

OFFICIAL COMMUNITY MEETING REPORT

Petitioner: Mission Properties

Rezoning Petition No. 2022-084

This 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 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 15, 2022. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND FORMAT OF MEETING:

The Virtual Community Meeting was held on Thursday, December 8th 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.

MEETING PARTICIPATION:

The Virtual Community Meeting had one (1) attendee from the community, as listed in Exhibit C. The Petitioner was represented at the Community Meeting by Matt Diachenko and Jason McArthur, as well as by Petitioner's agents Collin Brown and Brittany Lins with Alexander Ricks PLLC.

SUMMARY OF PRESENTATION/DISCUSSION:

Mr. Collin Brown welcomed the attendee and introduced the Petitioner's team, using a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown elected for an informal presentation style with open dialogue with the community member, who is an adjacent property owner. Mr. Brown showed aerials of the approximately 20.85-acre site located on the south side of Ridge Road and north side of the Interstate-485 interchange. The Petitioner's team views this site as desirable because it has great access to the interstate and is a ½ mile from Concord Mills.

Mr. Brown explained that this property is currently zoned R-3, which typically accommodates low density single-family residential homes. The recently-adopted 2040 Policy Map recommends the N1 placetype for the property which is a similarly lower density residential designation, however, the previously adopted area plan recommended density of up to twelve (12) units per acre on the site.

The Petitioner is proposing a rezoning to the R-17MF(CD) zoning district with a site-specific site plan that would accommodate a maximum of 288 multi-family units and 66 townhome/attached residential units, with a buffer surrounding the site to screen the development from the adjacent properties and interstate.

Mr. Jason McArthur spoke to Mission Property's 18-year history in Charlotte and almost 30 years of experience in apartment development. Mission is a small company of six individuals, not a large corporation, and is family oriented. Mr. McArthur opined that the site is a good location for garden-style

apartments, which are three-stories or less and are not served by an elevator. The apartment buildings are concentrated in the middle of the site with lower density townhome style buildings closer to the property edges to serve as a transition of smaller-scale buildings and then a buffer area adjacent to attendee's home. The pool and amenity area are intentionally located toward the center of the site to limit the potential for noise to travel to nearby properties. Also, the plan will be updated to remove the driveway access closest to the attendee's property based on NCDOT feedback so the closest driveway would be approximately 1,000 feet from the adjacent owner's driveway. Mr. McArthur also explained that the Subdivision Ordinance requires that a stub connection be provided adjacent to the property boundary to allow for future connectivity when the adjacent site redevelops.

In response to the attendee's question related to the proposed buffer adjacent to his property, Mr. McArthur stated that the buffer would be at least 37.5 feet wide and planted to Class C standards with an opaque wooden fence for privacy. Typically, the fence is placed a few inches off the property line but the Petitioner's team was open to discuss preferred locations and coordinate with the adjacent owner. The attendee noted that he has an existing fence near the property line and requested that the fences be joined. The Petitioner's team agreed that made sense.

The attendee expressed an understanding of the expectation of higher density and growth in the area. The Petitioner's team promised to keep him and his relatives up to date on development progress at the site. Mr. McArthur estimated that it would be at least a year before any construction may begin on the site.

The meeting concluded at approximately 6:00 p.m. with no further comments or questions from the attendee. Several copies of the presentation materials were subsequently mailed to the attendee.

Respectfully submitted this 12th day of December 2022.

cc: Michael Russell, Charlotte-Mecklenburg Planning Department

Exhibit A

2022-084	OWNERLASTN	OWNERFIRST	MAILADDR1	CITY	STATE	ZIPCODE
2022-084	SHAVER	JAMES EDWARD JR	1620 RIDGE RD	CHARLOTTE	NC	28262
2022-084	CK KINGS GRANT LAND LLC		301 S COLLEGE ST STE 2800	CHARLOTTE	NC	28202
2022-084	AMH NC DEVELOPMENT LP		30601 AGOURA RD STE 200	AGOURA HILLS	CA	91301
2022-084	AMH NC DEVELOPMENT LP		30601 AGOURA RD STE 200	AGOURA HILLS	CA	91301
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2022-084	AMH NC DEVELOPMENT LP		30601 AGOURA RD STE 200	AGOURA HILLS	CA	91301
2022-084	DEPARTMENT OF TRANSPORTATION		1505 MSC	RALEIGH	NC	27699
2022-084	WILSON RED FIELD LLC		3375 CAL BOST RD	MIDLAND	NC	28107
2022-084	HOLLAND	HOYLE N	1435 RIDGE RD	CHARLOTTE	NC	28262
2022-084	JORDAN	WILLIAM H	1601 RIDGE RD	CHARLOTTE	NC	28262
2022-084	JORDAN	IRIS H	1615 RIDGE RD	CHARLOTTE	NC	28262
2022-084	BOST	BOBBY EUGENE	1619 RIDGE RD	CHARLOTTE	NC	28262
2022-084	HOLLAND	HOYLE N	1435 RIDGE RD	CHARLOTTE	NC	28262
2022-084	HOLLAND	HOYLE N	1435 RIDGE RD	CHARLOTTE	NC	28262
2022-084	Freedom West Community Action Association		2026 Chipstone Rd	Charlotte	NC	28262
2022-084	Lexington		11610 Tavernay Parkway	Charlotte	NC	28262
2022-084	Lexington		10415 Dickson Lane	Charlotte	NC	28262
2022-084	Lexington		2215 Maycroft Dr	Charlotte	NC	28262
2022-084	Mallard Lake Homeowners Association		10503 Greenhead View	Charlotte	NC	28262

Exhibit B

November 15, 2022

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

VIA US MAIL

NOTICE TO INTERESTED PARTIES OF REZONING COMMUNITY MEETING

Date: Thursday, December 8th at 5:30 p.m.
Location: Virtual Meeting, RSVP for link (details provided below)
Petitioner: Mission Properties
Petition No.: 2022-084

Dear Charlotte Neighbor:

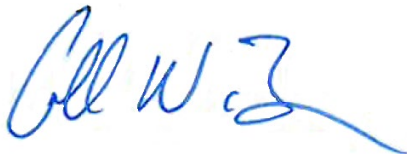
Our firm represents Mission Properties (the “Petitioner”) in its proposal to rezone an approximately 20.85 acres located along the south side of Ridge Road and north side of the Interstate 485 interchange. The Petitioner is requesting a rezoning from the R-3 (residential) zoning district to the R-17MF(CD) (multi-family residential – conditional) zoning district to accommodate its development plans. A property map is included for your reference.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold an Official Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this site plan amendment 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.

The 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 **Thursday, December 8th 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 (“Ridge”) 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

Participants (6)



Brittany Lins (Host, me)



collin brown



Collin Brown



Matt Diachenko



William Jordan



Jason McArthur



Exhibit D

REZONING #2022-084

@ RIDGE ROAD


MISSION PROPERTIES

Official Community Meeting

December 8, 2022

Alexander
Ricks
PLLC

MEETING AGENDA

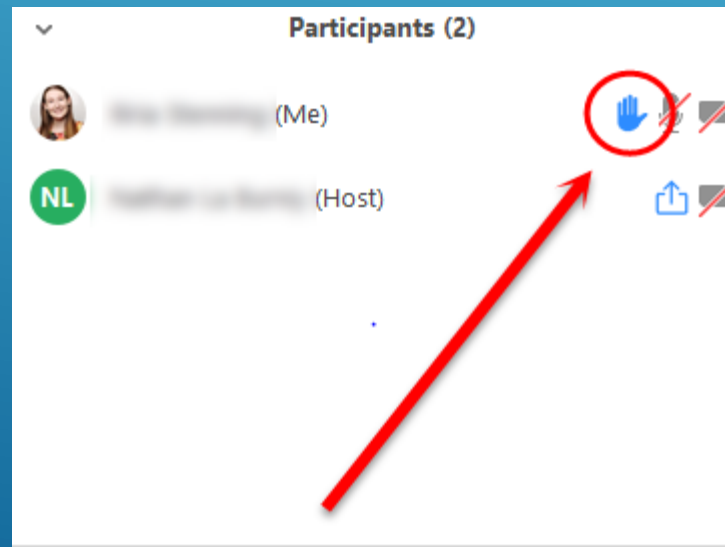
- Introductions
 - Property Location
 - Development Considerations
 - Current Zoning
 - 2040 Plan Recommendation
 - Proposed Rezoning Plan
 - Potential Rezoning Timeline
 - Questions/Discussion
- 
- Several thin, white, parallel diagonal lines are positioned in the bottom right corner of the slide, extending from the bottom edge towards the right edge.

AT THE END: QUESTIONS & DISCUSSION

Type your
questions



Or ask out loud



TEAM INTRODUCTIONS

Property Owner: **The Holland Family**

Petitioner: **Mission Properties**
Jason McArthur, Matt Diachenko

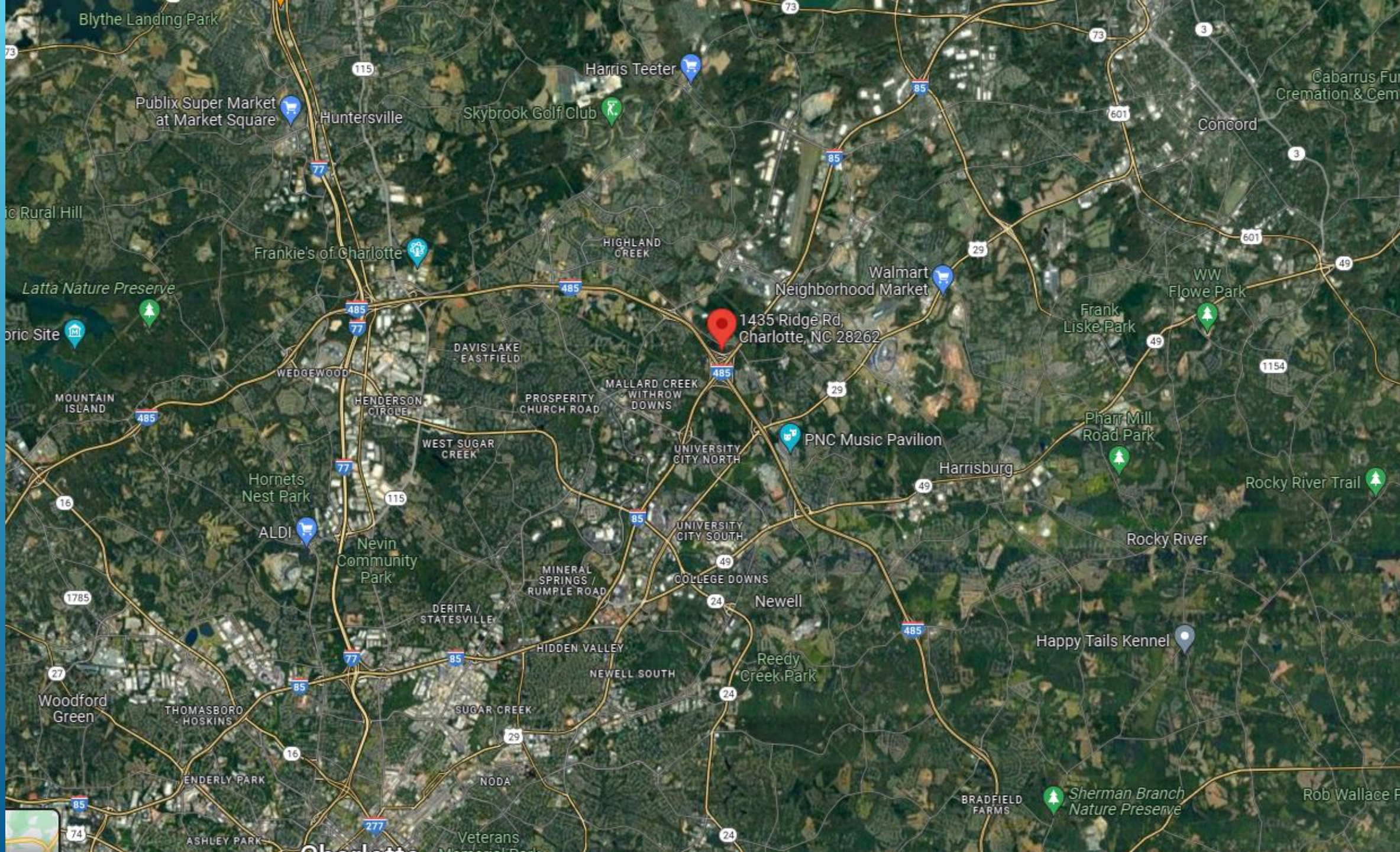


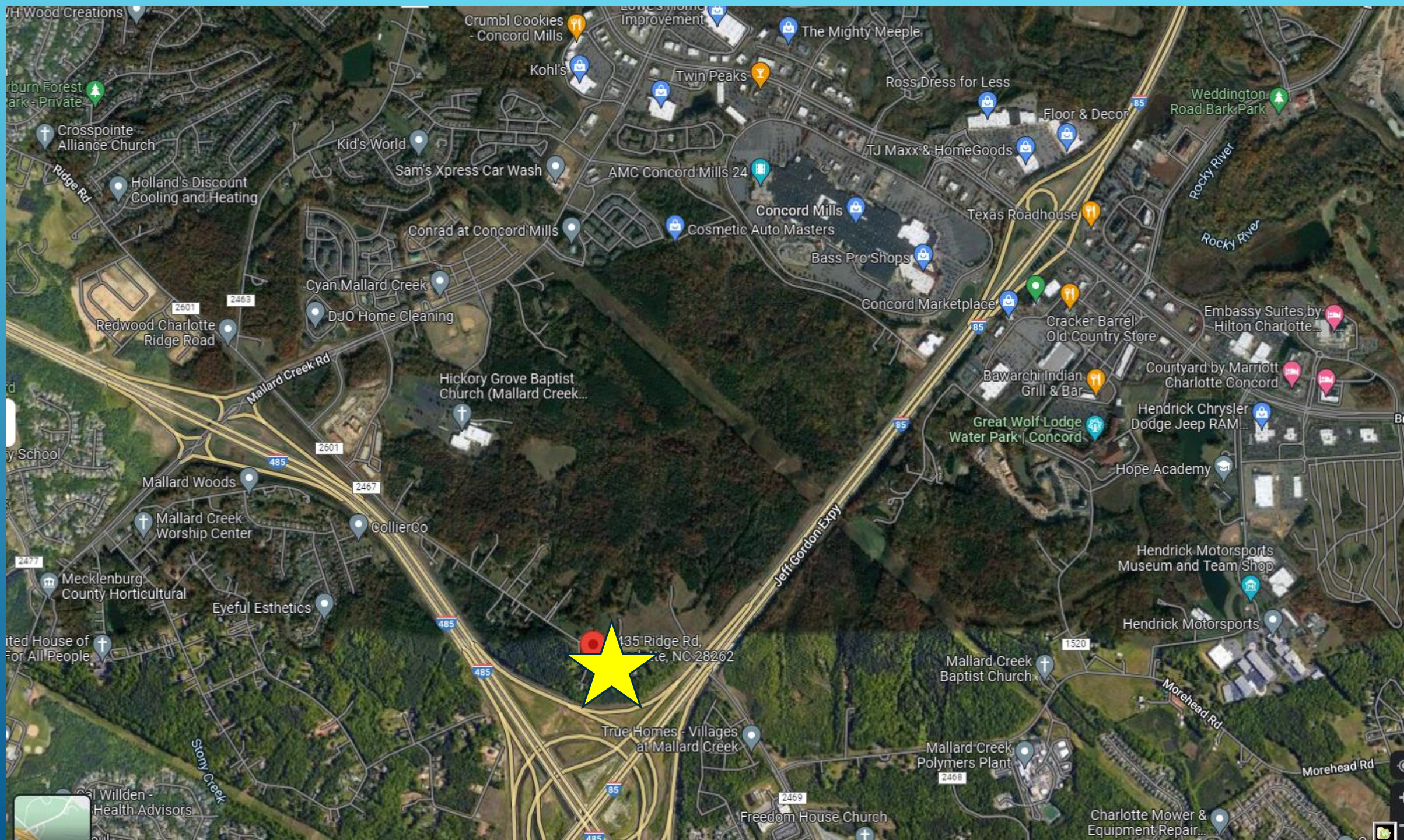
Collin Brown &
Brittany Lins



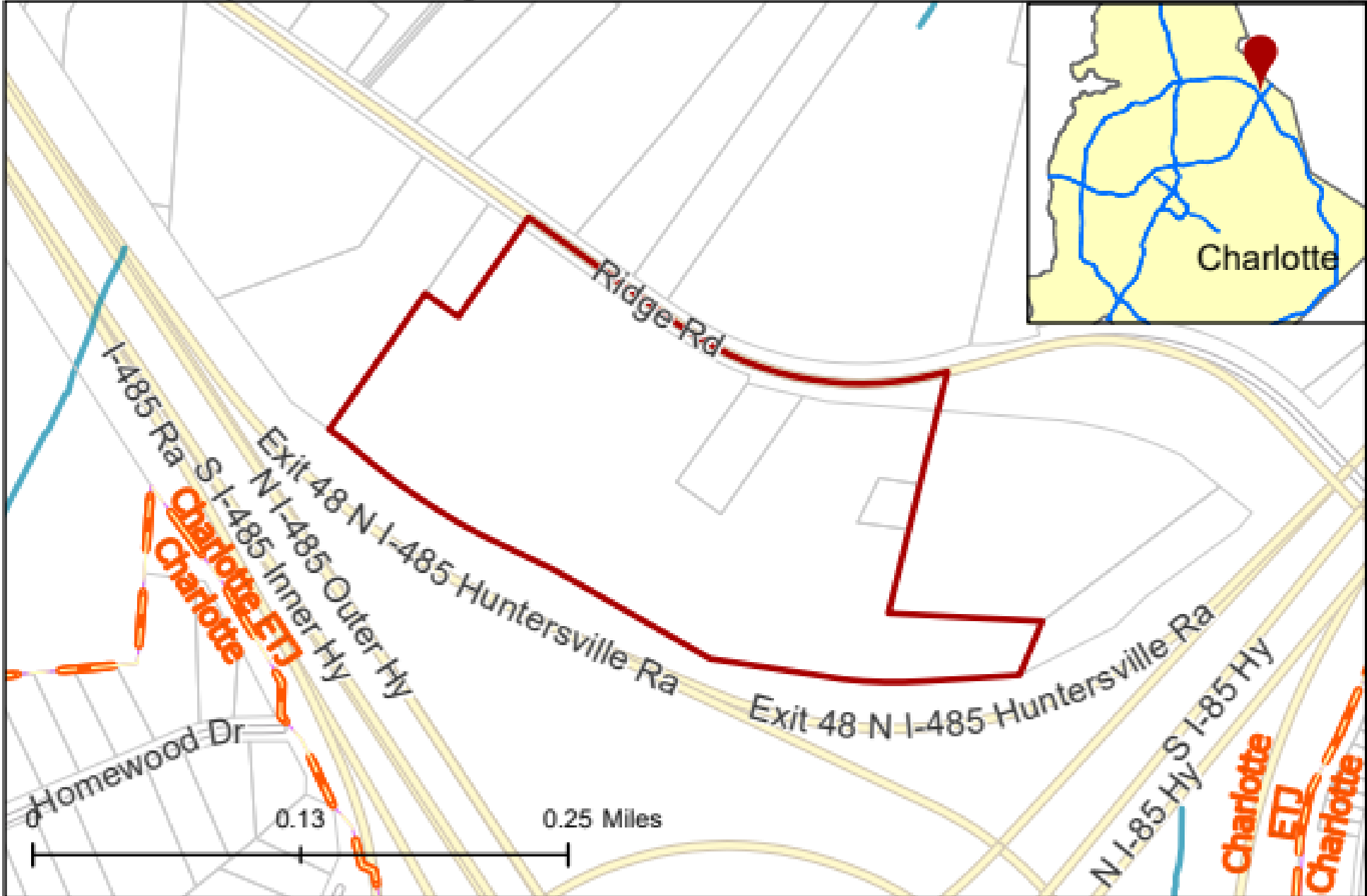
Thomas Haapapuro,
Brian Graham

PROPERTY LOCATION





Approximately 20.85 acres
Location of Requested Rezoning



- 2022-084
- Outside City Limits
- Parcel
- Streams
- Adjacent to City Council District
- 4-Renee Johnson
- County Commissioner
- 1-Elaine Powell

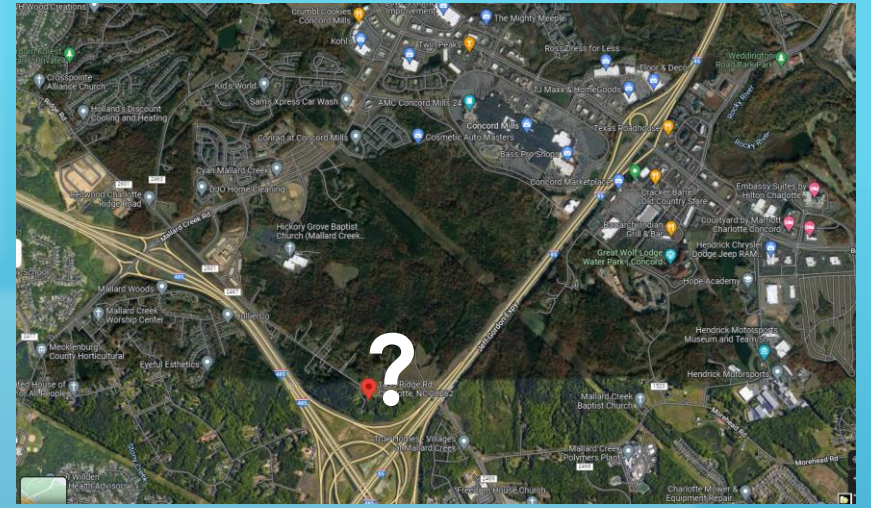


DEVELOPMENT CONSIDERATIONS



DEVELOPMENT CONSIDERATIONS

- ▶ Property Owner Requirements
- ▶ Existing Zoning
- ▶ Natural / Environmental Constraints
- ▶ Access / Transportation Requirements
- ▶ Adjacent Owner Concerns
- ▶ Ordinance / Policy Requirements (non-zoning, e.g., Stormwater, Tree)
- ▶ Adopted 2040 Plan and other Policy Recommendations
- ▶ City Priorities
- ▶ Adjacent Uses
- ▶ Broader Community Concerns
- ▶ Market Realities



REZONING PROCESS, GENERALLY

How to identify Conditional Rezoning:

Conventional	Conditional
O-1	O-1(CD)*
TOD- UC	TOD- EX
	B-2(CD) SPA*
	NS, CC, RE-3, MX*

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

** Reduces or eliminates the base zoning ordinance standards, AND typically commits to other standards that go beyond the base zoning ordinance requirements. Also specific for each petition.

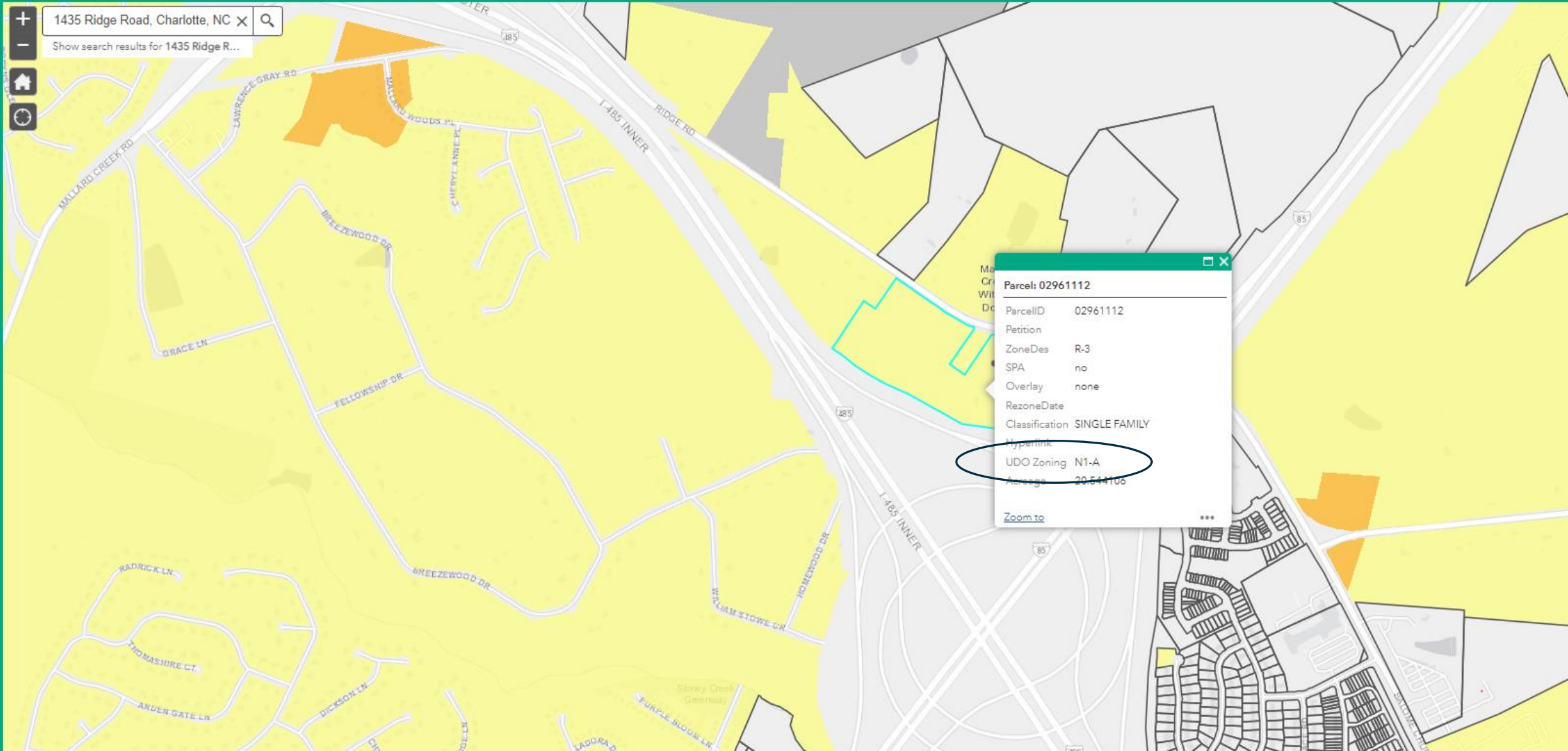
EXISTING ZONING



1435 Ridge Road, Charlotte, NC



Show search results for 1435 Ridge R...



Parcel: 02961112

ParcelID	02961112
Petition	
ZoneDes	R-3
SPA	no
Overlay	none
RezoneDate	
Classification	SINGLE FAMILY
Hyperlink	
UDO Zoning	N1-A
Acres	20.544106

[Zoom to](#)

Northeast Area Plan Land Use



Land Use

- Residential (Up to 4 DUA)
- Residential (Up to 8 DUA)
- Residential (12+ DUA)
- Multi-Family, Retail
- Retail, Office
- Retail, Office, Research
- Multi-Family, Retail, Office

- Retail
- Office
- Industrial
- Research
- Utility
- Institutional
- Open Space

- Single Family, Multi-Family, Retail
- Single Family, Multi-Family, Office
- Single Family, Multi-Family, Institutional
- Single Family, Multi-Family, Retail, Research
- Single Family, Multi-Family, Retail, Office, Institutional
- Charlotte Extra-Territorial Jurisdiction

- Charlotte City Limits
- Greenway Facility
- Neighborhood Center
- Regional Center

2040 POLICY MAP RECOMMENDATION



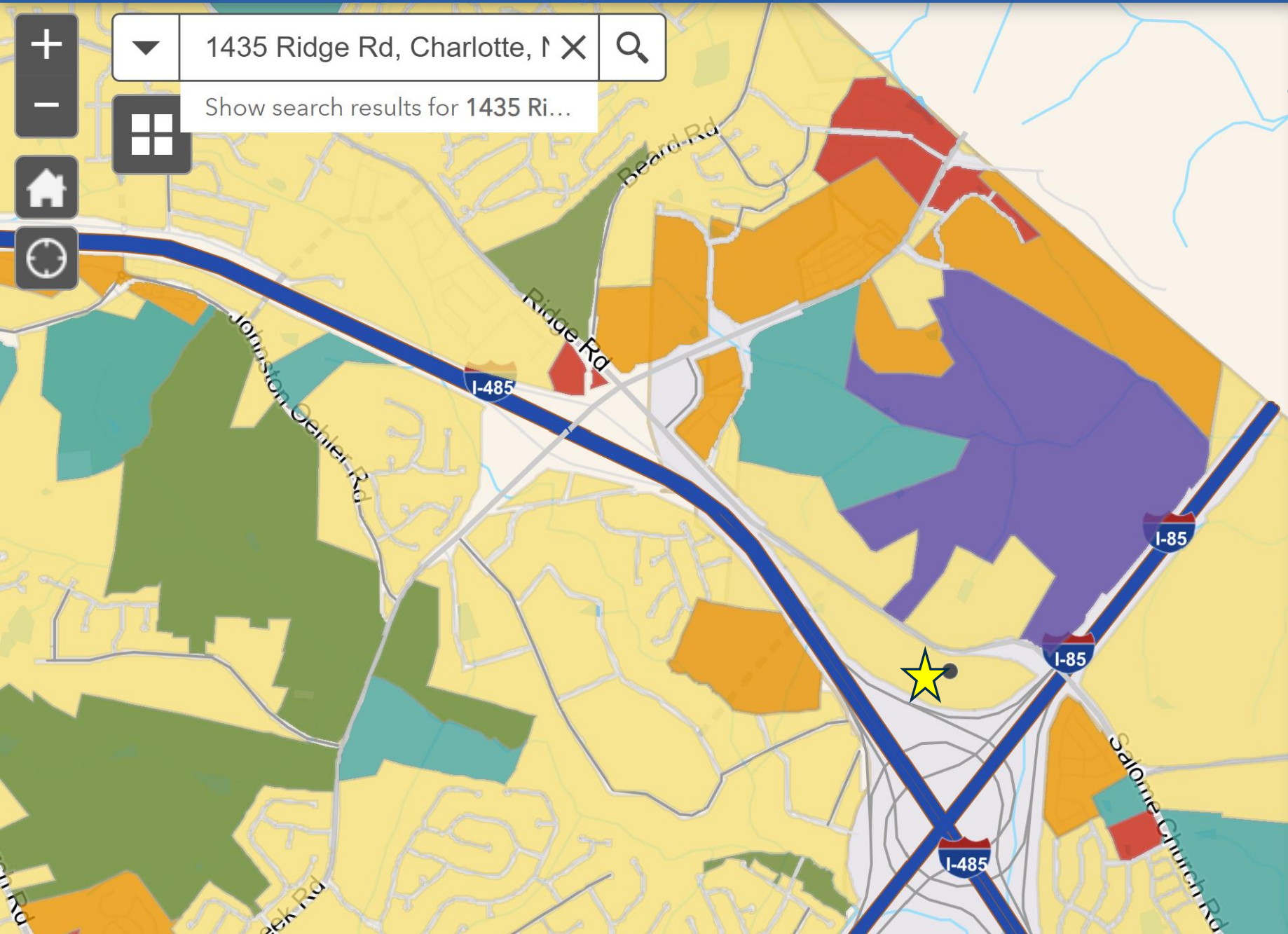


Charlotte Future 2040 Policy Map

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



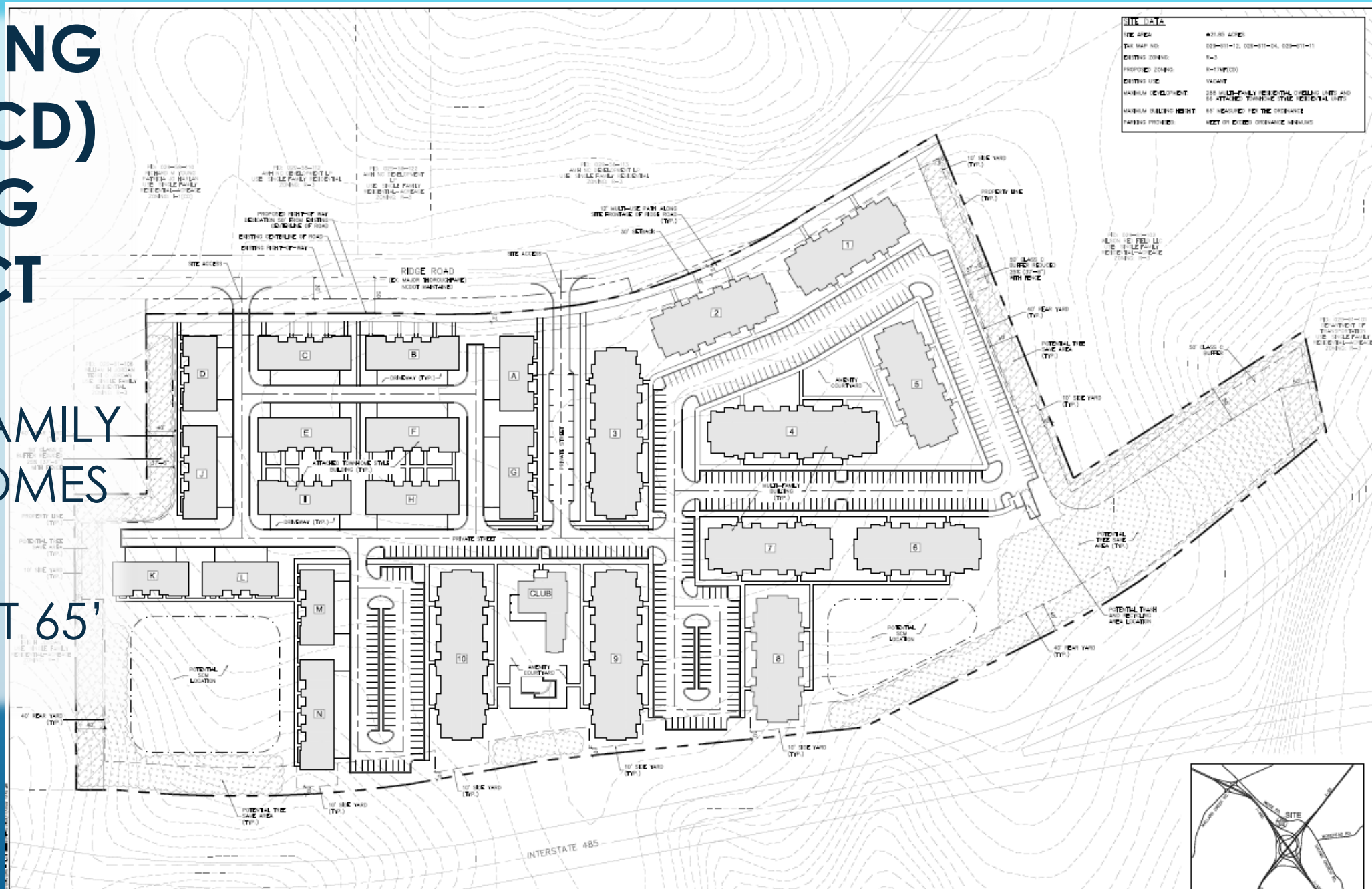
REZONING PROPOSAL

Three parallel white lines of varying lengths are positioned in the bottom right corner of the slide, angled upwards from left to right.

REQUESTING R-17MF(CD) ZONING DISTRICT

288 MULTI-FAMILY
66 TOWNHOMES

MAX HEIGHT 65'





NO. 100-00000000
RIDGE RD. & 100-00000000
2.00 AC. (2.00 AC.)
2.00 AC. (2.00 AC.)

RIDGE RD.

NO. 100-00000000
RIDGE RD. & 100-00000000
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REZONING TIMELINE

- Rezoning Application: October Cycle
- Official Community Meeting: Today, December 8th
- Revised Plan Submittal: December 12th
- Earliest Possible Public Hearing: January 17, 2023
- Zoning Committee: January 31, 2023
- Earliest Possible Decision: February 20, 2023

QUESTIONS?

SITE DATA

USE: APT/RES

APPROX. ACRES: 100.00

DEVELOPER: J. J. JONES & SONS, INC.

DESIGNED BY: J. J. JONES & SONS, INC.

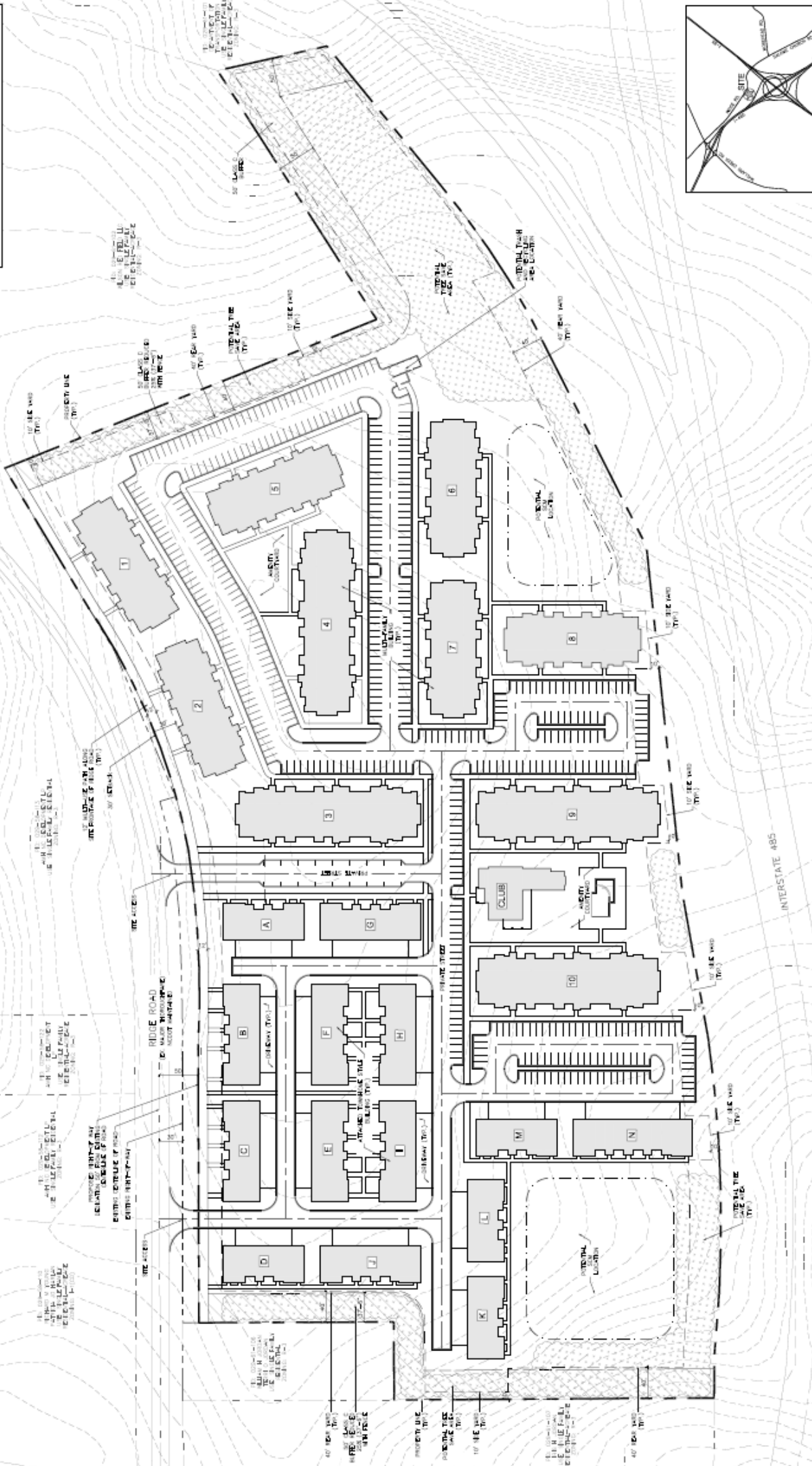
DATE: 10/1/70

PROJECT: 200 ACRES, 1000 UNITS, 1000 CARS

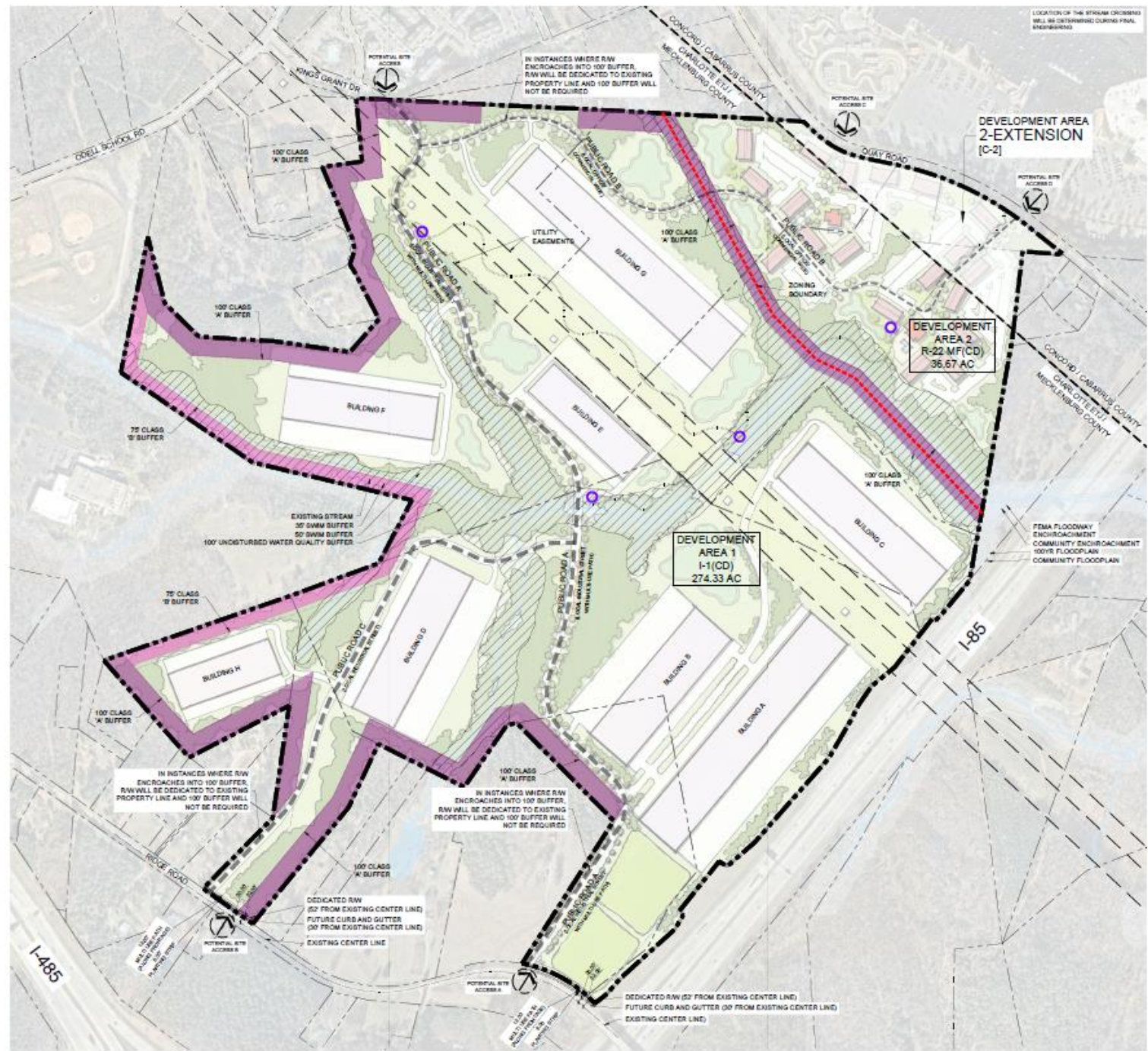
LOCATION: 1000 ACRES, 1000 UNITS, 1000 CARS

REMARKS: SEE ATTACHED FOR THE DEVELOPER'S

NOTES: SEE ATTACHED FOR THE DEVELOPER'S



THANK YOU!



BUFFER LEGEND

- 100' CLASS 'A' BUFFER
- 75' CLASS 'B' BUFFER
- POTENTIAL TREE SAVE/ OPEN SPACE
- POTENTIAL TRAIL NETWORK
- POTENTIAL GATHERING SPOTS