLOTTE	NC	28203
2022-037	12312141	ROBINSON	SEAN M	EDWARD S	KOVALCHIK	1320 FILLMORE AVE UNIT 132		CHARLOTTE	NC	28203
2022-037	12312142	BLINCOE	MATTHEW	BRENDA	BLINCOE	7810 SPRING FARM CT		PROSPECT	KY	40059
2022-037	12312143	ROBINSON	SEAN M.			1320 FILLMORE AV Unit 132		CHARLOTTE	NC	28203
2022-037	12312144	KIRTON II	ALBERT T	LISA	KIRTON	1320 FILLMORE AVE UNIT 133		CHARLOTTE	NC	28203
2022-037	12312145	MYERS	BRIGETTE M			1320 FILLMORE AV APT134		CHARLOTTE	NC	28203
2022-037	12312146	DOMICO	REXANNE A	ROB	DOMICO	1320 FILLMORE AVE UNIT 135		CHARLOTTE	NC	28203
2022-037	12312147	LIPSON	DEBRA ANN			1320 FILLMORE AVE 136		CHARLOTTE	NC	28203
2022-037	12312148	ROSSI	DAVID W			1320 FILLMORE AVE STE 137		CHARLOTTE	NC	28203
2022-037	12312149	TISHKINA	IRYNA I			1320 FILLMORE AVE UNIT 139		CHARLOTTE	NC	28203
2022-037	12312150	LATIMER	IRFAN K	ROBERT COMER III	LATIMER	1320 FILLMORE AVE UNIT 141		CHARLOTTE	NC	28203
2022-037	12312151	PETTY	GRANT MATTHEW			1320 FILLMORE AVE		CHARLOTTE	NC	28203
2022-037	12312152	READY	JACLYN	JOSEPH F	READY SR	1320 FILLMORE AVE UNIT 143		CHARLOTTE	NC	28203
2022-037	12312153	KASHYAP	ANGELA			1320 FILLMORE AVE UNIT 144		CHARLOTTE	NC	28203
2022-037	12312154	CARD	LISA			1320 FILLMORE AVE UNIT 145		CHARLOTTE	NC	28203
2022-037	12312155	FITZGERALD	PATRICK WILLIAM			1320 FILLMORE AVE UNIT 300		CHARLOTTE	NC	28203
2022-037	12312156	SHORT	DANIEL EDWARD	JO ANNA FELICITA	RAMIREZ-SHORT	1320 FILLMORE AV UNIT 301		CHARLOTTE	NC	28203
2022-037	12312157	PICKUP	QUENTIN L	CINDY M	PICKUP	13934 KINGS CARRIAGE LN		CHARLOTTE	NC	28278
2022-037	12312158	MEAHER	MARGARET L			1320 FILLMORE AVE UNIT 303		CHARLOTTE	NC	28202
2022-037	12312159	DAVIS	KRISTIN			1320 FILLMORE AVE UNIT 305		CHARLOTTE	NC	28203
2022-037	12312160	WILLIAMS	MARK R	E. ANN	WICKER	1320 FILLMORE AVE UNIT 307		CHARLOTTE	NC	28202
2022-037	12312161	LEVINE	GREGORY CHARLES			212 GARDEN ST		GREAT NECK	NY	11021
2022-037	12312162	DURHAM	JOHN P	DEBORAH S	BUNN-DURHAM	1320 FILLMORE AV UNIT 309		CHARLOTTE	NC	28203
2022-037	12312163	TOLER	JAMES E			1320 FILLMORE AV UNIT 310		CHARLOTTE	NC	28203
2022-037	12312164	WILLIAMS	ROBERT WAYNE	CARLA KAY	WILLIAMS	6901 OLD MILLS RD		FUQUAY VARINA	NC	28203
2022-037	12312165	LAWRIMORE	EARL W	ELIAZBETH	LAWRIMORE	1320 FILLMORE AVE UNIT 312		CHARLOTTE	NC	28203
2022-037	12312166	CATALFUMO	ALICIA			1320 FILLMORE AVE UNIT 313		CHARLOTTE	NC	28203
2022-037	12312167	BURKE	SEAN THOMAS			1320 FILLMORE AVE UNIT 314		CHARLOTTE	NC	28203
2022-037	12312168	MORRIS	BRIAN W			1320 FILLMORE AVE UNIT 316		CHARLOTTE	NC	28203
2022-037	12312169	SCHLERNITZAUER	BRUCE P.	LESLIE K.	SCHLERNITZAUER	1320 FILLMORE AVE UNIT 318		CHARLOTTE	NC	28203
2022-037	12312170	MELNICK	STEPHANIE D			1320 FILLMORE AVE UNIT 319		CHARLOTTE	NC	28203
2022-037	12312171	CLEMENTS	JOSEPH EDWIN			518 WELLBOURNE CT		CONCORD	NC	28027
2022-037	12312172	LOPEZ	PEDRO ALFONSO	ELENA MARIA	LOPEZ	1320 FILLMORE AV UNIT 321		CHARLOTTE	NC	28203
2022-037	12312173	TAILOR	SONA			1320 FILLMORE AVE UNIT 322		CHARLOTTE	NC	28203
2022-037	12312174	ZARREHPARVAR	BAYLEY S			1320 FILLMORE AVE UNIT 323		CHARLOTTE	NC	28203
2022-037	12312175	ALMOND	RONALD V	KATHERINE H	ALMOND	1320 FILLMORE AV UNIT 325		CHARLOTTE	NC	28202
2022-037	12312176	RODRIGUEZ	TRINERE PATRICE			1320 FILLMORE AVE UNIT 326		CHARLOTTE	NC	28203
2022-037	12312177	HO	WENG ON			1320 FILLMORE AV UNIT 327		CHARLOTTE	NC	28202
2022-037	12312178	MERTAN	TUGCE LARA			4621 BENRIDGE LN		CHARLOTTE	NC	28226
2022-037	12312179	MICHAEL	CHRISTINA	ERIC	MICHAEL	28752 HEDGEROW		MISSION VIEJO	CA	92692
2022-037	12312203	ZALECKI FAMILY LIMITED PARTNERSHIP				1800 CAMDEN RD STE 107-116		CHARLOTTE	NC	28203
2022-037	12312204	ZALECKI FAMILY LIMITED PARTNERSHIP				1800 CAMDEN RD STE 107-116		CHARLOTTE	NC	28203
2022-037	12312205	ZFLP LLC				1800 CAMDEN RD STE 107-116		CHARLOTTE	NC	28203
2022-037	12312207	ZALECKI FAMILY LIMITED	PARTNERSHIP			1800 CAMDEN ROAD SUITE 107	STE 107-116	CHARLOTTE	NC	28203
2022-037	12312208	1620 SCOTT AVE TCG LLC				1620 SCOTT AVE		CHARLOTTE	NC	28203
2022-037	12312211	CHARLOTTE MECKLENBURG HOSPITAL AUTHORITY				PO BOX 36022		CHARLOTTE	NC	28236
2022-037	12312212	CHARLOTTE MECKLENBURG HOSPITAL AUTHORITY				PO BOX 32861		CHARLOTTE	NC	28232
2022-037	12312213	CHARLOTTE MECKLENBURG HOSPITAL AUTHORITY				PO BOX 32861		CHARLOTTE	NC	28232
2022-037	12312214	MACDONALD	HECTOR			1602 KENILWORTH AVE		CHARLOTTE	NC	28203
2022-037	12312219	CHARLOTTE MECKLENBURG HOSPITAL AUTHORITY				PO BOX 32861		CHARLOTTE	NC	28232
2022-037	12312220	DUNHAM	RICHARD A			1315 EAST BV		CHARLOTTE	NC	28203
2022-037	12312221	RIVERA	CONFESORA VILLANUEVA	LIZA	BARROSO	1315 EAST BV UNIT 202		CHARLOTTE	NC	28203
2022-037	12312222	SCOTT	STEVEN C	KARI L	SCOTT	3618 EDGEWATER DR		GARY	SD	57237
2022-037	12312223	HALI	MARK JEROME	ALICIA M	PRICE	165 ISLEWORTH WAY		FAYETTEVILLE	GA	30215

2022-037	12312224	HIBMA	PIERCE	MONIQUE	HIBMA	1315 EAST BLVD UNIT 214	CHARLOTTE	NC	28203
2022-037	12312225	WILLIAMS	MORGAN			PO BOX 12051	CHARLOTTE	NC	28220
2022-037	12312226	MOWERY	TAYLOR			1315 EAST BOULEVARD UNIT 221	CHARLOTTE	NC	28203
2022-037	12312227	AYUSO	SULLIVAN ARMANDO			1315 EAST BV UNIT 222	CHARLOTTE	NC	28211
2022-037	12312228	SCHLAGENHAUF	ELKE ANN			1315 EAST BLVD UNIT 223	CHARLOTTE	NC	28203
2022-037	12312229	REEVES	ROBERT JOHN			1315 EAST BV UNIT 224	CHARLOTTE	NC	28203
2022-037	12312230	VALENCIA	VICTOR	BRENDA	VALENCIA	PO BOX 232	WASHINGTON	IN	47501
2022-037	12312231	YACABUCCI	VIVIAN CLAIRE	NICHOLAS CHARLES	YACABUCCI	2101 FOREST LAGOON PLACE	WILMINGTON	NC	28405
2022-037	12312232	KAUSSARI	AMIR ALI			1151 HERITAGE PATH LN	WINSTON SALEM	NC	28209
2022-037	12312233	SMITH	EDWARD LYON			1315 EAST BLVD UNIT 228	CHARLOTTE	NC	28203
2022-037	12312234	LEVY-MAYER	ARIEL	ANDRE	LOMELI	1315 EAS BLVD	CHARLOTTE	NC	28203
2022-037	12312235	SORENSEN	MATTHEW ERIC			1315 EAST BLVD STE 230	CHARLOTTE	NC	28203
2022-037	12312236	STEELE	MARK M			1315 EAST BLVD UNIT 301	CHARLOTTE	NC	28203
2022-037	12312237	WATTS	JAMES W			1315 EAST BV UNIT 302	CHARLOTTE	NC	28203
2022-037	12312238	WALL	JESSICA L			1315 EAST BOULEVARD UNIT 303	CHARLOTTE	NC	28203
2022-037	12312239	HOLDEN	BOHNNIE DENISE			1315 EAST BLVD UNIT #304	CHARLOTTE	NC	28203
2022-037	12312240	O'DONNELL	ERIN HIGGINS	STEPHEN B	O'DONNELL	2421 RIVER TREE CIR	SANFORD	FL	32771
2022-037	12312241	PATEL	SHEFALL			1315 EAST BLVD #306	CHARLOTTE	NC	28203
2022-037	12312242	COOK	THOMAS			1315 EAST BLVD UNIT 307	CHARLOTTE	NC	28203
2022-037	12312243	DCI PROPERTIES LLC				375 SKY LINE DR	SEDONA	AZ	86336
2022-037	12312244	OLIVE	LAURENCE L	ALLISON	OLIVE	2135 BROOKWOOD RD	CHARLOTTE	NC	28211
2022-037	12312245	KISER	DARRELLYN			1315 EAST BV UNIT 310	CHARLOTTE	NC	28203
2022-037	12312246	FLO	MYRON LEMAR III	ANITA BARBARA	FLO	1115 HANSLER LN	WAXHAW	NC	28173
2022-037	12312247	NEVILLE	KAREN A BILINSKI			1315 EAST BOULEVARD UNIT 312	CHARLOTTE	NC	28203
2022-037	12312248	ROONEY	KELLY A			1315 EAST BLVD UNIT 313	CHARLOTTE	NC	28203
2022-037	12312249	FARAH	FARAMARZ	NEKOO	DAHI	2445 SELWYN AV UNIT 402	CHARLOTTE	NC	28209
2022-037	12312250	LOWE	ALYSON			1315 E BLVD UNIT 315	CHARLOTTE	NC	28203
2022-037	12312251	BAILEY	JASON ROBERT			1315 EAST BLVD UNIT 316	CHARLOTTE	NC	28203
2022-037	12312252	MILLER	COLLIN ROSS			1315 EAST BV UNIT 317	CHARLOTTE	NC	28203
2022-037	12312253	CRANE	KENTON WADE			1315 EAST BLVD 318	CHARLOTTE	NC	28203
2022-037	12312254	LONDON	COLE	MATTHEW	LONDON	1315 EAST BLVD STE 319	CHARLOTTE	NC	28203
2022-037	12312255	NAGY	MIHALY			150 BROADWAY AVE	TRYON	NC	28782
2022-037	12312256	MAIYA	MANURU SUJAYEENDRA			528 LEES COURT ST	CHARLOTTE	NC	28211
2022-037	12312257	HUSTED	TOSKA			1604 PRINCETON AVE	CHARLOTTE	NC	28209
2022-037	12312258	CHANDO	MICHAEL WETTE			1315 EAST BV UNIT 323	CHARLOTTE	NC	28203
2022-037	12312259	PEDERSEN	JENNIFER SEDLAK			1141 LILAC RD	CHARLOTTE	NC	28209
2022-037	12312260	BILAS	VICTORIA	WENDY	BILAS	1315 EAST BLVD 325	CHARLOTTE	NC	28203
2022-037	12312261	BLALOCK	PHILIP RYAN	ELLEN	BLALOCK	1315 EAST BLVD UNIT 326	CHARLOTTE	NC	28203
2022-037	12312262	EDWARDS	EMMA GRACE			1315 EAST BLVD UNIT 327	CHARLOTTE	NC	28203
2022-037	12312263	LACLAIR	JENNIFER A	JOSEPH W	PIERI	3211 WILLOW OAK RD	CHARLOTTE	NC	28209
2022-037	12312264	MANN	ROBERT N JR			1315 EAST BV UNIT 329	CHARLOTTE	NC	28203
2022-037	12312265	STEPHENS	MARK G	BARBARA S	STEPHENS	1315 EAST BLVD UNIT 330	CHARLOTTE	NC	28203
2022-037	12312266	PEACE	ANDREW S	SABRINA	PEACE	1315 EAST BLVD UNIT 331	CHARLOTTE	NC	28203
2022-037	12312267	CRAWFORD	ASHLEY C			1315 EAST BOULEVARD UNIT 332	CHARLOTTE	NC	28203
2022-037	12312268	CUMMINGS	DANIEL E			1315 EAST BLVD UNIT 333	CHARLOTTE	NC	28203
2022-037	12312269	RIVERA	CONFESORA VILLANUEVA	LIZA	BARROSO	1315 EAST BOULEVARD UNIT 334	CHARLOTTE	NC	28203
2022-037	12312270	GAFFNEY	MICHAEL			1315 EAST BOULEVARD UNIT 335	CHARLOTTE	NC	28203
2022-037	12312271	VINCENT B PARTNERS INC				1315 EAST BLVD	CHARLOTTE	NC	28203
2022-037	12312272	BURR	ISHBEL LYLE			1315 EAST BLVD UNIT 337	CHARLOTTE	NC	28203
2022-037	12312273	TINKEY DIL WORTH LLC				2917 CAMDEN PARK PL	CHARLOTTE	NC	28210
2022-037	12312274	DUIJT	JORDAN ELIZABETH			1315 EAST BV UNIT 402	CHARLOTTE	NC	28203
2022-037	12312275	PARKER	MICHAEL			1315 EAST BLVD UNIT 403	CHARLOTTE	NC	28203
2022-037	12312276	FLEHAN	RONNY	CYNTHIA A	FLEHAN	5408 GUILDBROOK RD	CHARLOTTE	NC	28226
2022-037	12312277	LANDRETH	KELLY JO			1315 EAST BV UNIT 405	CHARLOTTE	NC	28203
2022-037	12312278	FURA	KEVIN	RACHEL	FURA	1315 EAST BLVD UNIT 406	CHARLOTTE	NC	28203
2022-037	12312279	MERTAN	TUGCE LARA			1315 EAST BV UNIT 407	CHARLOTTE	NC	28203
2022-037	12312280	ROBERTS	DOUGLAS			1315 EAST BLVD UNIT 408	CHARLOTTE	NC	28203
2022-037	12312281	CHEN	PETER K	CHUAN	CHEN	7919 GREENVIEW TERRACE CT	CHARLOTTE	NC	28277
2022-037	12312282	ISLAM	RAKIBUL			1315 EAST BV UNIT 410	CHARLOTTE	NC	28203
2022-037	12312283	EDENS	KAYLA MARIE			1315 E BLVD UNIT 411	CHARLOTTE	NC	28203
2022-037	12312284	FA CONSULTING AND INVESTMENTS SRLS LLC				1100 S TRYON ST STE 200	CHARLOTTE	NC	28203
2022-037	12312285	HOCKMAN	PAUL	CLAIRE LOUISE	HOCKMAN	1509 CHURCHILL DOWNS DR	WAXHAW	NC	28173
2022-037	12312286	MCGUIRE	EDWARD K	ELLEN	MCGUIRE	1315 EAST BOULEVARD UNIT 414	CHARLOTTE	NC	28203
2022-037	12312287	NAJAR	AHMAD GHOLAMHOSSEINIYAN			4916 LEBARON ST	CHARLOTTE	NC	28270
2022-037	12312288	WILLIAMS	SAMUEL ANDREW			1315 EAST BLVD UNIT 416	CHARLOTTE	NC	28203
2022-037	12312289	GLADDEN	SUSAN M			1315 EAST BV UNIT 417	CHARLOTTE	NC	28203
2022-037	12312290	HYDEN	JAMES ANTHONY			4124 SWANNIE COBLE RD	SNOW CAMP	NC	27349
2022-037	12312291	PATNODE	ANDRE DONALD			1315 EAST BLVD UNIT 419	CHARLOTTE	NC	28203
2022-037	12312292	HAYES	CAITLIN N			1315 EAST BLVD UNIT420	CHARLOTTE	NC	28203
2022-037	12312293	FLO	MYRON III	ANITA B H	FLO	1115 HANSLER LN	WAXHAW	NC	28173
2022-037	12312294	BRANCAZIO	SOPHIA			1315 EAST BLVD UNIT 422	CHARLOTTE	NC	28203
2022-037	12312295	1315 EAST BOULEVARD LLC				2915 OGLETOWN RD STE 3645	NEWARK	DE	19713
2022-037	12312801	FARAH	FARAMARZ	NEKOO	DAHI	1721 STERLING RD	CHARLOTTE	NC	28209
2022-037	12312802	ANDRUSISIN	JULIE			1320 FILLMORE AVE STE 401	CHARLOTTE	NC	28203
2022-037	12312803	CARANDANG	EMMANUEL A			1320 FILLMORE AVE UNIT 402	CHARLOTTE	NC	28203
2022-037	12312804	SIMMONS	AMANDA BROOKE	MARK	ALVARDO	1320 FILLMORE AVE UNIT 403	CHARLOTTE	NC	28203
2022-037	12312805	PARK	YUNG	SUN	GANDARA	1511 LEAZER CT	CHARLOTTE	NC	28277
2022-037	12312806	HOWELL	SHERRY E			1320 FILLMORE AVE UNIT 407	CHARLOTTE	NC	28203
2022-037	12312807	HARDISON	CAROL L			1320 FILLMORE AV UNIT 408	CHARLOTTE	NC	28203
2022-037	12312808	RAGNO	MICHELE			1320 FILLMORE AVUNIT 409	CHARLOTTE	NC	28203

2022-037	12312809	KIM	TOMMY L	JUNIPER	KIM	13014 BRICKINGHAM LN	HUNTERVILLE	NC	28078
2022-037	12312810	BORGNIS	LUKE			1320 FILLMORE AV STE 411	CHARLOTTE	NC	28203
2022-037	12312811	NICHOLS	ELIZABETH WRIGHT			1320 FILLMORE AVE UNIT 412	CHARLOTTE	NC	28203
2022-037	12312812	HARRIL	JONATHAN A			1320 FILLMORE AVE,UNIT 413	CHARLOTTE	NC	28203
2022-037	12312813	CRAWFORD	THOMAS CARTER	REBECCA MAY	TROYER	1320 FILLMORE AVE STE 414	CHARLOTTE	NC	28203
2022-037	12312814	KREICAS	KATHY	LEONARD	KREICAS	1320 FILLMORE AV UNIT 416	CHARLOTTE	NC	28203
2022-037	12312815	STONE	JEFFREY ALLEN	ANTHONY TODD	LINEBERGER	1320 FILLMORE AVE UNIT 418	CHARLOTTE	NC	28203
2022-037	12312816	KAO	ANGELA M			1320 FILLMORE AVE UNIT 419	CHARLOTTE	NC	28203
2022-037	12312817	MULERO-SOSA	DEBORAH	SAUL A SOSA	CRUZ	1320 FILLMORE AVE UNIT 420	CHARLOTTE	NC	28203
2022-037	12312818	LINER	MARCUS DAVID			1320 FILLMORE AV UNIT 421	CHARLOTTE	NC	28203
2022-037	12312819	NORRIS	NIKKI SHEA			1320 FILLMORE AVE UNIT 422	CHARLOTTE	NC	28203
2022-037	12312820	GORDY	LILLIAN			1320 FILLMORE AVE UNIT 423	CHARLOTTE	NC	28203
2022-037	12312821	GLORIA N RESTREPO R/T	TRUST	GLORIA N	RESTREPO	1320 FILLMORE AVE UNIT 425	CHARLOTTE	NC	28203
2022-037	12312822	SINTON	JONATHAN G	CAROLEE KEANE	SINTON	1320 FILLMORE AVE	CHARLOTTE	NC	28203
2022-037	12312823	HAMBLY	VICTORIA KATHARINE			1320 FILLMORE AVE UNIT 428	CHARLOTTE	NC	28203
2022-037	12312824	BROWN	JENNA			1320 FILLMORE AVE UNIT 429	CHARLOTTE	NC	28203
2022-037	12312825	MINNECH	ELIZABETH	SI	KAHN	1320 FILLMORE AV UNIT 500	CHARLOTTE	NC	28203
2022-037	12312826	BOOZER	JEFFERSON RONALD	SANDRA M	BOOZER	1320 FILLMORE AVE UNIT 501	CHARLOTTE	NC	28203
2022-037	12312827	TALLEY	DOUGLAS R	GLENDIA M	TALLEY	P O BOX 644	BLOWING ROCK	NC	28605
2022-037	12312828	CAESAR	GEORGE	CHRISTINE	CAESAR	1320 FILLMORE AV UNIT 504	CHARLOTTE	NC	28202
2022-037	12312829	LINK	JAMES F	KIMBERLY A	JAMES F LINK REVOCABLE	1320 FILLMORE AVE UNIT 505	CHARLOTTE	NC	28203
2022-037	12312830	SWARINGEN	ROBERT W	BRENDA TWEED	WARDEN	1320 FILLMORE AVE UNIT 506	CHARLOTTE	NC	28203
2022-037	12312831	SORKIN	LAWRENCE R		SORKIN	1320 FILLMORE AVE 508	CHARLOTTE	NC	28203
2022-037	12312832	WATERS	ABBY CHARLES			1320 FILLMORE AV UNIT 510	CHARLOTTE	NC	28203
2022-037	12312833	WHITE	MARY JEAN			1320 FILLMORE AVE UNIT 511	CHARLOTTE	NC	28203
2022-037	12312834	MORROW	ALAN E	LYNDA P	MORROW	1320 FILLMORE AVE UNIT 512	CHARLOTTE	NC	28203
2022-037	12312835	MONTGOMERY	SAMANTHA ANNE			1320 FILLMORE AVE UNIT 513	CHARLOTTE	NC	28203
2022-037	12312836	CONSOLIDATED REALTY COMPANY INC				2820 SELWYN AVE STE 130 BOX 825	CHARLOTTE	NC	28209
2022-037	12312837	CROWLEY	JOHN P			1320 FILLMORE AVE UNIT 516	CHARLOTTE	NC	28202
2022-037	12312901	EIFLER	PATRICIA			1315 EAST BLVD UNIT 424	CHARLOTTE	NC	28203
2022-037	12312902	QURESHI	RAHEEL	NOSHEEN	QURESHI	10311 LEGOLAS LN	CHARLOTTE	NC	28269
2022-037	12312903	GOODMAN	AMBRI MONIQUE			1315 EAST BLVD UNIT 426	CHARLOTTE	NC	28203
2022-037	12312904	MCDONNELL	KEAGAN JOSEPH	SARAH GRACE	SALATINO	1315 EAST BLVD UNIT 427	CHARLOTTE	NC	28203
2022-037	12312905	RAMKHELAWAN	ALYSSA R			1315 EAST BLVD UNIT 428	CHARLOTTE	NC	28203
2022-037	12312906	MARKLEY	DEAS L			1315 EAST BV UNIT 429	CHARLOTTE	NC	28203
2022-037	12312907	LIN	KAI CHUN			3007 SLANEY CT	FORT MILL	SC	29715
2022-037	12312908	LINDSAY	THOMAS A			1315 EAST BV UNIT 431	CHARLOTTE	NC	28203
2022-037	12312909	SURLES	KENNETH CRAIG	JESSICA HUDSON	SURLES	1315 EAST BLVD UNIT 432	CHARLOTTE	NC	28203
2022-037	12312910	GRIFFIN	LARRY III			1315 EAST BV	CHARLOTTE	NC	28203
2022-037	12312911	RUHLAND MEANS LLC				9053 SPANISH WELLS CT	FORT MILL	SC	29708
2022-037	12312912	YEREMENKO	SERGEY ALEKANDROVICH	OLGA YEVGENYEVNA	CHRISTENSEN	6419 CREOLA RD	CHARLOTTE	NC	28226
2022-037	12312913	QURESHI	RAHEEL	NOSHEEN	QURESHI	10311 LEGOLAS LN	CHARLOTTE	NC	28269
2022-037	12312914	MENDONCA	RENAN CORNELIO			1315 EAST BLVD UNIT 437	CHARLOTTE	NC	28203
2022-037	12312915	APPLEBY	ADRIA			1830 DAVIS RD	DAVIDSON	NC	28036
2022-037	12312916	SANDOVAL	CHARLIE			1315 EAST BLVD	CHARLOTTE	NC	28203
2022-037	12312917	MOFRAD	NATASHA A			1315 EAST BLVD UNIT 503	CHARLOTTE	NC	28203
2022-037	12312918	CRONIN	STEPHEN			1315 EAST BV UNIT 504	CHARLOTTE	NC	28203
2022-037	12312919	PIRAINO	ISRAELA			1315 EAST BLVD UNIT 505	CHARLOTTE	NC	28203
2022-037	12312920	FRIEDMANN	KELLIE			1315 EAST BLVD UNIT 506	CHARLOTTE	NC	28203
2022-037	12312921	HUPE	DONALD JOHN	LYNN	HUPE	209 SHADY BROOK TRAIL	HENDERSONVILLE	NC	28739
2022-037	12312922	SHEARER	ADRIAN C			1315 EAST BLVD APT 508	CHARLOTTE	NC	28203
2022-037	12312923	MURPHY & JOSIE LLC				8132 STILLWATER DR	DENVER	NC	28037
2022-037	12312924	SIMMS	CHARLES	LUCINDA ELKO	SIMMS	1315 EAST BOULEVARD UNIT 510	CHARLOTTE	NC	28203
2022-037	12312925	JEFFAY	ELLIS C			1315 EAST BLVD UNIT 511	CHARLOTTE	NC	28203
2022-037	12312926	GRIFFITH	JAMES E	CHARLA M	GRIFFITH	PO BOX 3211	BRANDON	FL	33509
2022-037	12312927	FLO	MYRON LEMAR III	ANITA BARBARA HOFFMAN	FLO	1115 HANSLER LN	WAXHAW	NC	28173
2022-037	12312928	STAWICK	BARBARA G	TRUST	THE BARBARA G STAWICK	6150 W SURREY	BLOOMFIELD	MI	48301
2022-037	12312929	HILL	JILLIAN NICOLE			1315 EAST BOULEVARD STE 515	CHARLOTTE	NC	28203
2022-037	12312930	ARMSTRONG	ROBERT F			1315 EAST BLVD UNIT 516	CHARLOTTE	NC	28203
2022-037	12312931	USH CORPORATION			C/O CAREY SELLERS	5108 DUNES CT	CHARLOTTE	NC	28226
2022-037	12312932	GRASSO	GIULIA			1315 EAST BLVD UNIT 518	CHARLOTTE	NC	28203
2022-037	12312933	DONG	HA YUEN			1315 EAST BLVD STE 519	CHARLOTTE	NC	28203
2022-037	12312934	BERNHARDT	ALLEN LEWIS			1315 EAST BOULEVARD UNIT 520	CHARLOTTE	NC	28203
2022-037	12312935	AMICK	ROBERT DON			104 CONNECTICUT DR	GREENVILLE	SC	29615
2022-037	12312936	HATTON	TYLER WILSON REID			1315 EAST BLVD UNIT 522	CHARLOTTE	NC	28203
2022-037	12312937	CHARLOTTE FURNISHED RENTALS INC				934 GRACIE WY	CHARLOTTE	NC	28204
2022-037	12312938	CFR-I INC				PO BOX 12051	CHARLOTTE	NC	28220
2022-037	12312939	GIBSON	ANDREW SCOTT			1315 EAST BV	CHARLOTTE	NC	28203
2022-037	12312940	HOOKER	CRAIG S			8153 CLEMS BRANCH RD	INDIAN LAND	SC	29707
2022-037	12312941	MCMANAMY	KEVIN HOLLAND			1315 EAST BLVD UNIT 527	CHARLOTTE	NC	28203
2022-037	12312942	THORNE	STEPHANIE	RYAN	THORNE	1315 E BLVD UNIT 528	CHARLOTTE	NC	28203
2022-037	12312943	KEARNEY	BRENDAN			1315 EAST BLVD UNIT 529	CHARLOTTE	NC	28203
2022-037	12312944	GAY	DANIEL CONNOR	MELANIE LYDIA	MEIER	1315 EAST BLVD UNIT 530	CHARLOTTE	NC	28203
2022-037	12312945	MOOSE	CHRISTOPHER ROBERT			1315 EAST BLVD	CHARLOTTE	NC	28203
2022-037	12312946	PHAROAH HOLDINGS LLC				1036 SEMINOLE DR	MARVIN	NC	28173
2022-037	12312947	AGNEW	CHRISTOPHER D			558 W CORNELIA AVE STE 1009	CHICAGO	IL	60657
2022-037	12312948	JAHANBANI	JOHN			6351 WYNDHAM HILL DR	CHARLOTTE	NC	28269
2022-037	12312949	VOLPE	AMY A			1315 EAST BLVD UNIT 535	CHARLOTTE	NC	28203
2022-037	12312950	KUMMER	DAN			1315 EAST BV UNIT 536	CHARLOTTE	NC	28203
2022-037	12312951	STOWE	NATHAN	ERIN	STOWE	1315 EAST BLVD UNIT 537	CHARLOTTE	NC	28203

2022-037	12312952	MALAH	MOHANNED S			1315 EAST BV UNIT 610	CHARLOTTE	NC	28203
2022-037	12312953	THEAN	PATRICK	PEI-YEE	CHENG	1315 EAST BV UNIT 611	CHARLOTTE	NC	28203
2022-037	12312954	GRIFFIN	LATONYA			2203 MERMANS RD	CHARLOTTE	NC	28270
2022-037	12312955	DURFEE	ELIZA	PHILIP	WELSH	1315 EAST BLVD UNIT 613	CHARLOTTE	NC	28203
2022-037	12312956	GROGAN	MAXWELL			1315 EAST BV, UNIT 614	CHARLOTTE	NC	28204
2022-037	12312957	KLASEN	GARY	MARY ANNE	KLASEN	1315 EAST BLVD UNIT 616	CHARLOTTE	NC	28203
2022-037	12312958	MBAIDJOL KABRA	ROLEL	KABRA	MBAIDJOL	1315 EAST BV UNIT 617	CHARLOTTE	NC	28203
2022-037	12312959	GANTT DEVELOPMENT GROUP LLC				7105 FAIRWAY VISTA DR	CHARLOTTE	NC	28226
2022-037	12312960	REA	RYAN			3358 WILLOW OAK RD	CHARLOTTE	NC	28209
2022-037	12312961	SESLER	RICHARD	BETSEY M	SESLER	1315 EAST BV UNIT 620	CHARLOTTE	NC	28203
2022-037	12312962	BREWER	TIM	DEVYLN	BREWER	3909 SHADOW VISTA CT	CHARLOTTE	NC	28227
2022-037	12312963	BELLAMY	MARK BRYAN II			1315 EAST BOULEVARD UNIT 710	CHARLOTTE	NC	28203
2022-037	12312964	SKARYAK	JOHN CHRISTOPHER WILLIAM			1315 EAST BLVD STE 711	CHARLOTTE	NC	28203
2022-037	12312965	DAVIES	WYATT J			1315 EAST BLVD UNIT 712	CHARLOTTE	NC	28203
2022-037	12312966	TENG FAMILY	TRUST	TZU-GUU	TENG	3605 SARA DR	TORRANCE	CA	90503
2022-037	12312967	LEE	HARRIMAN CHUH-HIN			1315 EAST BV	CHARLOTTE	NC	28203
2022-037	12312968	DROLET	JAMES B			1315 EAST BLVD UNIT 716	CHARLOTTE	NC	28203
2022-037	12312969	SANDBERG	LAUREN T			1315 EAST BLVD UNIT 717	CHARLOTTE	NC	28203
2022-037	12312970	MCLAURIN	CATHERINE BARBOUR	FRANCIS MICHAEL	MCLAURIN	1315 EAST BLVD UNIT 718	CHARLOTTE	NC	28203
2022-037	12312971	MASKAS	HILARY			1315 EAST BLVD UNIT 719	CHARLOTTE	NC	28203
2022-037	12312972	KINSLEY	PATRICK J	EMMA LEE	PARRY	1315 EAST BLVD UNIT 720	CHARLOTTE	NC	28203
2022-037	12312973	STANLEY	TERESA M			1315 EAST BLVD UNIT 721	CHARLOTTE	NC	28203
2022-037	12312974	INGRAM	PETER GRAHAM	GERALDINE DAWN	INGRAM	16216 LONG TALON WY	CHARLOTTE	NC	28278
2022-037	12312975	BATES	PAUL J	NATALIYA	SIGNYEVEVA	1315 EAST BLVD UNIT 810	CHARLOTTE	NC	28203
2022-037	12312976	EQUITY TRUST COMPANY				2124 GREENBROOK PARKWAY	MATTHEWS	NC	28104
2022-037	12312977	JEAN-BAPTISTE	NANCY			1315 EAST BLVD UNIT 812	CHARLOTTE	NC	28203
2022-037	12312978	CALVO	MARIA MARCELA VEGA			1315 EAST BLVD UNIT 813	CHARLOTTE	NC	28203
2022-037	12312979	HASKIN	LAURA J			1125 CROWLE DAIRY RD	INDIAN TRAIL	NC	28079
2022-037	12312980	GEORGE HADDAD AND SAMIRA HADDAD RESTATED AND AMENDED FAMILY	TRUST	KAREN AREY	REAVIS	1315 EAST BV UNIT 816	CHARLOTTE	NC	28203
2022-037	12312981	REAVIS	MICHAEL GRANT	JOYCE J	GALLAGHER	1315 EAST BLVD	CHARLOTTE	NC	28203
2022-037	12312982	GALLAGHER	GERALD A			1315 EAST BLVD UNIT 818	CHARLOTTE	NC	28203
2022-037	12312983	PENG	LINSHU			1315 EAST BLVD UNIT 819	CHARLOTTE	NC	28203
2022-037	12312984	PARNELL	ALAN	DELYNN	PARNELL	1007 KAISER WY	FT MILL	SC	29715
2022-037	12312985	BERNER	MEREDITH HANDLEY			1315 EAST BLVD UNIT 821	CHARLOTTE	NC	28203
2022-037	12312986	DAVIS	BRIAN XAVIER			1315 EAST BLVD UNIT 822	CHARLOTTE	NC	28203
2022-037	12312987	AC 1315 EAST OWNER LLC				128 SOUTH TRYON ST STE 2100	CHARLOTTE	NC	28202
2022-037	12312988	COLSON INVESTMENTS LTD				181 CARICA RD	NAPLES	FL	34108
2022-037	15101507	DILWORTH GARDENS LLC		VERMILLION	C/O MERRIFIELD PATRICK	521 E. MOREHEAD ST STE 400	CHARLOTTE	NC	28202
2022-037	15101510	DILWORTH GARDENS LLC		VERMILLION	C/O MERRIFIELD PATRICK	2400 SOUTH BOULEVARD, SUITE 300	CHARLOTTE	NC	28203
2022-037	15101602	1900 SCOTT AVE TIC 1 LLC				2701 COLTSGATE RD SUITE 300	CHARLOTTE	NC	28211
2022-037	15101603	1324 EAST BLVD LLC				605 LEXINGTON AVE STE 100	CHARLOTTE	NC	28203
2022-037	15101604	1324 EAST BLVD LLC				605 LEXINGTON AVE STE 100	CHARLOTTE	NC	28203
2022-037	15101605	1324 EAST BLVD LLC				605 LEXINGTON AVE STE 100	CHARLOTTE	NC	28203
2022-037	15101607	GIBSON	E REECE			4512 RIVER RD	STANFIELD	NC	28163
2022-037	15102516	LKS PROPERTIES INC				819 BROMLEY RD	CHARLOTTE	NC	28207
2022-037	15102517	HONEY PROPERTIES INC				6701 FAIRVIEW RD STE C	CHARLOTTE	NC	28210
2022-037	15102518	COLLIAS FAMILY LIMITED LIABILITY COMPANY				6601 SHARON HILLS RD	CHARLOTTE	NC	28210
2022-037	15102519	CUTTER	BRYANT W	NANCY L	CUTTER	123 BREVARD CT	CHARLOTTE	NC	28202
2022-037	15302406	CHARLOTTE MECKLENBURG HOSPITAL AUTHORITY				PO BOX 36022	CHARLOTTE	NC	28236
2022-037	15302407	ALLEN	WILLIAM MARK	TERRY	TAYLOR-ALLEN	1631 FOUNTAIN VIEW ST	CHARLOTTE	NC	28203
2022-037	15302408	CHARLOTTE MECKLENBURG HOSPITAL AUTHORITY				PO BOX 32861	CHARLOTTE	NC	28232
2022-037	15302409	SHEPARD	CAROLYN M	RANDOLPH T	BARHRE	1701 FOUNTAIN VIEW	CHARLOTTE	NC	28203
2022-037	15302410	CHOWDHURY	PAYEL	RAMAN	GROVER	1705 FOUNTAIN VIEW ST	CHARLOTTE	NC	28203
2022-037	15302411	THOMPSON	NONA DAYBERRY			1709 FOUNTAIN VIEW	CHARLOTTE	NC	28203
2022-037	15302412	TURNER	JOSEPH R	ELIZABETH S	TURNER	1713 FOUNTAIN VIEW ST	CHARLOTTE	NC	28203
2022-037	15302413	CHARLOTTE MECKLENBURG HOSPITAL AUTHORITY				PO BOX 32861	CHARLOTTE	NC	28232
2022-037	15302414	COLLIAS FAMILY LLC				6601 SHARON HILLS RD	CHARLOTTE	NC	28210
2022-037	15302415	1501 EAST BOULEVARD PARTNERS LLC				8315 BEVERLY BLVD STE 100	LOS ANGELES	CA	90048
2022-037	15302417	SAT/DT LLC				600 JEFFERSON DR	CHARLOTTE	NC	28205
2022-037	15302422	C H S CORPORATION				250 NORTH TRADE ST BOX 3	MATTHEWS	NC	28105
2022-037	15302423	CHARLOTTE MECKLENBURG HOSPITAL AUTHORITY				PO BOX 36022	CHARLOTTE	NC	28236
2022-037	15302424	PENNINK	MAARTEN J			1712 GARDEN TER	CHARLOTTE	NC	28203
2022-037	15302425	DRE1 LLC				101 N TRYON ST STE 1900	CHARLOTTE	NC	28246
2022-037	15302426	CHARLOTTE MECKLENBURG HOSPITAL AUTHORITY				PO BOX 32861	CHARLOTTE	NC	28232
2022-037	15302502	PAYSEUR	JAMES B	DAISY A	PAYSEUR	1924 LOMBARDY CIR	CHARLOTTE	NC	28203
2022-037	15302503	CADIEU	JOSEPH HENRY JR			1605 SCOTT AVE	CHARLOTTE	NC	28203
2022-037	15302504	DESCHENES	JOHN J III	MARY C	DESCHENES	1609 SCOTT AVE	CHARLOTTE	NC	28203
2022-037	15302505	WHITEHEAD	MICHAEL T	ELIZABETH M	WHITEHEAD	5901 SARDIS RD.	CHARLOTTE	NC	28270
2022-037	15302506	EVP PROPERTIES LLC				3237 COLONY RD	CHARLOTTE	NC	28211
2022-037	15302507	CHARLOTTE MECKLENBURG HOSPITAL AUTHORITY				PO BOX 36022	CHARLOTTE	NC	28236
2022-037	15302508	ROBICSEK	SUSANNE			1701 SCOTT AVE	CHARLOTTE	NC	28203
2022-037	15302509	ROBICSEK	SUSANNE M			1701 SCOTT AVENUE	CHARLOTTE	NC	28203
2022-037	15302510	SHG EAST BOULEVARD LLC				4244 GOODYEAR DR	WINSTON SALEM	NC	27104
2022-037	15302512	SHG EAST BOULEVARD LLC				4244 GOODYEAR DR	WINSTON SALEM	NC	27104
2022-037	15302513	SHG EAST BOULEVARD LLC				4244 GOODYEAR DR	WINSTON SALEM	NC	27104
2022-037	15302514	SHG EAST BOULEVARD LLC				4244 GOODYEAR DR	WINSTON SALEM	NC	27104
2022-037	15302516	COLLIAS DEV CO				10612-D PROVIDENCE RD UNIT 564	CHARLOTTE	NC	28277
2022-037	15302519	SHG EAST BOULEVARD LLC				4244 GOODYEAR DR	WINSTON SALEM	NC	27104
2022-037	15302520	CHARLOTTE MECKLENBURG HOSPITAL AUTHORITY				PO BOX 32861	CHARLOTTE	NC	28232
2022-037	15302521	KELLY	JOHN FRANKLIN	EFFIE P	KELLY	1708 FOUNTAIN VIEW	CHARLOTTE	NC	28203

2022-037	15302522	WATKINS	GREGG A		CYNTHIA A GORMAN	1704 FOUNTAIN VIEW ST		CHARLOTTE	NC	28203
2022-037	15302523	CONNOLLY	KENDRA C	JOHN MATTHEW II	CONNOLLY	1700 FOUNTAIN VIEW		CHARLOTTE	NC	28203
2022-037	15302524	EDWARDS	MICHAEL JOHN	DEBORAH L	EDWARDS	1626 FOUNTAIN VIEW		CHARLOTTE	NC	28203
2022-037	15302525	GUELLA	CHRISTOPHER A	ALANNA M	GUELLA	1622 FOUNTAIN VIEW ST		CHARLOTTE	NC	28203
2022-037	15302526	CHARLOTTE MECKLENBURG HOSPITAL AUTHORITY				C/O REAL ESTATE SERVICES	PO BOX 32861	CHARLOTTE	NC	28232
2022-037	15302527	CHARLOTTE MECKLENBURG HOSPITAL AUTHORITY				P O BOX 32861	ATTN: LEGAL DEPARTMENT	CHARLOTTE	NC	28232
2022-037	15302528	CHARLOTTE MECKLENBURG HOSPITAL AUTHORITY				PO BOX 32861		CHARLOTTE	NC	28232
2022-037	15302529	CHARLOTTE MECKLENBURG HOSPITAL AUTHORITY				P O BOX 32861		CHARLOTTE	NC	28232

Exhibit B

September 13, 2022

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

VIA US MAIL

NOTICE TO INTERESTED PARTIES OF SECOND OFFICIAL REZONING COMMUNITY MEETING

Date: Tuesday, September 27th at 5:30 p.m.
Location: Virtual Meeting, RSVP for link (details provided below)
Petitioner: SunCap Property Group, LLC
Petition No.: 2022-037

Dear Charlotte Neighbor:

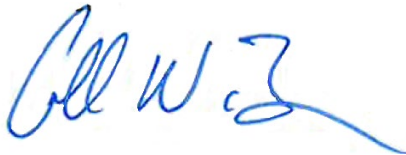
As you may be aware, our firm represents SunCap Property Group, LLC (the “Petitioner”) in its proposal to rezone approximately 2.01-acres located at the northeast intersection of East Boulevard and Scott Avenue, east of Kenilworth Avenue. The Petitioner is requesting a rezoning from the B-1, NS, and O-2 zoning districts to the MUDD-O zoning district to accommodate its mixed-use redevelopment plans. A property map is included for your reference.

You may have attended the first official community meeting on August 9th. Since then, the Petitioner’s plans have evolved based on community discussions and a second meeting is being hosted to continue those discussions and provide updates on the rezoning proposal.

The Second Official Community Meeting will be held virtually in accordance with guidance provided by the Charlotte Planning Design & Development Department. We invite you to attend the virtual Official Community Meeting via Zoom on **Tuesday, September 27th at 5:30 p.m.** If you are interested in attending the live virtual presentation and discussion session at the scheduled time, **please send an email to Lisa@alexanderricks.com and you will be provided with a link to RSVP and receive access information for the virtual meeting.** Please reference the property location (“East/Scott”) in your email so we can send you the proper link.

If you expect you will be unable to access the virtual meeting and would like additional information, please contact Lisa@alexanderricks.com or call 980-498-6109 and we can make alternative arrangements for you to receive the rezoning information.

Sincerely,



Collin W. Brown

Exhibit C

Find a participant



Brittany... (Host, me)

Unmute



CB

Collin Brown



CT

Chandler Turner



CB

Collin Brown



OA

ODA Architecture



AM

Alan Morrow



AS

Andrew Siwulec



AW

Ann Wicker



Betty Thomas



Brenda Sorkin
























Carol H

























CR

Carolina Restrepo



- CB** Courtenay Buchan  
- DW** David Walters  
- DL** Deborah L Edwards  
- EC** Ellen Citarella  
- EJ** Ellis Jeffay  
- EL** Eric Lemieux  
-  Fred Bolt  
- GK** Gary Klasen  
- GW** Gregg Watkins  
- IT** Iryna Tishkina  

- IT** Iryna Tishkina  
- JT** Jamie Toler  
- JB** Jason Bailey  
- JR** Jennifer Rea  
- JP** Jim Payseur  
- JK** John Kelly  
- KF** Karen Fletcher  
- LF** Laura Fredrick  
- LH** Laura Haskin  
- LS** Lauren Sandberg  
- LS** Lisa Stewart  

RS Rob Swaringen
 Ask to Unmute
⋮















































- | | | | |
|------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LM Lori Milam |   | SS Sara Spencer |   |
|  Lou Lesesne |   | SK Si Kahn |   |
| MA Mark Allen |   | SK sis Kaplan |   |
| MC Matt Connolly |   |  SVETLANA AGNEW |   |
| ML Mike Laraway |   | TG T G Teng |   |
| NL Nathan Leehman |   | T Trinere Rodriguez |   |
| NK Nick Kantsios |   | VH Victoria Hamby |   |
| PE Patty Eifler |   | WC William Cerrato |   |
|  Peter Ingram |   |  17049060409 |  |
| RT RANDY TURNER |   |  19804282297 |  |
| RS Richard Sesler |   | BT Betsy TURNER |  |

Exhibit D

REZONING #2022-037

@ EAST & SCOTT


SUNCAP PROPERTY GROUP, LLC

DCA Land Use Update

Sept 21, 2022



MEETING AGENDA

- **Introductions**
 - **Property Location**
 - **Development Considerations**
 - **Current Zoning**
 - **Land Use Plan Recommendation/UDO Zoning**
 - **Proposed Rezoning Plan**
 - **Concept Renderings**
 - **Height Comparisons**
 - **Potential Rezoning Timeline**
 - **Questions/Discussion**
- 

AT THE END: QUESTIONS & DISCUSSION

Type your questions



Or ask out loud



TEAM INTRODUCTIONS



Property Owners: SHG East Boulevard, LLC

Petitioner: SunCap Property Group, LLC
David Lee, Fred Bolt, & Chandler Turner

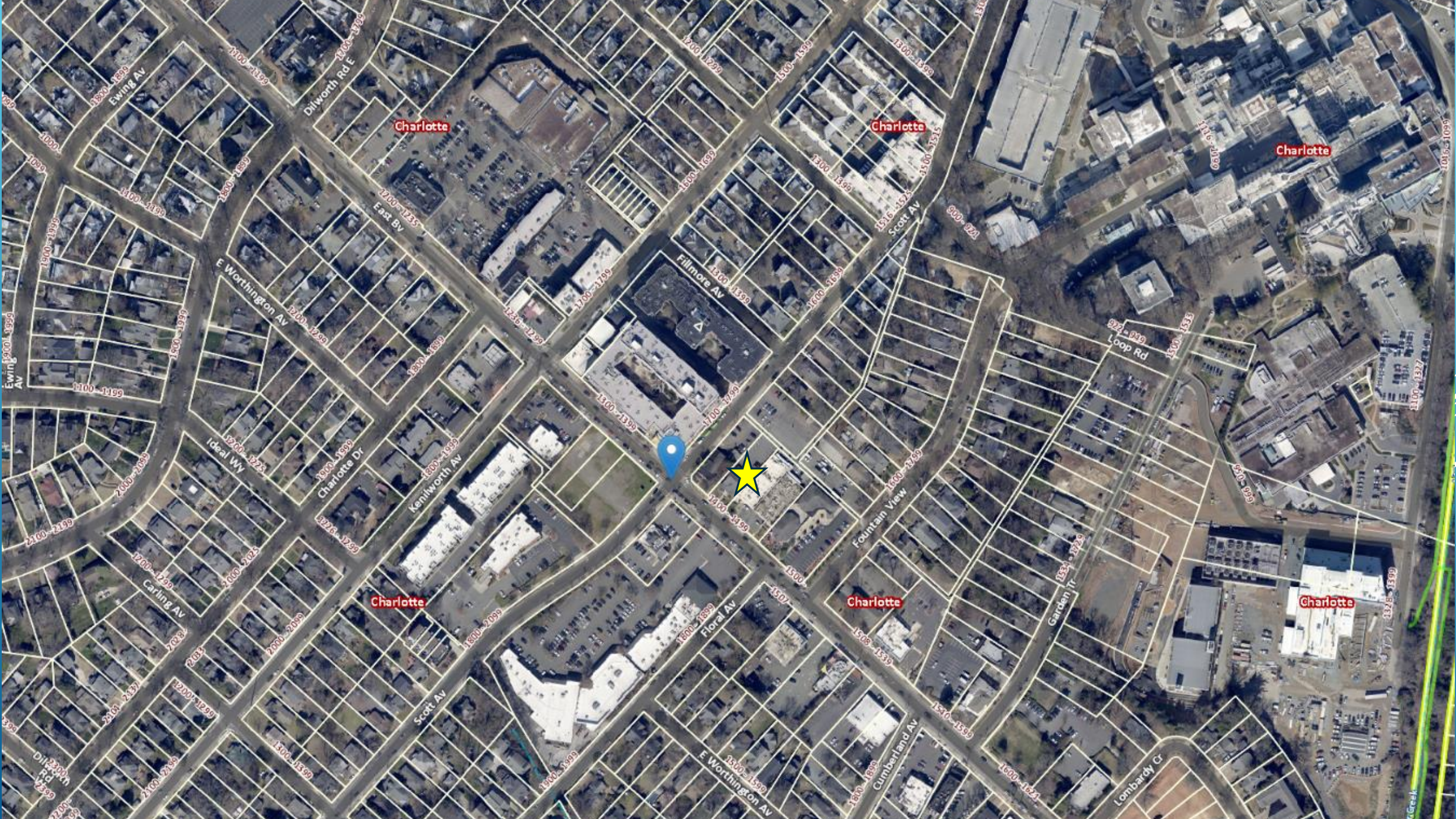


Collin Brown &
Brittany Lins



Nate Doolittle &
Lori Milam





Charlotte

Charlotte

Charlotte

Charlotte

Charlotte

Charlotte













Map labels include street names such as Ewing Av, Dilworth Rd E, East Bv, Keniworth Av, Charlotte Dr, Ideal WY, Carling Av, Scott Av, E Worthington Av, Fillmore Av, Fountain View, Garden Tr, Loop Rd, Lombardy Cr, and various address ranges like 1000-1099, 1100-1199, 1200-1299, 1300-1399, 1400-1499, 1500-1599, 1600-1699, 1700-1799, 1800-1899, 1900-1999, 2000-2099, 2100-2199, 2200-2299, 2300-2399, 2400-2499, 2500-2599, 2600-2699, 2700-2799, 2800-2899, 2900-2999, 3000-3099, 3100-3199, 3200-3299, 3300-3399, 3400-3499, 3500-3599, 3600-3699, 3700-3799, 3800-3899, 3900-3999, 4000-4099, 4100-4199, 4200-4299, 4300-4399, 4400-4499, 4500-4599, 4600-4699, 4700-4799, 4800-4899, 4900-4999, 5000-5099, 5100-5199, 5200-5299, 5300-5399, 5400-5499, 5500-5599, 5600-5699, 5700-5799, 5800-5899, 5900-5999, 6000-6099, 6100-6199, 6200-6299, 6300-6399, 6400-6499, 6500-6599, 6600-6699, 6700-6799, 6800-6899, 6900-6999, 7000-7099, 7100-7199, 7200-7299, 7300-7399, 7400-7499, 7500-7599, 7600-7699, 7700-7799, 7800-7899, 7900-7999, 8000-8099, 8100-8199, 8200-8299, 8300-8399, 8400-8499, 8500-8599, 8600-8699, 8700-8799, 8800-8899, 8900-8999, 9000-9099, 9100-9199, 9200-9299, 9300-9399, 9400-9499, 9500-9599, 9600-9699, 9700-9799, 9800-9899, 9900-9999.



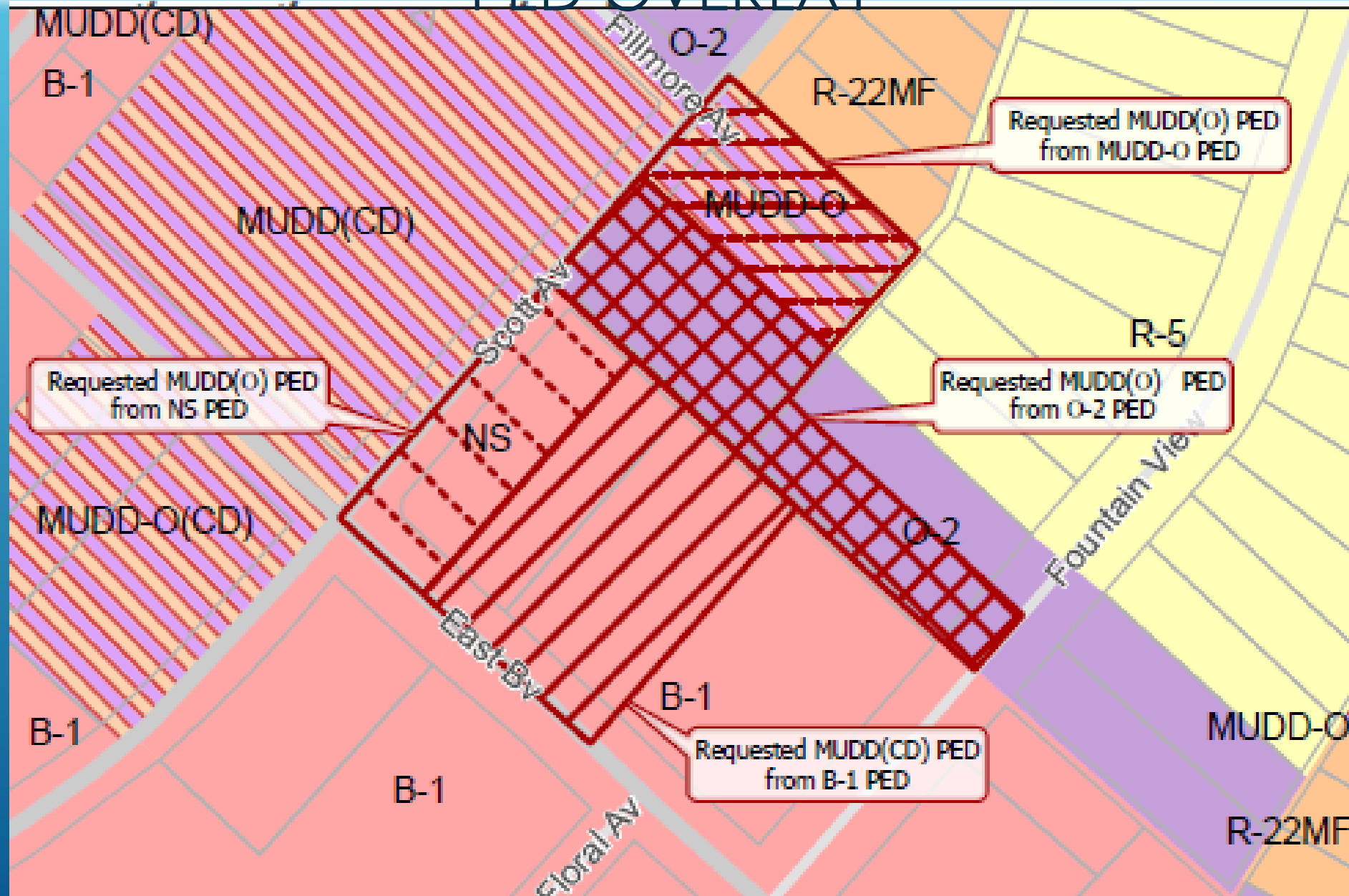
Approximately 2.01 acres

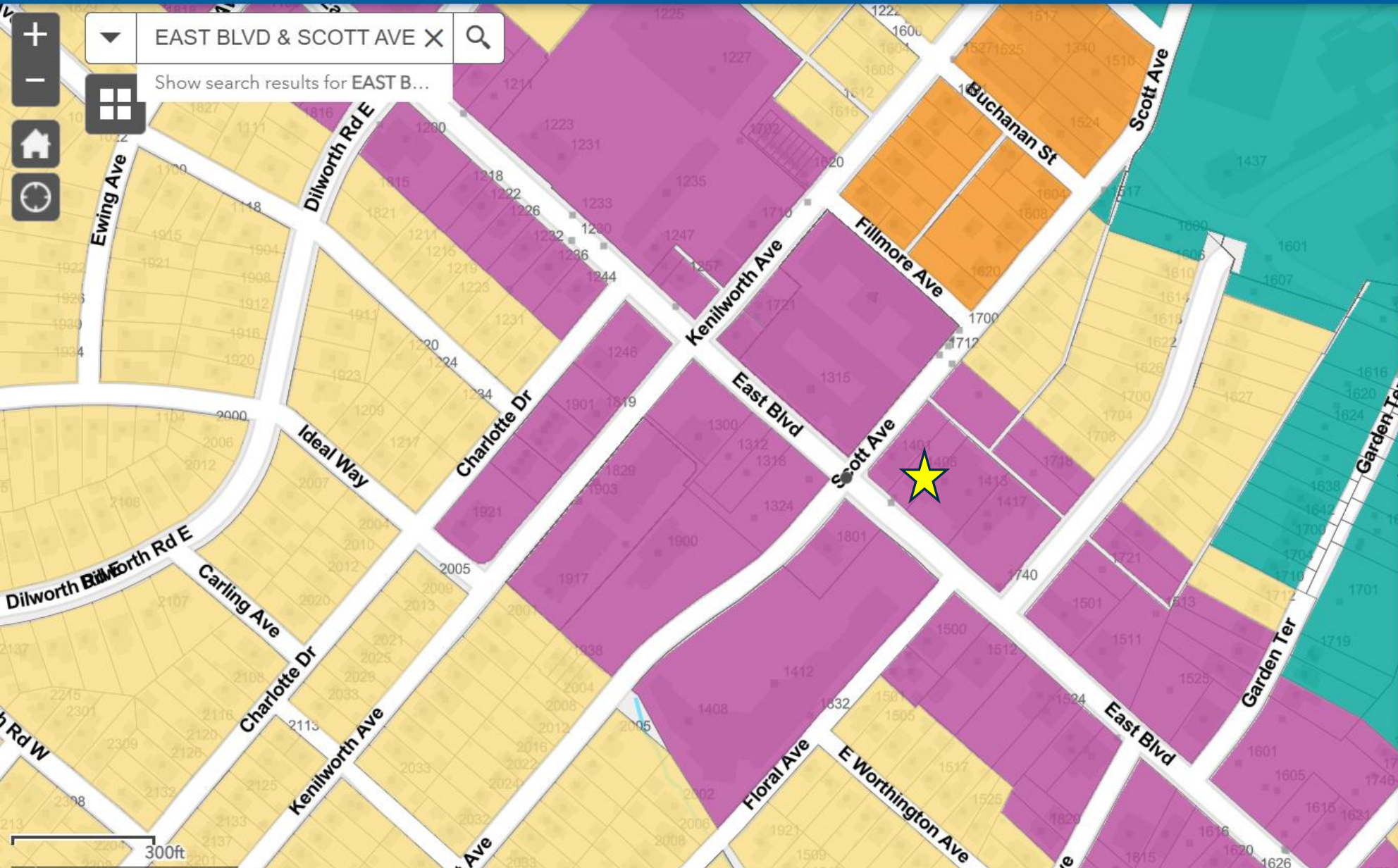
Location of Requested Rezoning



-  2022-037
-  Inside City Limits
-  Parcel
-  Cross Charlotte Trail
-  Greenway
-  Streams
-  FEMA Flood Plain
-  East Blvd Pedscape Plan
-  Historic Districts
- City Council District**
-  1-Larken Egleston

CURRENT ZONING: O-2, NS, B-1 AND MUDD-O; PED OVERLAY





Legend

Charlotte Future 2040 Policy Map

- Neighborhood 1
- Neighborhood 2
- Parks & Preserves
- Commercial
- Campus
- Manufacturing & Logistics
- Innovation Mixed-Use
- Neighborhood Center
- Community Activity Center
- Regional Activity Center

NC Neighborhood Center Zoning District

The NC Neighborhood Center Zoning District is intended to support a **pedestrian-friendly, mixed-use neighborhood environment**, allowing access to daily shopping needs and services within walking distance of nearby residential neighborhoods. The NC Zoning District provides for a mix of residential, commercial, and service uses, closely integrated within the surrounding residential neighborhood fabric to support the concept of a complete neighborhood. Both vertical and horizontal mixed-use development is encouraged.



UDO EFFECTIVE JUNE 1, 2023

Automatic translation of conventional districts (O-2 and B-1)

Zoning Translation

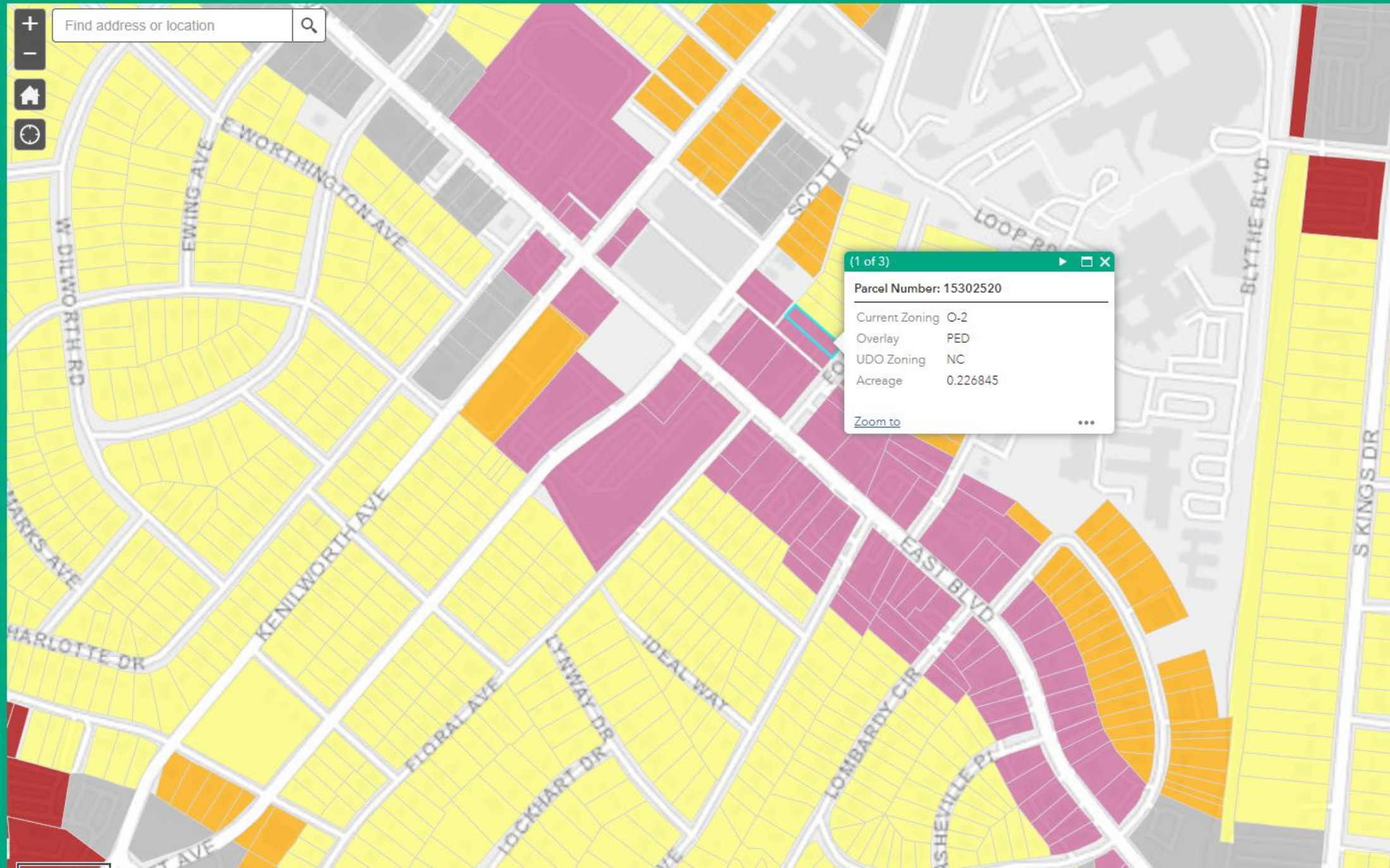
All previous **Conventional** zoning districts will translate to a new UDO zoning district when the UDO goes into effect. **Conditional zoning districts will not change at that time.**

Previous Zoning District	UDO Zoning District
B-1	CG
B-2	CG
B-D	ML-1
BP	OFC
I-1	ML-1
I-2	ML-2
INST	IC-1
MUDD	CAC-2
O-1	OFC
O-2	OFC
O-3	OFC
R-3	N1-A

Previous Zoning District	UDO Zoning District
R-4	N1-B
R-5	N1-C
R-6	N1-D
R-8	N1-D
R-8MF	N2-A
R-12MF	N2-B
R-17MF	N2-B
R-22MF	N2-B
R-43MF	N2-B
TOD-CC	TOD-CC
TOD-NC	TOD-NC
TOD-TR	TOD-TR

Previous Zoning District	UDO Zoning District
TOD-UC	TOD-UC
RE-1	OFC
RE-2	OFC
UMUD	UC
UR-1	N1-E
UR-2	N2-B
UR-3	N2-C
UR-C	N2-C
R-MH	MHP
U-I	ML-1
Conventional base district with PED	NC

Previous Overlay Zoning District	UDO Zoning District
HD	HDO
Airport Zone	District eliminated
AIR	ANDO
MHO	MHO
Mountain Island Lake Watershed Overlays	District eliminated
Catawba River/Lake Wylie Watershed Overlays	District eliminated
Lower Lake Wylie Watershed Overlays	District eliminated
PED	NC (when base district is conventional zoning)
TS	District eliminated



(1 of 3) ▶ □ ✕

Parcel Number: 15302520

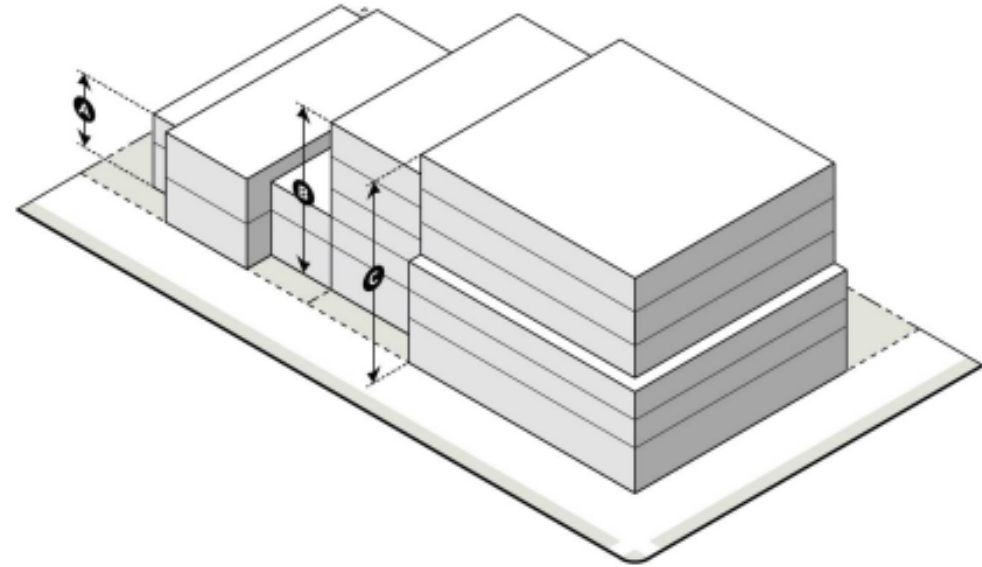
Current Zoning O-2
Overlay PED
UDO Zoning NC
Acreage 0.226845

[Zoom to](#) ⋮

CONVENTIONAL ZONING IN PED AUTOMATICALLY TRANSLATES TO NC

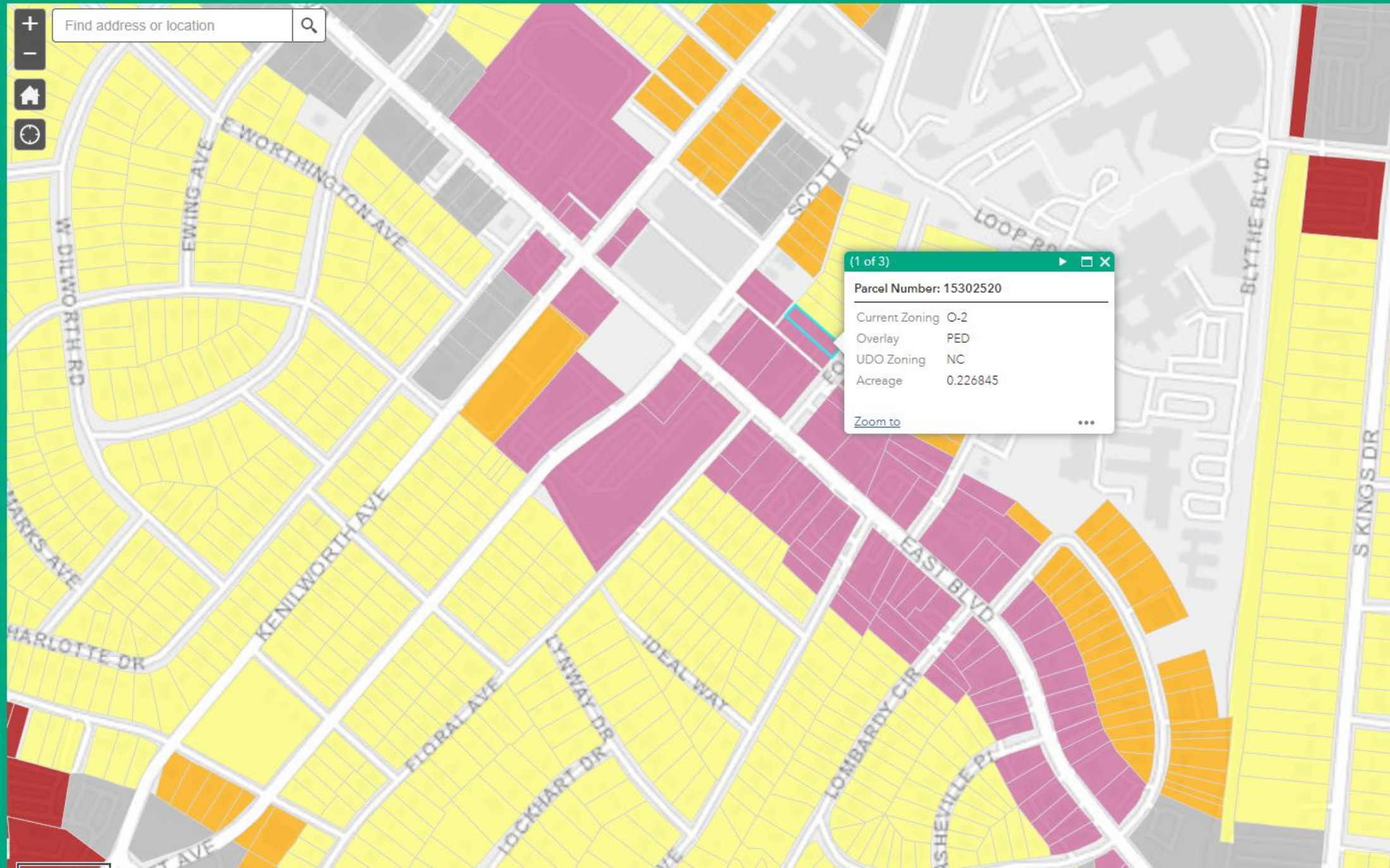
B. Building Height

Building height standards govern the minimum and maximum heights of buildings as applicable and are intended to provide flexibility while maintaining appropriate transitions to adjacent areas.



Neighborhood Center Zoning District Building Height Standards		NC
A	Minimum Building Height (feet) ¹	16
B	Maximum Building Height (feet) ²	65
C	Maximum Height with Bonus (feet) (Section 16.3) ^{2,3}	80

- ¹ Lots of one-half acre in area or less are exempt from any applicable minimum building height requirements. Buildings of 2,000sf or less of gross floor area are exempt from any applicable minimum building height requirements.
- ² The height and location of structures may be restricted by the limitations set forth in the Code of Federal Regulations (CFR) Title 14 Part 77: Safe, Efficient Use, and Preservation of the Navigable Airspace. A notice of proposed construction FAA Form 7460-1 must be filed with the FAA for construction or alteration that impacts any of the imaginary surfaces as defined in 14 CFR Part 77, or is more than 200 feet in height above the ground at its site at least 45 days prior to construction. The Aviation Department Planning Division may serve as a point of contact for information regarding building notification requirements and obstruction evaluation.
- ³ The maximum building height of any structure within 200' of residential uses or vacant land in a Neighborhood 1 Place Type is limited as follows: That portion of a structure within the first 100 feet is limited to a maximum of 50 feet in height; that portion of a structure within 100 to 200 feet is limited to a maximum of 65 feet in height. These standards apply only to that part of a structure within the 200' distance. This limitation does not apply to public parks of 3 acres or greater within a Neighborhood 1 Place Type, nor to two or fewer adjacent parcels within a Neighborhood 1 Place Type.



(1 of 3) ▶ □ ✕

Parcel Number: 15302520

Current Zoning O-2
Overlay PED
UDO Zoning NC
Acreage 0.226845

[Zoom to](#) ⋮

REZONING PROPOSAL

REZONING REQUEST MUDD-O

SITE DEVELOPMENT DATA:

ACREAGE: ± 2.01 ACRES

TAX PARCELS: 153-025-12; 153-025-13;
153-025-14; 153-025-10;
153-025-19; 153-025-09; 153-025-08

EXISTING ZONING: NS, O-2, B-1,
MUDD-O

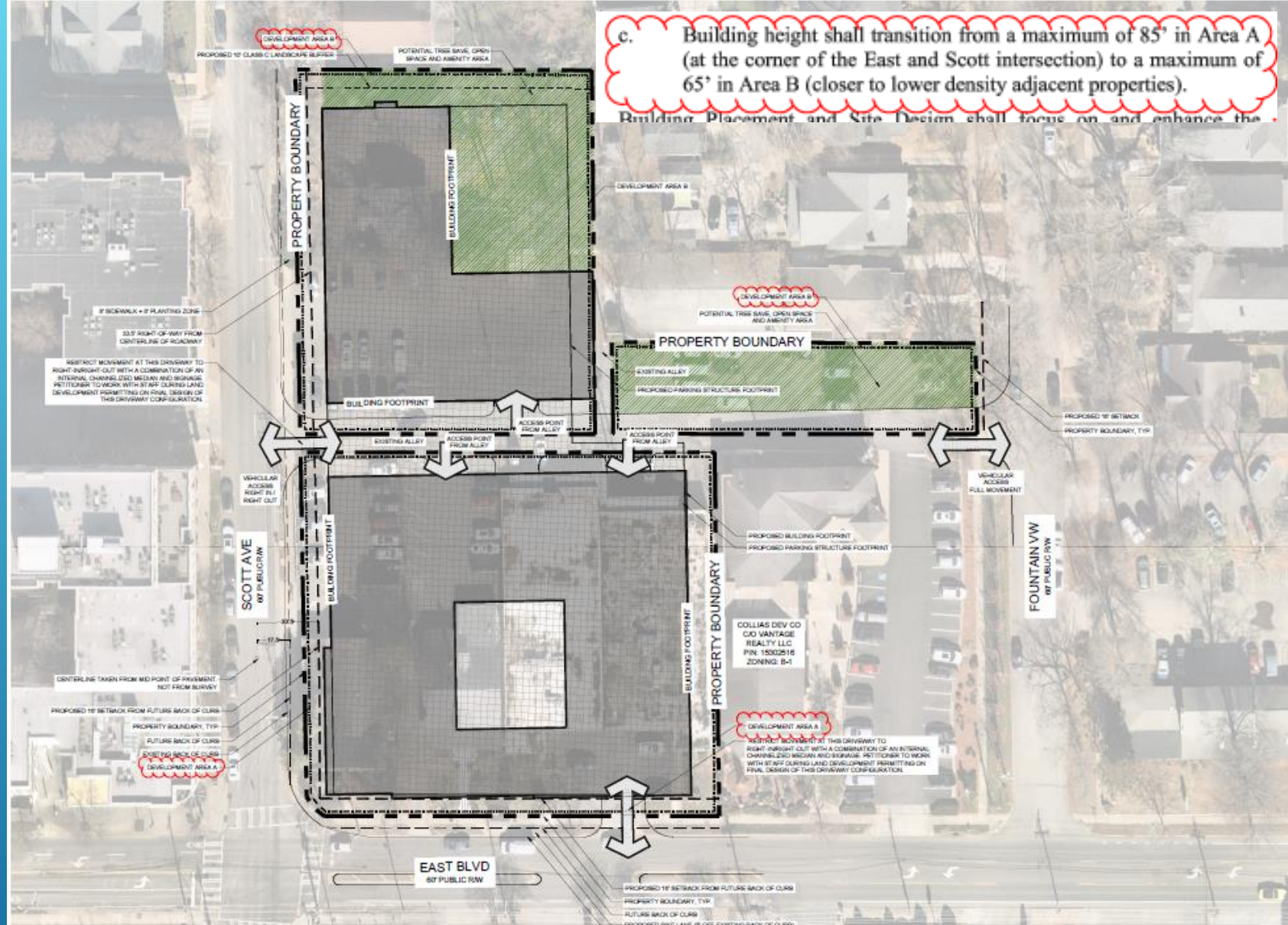
PROPOSED ZONING: MUDD-O

EXISTING USES: COMMERCIAL RETAIL
& OFFICE

PROPOSED DEVELOPMENT:
20,000 SF OFFICE
300 MULTI-FAMILY UNITS
15,000 SF RETAIL, EDEE, OR
PERSONAL SERVICE USES

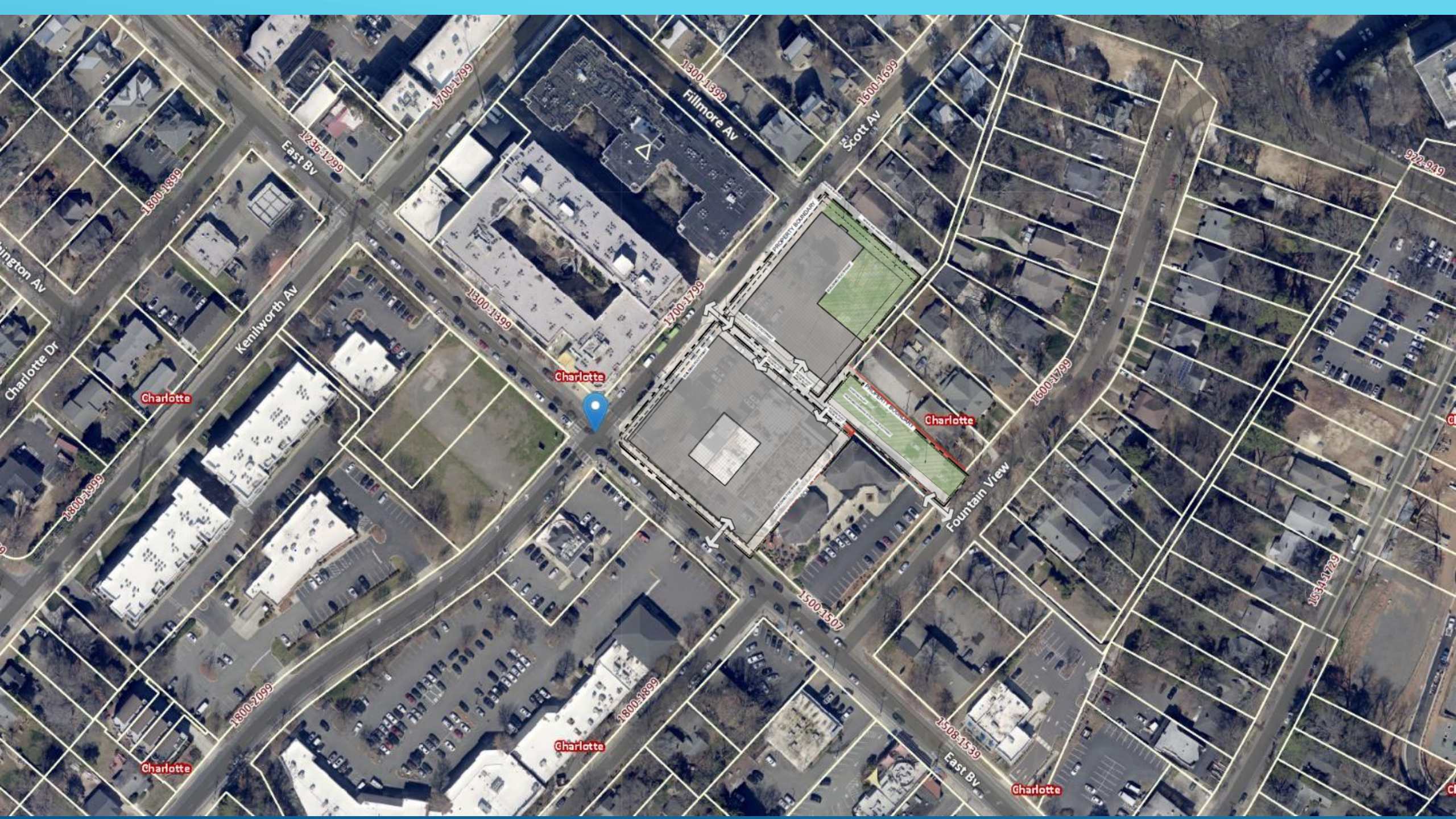
MAXIMUM BUILDING HEIGHT:
DEVELOPMENT AREA A: 85'
DEVELOPMENT AREA B: 65'
AS MEASURED PER THE ORDINANCE

PARKING: AS REQUIRED BY THE
ORDINANCE FOR THE MUDD ZONING
DISTRICT



II. Optional Provisions

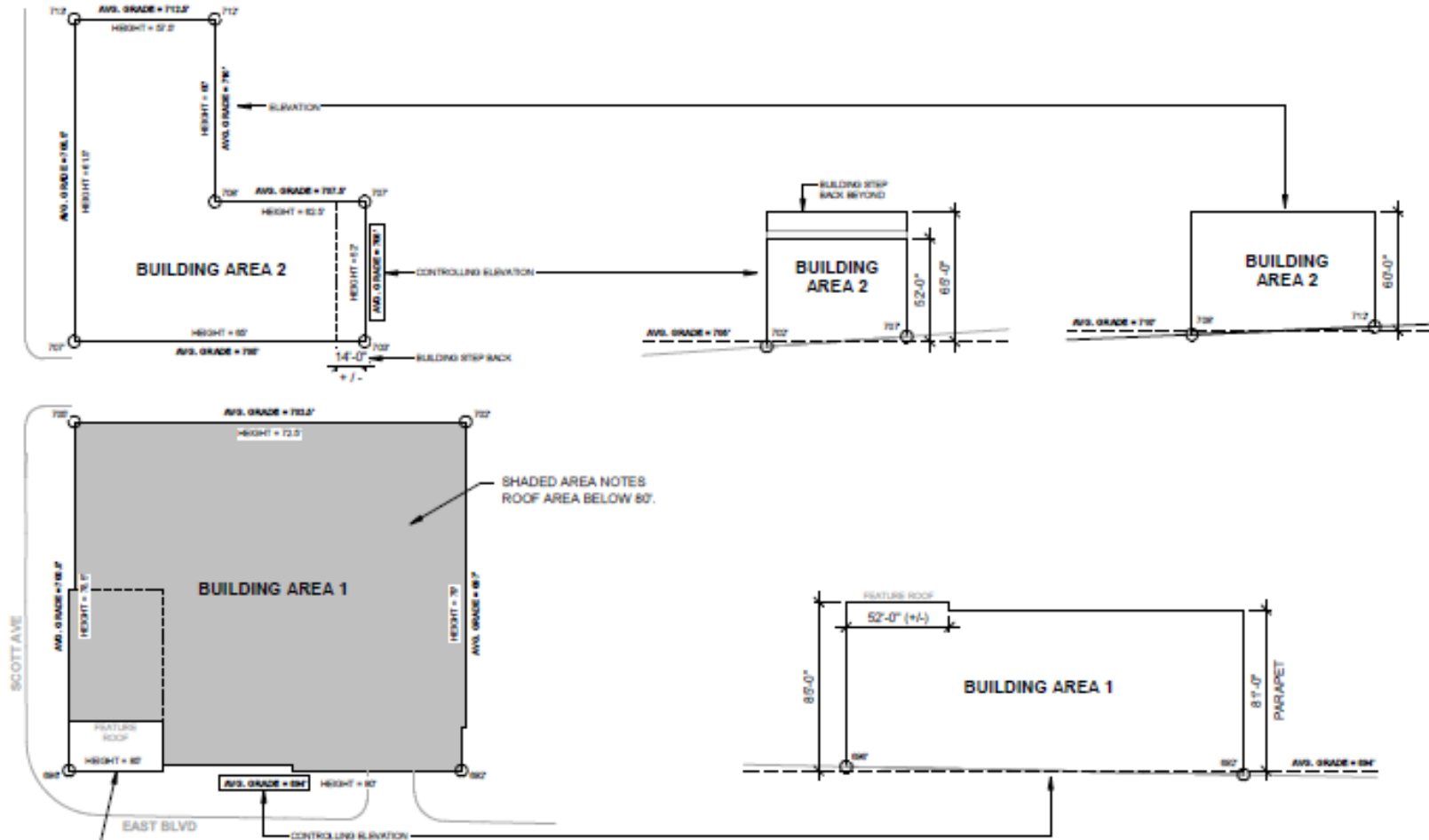
- a. Petitioner requests the ability to define the "Base" of High Rise Buildings for architectural standards as the first two (2) floors at street grade from public streets. (*In reference to Section 9.8506(2)(i) of the Ordinance.*)



BUILDING HEIGHT

- c. Building height shall transition from a maximum of 85' in Area A (at the corner of the East and Scott intersection) to a maximum of 65' in Area B (closer to lower density adjacent properties).

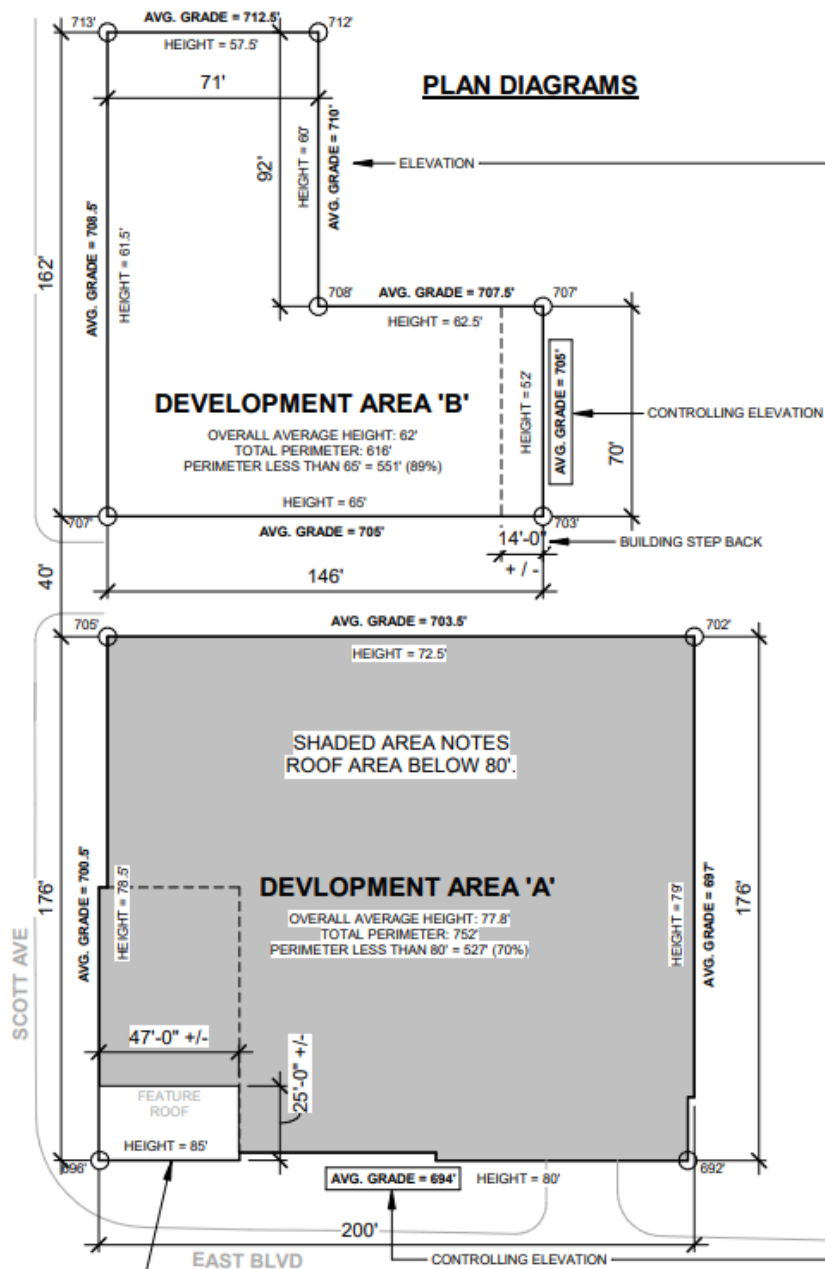
MAXIMUM BUILDING HEIGHT:
DEVELOPMENT AREA A: 85'
DEVELOPMENT AREA B: 65'
AS MEASURED PER THE ORDINANCE



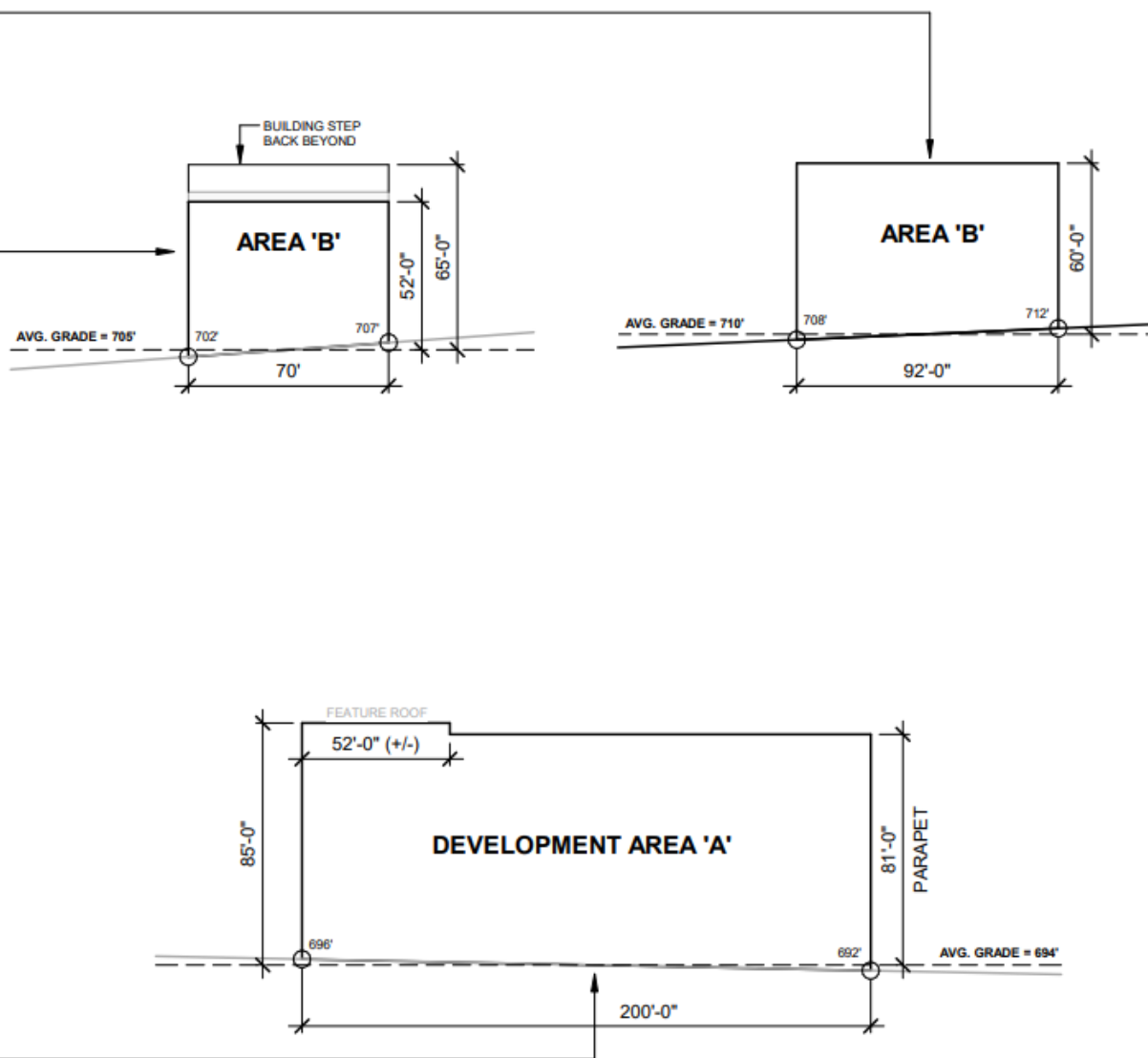
NOTE: FEATURE ROOF IS ONLY AT 85' AT THE FACE OF EAST BOULEVARD, ALONG THE SCOTT AVENUE FACADE, THE ENTIRETY OF THE STRUCTURE IS BELOW 80' AS MEASURED PER THE ORDINANCE

Zoom in (Ctrl+Plus key)

PLAN DIAGRAMS



ELEVATION DIAGRAMS

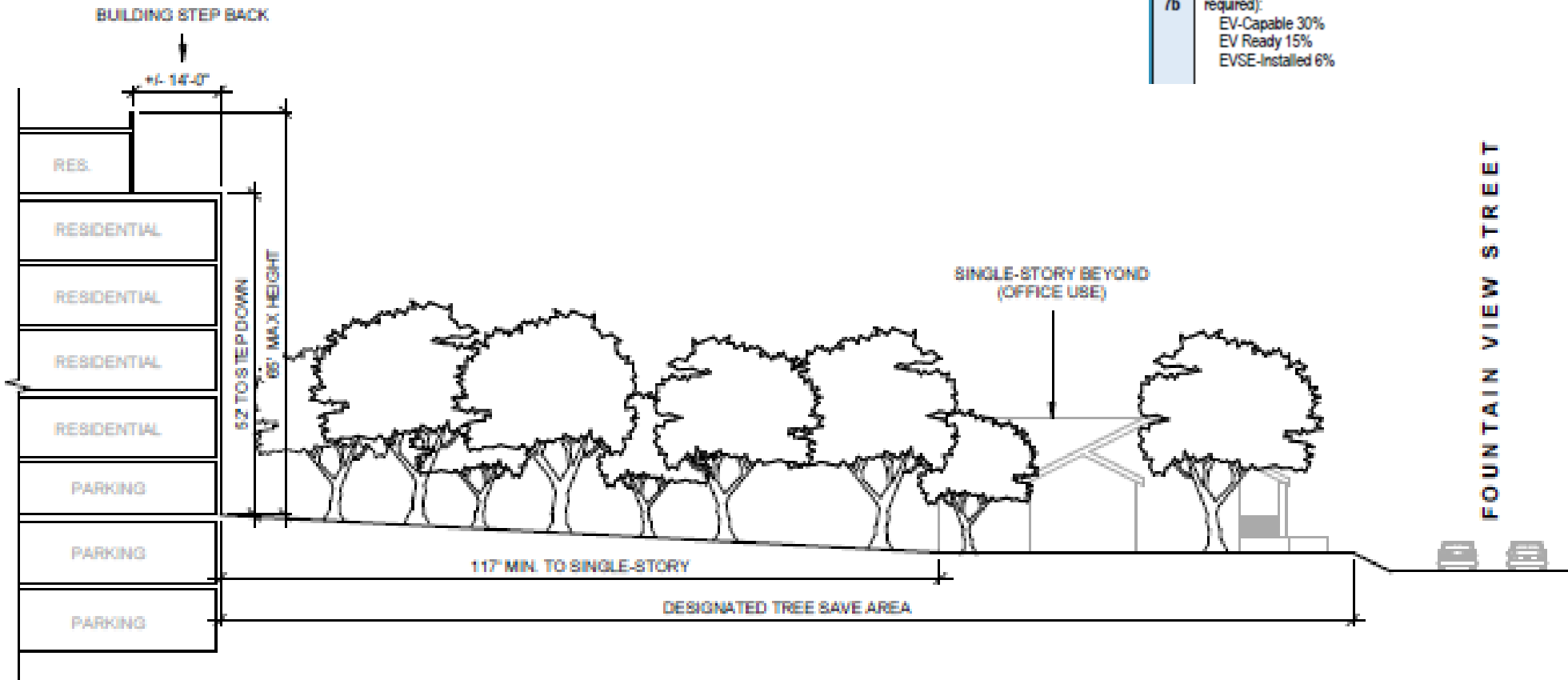


NOTE: FEATURE ROOF IS ONLY AT 85' AT THE FACE OF EAST BOULEVARD. ALONG THE SCOTT AVENUE FACADE, THE ENTIRETY OF THE STRUCTURE IS BELOW 80' AS MEASURED TO AVERAGE GRADE.

c. **Building Height Justification.** Petitioner shall provide the following minimum percentage of parking spaces to include electric vehicle facilities within the Site:

1. 30% of spaces as EV Capable, including ready and installed spaces;
2. 15% of spaces as EV Ready, including installed spaces; and
3. 6% of spaces as EV Installed spaces.

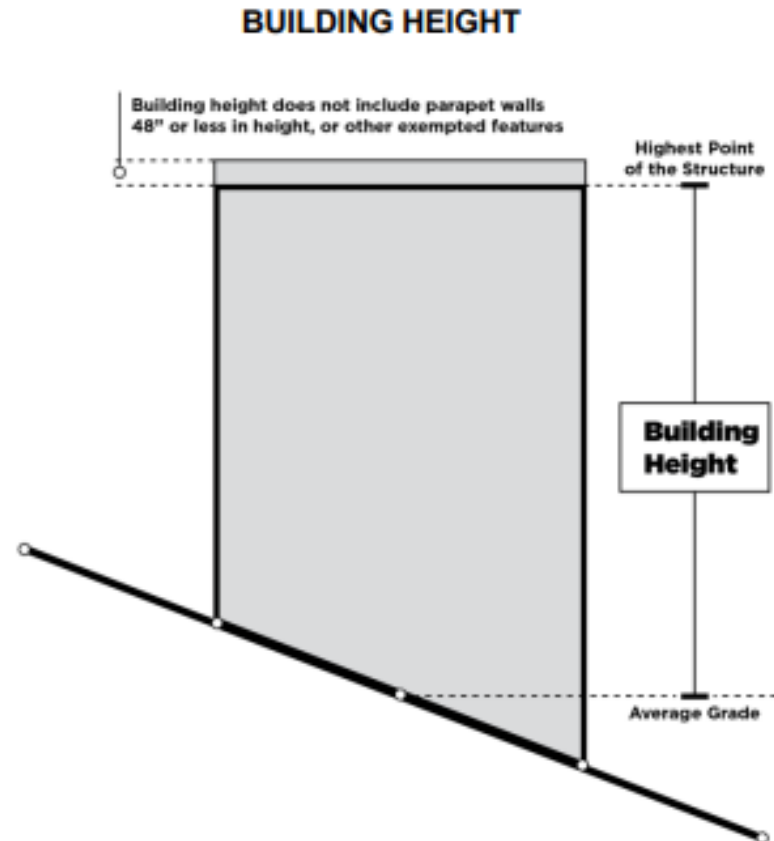
Environmental		Bonus Awarded
Qualifying Action		Bonus Awarded
6	Additional Open Space 5% in total lot area of public open space in addition to that required by Section 16.5 and any other Ordinance requirements.	UE, RAC, IC-2, RC-1, and TOD-UC Zoning Districts: 15 Points CAC-1, CAC-2, NC, IMU, TOD-CC, TOD-NC, TOD-TR, N2-C, IC-1, OFC, CG, and CR Zoning Districts: 10 Points
7a	Electric Vehicle (EV) Charging Stations For parking facilities with more than 25 spaces, EV charging stations are provided as follows above the requirements of Article 19 (all three categories required): EV-Capable 20% EV Ready 10% EVSE-Installed 2% or 1 space for development with 26-50 parking spaces	UE, RAC, CAC-1, CAC-2, NC, IMU, TOD-UC, TOD-CC, TOD-NC, TOD-TR, N2-C, IC-1, IC-2, RC-1, OFC, CG, and CR Zoning Districts: 10 points
7b	Electric Vehicle (EV) Charging Stations For parking facilities with more than 25 spaces, EV charging stations are provided as follows above the requirements of Article 19 (all three categories required): EV-Capable 30% EV Ready 15% EVSE-Installed 6%	UE, RAC, CAC-1, CAC-2, NC, IMU, TOD-UC, TOD-CC, TOD-NC, TOD-TR, N2-C, IC-1, IC-2, RC-1, OFC, CG, and CR Zoning Districts: 20 points



UDO DEFINITION OF BUILDING HEIGHT

Building Height. Building height is the vertical distance between the average grade at the base of the structure and the highest point of the structure. The following shall not be included in the measurement of building height:

1. Any structures integral to the operation of the use, such as smokestacks, chimneys, cooling towers, water towers, elevator houses, mechanical stacks, and similar features.
2. Firewalls, chimneys, sky lights, and roof structures for elevators, stairways, tanks, heating, ventilation and air-conditioning equipment, or similar equipment for the operation and maintenance of a building and any device no more than five feet in height used to screen around a roof top structure or equipment.
3. Parapet walls of 48 inches in height or less are not included in the maximum building height calculation. When parapet walls exceed 48 inches in height, the parapet wall is included in the maximum building height calculation.



Traffic Study Results

1. The Applicant will upgrade the crosswalks at the East Boulevard/Kenilworth Avenue and East Boulevard/Scott Avenue intersections to include high-visibility striping.
2. The Applicant will install Video Detection for Automated Traffic Signal Performance Measures (ATSPM) in coordination with CDOT at the East Boulevard/Dilworth Road East and East Boulevard/Kenilworth Avenue intersections.
3. The Applicant will install a pork chop island to restrict site driveway traffic to right-in/right-out operations at the proposed driveway on East Boulevard.



CONCEPTUAL EXAMPLES



1
4
0
1
EAST

COFFEE COFFEE



SHOP

EAT



COFFEE







COFFEE

COFFEE

1
EAST





HEIGHT COMPARISONS

APPROVED REZONING

85'-0"

TOP OF STAIR TOWER TO BOTTOM OF ALLEY: 108'-0"

65'-0"

88'-0"

85'-0"

81'-0"

SCOTT AVE

EAST BLVD



APPROVED REZONING

85'-0"

65'-0"

85'-0"

81'-0"

EAST BLVD





57'-0"

55'-0"

SCOTT AVE



58'-0"

92'-0"

61'-0"

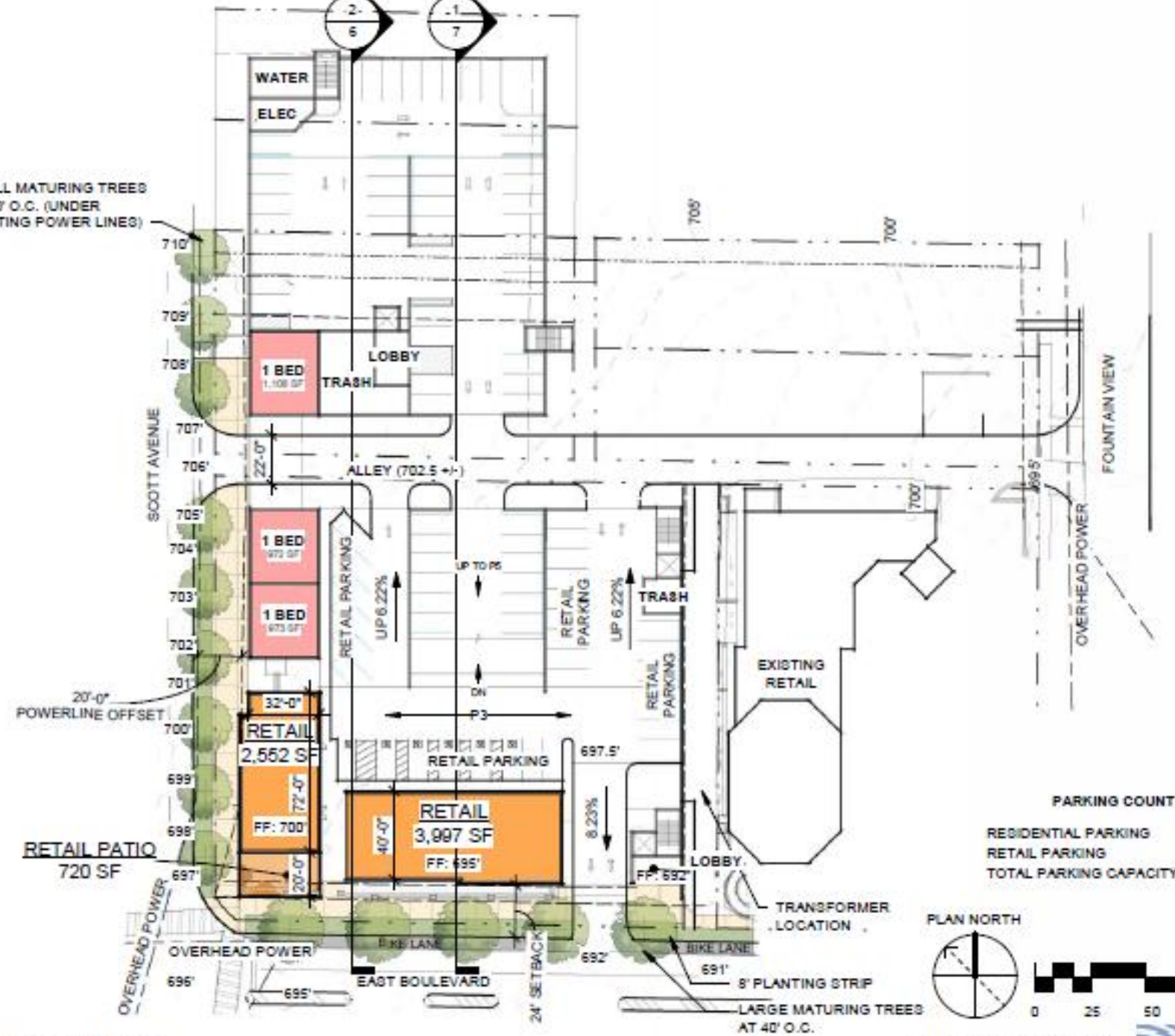
SCOTT AVE



65'-0"

72'-0"

SMALL MATURING TREES
AT 30' O.C. (UNDER
EXISTING POWER LINES)



PARKING COUNT

RESIDENTIAL PARKING	
RETAIL PARKING	
TOTAL PARKING CAPACITY	

EAST BOULEVARD

FIRST FLOOR

REZONING TIMELINE

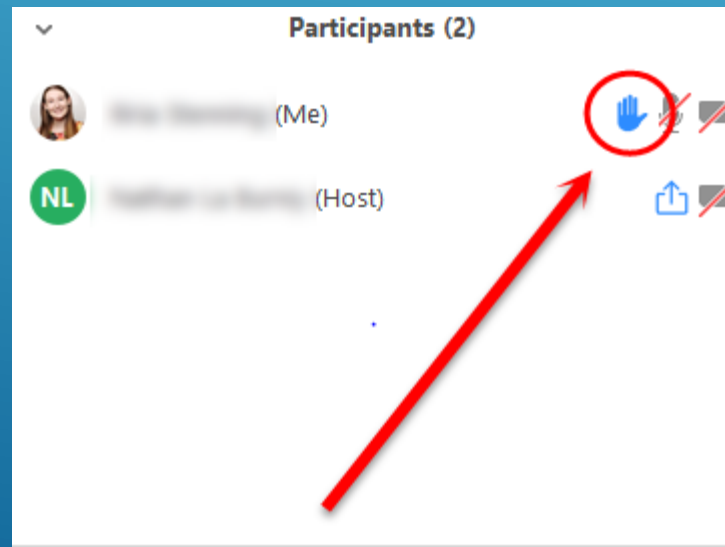
- Initial DCA Outreach: Feb 15th
- DCA Board Follow-up: March 1st
- DCA Board Update: May 16th
- DCA Board Update: June 7th
- Rezoning Application Processed: June 27th
- DCA Board Update: July 14th
- DCA Board Update: August 8th
- Official Community Meeting: August 9th
- Revised Site Plan Submitted: August 15th
- Revised Site Plan Submitted: September 12th
- DCA Board Update: September 21st
- 2nd Official Community Meeting: September 27th
- Anticipated Revised Plan: October 17th
- Earliest Possible Public Hearing: November 21st
- Zoning Committee Meeting: December 6th
- Earliest Possible Decision: Jan 17, 2023

QUESTIONS & DISCUSSION

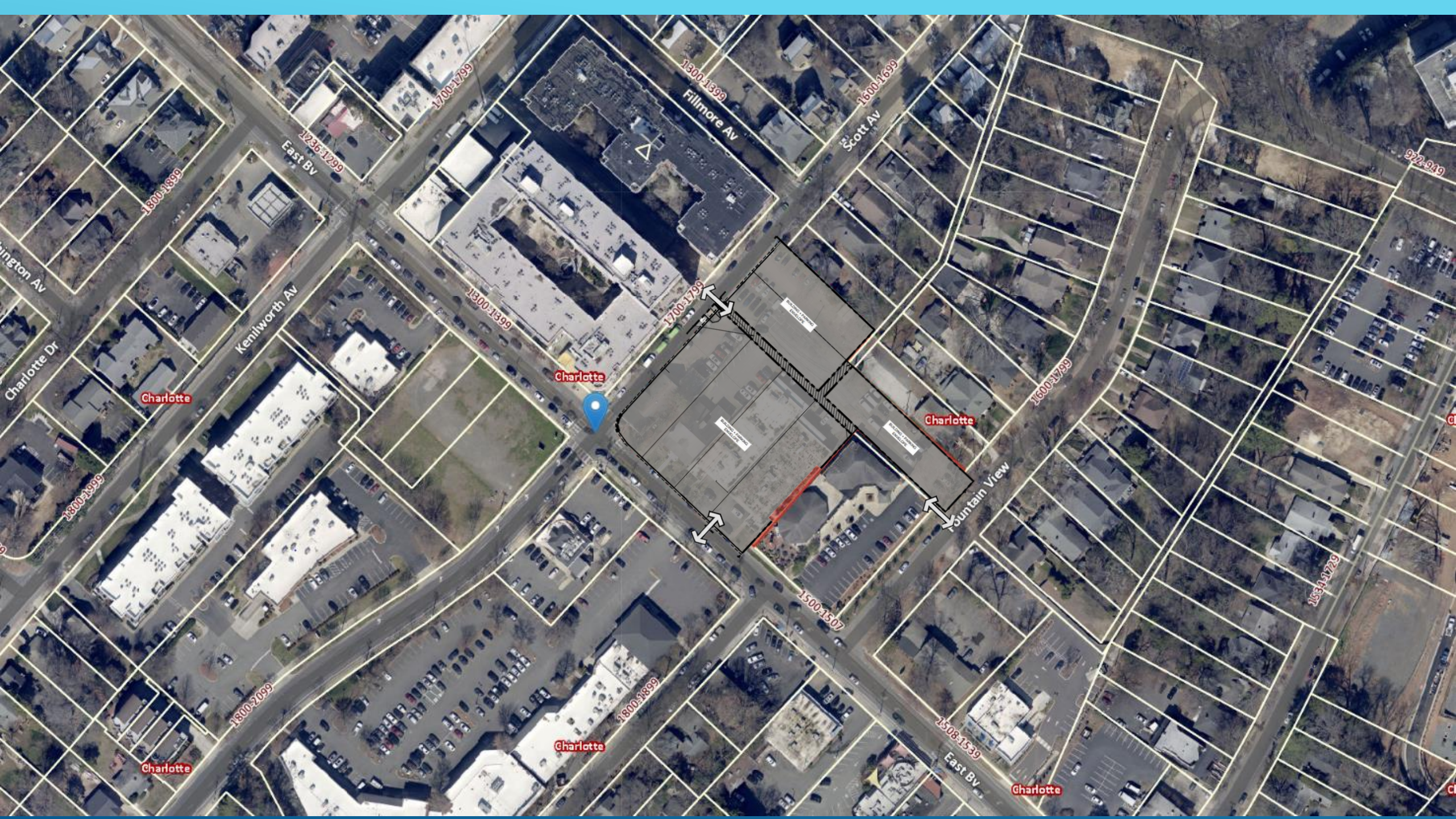
Type your questions



Or ask out loud



QUESTIONS?



THANK YOU!

