

COMMUNITY MEETING REPORT

Petitioner: Tim Pratt – Copper Builders

Petition #: 2022-091

Meeting Date: November 29, 2022

Project: Lynnwood Townhomes

Mtg. Location: Virtual Meeting, via Zoom

Meeting Time: 5:30-6:30PM

Attendees: Paul Pennell – Urban Design Partners

The Community Meeting was coordinated, scheduled, and offered to the public as provided by City of Charlotte Planning and Development guidelines. Adjacent residents attended the petition community meeting as noted on the Sign In List.

Purpose: To Present Rezoning Petition 2022-091 to any neighboring residents or homeowners who were in the rezoning mailer radius or who spoke to the Petitioner or Petitioner's representatives and were invited. Urban Design Partners recorded the presentation to be publicly posted on our website for community benefit.

This Community Meeting Report is being filed with the City of Charlotte Planning and Development Department pursuant to the provisions of the City of Charlotte Zoning instructions.

Minutes: The following items have been discussed in the recorded presentation:

Paul begins by introducing himself and the petitioning team. The location of the petition was described as Lynnwood Avenue and illustrated on an aerial image to show surrounding context. Adjacent zoning districts and single family development densities in the general area were presented. The current rezoning site plan was displayed and described. This consisted of a request to change the zoning classification from R-17MF to UR-2 (CD) to accommodate single family townhomes. A rendered site plan highlighting proposed lots, buildable envelopes, and existing trees was presented to the group. This rendering also showed the adjacent parcels and how the proposed lots were organized and buffered from those existing lots. Conceptual architectural elevations provided by the Petitioner were shared. Finally, the rezoning timeline was reviewed and contact information for Paul has been shared for any follow-up community member questions.

QUESTIONS/COMMENTS BY NEIGHBORS VIA ZOOM CHAT:

1. Will the existing alleyway remain?
A: No, it will be reconfigured. The alley will go away, and a two-way private alley will be added.
2. Square footage of units, average price point?
A: The intent is that these will be higher priced units ranging between 2800 to 3200 sf.
3. Rear elevations – may we see them?
A: We have not considered rear elevations at this point but we can work on developing these for the meeting in January or February.
4. What is the maximum allowable height?
A: In the R district the maximum height is 40' in the multifamily districts the maximum is 45'. It depends on which district you are considering.
5. Will there be access to other parcels through the alleys?
A: No, the alley will only be connecting to Lynnwood.
6. How should we think about the impact of water?
A: We haven't done an impervious analysis, the plan is for there to be less impervious than there is today. There is no requirement with city of charlotte to add storm drainage on site so it will follow existing drainage patterns
7. Is the parking for each unit below grade? 2?
A: No, it's on grade, each unit has a 2-car garage. 22 parking spaces are required at a minimum. 44 spaces are proposed within the garages. There is also parking for the mail kiosk and along the street.

The meeting adjourned 6:05 pm with no new questions.