

COMMUNITY MEETING REPORT
Petitioner: Cambridge Properties, Inc.
Rezoning Petition No. 2023-034

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte Planning, Design and Development Department 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 Applicant mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on June 16, 2023. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Tuesday, June 27, 2023 at 6:30 PM in the former Kohl's Space at Mallard Pointe Shopping Center located at 9315 North Tryon Street in Charlotte, North Carolina.

PERSONS IN ATTENDANCE AT MEETING:

The Community Meeting was attended by those individuals identified on Exhibit B attached hereto. The Petitioner's representatives at the Community Meeting were Terry Williams and Nick Bushon and Jennifer Greeson of Design Resource Group.

SUMMARY OF ISSUES DISCUSSED:

The Petitioner's representatives utilized a 24 by 36 printed site plan on a board during the Community Meeting.

Nick Bushon welcomed the attendees to the Community Meeting and introduced himself and the Petitioner's representatives. Nick Bushon stated that this is the official Community Meeting relating to Rezoning Petition No. 2023-034.

Nick Bushon provided the current schedule of events relating to this rezoning request. He stated that the earliest that the Public Hearing could occur is Monday, August 21, 2023 at 5:00 P.M. at the Charlotte-Mecklenburg Government Center located at 600 East 4th Street.

The earliest that the Zoning Committee Work Session could be held is Tuesday, September 5, 2023 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center. The Zoning Committee will make a recommendation to City Council as to whether or not this Rezoning Petition should be approved or denied.

The earliest date that City Council could render a decision on this rezoning request is Monday, September 18, 2023 at 5:00 P.M. at the Charlotte-Mecklenburg Government Center.

It was reiterated that these are the earliest dates that these events could occur, and it is always possible that there could be a delay. Nick Bushon stated that the Petitioner group would e-mail a summary of the anticipated dates to the attendees if they provided their e-mail addresses on the sign-in sheet.

Nick Bushon then explained that the Phase 2 Rezoning Petition contains approximately 4.90 acres and is located within the Mallard Pointe Shopping Center.

Nick Bushon stated that the Petitioner is requesting MUDD (CD) zoning for the site to accommodate the development of up to 70,000 square feet of retail uses and up to 450 multi-family dwelling units on the site. The multi-family dwelling units would be market rate dwelling units.

Nick Bushon and Jennifer Greeson then reviewed the rezoning plan in detail. Among other things, they explained the site access points, street frontages and the 8 foot planting strips and 8 foot sidewalks that would occur along the site's frontages. A quick summary of Phase 1 was discussed to help explain relationships and uses between the approved Phase 1 area and the proposed Phase 2 area.

Terry Williams discussed the Mallard Pointe Shopping Center, which included current tenants, anticipated timing, future planning, potential future phasing and potential relocation of tenants.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions as well as any comments and concerns that were expressed at the meeting.

- Attendees asked if the proposed zoning will be TOD. The Petitioner's representatives explained that the proposed zoning is MUDD (CD) and the primary reason for MUDD (CD) zoning is to provide more architectural flexibility to factor in the proposed uses in relation to existing and proposed site conditions. It was also mentioned that Phase 1 (Rezoning Petition No. 2021-206) also utilized MUDD zoning.
- Attendees asked what the streetscape will look like. They also expressed the need for street trees and mentioned the lack of trees within other recent developments constructed in the area (street trees specifically). The Petitioner's representatives explained that there will be perimeter trees located along all street frontages of the site meeting City requirements (public and private street frontages). It was mentioned that the only existing tree coverage located within the overall shopping center is along the rear and the goal was to preserve as much of this area as possible during Phase 1 Construction Documentation.
- Attendees asked if there will be offsite road improvements and pedestrian street crossing improvements connected to the rezoning. The Petitioner's representatives explained that the existing signalized intersection located at North Tryon Street and Grove Crest Ln (primary access) will remain. It was also mentioned that the recently installed pedestrian crossing areas in relation to the Lynx Blue Line extension will remain in place.
- Attendees asked if this development will be a student activity center per recent news articles. The Petitioner's representatives pointed out the anticipated ground floor retail locations on the site plan and how they would interact with the streetscape. It was also mentioned that retail uses will be market driven and could include restaurants with outdoor dining patios that connect to the streetscape. Anticipated Phase 1 retail users were mentioned to help provide an understanding of what is already planned in relation to future planned areas.
- Attendees expressed the need for more sit-down dining and to incorporate as much retail as possible within the development.
- Attendees asked if the existing Food Lion will remain and expressed the importance of preserving a grocery store in this area. The Petitioner's representatives explained that the goal is to incorporate a new grocery anchor within the phase 2 rezoning boundary and the current plan is to have Food Lion relocate to Phase 2 after future construction is completed. The existing Food Lion location would

remain in place until Phase 2 construction is completed.

- An attendee asked if the grocery area within Phase 2 would be comparable to the current existing Food Lion footprint. The Petitioner's representatives explained that the current grocery footprint area for Phase 2 is comparable in size.
- Attendees asked what existing retail tenants will remain and will tenants be relocated within future development. The Petitioner's representatives explained that the goal of ownership is to relocate existing tenants within future development for those that express interest in staying. It was mentioned that tenant relocation is already planned for future Phase 1.
- Attendees asked what the development will look like from perimeter streets and internal to the development. The Petitioner's representatives showed the Phase 1 sample elevations showing ground floor retail and residential units above as an example. They then explained grade conditions and how residential units would front N Tryon and ground floor retail would front the internal streets (Grove Lake Dr and Grove Crest Ln). It was explained that parking will be internal to the building via parking decks. Parking deck areas will also be hidden as much as possible from adjacent streets and perimeter deck exposure will be focused to the southwest rear boundary that does not front a street.

The Petitioner's representatives explained that the goal is to replace current existing surface parking with +/-7 story vertical development to hide parking and to create a better usable streetscape experience for users.

- Attendees asked where open space will be located for the multi-family residents. The Petitioner's representatives explained that outdoor apartment open space will occur on upper levels and would include uses such as outdoor courtyards and a pool/amenity deck.
- Attendees asked how trash and recycling will be handled and if these areas will be visible. The Petitioner's representatives explained that trash and recycling will be screened and located in the internal deck areas of the development. It was also mentioned that Phase 1 trash and recycling will be screened and located to the rear of the development to avoid visual impacts.
- Attendees asked about the anticipated timing of the development. The Petitioner's representatives explained the anticipated rezoning schedule and construction documentation timing. It was mentioned that construction can occur after permitting approvals, but construction timing will also be dependent on market conditions.

The Petitioner's representatives also explained the status and timing of Phase 1 and how construction for this area could start soon. Future anticipated Phase 3 and Phase 4 areas were mentioned but it was explained that there are no set plans for these locations and that the full redevelopment of the entire 15 acre commercial area could take 15 to 20 years.

- Attendees asked if Olmsted Dr will be widened as part of the redevelopment and if connectivity to Grove Lake Dr will remain with future development phases. The Petitioner's representatives explained that Olmsted Dr will not be widened but sidewalk, planting strip, utility and driveway updates will occur with Phase 1. Construction phasing, detours, and access to the Mallard Pointe Shopping Center in relation to adjacent developments will be part of Phase 1 construction sequencing.

The Petitioner's representatives explained that cross access to Grove Lake Dr will remain and there is potential to improve the alignment connection to Grove Lake Dr in the future during future phasing

design.

- An attendee expressed the need to incorporate regional pedestrian connectivity for the overall area. The Petitioner's representatives explained the land swap that occurred with the County along the rear of Phase 1. One of the primary benefits of the land swap is to provide better future access to the adjacent County greenway system.

The Petitioner's representatives concluded the meeting after the attendees were finished with their comments and questions. The Petitioner's representatives thanked the attendees for attending the meeting, and the meeting was adjourned.

CHANGES MADE TO THE APPLICATION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

No changes have been made to the rezoning plan or to the Rezoning Application as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 17th day of July, 2023

Cambridge Properties, Inc., Petitioner

cc: Mr. John Kinley, Charlotte Planning, Design & Development Department (via e-mail)

EXHIBIT A-1

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!

2023-034	TAXPID	OWNERLAST	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2023-034	04719112	FORE R'S LLC				800 RADIO RD		CHARLOTTE	NC	28216
2023-034	04719113	MID-AMERICA APARTMENTS LP				6815 POPLAR AVE STE 500		GERMANTOWN	TN	38138
2023-034	04719114	WRPV XIII AG CHARLOTTE LP				224 BARTON CREEK DR		CHARLOTTE	NC	28262
2023-034	04726101	WELWYN CLUSTER HOMEOWNERS	ASSOC INC			8931 J M KEYNES DR		CHARLOTTE	NC	28262
2023-034	04726102	REEVES	PERCIVAL T			9317 STANBOROUGH CT		CHARLOTTE	NC	28262
2023-034	04726103	KEITH	TERRY F	AMY K	KEITH	9321 STANBOROUGH CT		CHARLOTTE	NC	28262
2023-034	04726104	SCHNEIDER	STANLEY SCOTT	GARRY LANE	JUSTICE	9325 STANBOROUGH CT		CHARLOTTE	NC	28262
2023-034	04726105	SPELOW	JEAN E			9329 STANBOROUGH CT		CHARLOTTE	NC	28262
2023-034	04726107	FLYNN	RAYMOND	MARY ELIZABETH	FLYNN	9342 STANBOROUGH CT		CHARLOTTE	NC	28262
2023-034	04726108	KONEFAL	ANN VINCENT			9340 STANBOROUGH CT		CHARLOTTE	NC	28262
2023-034	04726109	SNEAD	DEXTER			9338 STANBOROUGH CT		CHARLOTTE	NC	28262
2023-034	04726110	WESTPHAL	WILLIAM G	BARBARA L	WESTPHAL	9334 STANBOROUGH CT		CHARLOTTE	NC	28262
2023-034	04726111	WONGTRIRAT	RACHAWAN			9330 STANBOROUGH CT		CHARLOTTE	NC	28262
2023-034	04726112	FEENEY	CHARLES	MADISON R	FEENEY	9326 STANBOROUGH CT		CHARLOTTE	NC	28262
2023-034	04726113	PARKER	CLAUDIA L			9322 STANBOROUGH CT		CHARLOTTE	NC	28262
2023-034	04726118	DORN	TORIN D	RHONDA B	DORN	9417 GLENWATER DR		CHARLOTTE	NC	28262
2023-034	04726119	CAPEL	CHRISTOPHER G			9432 GLENWATER DR		CHARLOTTE	NC	28262
2023-034	04726120	MA	YAN			9425 GLENWATER DR		CHARLOTTE	NC	28262
2023-034	04726121	MCDONALD	MICHAEL C			9427 GLENWATER DR		CHARLOTTE	NC	28262
2023-034	04726125	DAVIS	MARCUS	IAN	MARRIOTT	9527 GLENWATER DR		CHARLOTTE	NC	28262
2023-034	04726126	VIAN	MELISSA A			9531 GLENWATER DR		CHARLOTTE	NC	28262
2023-034	04726127	MOSS	MIRIAM			9533 GLENWATER DR		CHARLOTTE	NC	28262
2023-034	04726128	BROWN	DAVID	SUSAN	BROWN	9535 GLENWATER DR		CHARLOTTE	NC	28262
2023-034	04726129	POPKIN	DAVID ERIC	PAMELA G	POPKIN	9537 GLENWATER DR		CHARLOTTE	NC	28262
2023-034	04726130	FLOYD	MARGARET LYNN			9536 GLENWATER DR		CHARLOTTE	NC	28262
2023-034	04726131	FENHOFF	ANDREW	AMY	PENHOFF	9534 GLENWATER DR		CHARLOTTE	NC	28262
2023-034	04726132	DUKE	LA-TASHIA D			9532 GLENWATER DR		CHARLOTTE	NC	28262
2023-034	04726133	HAYES	NADINE WILLIAMS			9530 GLENWATER DR		CHARLOTTE	NC	28262
2023-034	04726134	WILLIAMS	MARCUS			9524 GLENWATER DR		CHARLOTTE	NC	28262
2023-034	04726195	REEVES	PERCIVAL T			9317 STANBOROUGH CT		CHARLOTTE	NC	28262
2023-034	04726198	MECKLENBURG COUNTY				600 EAST 4TH ST 11TH FL		CHARLOTTE	NC	28202
2023-034	04726199	MECKLENBURG COUNTY				600 EAST FOURTH ST		CHARLOTTE	NC	28202
2023-034	04729142	WALDEN STATION PROPERTIES LLC				440 WEST MARKET ST		GREENSBORO	NC	27401
2023-034	04729143	WALDEN COURT OF DELAWARE LLC				10421 OLD WIRE RD		LAUREL HILL	NC	28351
2023-034	04729144	MALLARD POINTE ASSOCIATES LLC				1341 E MOREHEAD ST STE 201		CHARLOTTE	NC	28204
2023-034	04729146	LJW LAND LLC				3850 SHARONVIEW RD		CHARLOTTE	NC	28226
2023-034	04729147	GANESHAYA INC				1921 COPPER PLATE RD		CHARLOTTE	NC	28262
2023-034	04729148	CITY OF CHARLOTTE				600 EAST 4TH ST		CHARLOTTE	NC	28202
2023-034	04729149	CITY OF CHARLOTTE				600 EAST FOURTH ST		CHARLOTTE	NC	28202
2023-034	04729150	ROSECLAY LLC				1518 E 3RD ST STE 200		CHARLOTTE	NC	28204
2023-034	04729151	ROSECLAY LLC				1518 E 3RD ST STE 200		CHARLOTTE	NC	28204
2023-034	04729152	MALLARD POINTE ASSOCIATES LLC				1341 E MOREHEAD ST STE 201		CHARLOTTE	NC	28204
2023-034	04729161	MECKLENBURG COUNTY				600 EAST FOURTH ST		CHARLOTTE	NC	28202
2023-034	04732246	PROBST	JOSHUA	DENNIS	PROBST	731 MOUNTAIN WATER DR UNIT 902		CHARLOTTE	NC	28262
2023-034	04732247	AKINS	JESSICA E			733 MOUNTAINWATER DR		CHARLOTTE	NC	28262
2023-034	04732248	YI	MIN JA			735 MOUNTAINWATER DR		CHARLOTTE	NC	28262
2023-034	04732252	TMB REALTY LLC				2802 IRON GATE LN		CHARLOTTE	NC	28212
2023-034	04732253	RODELL	DOUGLAS ALEXANDER			751 MOUNTAINWATER DR		CHARLOTTE	NC	28262
2023-034	04732254	BRADLEY	DIYAN J	SHAWN T	BRADLEY	753 MOUNTAINWATER DR		CHARLOTTE	NC	28262
2023-034	04732255	JONES	HOWARD L	TREVA J	JONES	755 MOUNTAINWATER DR		CHARLOTTE	NC	28262
2023-034	04732256	LIANO	HUGO RAUL			10082 APPLEWOOD CT		BURKE	VA	22015
2023-034	04732257	ODUGBESAN	EUGENE O			759 MOUNTAIN WATER DR		CHARLOTTE	NC	28262
2023-034	04732258	RIVADENEIRA	OSVALDO			758 MOUNTAINWATER DR		CHARLOTTE	NC	28262
2023-034	04732259	YANG	HUIJING			19 SLENDER FERN WAY				
2023-034	04732260	BOURGEOIS	RANDALL S			7050 RAVEN HILLS PLACE	NORTH YORK ONTARIO CANADA M2J4N9	COLORADO SPRINGS	CO	80919
2023-034	04732261	LRC MANAGEMENT LLC				12623 COLTART CT		CHARLOTTE	NC	28262
2023-034	04732262	ZHANG	HONG	DANQING	GUO	49 EAST BROADWAY STE 203		NEW YORK	NY	10002
2023-034	04732263	HUNTER	NOAH			736 MOUNTAINWATER DR		CHARLOTTE	NC	28262
2023-034	04732264	TAYLOR	JOHN H	YHENNEKO J	TAYLOR	734 MOUNTAINWATER DR		CHARLOTTE	NC	28268
2023-034	04732265	JACKSON	ELRICO			732 MOUNTAINWATER DR		CHARLOTTE	NC	28262
2023-034	04732266	TMB REALTY LLC				2802 IRON GATE LN		CHARLOTTE	NC	28212
2023-034	04732267	JAMES	WILLIAM E JR			728 MOUNTAINWATER DR		CHARLOTTE	NC	28262
2023-034	04732285	GLENWATER AT UNIVERSITY PLACE	HOMEOWNERS ASSOCIATION			9303 MONROE D STE A		CHARLOTTE	NC	28270
2023-034	04732286	MECKLENBURG COUNTY				600 EAST 4TH ST 11TH FL		CHARLOTTE	NC	28202
2023-034	04743102	ALEXANDER	JAMES F			160 E 88TH ST APT 4G		NEW YORK	NY	10128
2023-034	04931102A	UNIVERSITY OF NORTH	CAROLINA AT CHARLOTTE			9201 UNIVERSITY CITY BLVD		CHARLOTTE	NC	28223
2023-034	04931102B	BELLSOUTH TELECOMMUNICATIONS	INC			PO BOX 7207		BEDMINSTER	NJ	07921
2023-034	04931105	N C STATE				RFD 10 BOX 247		CHARLOTTE	NC	28200
2023-034	04931106	N C STATE				723 S SHARON AMITY RD		CHARLOTTE	NC	28211
2023-034	04931111	FOUNDATION OF THE UNIVERSITY OF NC	AT CHARLOTTE INC			9201 UNIVERSITY CITY BV		CHARLOTTE	NC	28223
2023-034	04931126	THE FOUNDATION OF THE UNIVERSITY OF NC CHARLOTTE INC				9201 UNIVERSITY CITY BLVD		CHARLOTTE	NC	28223
2023-034	04931128	THE BOARD OF TRUSTEES OF THE ENDOWMENT FUND OF THE UNIVERSITY OF NORTH CAROLINA AT CHARLOTTE				9201 UNIVERSITY CITY BV		CHARLOTTE	NC	28223
2023-034	04931129	CITY OF CHARLOTTE				600 EAST FOURTH ST 15TH FLOOR		CHARLOTTE	NC	28202

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2023-034	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2023-034	Bennington Place Homeowners Association Inc.	D.	Flynt	8551 N Tryon St		Charlotte	NC	28262
2023-034	Gold Star Management Ltd	David D.	Jordon	9041 J M Keynes Dr	Unit 3	Charlotte	NC	28262
2023-034	Lakeshore Village Condominiums	Nakisha	Hall	9039 J M Keynes Drive	12	Charlotte	NC	28262
2023-034	Lakeshore Village Condominiums	Pamela	Isacks	9029 J M Keynes		Charlotte	NC	28262
2023-034	Tryon and Mallard Creek	Cassondra	Moses	9730 H Ashley Lake Ct		Charlotte	NC	28262
2023-034	Tryon and Mallard Creek	Clay	Sanders	9615 Ashley Lake Ct		Charlotte	NC	28262
2023-034	Tryon and Mallard Creek	Tenaeya	Barrett	10125 PINESHADOW DR	206	Charlotte	NC	28262
2023-034	UCITY Family Zone	Darlene	Heater	8801 JM Keynes Drive		Charlotte	NC	28262
2023-034	UNC Charlotte	Richard	Laliberte	9151 Cameron Blvd.		Charlotte	NC	28223
2023-034	University City	Cassondra	Moses	9730 H Ashley Lake Ct		Charlotte	NC	28262
2023-034	University City Partners	Darlene	Heater	8801 JM Keynes Drive		Charlotte	NC	28262

EXHIBIT A-2

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting - **Rezoning Petition No. 2023-034** filed by Cambridge Properties, Inc. to request the rezoning of an approximately 4.90 acre site located on the west side of North Tryon Street between Grove Lake Drive and J.W. Clay Boulevard (part of Mallard Pointe Shopping Center)

Date and Time of Meeting: Tuesday, June 27, 2023 at 6:30 p.m.

Place of Meeting: Former Kohl's Space at Mallard Pointe Shopping Center (see enclosed map of Mallard Pointe Shopping Center)
9315 North Tryon Street
Charlotte, NC 28262

We are assisting Cambridge Properties, Inc. (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 4.90 acre site located on the west side of North Tryon Street between Grove Lake Drive and J.W. Clay Boulevard (part of Mallard Pointe Shopping Center) from the CC zoning district to the MUDD (CD) zoning district. The purpose of this rezoning request is to accommodate the redevelopment of the site with a maximum of 450 multi-family dwelling units and a maximum of 70,000 square feet of commercial space.

The Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design & Development Department'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 site.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Tuesday, June 27, 2023 at 6:30 p.m. in the former Kohl's space at Mallard Pointe Shopping Center located at 9315 North Tryon Street in Charlotte (see enclosed map of Mallard Pointe Shopping Center). Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341 or email John Carmichael at jcarmichael@robinsonbradshaw.com.

Thank you.

Robinson, Bradshaw & Hinson, P.A.

cc: Council Member Renee Johnson, Charlotte City Council District 4 (via email)
Mr. John Kinley, Charlotte Planning, Design & Development Department (via email)

Date Mailed: June 16, 2023

Former Kohl's Space – Location of the Community Meeting

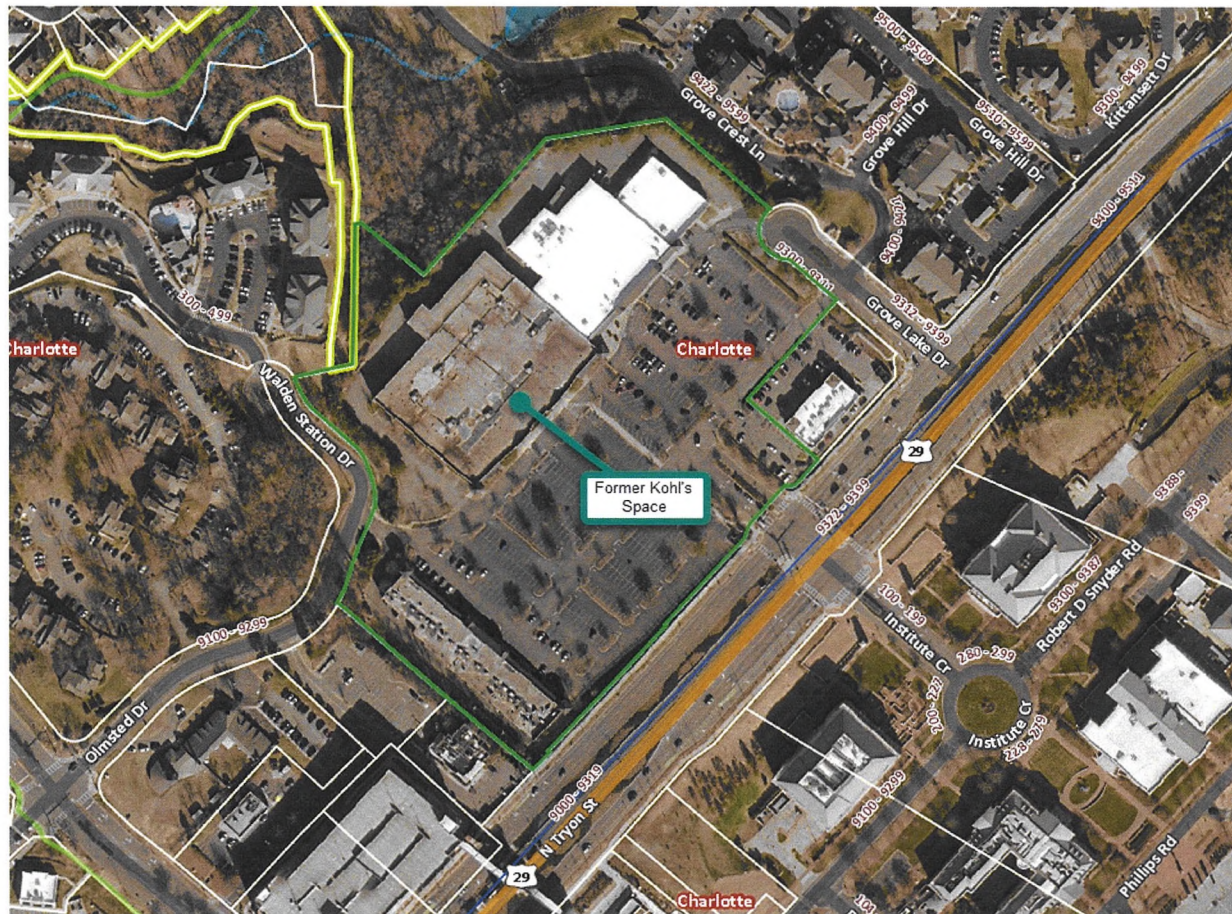


EXHIBIT B

Community Meeting Sign-In Sheet

Petitioner: Cambridge Properties, Inc.

Rezoning Petition No. 2023-034

Tuesday, June 27, 2023 at 6:30 P.M.

**Former Kohl's Space at Mallard Pointe Shopping Center
9315 North Tryon Street
Charlotte, NC 28262**

This sign-in sheet is to acknowledge your attendance at the Community Meeting and to let City Council know who attended the Community Meeting. Signing this sign-in sheet does not indicate support or opposition to the proposed rezoning petition.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	Pam Isacks	9029 JM Keynes Dr. #62 CLT 28262	704-236- 1853	pam pam.isacks@gmail.com
2.	Barbara Westphal	9334 Stanborough Ct	704 547 1563	wwestpha@bellsouth.net
3.	Rosemary Esham	^{#69} 9025 JM Keynes Dr	484-264- 5771	rbesham@gmail.com
4.	Alice Oleksi	9029 JM Keynes Dr #61	704.223.2236	OALICJA@YAHOO.COM
5.				
6.				
7.				