

OFFICIAL COMMUNITY MEETING REPORT
Petitioner: Chipotle Mexican Grill of Colorado, LLC
Rezoning Petition No. 2022-212

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 April 24, 2023. 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 Tuesday, May 9th 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 Chris Hack, Michael Palmer, and Cheryl Heidorn, as well as by Petitioner's agents Nakia Gehl and Kristin Moan with Wilkus Architects and 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 gave a condensed presentation because the attendee confirmed their general familiarity with the property, development process, and surrounding redevelopment projects.

Mr. Brown showed aerials of the approximately 0.86-acre site located on the northwest quadrant of the intersection of Park Road and East Woodlawn Road, south of Drexel Place.

Mr. Brown explained that the Petitioner is proposing a conditional rezoning to the MUDD(CD) (mixed use -conditional) zoning district from the B-1(CD) (Business - conditional) zoning district. The old conditional plan allows only for the development of a gas station on the site. The 2040 Policy Map reflects a recommendation for the Community Activity Center designation.

The Petitioner is proposing a 3,000 square foot commercial building. There is no drive-through window being requested. Mr. Brown showed an updated plan that includes landscaping and screening and streetscape enhancements as well as outdoor seating. Streetscape enhancements would include a planting strip and new wider sidewalk instead of the existing back-of-curb narrow sidewalk as well as reservation for a future bike lane. Several conceptual elevation examples were also shared.

Mr. Brown concluded the presentation by explaining the rezoning timeline which could result in a public hearing in June and City Council decision in July, at the earliest. The Petitioner's team stated that they aim to open by Summer/Fall 2024. The meeting was then opened for questions.

The attendee said that most questions had been answered, including the elimination of the drive-through window, which he considered to be a good thing.

In response to questions about access and parking, the Petitioner's team stated that access would be right-in/right-out along Woodlawn, which would be a safer condition than the existing full movement access at the site. A total of 40 parking spaces are currently planned for the site, which exceeds the minimum MUDD parking requirements of one parking space per 600 square feet of building area.

The attendee stated that neighbors are sensitive to traffic overflow into the street based on other operating establishments in the area. The Petitioner's team confirmed that they view the proposed number of parking spaces to be more than sufficient to accommodate their customers even during rush times so cars would not queue into the public streets waiting to access the site.

The attendee concluded by stating that the project "seemed like a good addition to the neighborhood" which could use more options for fast casual food and would serve as an amenity to the surrounding residences, both existing and future. He stated that he liked the streetscape improvements being proposed.

The meeting concluded at approximately 5:45 p.m. with no additional questions or comments from the community members.

Respectfully submitted this 15th day of May 2023.

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

2022-212	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2022-212		Ann	Batson	5201 Murrayhill Road		Charlotte NC		28210
2022-212		Anne	Schworm	1232 Marlwood Terrace		Charlotte NC		28209
2022-212		Billy	Heinke	718 E Woodlawn Road		Charlotte NC		28209
2022-212		Drew	Enslemm	5839 Wedgewood Dr		Charlotte NC		28210
2022-212		Jason	Shechter	643 Seneca Place		Charlotte NC		28210
2022-212		Joseph	Mertes	5128 Valley Stream Rd		Charlotte NC		28209
2022-212		Margaret	Sexton	4512 Wentworth Place		Charlotte NC		28209
2022-212		Maury	Finger	316 fieldbrook place		Charlotte NC		28209
2022-212	Asbury Hall Homeowners Association	Tom	Gikins	1828 Asbury Hall Ct.		Charlotte North Carolina		28209
2022-212	Ashbrook Neighborhood Association	Carla	Weyrick	1315 Holmes Dr		Charlotte NC		28209
2022-212	Ashbrook Neighborhood Association	Judy	Smith	1300 Drexel Place		Charlotte NC		28209
2022-212	Ashbrook Neighborhood Association	Kristen	Conner	1357 Drexel Place		Charlotte NC		28209
2022-212	Ashbrook Neighborhood Association	Mike	Rains	1312 Bywood Ln		Charlotte NC		28209
2022-212	Back Creek I Homeowners Association	Ronald	Bourgeois	4530 Park Rd		Charlotte NC		28209
2022-212	Cindy Park Homeowners Association	Derek	Greene	4530 Park Rd		Charlotte NC		28209
2022-212	Club Colony	David	Terrell	2601 Roswell Ave.		Charlotte NC		28209
2022-212	Collins Park	Susan	Posego	819 Manhasset Road		Charlotte NC		28209
2022-212	Freedom Park Neighborhood Association	Bob	Binner	1323 Townes Rd		Charlotte NC		28209
2022-212	Hillsboro Acres Neighborhood Watch	Thelma P	Mungo	4530 Park Rd		Charlotte NC		28209
2022-212	Hillside West Condo Owners Association	Dorian H.	Gunter	859 Park Slope Dr		Charlotte NC		28209
2022-212	Hope Creek Neighborhood Association	Patrick	Schaber	4244 Castlewood Rd		Charlotte NC		28209
2022-212	Huntington Forest Homeowners Association	Shelly	Jackson	4523 Park Rd		Charlotte NC		28237
2022-212	Lake Norman	Jessie	Crosswhite	1300 Reece Rd	Unit 316	Charlotte NC		28209
2022-212	Little Hope Creek Neighborhood	Laura	Paynter	4231 Castlewood Road		Charlotte NC		28209
2022-212	Lower Briar Creek Homeowners Association	Jo Ellen	Bray	3118 Michael Baker Pl		Charlotte NC		28215
2022-212	Madison Glen Homeowners Association	Warren	Williams	1249 East Woodlawn Rd		Charlotte NC		28209
2022-212	Madison Park Homeowner's Association	Douglas	Welton	5601 Murrayhill Road		Charlotte NC		28210
2022-212	Madison Park Homeowner's Association	Emily	Bartlett	1121 Seneca Place		Charlotte NC		28210
2022-212	Madison Park Homeowner's Association	Eric	Stenstrom	5809 Murrayhill Rd		Charlotte NC		28210
2022-212	Madison Park Homeowner's Association	Key	Tawney	4532 Wentworth Place		Charlotte NC		28209
2022-212	Madison Park Homeowner's Association	Ruth	Tansill	5514 Murrayhill Road		Charlotte NC		28210
2022-212	Madison Park Homeowner's Association	Spencer M.	Brown	4454 Halstead Dr		Charlotte NC		28209
2022-212	Madison Park Neighborhood Association	Morris	Rosen	5107 Murrayhill Road		Charlotte NC		28210
2022-212	Montford Neighborhood	Elizabeth	Goodwin	4943 Park Rd #134		Charlotte NC		28209
2022-212	Myers Park Manor	Brad	Wallace	215 Tranquil Av		Charlotte NC		28209
2022-212	Park Plaza I	Cassandra	Lowery	4523 Park Road		Charlotte NC		28237
2022-212	Pines Of Woodlawn Homeowners Association	Pamela	Hayes	1201 Scaleybark Rd		Charlotte NC		28209
2022-212	Preston Flats	Rachel	Chen	1000 E. Woodlawn Apt. 316		Charlotte NC		28209
2022-212	Scaleybark Place HOA	Suzanne	Piri	871 Autumn Rain Lane		Charlotte NC		28209
2022-212	Selwyn Neighborhood Association	David	Bunn	3118 Fairfax Dr		Charlotte NC		28209
2022-212	Selwyn Park Neighborhood Association	Russell	Heydorn	4807 Buckingham Drive		Charlotte NC		28209
2022-212	Selwyn Village Homeowners Association	Ivinn	Bostan	532 Wakefield Dr	Unit B	Charlotte NC		28209
2022-212	Setter Trace Lane	Joe	McElhaney	2801 Selwyn Av		Charlotte NC		28209
2022-212	YWCA Youth Programs	Sheila	Ijames	3420 Park Road		Charlotte NC		28209

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

2022-212	TAXPID	OWNERLAST	OWNERFIRST	COMNERFIRS	COMNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2022-212	14920350	DECENSO	ANTHONY JR			1421 DREXEL PL		CHARLOTTE	NC	28209
2022-212	14920351	SLOBODYANYUK	VADYM SERHIYOVYCH			1427 DREXEL PLACE		CHARLOTTE	NC	28209
2022-212	14920352	MOOREVILLE LODGING LLC				18132 BEAR TRACK DR		DAVIDSON	NC	28036
2022-212	14920618	COMPASS CHARLOTTE 1031 LLC				PO BOX 566		GREENVILLE	NC	27835
2022-212	14920619	NATIONAL RETAIL PROPERTIES LP				450 SOUTH ORANGE AVE UNIT 900		ORLANDO	FL	32801
2022-212	14920620	CCC PARK AT DREXEL LLC			C/O CHAUCER CREEK CAPITAL LLC	3605 GLENWOOD AVE STE 445		RALEIGH	NC	27612
2022-212	14920624	COMPASS-CHARLOTTE 1031 LLC				PO BOX 556		GREENVILLE	NC	27835
2022-212	14920625	COMPASS-CHARLOTTE 1031 LLC				PO BOX 556		GREENVILLE	NC	27835
2022-212	14920626	COMPASS-CHARLOTTE 1031 LLC				PO BOX 556		GREENVILLE	NC	27835
2022-212	14920627	COMPASS-CHARLOTTE 1031 LLC				PO BOX 556		GREENVILLE	NC	27835
2022-212	14920628	WILLIAMS	JEAN			1400 DREXEL PL		CHARLOTTE	NC	28209
2022-212	17104319	SHARONVIEW FEDERAL CREDIT UNION				PO BOX 2070		FORT MILL	SC	29716
2022-212	17104320	4400 PARK RD LLC				1 GREENWAY PLAZA STE 800		HOUSTON	TX	77046
2022-212	17104321	4400 PARK RD LLC				1 GREENWAY PLAZA STE 800		HOUSTON	TX	77046
2022-212	17104324	4400 PARK RD LLC				1 GREENWAY PLAZA STE 800		HOUSTON	TX	77046
2022-212	17104325	NUNNERY	LINDESEY JAYNE	KEVIN	NUNNERY	1368 DREXMORE AVE		CHARLOTTE	NC	28209
2022-212	17104413	LAMBIOTTE	ANN G			1359 DREXMORE AVE		CHARLOTTE	NC	28209
2022-212	17104414	WASHINGTON	CHRISTINA WILSON			1369 DREXMORE AVE		CHARLOTTE	NC	28209
2022-212	17104415	BAILES	ANNIE ZHU			1348 E WOODLAWN AVE		CHARLOTTE	NC	28209
2022-212	17104416	BAILES	WALTER B SR			1348 E WOODLAWN RD		CHARLOTTE	NC	28209
2022-212	17104438	SCHALL	WALTER E	ANNIE ZHU	BAILES	1105 TOWNS HILL WY		CHARLOTTE	NC	28209
2022-212	17104460	THE TOWNES AT MONTFORD PARK ASSOCIATION INC		MADISON L	ZAMORA	6701 CARMEL RD STE 425		CHARLOTTE	NC	28226
2022-212	17514101	SAM'S INVESTMENTS VIII LLC				PO BOX 56607		ATLANTA	GA	30343
2022-212	17518101A	PRSC HOLDINGS LLC				PO BOX 528		COLUMBIA	SC	29202
2022-212	17518101C	PRSC HOLDINGS LLC				PO BOX 528		COLUMBIA	SC	29202
2022-212	17518101D	PRSC HOLDINGS LLC				PO BOX 528		COLUMBIA	SC	29202
2022-212	17518106	PRSC HOLDINGS LLC				PO BOX 528		COLUMBIA	SC	29202
2022-212	17518107	PRSC HOLDINGS LLC		INC	C/O CAROLINA RESTAURANT GROUP,	PO BOX 528		COLUMBIA	SC	29202
2022-212	17518108	PRSC HOLDINGS LLC				PO BOX 528		COLUMBIA	SC	29202

Exhibit B

April 24, 2023

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: Tuesday, May 9th at 5:30 p.m.
Location: Virtual Meeting, RSVP for link (details provided below)
Petitioner: Chipotle Mexican Grill of Colorado, LLC
Petition No.: 2022-212

Dear Charlotte Neighbor:

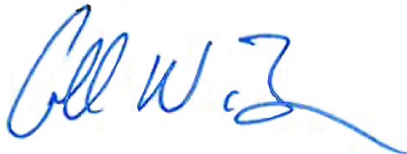
Our firm represents Chipotle Mexican Grill of Colorado, LLC (the "Petitioner") in its proposal to rezone an approximately 0.86-acre site located on the northwest quadrant of the intersection of Park Road and East Woodlawn Road, south of Drexel Place. The Petitioner is requesting a rezoning from the B-1(CD) (Business - Conditional) zoning district to the MUDD(CD) (Mixed Use - 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 **Tuesday, May 9th 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 ("Park Road") 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

Q Find a participant



























- | | | | | | |
|--|--------------------------|---|---|---|--|
|  | Brittany Lins (Host, me) |  |  |  |  |
|  | Collin Brown | | |  |  |
|  | Douglas Welton | | |  |  |
|  | Cheryl Heidorn | | |  |  |
|  | Chris Hack | | |  |  |
|  | Michael Palmer | | |  |  |
|  | Nakia Gehl | | |  |  |
|  | collin brown | | | | |
|  | Kristin Moan | | | |  |

Exhibit D


REZONING #2022-212 @ PARK & WOODLAWN CHIPOTLE MEXICAN GRILL

Official Community Meeting
May 9, 2023



Alexander
Ricks
PLLC

MEETING AGENDA

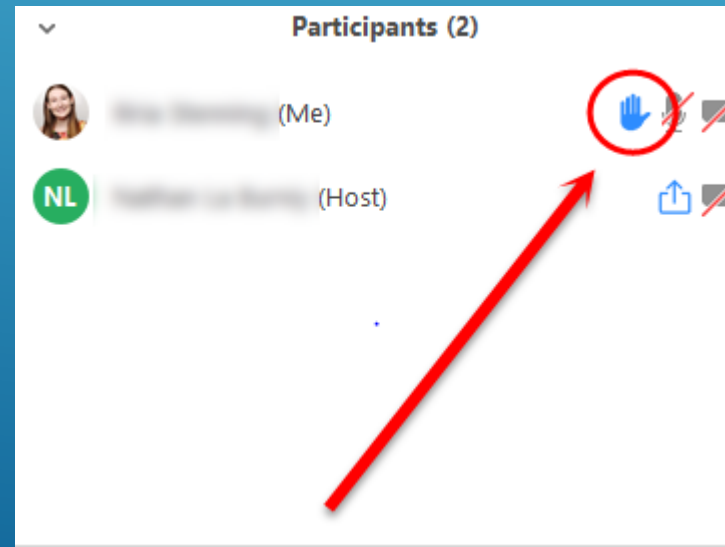
- **Introductions**
 - **Property Location**
 - **Development Considerations**
 - **Current Zoning**
 - **2040 Plan Recommendation**
 - **Proposed Rezoning Plan**
 - **Concept Examples**
 - **Potential Rezoning Timeline**
 - **Questions/Discussion**
- 
- Several thin, parallel white lines are drawn diagonally across the bottom right corner of the slide, extending from the middle of the right edge towards the bottom left.

AT THE END: QUESTIONS & DISCUSSION

Type your
questions



Or ask out loud



TEAM INTRODUCTIONS



Property Owner: National Retail Properties LP

Petitioner: Chipotle Mexican Grill of Colorado, LLC

Chris Hack

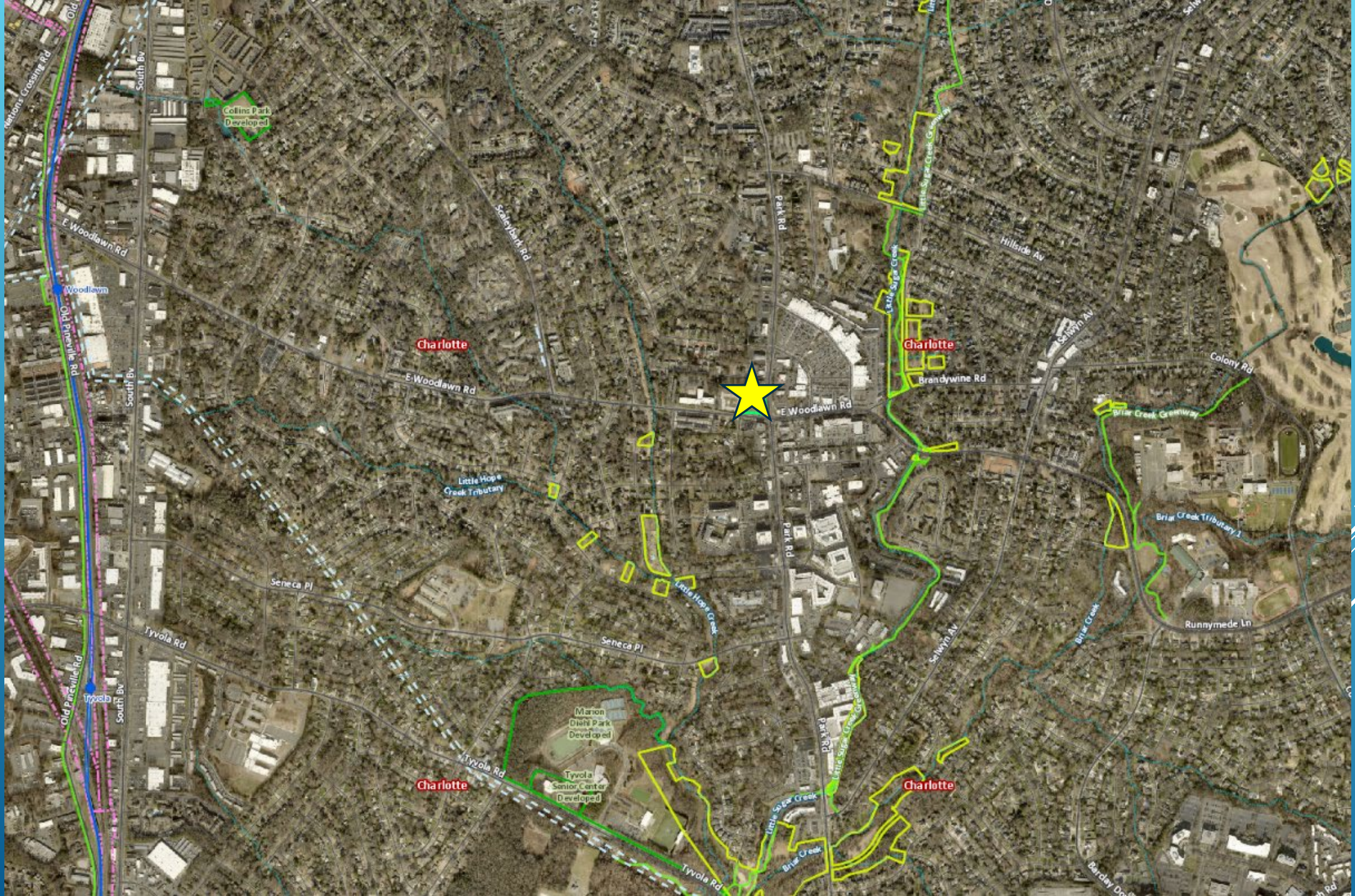
Alexander
Ricks
PLLC

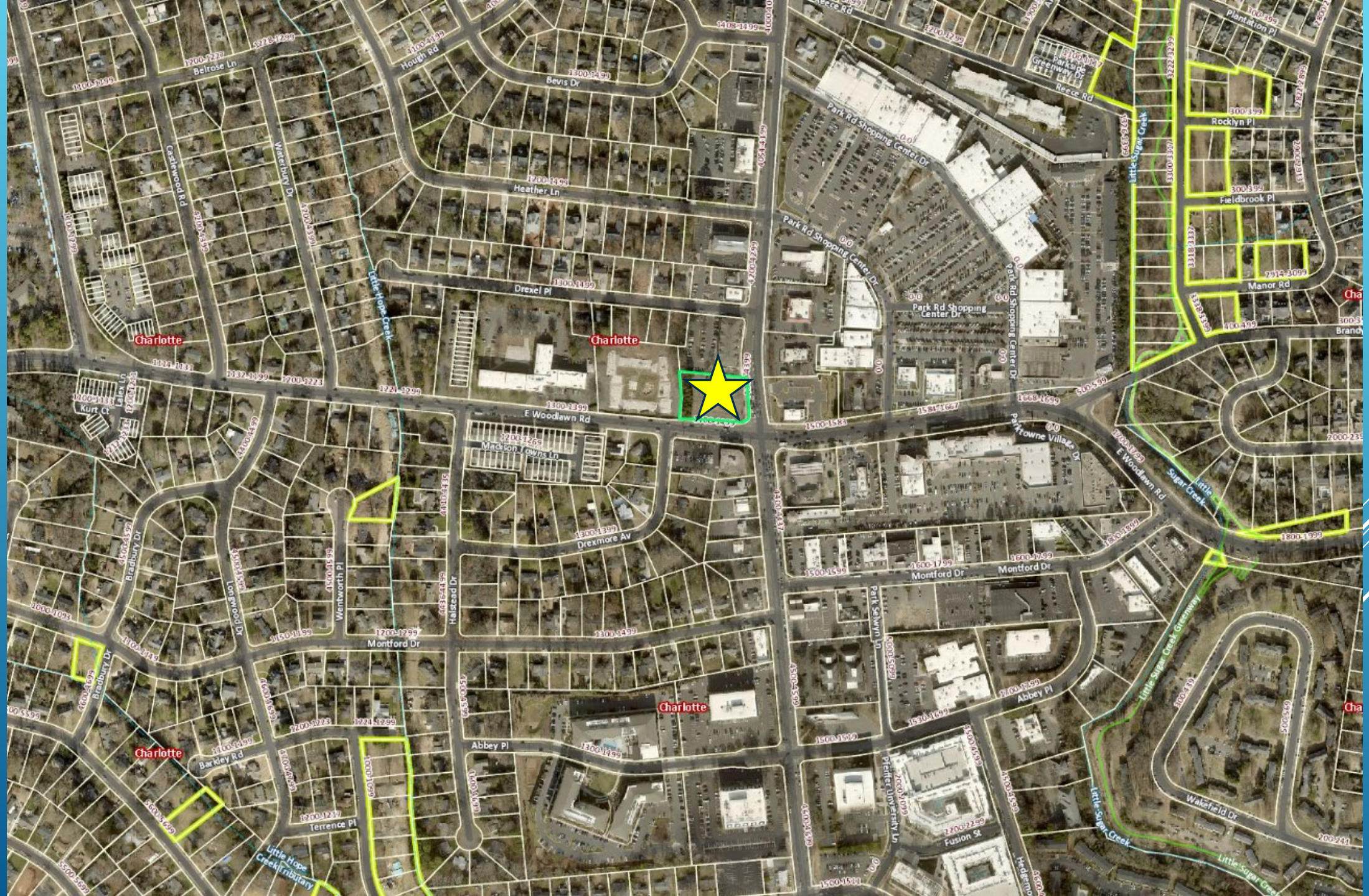
Collin Brown &
Brittany Lins



Nakia Gehl

PROPERTY LOCATION







Approximately 0.86 acres

Location of Requested Rezoning



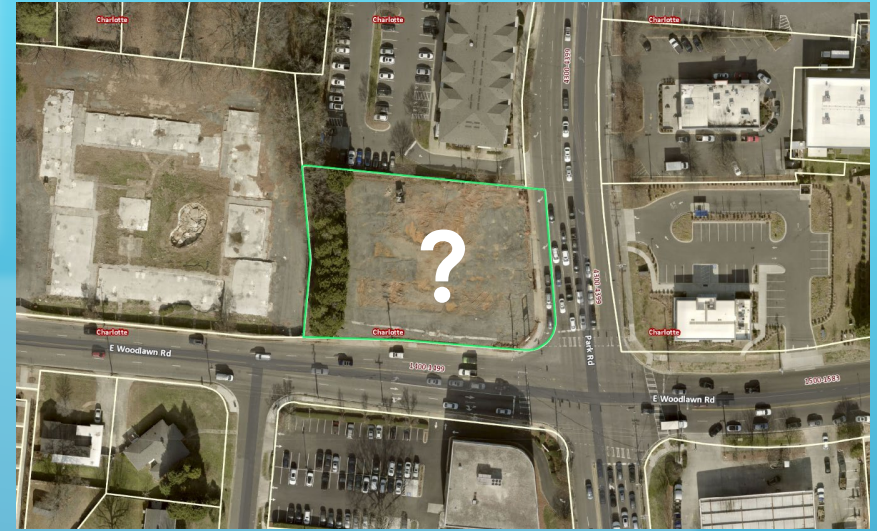
- 2022-212
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Greenway
- Streams
- FEMA Flood Plain
- City Council District
- 6-Tariq Bokhari

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:

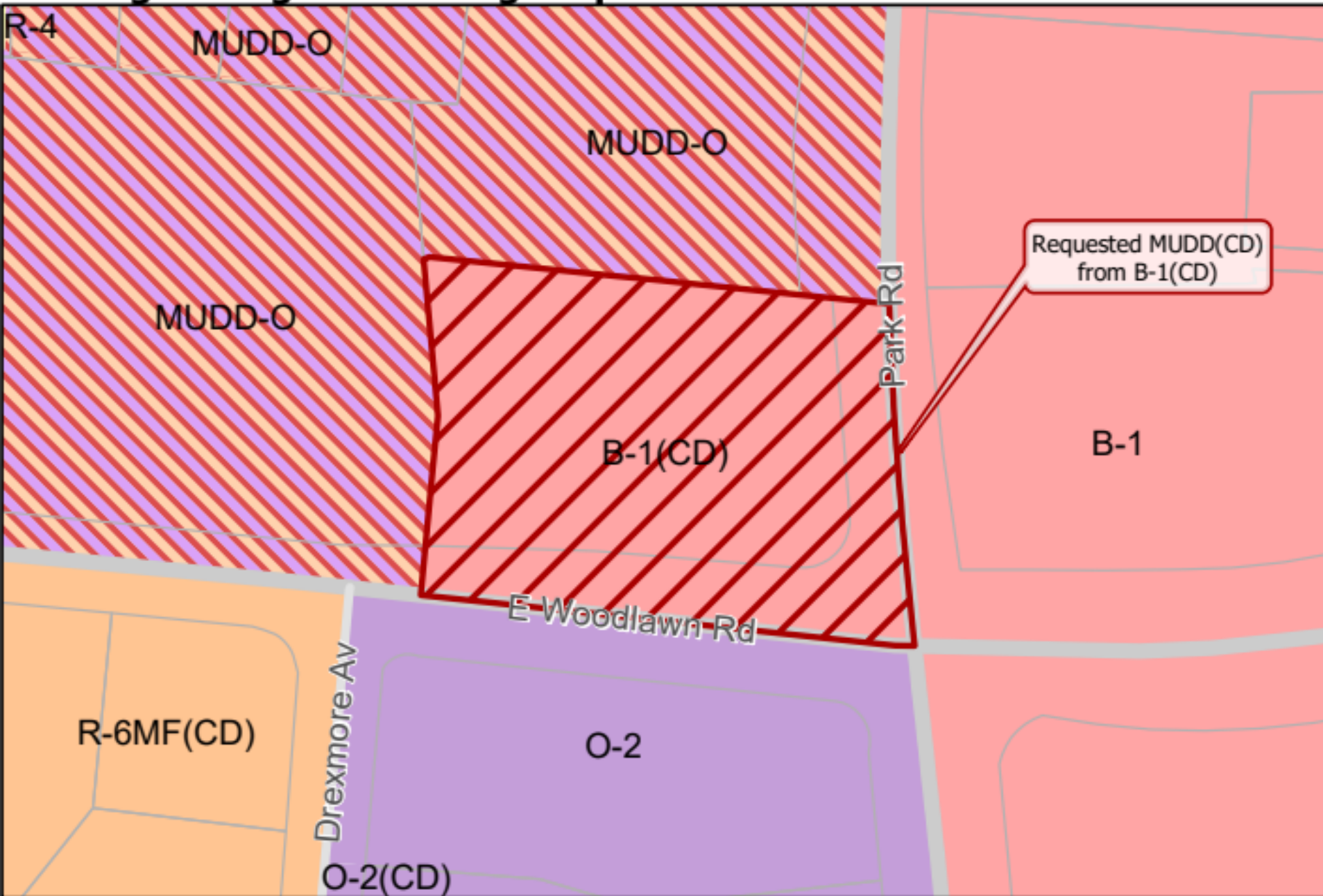
Conventional	Conditional
O-1	O-1(CD)*
TOD- UC	TOD- EX
	B-2(CD) SPA*
	NS, CC, RE-3, MX*


* 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

Existing Zoning & Rezoning Request

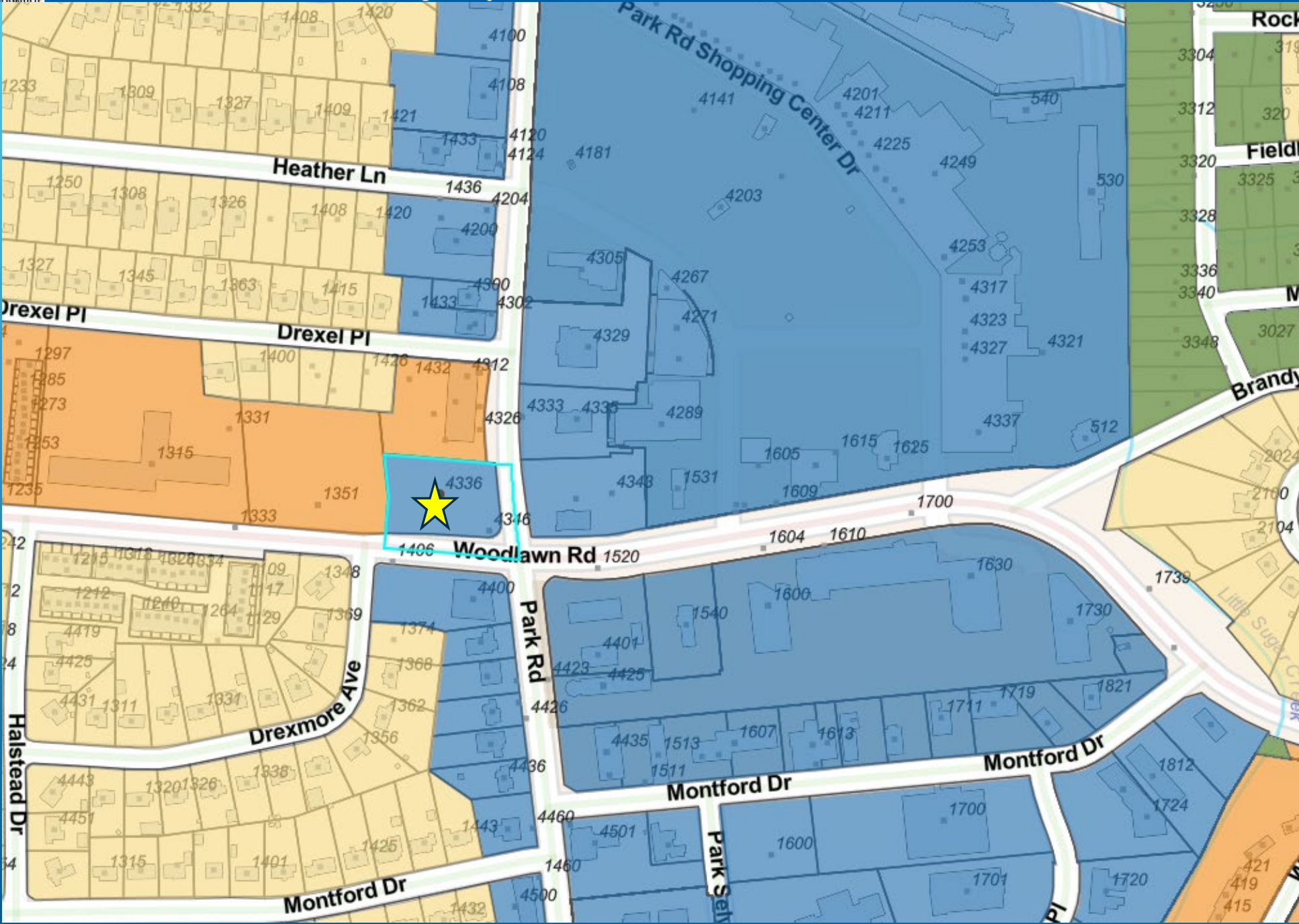


 Requested MUDD(CD) from B-1(CD)

Zoning Classification

-  Single Family
-  Multi-Family
-  Office
-  Business
-  Mixed Use

2040 POLICY MAP RECOMMENDATION



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

Article 11 contains the Community Activity Center Zoning Districts. Two zoning districts have been proposed for the Community Activity Center Place Type, addressing two forms of development:

- **CAC-1 Community Activity Center 1 Zoning District**

The CAC-1 Community Activity Center 1 Zoning District is intended to accommodate those areas of the city that are **transitioning** from a more automobile-centric orientation toward a more walkable, well-connected, moderate intensity mix of retail, restaurant, entertainment, office, and personal service uses, including some residential uses. CAC-1 Zoning District standards allow for greater flexibility in design and site elements, such as parking amount and location, while accommodating multiple modes of transportation including walking, bicycling, and automobile.

- **CAC-2 Community Activity Center 2 Zoning District**

The CAC-2 Community Activity Center 2 Zoning District is intended to accommodate a **moderate intensity mix** of retail, restaurant, entertainment, office, and personal service uses, as well as residential uses, in a comfortable pedestrian environment that is easily accessible and well-connected to surrounding neighborhoods. Such a mixture may serve the daily needs of nearby residents within walking distance, as well as surrounding neighborhoods via multiple modes of transportation. The CAC-2 Zoning District's multi-modal orientation accommodates all modes, and zoning district standards require high quality design and a walkable and bikeable mixed-use development form.



REZONING REQUEST

Several thin, parallel white lines of varying lengths and slopes are positioned in the bottom right corner of the slide, creating a modern, geometric design element.

REQUESTING MUDD(CD) ZONING DISTRICT

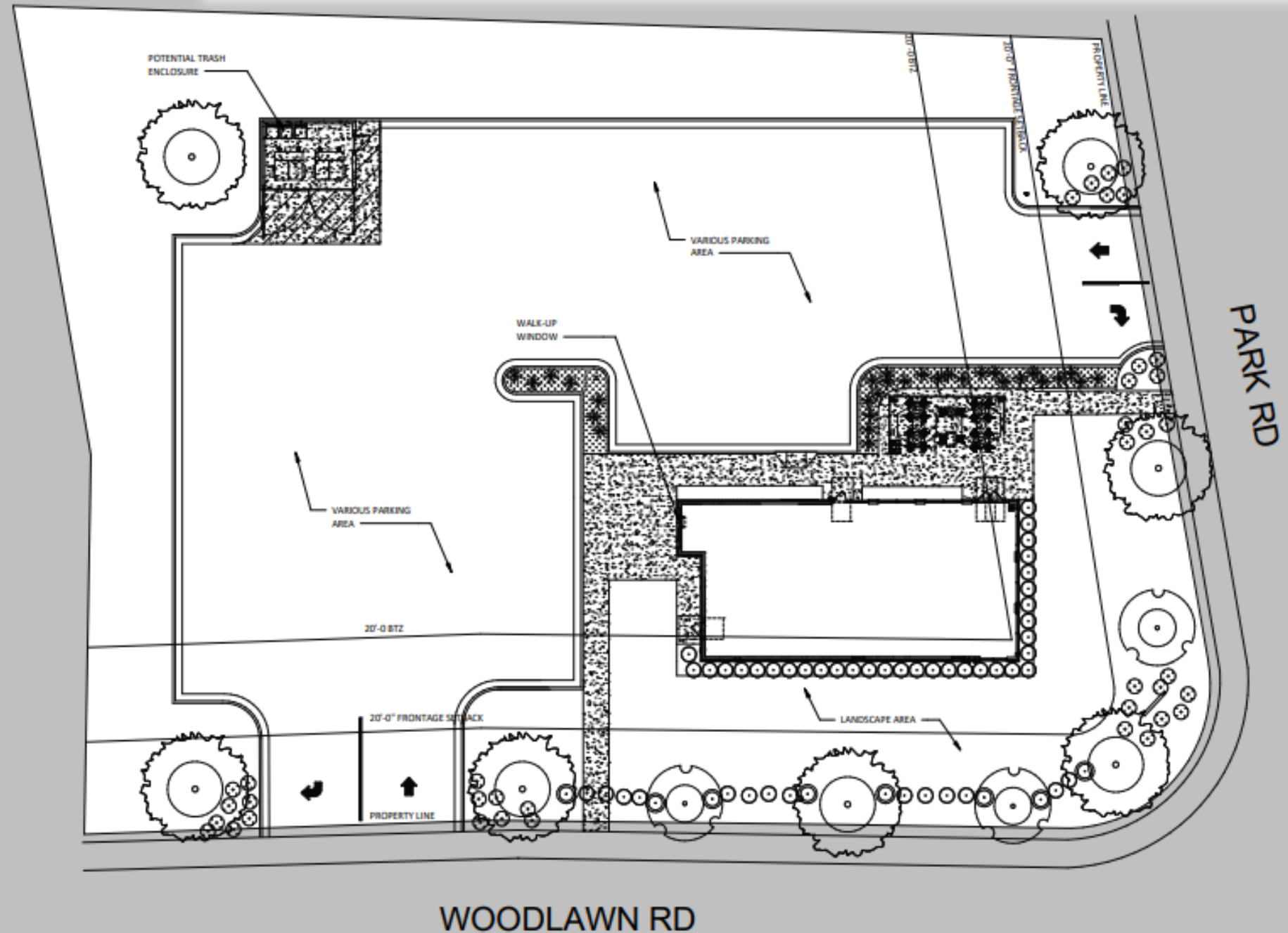
3,000 SF
COMMERCIAL
USES

NO DRIVE-THRU

40' BUILDING
HEIGHT

DESIGN
STANDARDS

INITIAL SUBMITTED REZONING PLAN





Charlotte

Charlotte

Charlotte

Charlotte

Charlotte

E Woodlawn Rd

Park Rd

E Woodlawn Rd

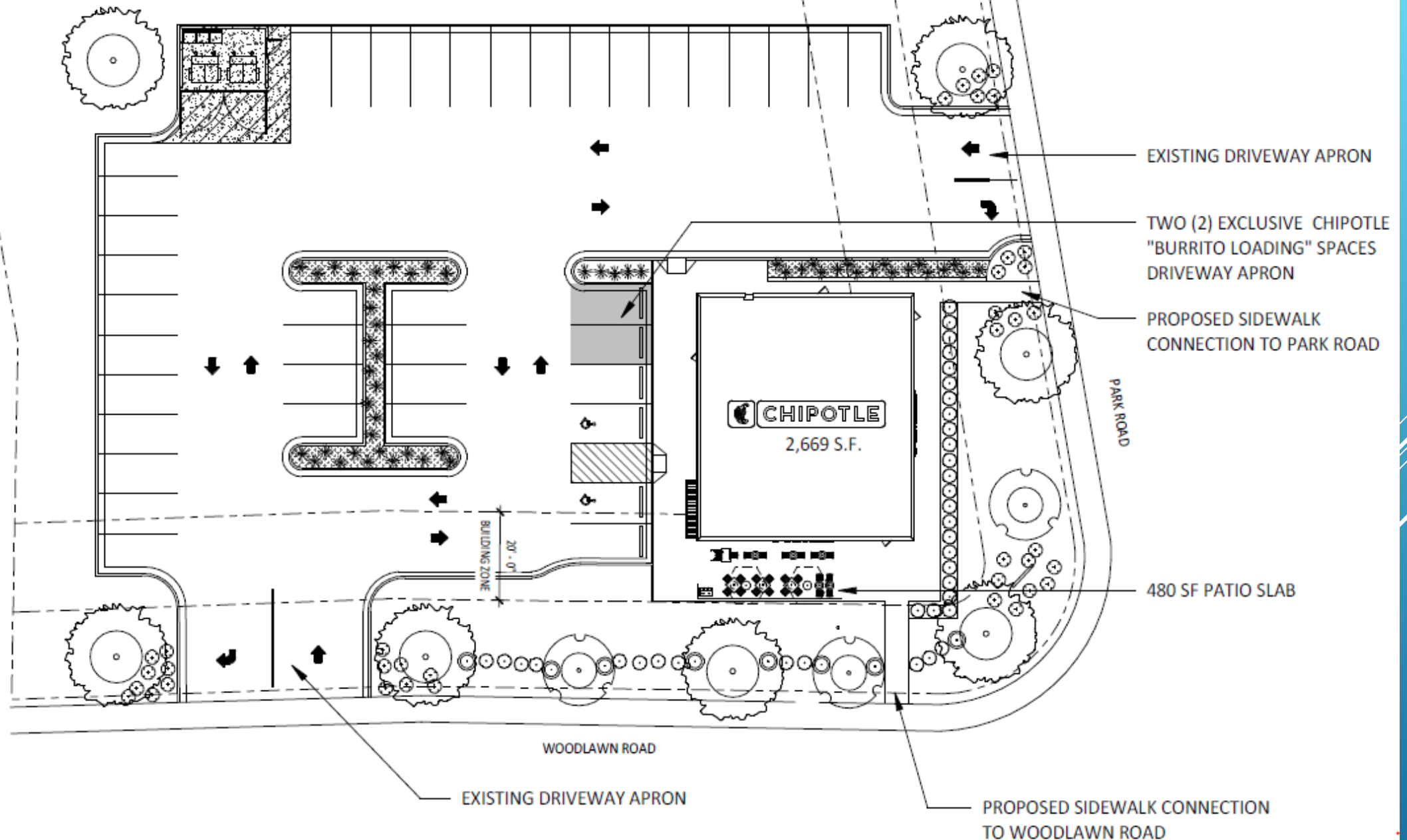
1400-1499

4300-4399

4300-4399

1500-1583

UPDATED CONCEPT PLAN





CONCEPTUAL RENDERINGS











REZONING TIMELINE

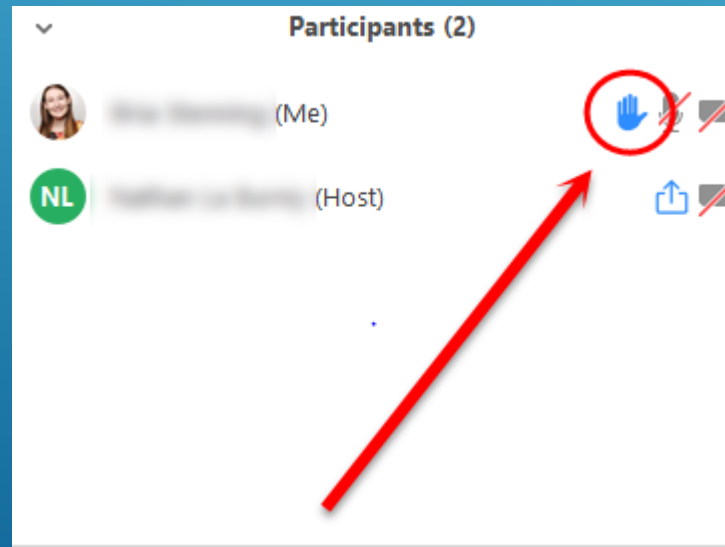
- Rezoning Application: March Cycle
 - Official Community Meeting: Today, May 9th
 - Revised Plan Submittal: May 15th
 - Earliest Possible Public Hearing: June 20th
 - Zoning Committee: July 5th
 - Earliest Possible Decision: July 17th
- 
- A series of three parallel white diagonal lines extending from the bottom right towards the center of the slide.

QUESTIONS?

Type your
questions



Or ask out loud





THANK YOU!