

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2022-079

Petitioner: Wells Pappas Corporate Parcel Owner, LLC
Rezoning Petition No.: 2022-079
Property: ±2.23 acres located at the intersection of Pearl Park Way and Kenilworth Avenue

This Community Meeting Report is being filed with the City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Department pursuant to 6.203 of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time and details of the Virtual Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on 11/23/2022. A copy of the written notice is attached as **Exhibit B**. The meeting notice and link was also shared with members and interested parties via e-mail.

TIME AND DATE OF MEETING:

The Community Meeting required by the Ordinance was held on Wednesday, December 7, 2022, at 6:00 PM. A list of attendees is attached as **Exhibit C**.

PERSONS IN ATTENDANCE AT MEETING:

The Petitioner's representatives at the virtual Community Meeting were Tom Walsh, Stefan Gassner, Jeff Smith and Jim Schumacher from Wells Pappas Corporate Parcel Owner, LLC, Sean Paone with ColeJenest & Stone, Bolton & Menk, Inc., and Michael Wickline with Design Resource Group. Also in attendance was Keith MacVean with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Mr. MacVean with Moore & Van Allen started the meeting by welcoming the participants to the meeting and thanking them for attending the community meeting for Rezoning Petition No. 2022-079. He then introduced the Petitioner's representatives to the meeting attendees. Mr. MacVean also explained to the participants how the meeting would proceed and reviewed the agenda.

Mr. MacVean and the petitioner's representative provided the following information during the presentation:

Mr. MacVean explained this project is the last remaining phase of a medically anchored mixed-use project developed by Pappas Properties and Welltower. The potential mix of uses would be retail/restaurant uses on the ground floor, upscale hotel, boutique office and luxury residential above. The property faces the recently upgraded Pearl Street Park, the new extension of Pearl Park Way and Kenilworth Avenue. The walkable streetscape will provide 24/7 activity. The proposed development is complementary to Atrium Medical Office and the Future Innovation District. The proposed rezoning is MUDD to provide for additional building height. The proposed uses are uses that are permitted by right under the existing O-2 and PED overlay zoning districts.

The site is located on the west side of Pearl Park Way, opposite of Pearl Street Park and north of Kenilworth Avenue. The combined parcels contain 2.23 acres. Zoning is currently O-2(PED) & O-2 which allows height to 100'. The proposed zoning is MUDD-O to allow an increase in the allowed building height. The Petitioner is currently working with CDOT on a Transit Impact Analysis (TIA). A conceptual site plan was shared showing the proposed building arrangement and the proposed access points. The building height proposed by the rezoning plan is 260 feet and will include ground floor retail and/or restaurant as well as an upscale hotel, boutique office, luxury residential units and potentially may include a fitness facility.

Mr. MacVean shared the 2040 Policy Plan Map that recommends a Community Activity Center which aligns with the requested uses. Maps of the surrounding developments were shared showing the heights of recently approved rezonings for multiple buildings nearby this development and the distance to single family residences. There is a need for housing in the area. Rendered images were shared looking from several directions.

The rezoning schedule is for a January 17th Public Hearing, then a February decision however this can change based on comments from City staff.

Mr. MacVean then opened the meeting for questions.

II. Summary of Questions/Comments and Responses:

There were a few questions to better understand the height and if it was above the height allowed by the zoning district in the new UDO that corresponds to the Community Activity Center place type recommendation. Mr. MacVean explained that the proposed building height is not unique to the area and there are several other properties similarly located that are as tall or taller and are not near single-family uses like the proposed Site. A question about the configuration of the buildings and uses was also asked. Mr. MacVean explained that there are two development options that contain different amounts of the allowed uses, such as 250 apartments, 150 hotel rooms, 24,000 square feet of retail and restaurant uses, and 160,000 square feet of offices uses. The other option would include a fitness facility which would in turn reduce the amount of office square footage, but would continue to have a hotel, the retail and restaurant uses, and apartments. There is also the ability to slightly increase the number of multi-family units by reducing the number of hotel rooms. In response to question about would there be a hotel and apartments, the Petitioner representatives responded that the intent is to have both the multi-family units and a hotel. Mr. Walsh explained that they are looking at a combination of all these options. They have secured a flag from Hilton under the Hilton Tapestry brand for 150 rooms. The proposed increase in allowed building height did not use the bonus provisions of the new UDO to increase the proposed height. Mr. Gassner indicated that the proposed building height of 260 feet would translate to buildings that would have about 20 stories depending on which side of the building you were facing. There was a question about the mix of residential units Mr. MacVean indicated they are looking at a majority of one and two-bedroom apartments, with a small number of three-bedroom apartments. The target rent is market rate.

There being no further questions, the meeting was concluded, and participants were thanked for their time and interest in the development.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

Mr. MacVean offered to hold another meeting with the Cherry Neighborhood at their convenience. The development team will continue to coordinate efforts with City Staff.

cc: Danté Anderson, Charlotte City Council District 1 Representative
David Pettine, Charlotte Planning, Design and Development Department
Tom Walsh, Wells Pappas Corporate Parcel Owner, LLC
Stefan Gassner, Wells Pappas Corporate Parcel Owner, LLC
Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Exhibit A

Adjacent Owners:

OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
CHARLOTTE REGIONAL REALTOR ASSOC INC				1201 GREENWOOD CLIFF SUITE 200		CHARLOTTE	NC	28204
WELL PAPPAS CORPORATE PARCEL OWNER LLC			C/O PAPPAS PROPERTIES LLC	4777 SHARON RD STE 550	ATTN PETER A PAPPAS	CHARLOTTE	NC	28210
WELL PAPPAS CORPORATE PARCEL OWNER LLC				4777 SHARON RD STE 550		CHARLOTTE	NC	28210
MECKLENBURG COUNTY			% REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
WELL PAPPAS CORPORATE PARCEL OWNER LLC				4777 SHARON RD STE 550		CHARLOTTE	NC	28210
CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202
CITY OF CHARLOTTE				600 E FOURTH ST		CHARLOTTE	NC	28202
CITY OF CHARLOTTE				600 E FOURTH ST		CHARLOTTE	NC	28202
WELLTOWER PAPPAS MOB 1 LLC			C/O PAPPAS PROPERTIES LLC	4777 SHARON RD STE 550		CHARLOTTE	NC	28210
WELLTOWER PAPPAS MOB 2 LLC			C/O PAPPAS PROPERTIES LLC	4777 SHARON RD STE 550		CHARLOTTE	NC	28210
WELLTOWER PAPPAS MOB 1 LLC			C/O PAPPAS PROPERTIES LLC	4777 SHARON RD STE 550		CHARLOTTE	NC	28210
WELL PAPPAS BERKELEY OWNER LLC			C/O PAPPAS PROPERTIES LLC	4777 SHARON RD STE 550		CHARLOTTE	NC	28210
HARDING KENILWORTH PARTNERS LLC				1355 GREENWOOD CLIFF STE 150		CHARLOTTE	NC	28204
WEST MOREHEAD VENTURES LLC				1435 WEST MOREHEAD ST UNIT 130		CHARLOTTE	NC	28208
THE MCALPINE SEAGLE DEVELOPMENT COMPANY LLC				1355 GREENWOOD CLIFF STE 150		CHARLOTTE	NC	28204
HARDING PLACE RESIDENTIAL PARTNERS LLC				222 CENTRAL PARK AVE STE 2100		VIRGINIA BEACH	VA	23462
MECKLENBURG COUNTY				600 E 4TH ST		CHARLOTTE	NC	28202
MECKLENBURG COUNTY				600 E 4TH ST		CHARLOTTE	NC	28202
741 KENILWORTH AVENUE LLC				PO BOX 34426		CHARLOTTE	NC	28234
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MECKLENBURG COUNTY			% REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
JONES	DARLENE S			7715 WALTHALL CT		CHARLOTTE	NC	28210
MECKLENBURG COUNTY				600 E 4TH ST		CHARLOTTE	NC	28202
MECKLENBURG COUNTY				600 E 4TH ST		CHARLOTTE	NC	28202

Neighborhood Organizations:

ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
	Rosalyn	Allison-Jacobs	634 Waco St		Charlotte	NC	28204
Amherst Place Homeowners Association	June	Watts-Mistri	1730 Amherst Pl		Charlotte	NC	28204
Charlotte Crown Realtist Association	Sandra	Norman	601 E. 5th Street	Ste 330A	Charlotte	NC	28202
Cherry Neighborhood Association	Kathryn	Hubicki	325 Baldwin Ave		Charlotte	NC	28204
Cherry Neighborhood Association	Kristen Joyce	Moyer	1922 Luther St		Charlotte	NC	28204
Cherry Neighborhood Association	Myron	Patton	1623 Luther St		Charlotte	NC	28204
Cherry Neighborhood Association	Stephanie	Wick	1712 Amherst Pl		Charlotte	NC	28204
Cherry Neighborhood Joint Leadership Team	Sylvia	Bittle- Patton	1623 Luther Street		Charlotte	NC	28204
City of Charlotte - Housing & Neighborhood Services	Landon	W.	600 E Trade St		Charlotte	North Carolina	28202
City of Charlotte - Housing & Neighborhood Services	Landon	Watanabe	600 E Trade St		Charlotte	North Carolina	28202
City of Charlotte - Housing & Neighborhood Services	Leslie	Blaser	600 E. Trade Street		Charlotte	NC	28202
Crescent Heights Neighborhood Association	Cullen	McNulty	2237 Crescent Av		Charlotte	NC	28207
DCA Land Use	Ellen	Citarella	322 E. Kingston Ave		Charlotte	NC	28203
Dilworth Community Association	Franklin	Keathley	523 E. Kingston Ave		Charlotte	NC	28203
Dilworth Community Association	Valerie	Preston	413 E. Worthington Ave		Charlotte	NC	28203
Dilworth Community Development Association	Cynthia L	Schwartz	409 Rensselaer Av		Charlotte	NC	28203
Dilworth Community Development Association	John	Fryday	1119 Belgrave Pl		Charlotte	NC	28203
Dilworth Community Development Association	John	Gresham	717 E Kingston Av		Charlotte	NC	28203
Dilworth Community Development Association	Mathew	Demetriades	1320 Fillmore Avenue #422		Charlotte	NC	28203
Dilworth Community Development Association	Scott	Paviol	1920 Park Road		Charlotte	NC	28203
Dilworth Community Development Association	Sis	Atlass Kaplan	1320 Fillmore Av	318	Charlotte	NC	28203
Dilworth Crescent Row	Maggie	Commings	1148 Dilworth Crescent Row		Charlotte	North Carolina	28203
Fourth Ward	Andreia	Graddick	601 E. 5th Street		Charlotte	NC	28202
Friends & Residents Of Historic Cherry	Karen	Jensen	311 Baldwin Av		Charlotte	NC	28204
Grove at Cherry Home Owners Association	Richard	Wechsler	727 Morgan Park Dr		Charlotte	NC	28204
Heart Math Tutoring	Holly	Rodden	805 Lexington Ave		Charlotte	NC	28203
Myers Park Manor	Kris	Taylor	430 Queens Road	#521	Charlotte	NC	28207
Neighborhoods of Cherry	Aletha	Green Burgess	1423 Main St		Charlotte	NC	28204
Neighborhoods of Cherry	Matthew	Hassey	609 WACO ST		Charlotte	NC	28204
Office Of The Governor Of The North Carolina	Budd D.	Berro	600 E Fourth St		Charlotte	NC	28202
Queens Station HOA	Rex	Jones	308 Queens Road #22		Charlotte	NC	28204
Sharon Woods	Sean	Smith	318 Queens Rd		Charlotte	NC	28204
South End	Brigit	Taylor	315 Arlington Ave	1602	Charlotte	NC	28203
South End	Megan	Pearl	315 Arlington Avenue		Charlotte	NC	28203
The Cherry Community Organization (CCO)	Barbara	Rainey	610 Baldwin Avenue		Charlotte	NC	28204

Exhibit B

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING FOR REZONING PETITION PETITION # 2022-079 WELLS PAPPAS CORPORATE PARCEL OWNER, LLC

Subject: Rezoning Petition No. 2022-079
Petitioner/Developer: Wells Pappas Corporate Parcel Owner, LLC
Current Land Use: Vacant
Existing Zoning: O-2 (PED) and O-2
Rezoning Requested: MUDD-O

Date and Time of Meeting: **Wednesday, December 7, 2022, at 6:00 p.m.**

Virtual Meeting Registration: ***Please send an email to Drenna Hannon at drennahannon@mvalaw.com to receive a secure meeting link.***

Date of Notice: 11/23/2022

Moore & Van Allen is assisting Wells Pappas Corporate Parcel Owner, LLC (the "Petitioner") on a recently filed request to rezone an approximately 2.23-acre site located at the intersection of Pearl Park Way and Kenilworth Avenue in Charlotte, North Carolina (the "Site") from O-2 (PED) and O-2 to MUDD-O. The request would allow the Site to be developed with a mixed-use development (e.g., office, residential, hotel with ground floor active uses), and includes an optional request to allow a maximum building height of up to 260 feet. Access to the Site will be from Pearl Park Way, Berkeley Avenue, and Kenilworth Avenue.

In an effort to prevent the further spread of COVID-19, the Petitioner will hold a **Virtual Community Meeting** to discuss this rezoning proposal with interested parties.

Accordingly, we are extending an invitation to participate in the upcoming Virtual Community Meeting to be held on Wednesday, December 7, 2022, at 6:00 p.m.

Please send an email to Drenna Hannon at drennahannon@mvalaw.com by December 6th to receive a secure virtual meeting link and reference Petition #2022-079.

Members who expect they will be unable to access the virtual meeting or have questions about this matter are asked to email keithmacvean@mvalaw.com or call 704-331-3531 to make alternative arrangements to receive the presentation information. Presentation materials will be shared upon request after the virtual meeting.

Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Virtual Community Meeting. Thank you.

cc: Danté Anderson, Charlotte City Council District 1 Representative
David Pettine, Charlotte Planning, Design and Development Department
Tom Walsh, Wells Pappas Corporate Parcel Owner, LLC
Stefan Gassner, Wells Pappas Corporate Parcel Owner, LLC
Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

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Exhibit B (continued)

Site location:

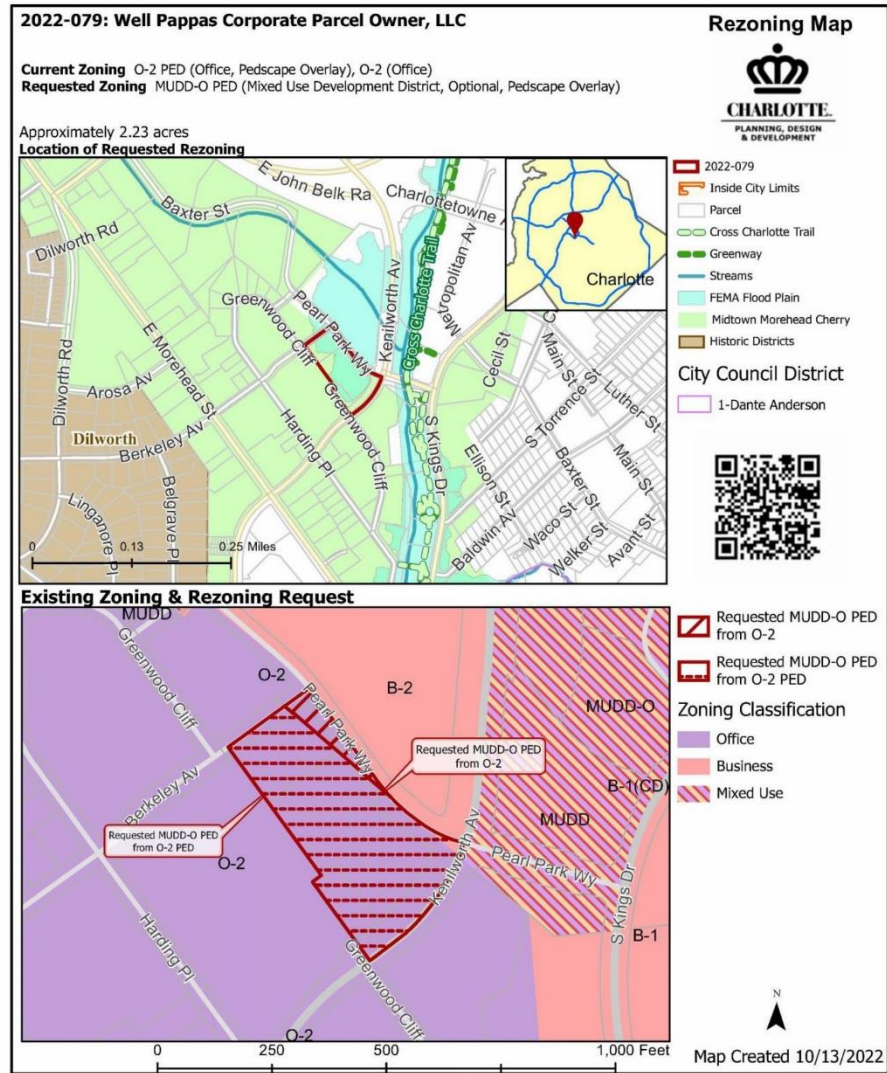


Exhibit C

Name	Email
Ellen Citarella	landuse@dilworthonline.org
Mark Allen	Wmallen1955@gmail.com
Sylvia Bittle Patton	sbpcscd@bellsouth.net