

## OFFICIAL COMMUNITY MEETING REPORT

### **Petitioner: Drakeford Communities**

Rezoning Petition No. 2023-043

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 July 17, 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 Monday, July 31<sup>st</sup> 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 four (4) attendees from the community, as listed in Exhibit C. The Petitioner was represented at the Community Meeting by Bobby Drakeford and Jovonna Mozeak, as well as by Petitioner's agents Matt Langston with Landworks Design Group, and Collin Brown, and Brittany Lins with Alexander Ricks PLLC.

### **SUMMARY OF PRESENTATION/DISCUSSION:**

Mr. Collin Brown welcomed the attendees and introduced the Petitioner's team, using a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown showed aerials of the approximately 7-acre site located at the southwest intersection of Alleghany Street and Ashley Road, and the north side of Bullard Street, west of Heywood Avenue. He explained that the majority of the site was recently entitled for a townhome project and this is a minor site plan amendment to add an additional sliver of property into the same zoning district as part of a unified development.

Mr. Brown explained that there are often many competing considerations that a developer must take into account when planning a site for development, including access and transportation requirements, environmental constraints, council priorities, and community feedback. The majority of the site is zoned to the UR-2(CD) zoning district for a townhome development with

up to 107 townhome units. A small sliver of the site is zoned to the N2-B zoning district under the new Unified Development Ordinance (UDO), which generally accommodates higher density residential uses, including townhomes and apartments. The 2040 Future Policy Map recommends a lower intensity N1 zoning designation for the site, which would accommodate low- to mid-density residential development such as duplexes and quadraplexes.

The Petitioner is proposing to bring the full 7-acre site under the UR-2(CD) zoning district with a site-specific plan for 120 total townhome units (only an additional 13 units above what is already entitled for the bulk of the site). This request allows for a consistent, unified development of the petitioner-controlled property.

Mr. Brown explained that the rezoning timeline could result in a revised plan submittal in August, public hearing in September and City Council decision in October, at the earliest.

Mr. Bobby Drakeford spoke as the petitioner to confirm that Phase 1 of the development has already been approved and that the request is for a minor adjustment. Mr. Matt Langston spoke as the site engineer to add that the project would extend Haywood Avenue through the site to connect up to Alleghany Street for a new public street extension.

The virtual meeting was then opened for discussion via the “chat box” function and “raise hand” function on Zoom:

One attendee spoke of the desire to preserve trees where possible. The Petitioner’s team explained that this is an infill development which will contain mostly buildings and clear cutting with some opportunities for natural or landscaped areas. The attendee pointed out her residence and the Petitioner’s team confirmed that the area surrounding her house was already entitled for the townhome development with an alleyway and fence in between so no substantive changes would occur as part of this rezoning request. She acknowledged that the Petitioner met her at her property to introduce himself and she appreciated the introduction.

The attendee also asked about building elevations. In response, Mr. Drakeford stated that he does not have elevations to share but he anticipates a homebuilder will build 3-story units around thirty feet in height with pitched roofs and exterior hardiplank building materials with each unit containing a garage.

The attendee acknowledged that she was aware the parcel would get developed and that the site, including her property and other surrounding properties, are currently zoned for higher density residential uses.

The meeting concluded at approximately 6:00 p.m. with no additional questions or comments from the community members.

Respectfully submitted this 14<sup>th</sup> day of August 2023.

cc: Joe Mangum, 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 LISTED. PLEASE CONTACT US WITH ANY

2023-043	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2023-043	Ashley Park	Victoria	Comwin	2310 BELFEST DR.		CHARLOTTE NC	28208
2023-043	CMFD Freedom Division Advisory	Cheryl	Dover	2921 MACVEAN LANE		CHARLOTTE NC	28208
2023-043	Colswold	Katie	Ouseini	3607 CARLYLE DR.		CHARLOTTE NC	28208
2023-043	Edgewood Community	Leslia	Thomas	4414 LOCHLEVEN ST.		CHARLOTTE NC	28208
2023-043	Enderly Park Neighborhood Assoc	George	Casey	1109 TENNYSON DRIVE.		CHARLOTTE NC	28208
2023-043	Enderly Park Neighborhood Assoc	Pam	Robertson	3128 KIRKLAND AVE.		CHARLOTTE NC	28208
2023-043	Farmington	Thomas	Polys	1511 EFFINGHAM RD.		CHARLOTTE NC	28208
2023-043	FOCHUS	Steve	Parker	3919 AMERIGO STREET		CHARLOTTE NC	28208
2023-043	Giverny Homeowners Association	Scott	Campbell	3900 FREEDOM DR.		CHARLOTTE NC	28208
2023-043	Grass & Ground Cutlin Grass	Leon	Hollaway	2044 CAMP GREENE ST.		CHARLOTTE NC	28208
2023-043	Historic Camp Greene Neighborhood	Cynthia	Harrison	2229 WEYLAND AVENUE.		CHARLOTTE NC	28208
2023-043	Northampton Homeowners Associat	Kay	Weaver	1839 J JULIAN LN.		CHARLOTTE NC	28208
2023-043	Northampton Condos	Eison	Baldwin	1855 J JULIAN LANE		CHARLOTTE NC	28208
2023-043	Regal Heights/Historic Camp Gre	La/Maria	Mayfield	1513 NOEL PL.		CHARLOTTE NC	28208
2023-043	Reid Meadows Neighborhood Watch	CHERYL	DOVER	2921 MACVEAN LANE		CHARLOTTE NC	28208
2023-043	The Mount Charlotte	Marcus	Northam	1520 ALLEGHAMY STREET		CHARLOTTE NC	28208
2023-043	Wellington Homeowners Associati	Glenn	Gulley	2700 COLUMBUS CR.		CHARLOTTE NC	28208
2023-043	Westerly Hills	Mary	McKay	3940 BRISTOL DR.		CHARLOTTE NC	28208
2023-043	Westerly Hills	Tangela	Faulk	2524 WESTERLY HILLS DRIVE		CHARLOTTE NC	28208
2023-043	Westerly Hills Community Crime	Ashley	Wier	3938 CARLYLE DR		CHARLOTTE NC	28208
2023-043	Westerly Hills Community Crime	Pamela	Walters	2408 PRUITT STREET		CHARLOTTE NC	28208
2023-043	Westerly Hills Community Crime	Roger	Walters	2408 PRUITT STREET		CHARLOTTE NC	28208
2023-043	Westerly Hills Neighborhood Ass	Alberta	Falls	2546 MARLOWE AVE		CHARLOTTE NC	28208
2023-043	Westerly Hills Neighborhood Ass	All	white	3410 MEREDITH AVE		CHARLOTTE NC	28208
2023-043	Westerly Hills Neighborhood Ass	Ben	Chambers	2720 COLUMBUS CR.		CHARLOTTE NC	28208
2023-043	Westerly Hills Neighborhood Ass	Gloria	Bess	3863 WHITEHALL DR.		CHARLOTTE NC	28208
2023-043	Westerly Hills Neighborhood Ass	Walter	Johnson	2438 MARLOWE AVE		CHARLOTTE NC	28208

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!

2023-043	TAMPI	OWNER/BLAST	OWNER/BLAST	OWNER/BLAST	OWNER/BLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIP/PCODE
2023-043	06109102	KNMI INVESTMENT GROUP LLC	OWNER/BLAST	OWNER/BLAST	OWNER/BLAST	PO BOX 16053		CHARLOTTE	NC	28297
2023-043	06109103	MCDADAMS	DANITA			2019 HERWOOD AV		CHARLOTTE	NC	28215
2023-043	06109104	BOSQUINA	MICHAEL JR			2091 HERWOOD AVE		CHARLOTTE	NC	28208
2023-043	06109105	HAUSER	JORDAN G			2026 ASHLEY RD		CHARLOTTE	NC	28208
2023-043	06109106	2018.3 IH BORROWER LP				1717 MAIN ST STE 2000		DALLAS	TX	75201
2023-043	06109107	CA&BROCK HOLDINGS LLC	EUREKA E			5716 CRAFTBURY DR		CHARLOTTE	NC	28215
2023-043	06109109	BULLOCK	MARTIN			2023 HERWOOD AVE		CHARLOTTE	NC	28208
2023-043	06109110	PREZ				2027 HERWOOD AVE		CHARLOTTE	NC	28208
2023-043	06109111	CA&BROCK HOLDINGS LLC	ANITA GODOY			5716 CRAFTBURY DR		CHARLOTTE	NC	28215
2023-043	06109112	GARGA	MARC			4712 EASTWICK PLACE DR		CHARLOTTE	NC	28215
2023-043	06109113	SIGAL	ANITA GODOY			2204 VAL AVE		CHARLOTTE	NC	28207
2023-043	06109114	REID	CARIE WILLIAM			3421 UGGETT ST		CHARLOTTE	NC	28208
2023-043	06109115	Y MANAGEMENT INC	DAVID S			3421 UGGETT ST		CHARLOTTE	NC	28208
2023-043	06109117	BARCELO HOMES LLC				2536 ASHBY WOODS DR		MATTHEWS	NC	28105
2023-043	06109118	BARCELO HOMES LLC				2536 ASHBY WOODS DR		MATTHEWS	NC	28105
2023-043	06109119	BARCELO HOMES LLC				2536 ASHBY WOODS DR		MATTHEWS	NC	28105
2023-043	06109120	BARCELO HOMES LLC				2536 ASHBY WOODS DR		MATTHEWS	NC	28105
2023-043	06109202	EGG ASHLEY LP				118 16TH AVE STE 200		NASHVILLE	TN	37203
2023-043	06109303	KILLIAN	SERRINA MARIE			2104 ASHLEY RD		CHARLOTTE	NC	28208
2023-043	06109304	BELLE	JODI			2100 ASHLEY RD		CHARLOTTE	NC	28208
2023-043	06109301	PARADA	ISRAEL A			3629 BULLARD ST		CHARLOTTE	NC	28208
2023-043	06109302	PARADA	ISRAEL A			2017 WILSON AV		CHARLOTTE	NC	28208
2023-043	06111101	TOC ASHLEY PARK LLC	JENNIFER J			1914 BRUNSWICK AV STE 1A		CHARLOTTE	NC	28207
2023-043	06111201	NOCH	ISRAEL A			1922 ASHLEY RD		CHARLOTTE	NC	28208
2023-043	06111202	RIN HOLDINGS LLC	JENNIFER J			1369 PROUDENCE RD STE 226		MATTHEWS	NC	28104
2023-043	06111303	NGUYEN	MARKIN KELLY			13110 CHASEWATER DR		CHARLOTTE	NC	28277
2023-043	06111304	MAINSASH	MATTHEW R			1906 ASHLEY RD		CHARLOTTE	NC	28208
2023-043	06111205	JORDAN	JENNIFER L			3009 GRIMM ST		CHARLOTTE	NC	28203
2023-043	06111206	HELMES	HENRY R			1826 ASHLEY RD		CHARLOTTE	NC	28208
2023-043	06111207	EVERETT	SHELDONIA QUENTEZ			2100HART RD		CHARLOTTE	NC	28214
2023-043	06111208	LEFLER	FRANKLIN LEE			1816 ASHLEY RD		CHARLOTTE	NC	28208
2023-043	06111209	PUGH	ALBERTA ROBERTSON			3412 UGGETT ST		CHARLOTTE	NC	28208
2023-043	06111211	MURPHY	KEN			1928 ASHLEY RD		CHARLOTTE	NC	8208
2023-043	06111214	HERNANDEZ	FRANCISCA			1914 BRUNSWICK AV STE 1A		CHARLOTTE	NC	28207
2023-043	06111216	TDC ASHLEY PARK LLC	RICHARD E & FRANK H CONNER JR			9615 ASHLEY GREEN COURT NW		CONCORD	NC	28027
2023-043	06111326	RANDIE				440 S CHURCH ST STE 800		CHARLOTTE	NC	28202
2023-043	06111329	SUNNYSIDE PARTNERS				PO BOX 30035		CHARLOTTE	NC	28230
2023-043	06111331	RANDIE	RICHARD E			9615 ASHLEY GREEN COURT NW		CONCORD	NC	28027
2023-043	06111358	CARTER	ISRAEL			854 TROY ST		ELMONT	NY	11003
2023-043	06111359	LESSA	JOSEPH			1901 BROWWICH RD		CHARLOTTE	NC	28208
2023-043	06111360	BAKATIS	GRANDY D			1903 BROWWICH RD		CHARLOTTE	NC	28215
2023-043	06111375	MELVIN	LARRY			3702 BULLARD ST		CHARLOTTE	NC	28215
2023-043	06111376	WADE	COMI			3622 BULLARD ST		CHARLOTTE	NC	28208
2023-043	06111377	IGANA LLC	ROSEVNL			10311 TAVERNA PAVY		CHARLOTTE	NC	28262
2023-043	06111378	CONREX MK PORTFOLIO 2019-01 OPERATING COMPANY LLC				997 MORRISON DR STE 402		CHARLESTON	SC	29403
2023-043	06111379	SHOKO				7000 ROYCE CT		CHARLOTTE	NC	28277
2023-043	06111380	REEGH LLC	JAZMINE			1501 E 7TH ST		CHARLOTTE	NC	28204
2023-043	06111388	WRIGHT-CHISOLM	DOVAD SCOTT			1101 EBENEZER AVENUE EXT		ROCK HILL	SC	29732
2023-043	06111389	CARTER				12400 BENTCREEK LN		MATTHEWS	NC	28105
2023-043	06111391	VSP CHARLOTTE LLC	ESTEFANA LISSETH			3495 PIEDMONT RD NE BLD 11 STE 300		ATLANTA	GA	30305
2023-043	06111401	APARICIO	RHONDA			3619 BULLARD ST		CHARLOTTE	NC	28208
2023-043	06111402	KEE	ARACELI HERNANDEZ			3629 BULLARD ST		CHARLOTTE	NC	28208
2023-043	06111404	LOPEZ	CHARLES S			3633 BULLARD ST		CHARLOTTE	NC	28208
2023-043	06111405	WALKUP	BRANDI D			3621 BULLARD ST		CHARLOTTE	NC	28208
2023-043	06111406	CARTON	ROBERT R			3625 BULLARD ST		CHARLOTTE	NC	28208
2023-043	06111407	GOOGINS				4539 HEDGEHOG DR		CHARLOTTE	NC	28209
2023-043	06113101	PC FC PLLC				3922 FREEDOM DR	SUITE 104	CHARLOTTE	NC	28209
2023-043	06113106	BEH ELEVATION GROUP LLC				4723 ENTRANCE DR STE G		CHARLOTTE	NC	28273
2023-043	06113107	EASTGROUP PROPERTIES LP				PO BOX 35009		CHARLOTTE	NC	28230
2023-043	06114101	CHARLOTTE WEEKENDBUILDING BOARD OF EDUCATION	COLLEGE TRUSTEES THE			PO BOX 35009		CHARLOTTE	NC	28235
2023-043	06114102	CENTRAL PIEDMONT COMMUNITY				PO BOX 11894		CHARLOTTE	NC	28220
2023-043	06114103	TDC ASHLEY PARK LLC				1914 BRUNSWICK AV STE 1A		CHARLOTTE	NC	28207
2023-043	06114102	C & S RENTAL PROPERTIES LLC				8420 GARNERS FERRY RD		HOPKINS	SC	29061
2023-043	06114104	TDC ASHLEY PARK LLC				1914 BRUNSWICK AV STE 1A		CHARLOTTE	NC	28207
2023-043	06114105	TDC ASHLEY PARK LLC				1914 BRUNSWICK AV STE 1A		CHARLOTTE	NC	28207
2023-043	06114106	TDC ASHLEY PARK LLC				1914 BRUNSWICK AV STE 1A		CHARLOTTE	NC	28207
2023-043	06114107	TDC ASHLEY PARK LLC				1914 BRUNSWICK AV STE 1A		CHARLOTTE	NC	28207
2023-043	06114107	TDC ASHLEY PARK LLC				1914 BRUNSWICK AV STE 1A		CHARLOTTE	NC	28207
2023-043	06114201	TDC ASHLEY PARK LLC	DENNIS LEONARD			2005 ASHLEY RD		CHARLOTTE	NC	28207
2023-043	06114202	STRADFORD	TROY M			2011 ASHLEY RD		CHARLOTTE	NC	28208
2023-043	06114203	BOWIE	STEPHAN A			2204 VAL AVE		CHARLOTTE	NC	28207
2023-043	06114215	CLEAR CREEK BROTHERS CV LLC	DAVID			101 EAST MATTHEWS ST STE 500		MATTHEWS	NC	28105
2023-043	06114216	HEBY LLC	DAVID			204 C W WOODLAWN RD		CHARLOTTE	NC	28217

# Exhibit B

July 17, 2023

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

VIA US MAIL

**NOTICE TO INTERESTED PARTIES OF REZONING COMMUNITY MEETING**

**Date:** Monday, July 31<sup>st</sup> at 5:30 p.m.  
**Location:** Virtual Meeting, RSVP for link (details provided below)  
**Petitioner:** Drakeford Communities  
**Petition No.:** 2023-043

Dear Charlotte Neighbor:

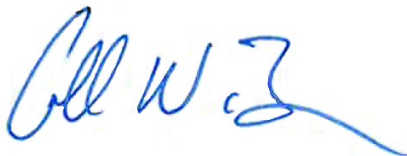
Our firm represents Drakeford Communities (the "Petitioner") in its proposal to rezone an approximately 7.01-acre located at the southwest intersection of Alleghany Street and Ashley Road, and the north side of Bullard Street, west of Heywood Avenue. The Petitioner is requesting a rezoning from the N2-B and UR-2(CD) zoning district to the UR-2(CD) zoning district to accommodate its residential 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 rezoning 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 **Monday, July 31<sup>st</sup> 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](mailto:Lisa@alexanderricks.com) and you will be provided with a link to RSVP and receive access information for the virtual meeting.** Please reference the petitioner ("Drakeford") or property ("Alleghany") 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](mailto: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



Z Participants (10) — □ ×

Find a participant

-  Brittany Lins (Host, me)   
-  Collin Brown 
-  Bobby Drakeford  
-  Collin Brown  
-  Matt Langston  
-  Anthony Albanese  
-  Drew Cannon  
-  Jennifer Noch  
-  Joseph Horowitz  
-  Jovonna Mozeak  

# Exhibit D



**ASHLEY WEST REZONING**  
**(REZONING #2023-043)**  
**DRAKEFORD COMMUNITIES**

Official Community Meeting  
July 31, 2023



# MEETING AGENDA

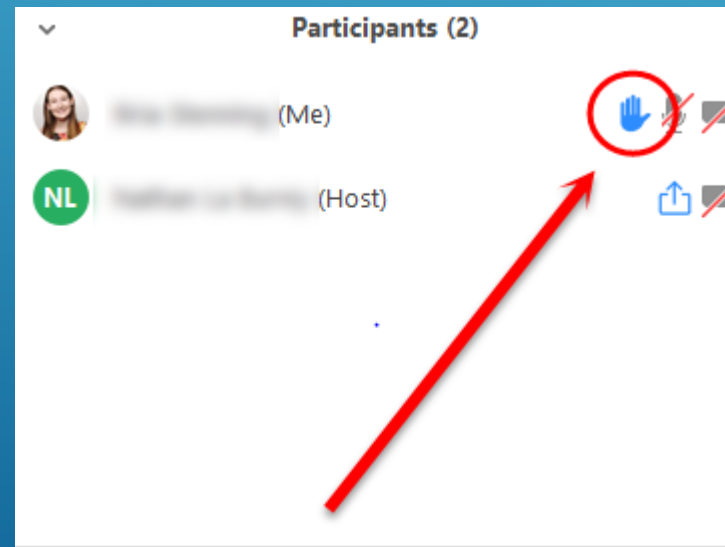
- **Introductions**
  - **Property Location**
  - **Development Considerations**
  - **Current Zoning**
  - **Land Use Plan Recommendation**
  - **Proposed Rezoning Plan**
  - **Potential Timeline**
  - **Questions/Discussion**
- 

# AT THE END: QUESTIONS & DISCUSSION

Type your questions



Or ask out loud



# TEAM INTRODUCTIONS

**Property Owner:  
Petitioner:**

**Drakeford Company Entity  
Drakeford Communities**



Bobby Drakeford

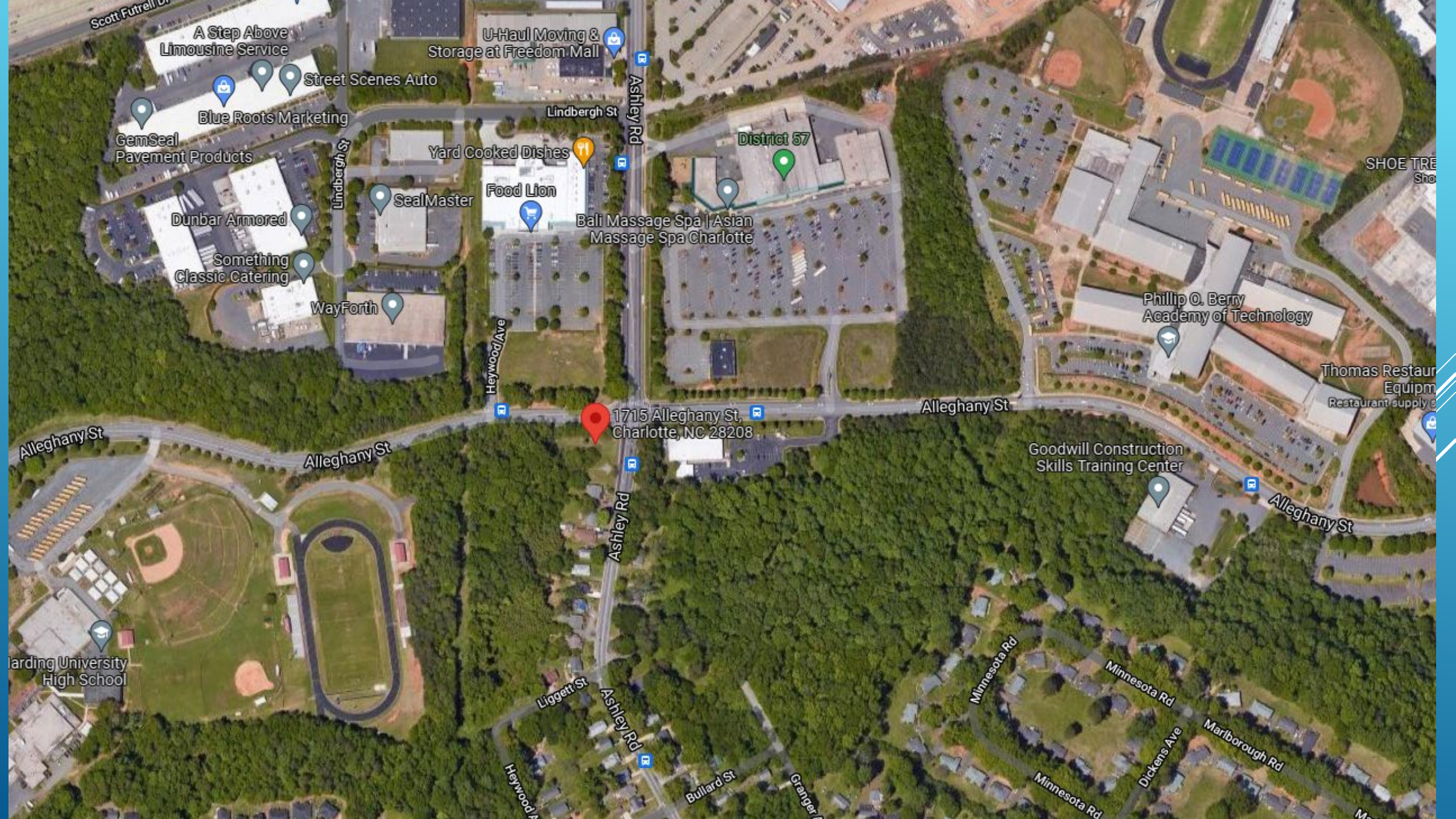


Matt Langston



Collin Brown &  
Brittany Lins

# PROPERTY LOCATION



A Step Above  
Limousine Service

U-Haul Moving &  
Storage at Freedom Mall

Street Scenes Auto

Blue Roots Marketing

GemSeal  
Pavement Products

Dunbar Armored

Something  
Classic Catering

WayForth

SealMaster

Food Lion

Yard Cooked Dishes

Bali Massage Spa | Asian  
Massage Spa Charlotte

District 57

Phillip O. Berry  
Academy of Technology

Thomas Restaur  
Equipm  
Restaurant supply e

Goodwill Construction  
Skills Training Center

1715 Alleghany St,  
Charlotte, NC 28208

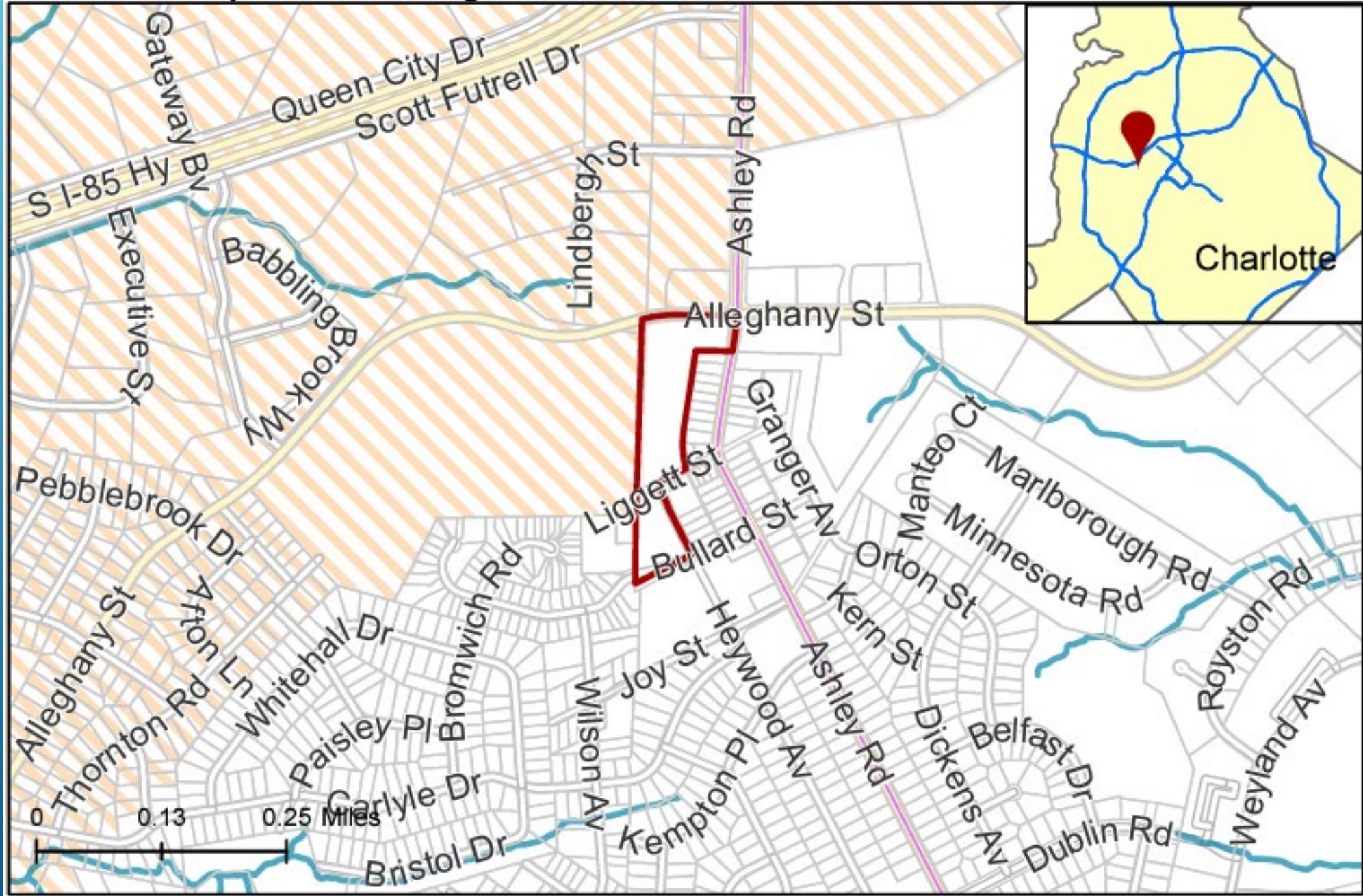
Larding University  
High School





Approximately 7.01 acres

**Location of Requested Rezoning**



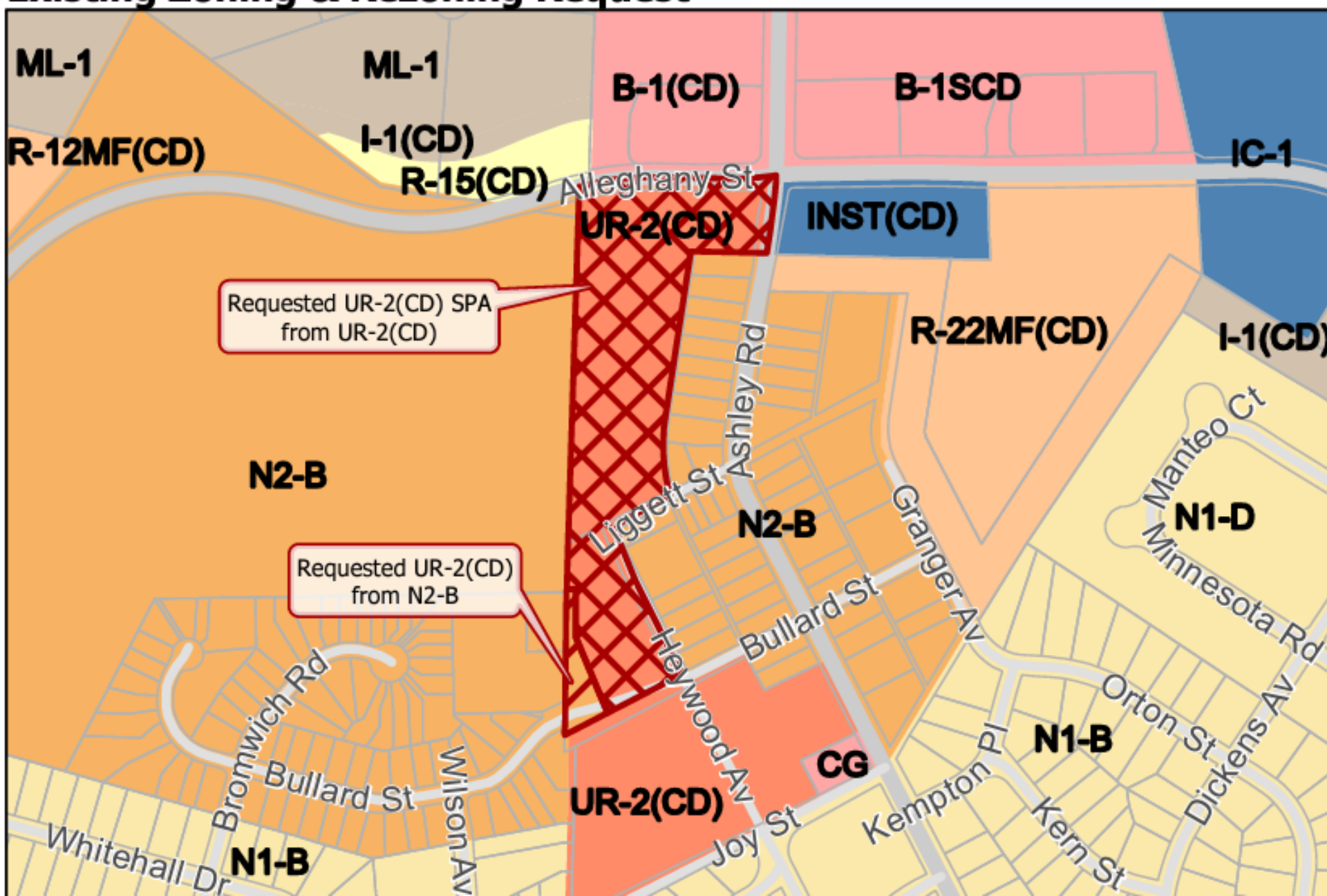
# DEVELOPMENT CONSIDERATIONS



- ▶ 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 Policy Map
- ▶ City Priorities
- ▶ Adjacent Uses
- ▶ Broader Community Concerns
- ▶ Market Realities






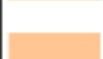




# EXISTING ZONING

# Existing Zoning & Rezoning Request



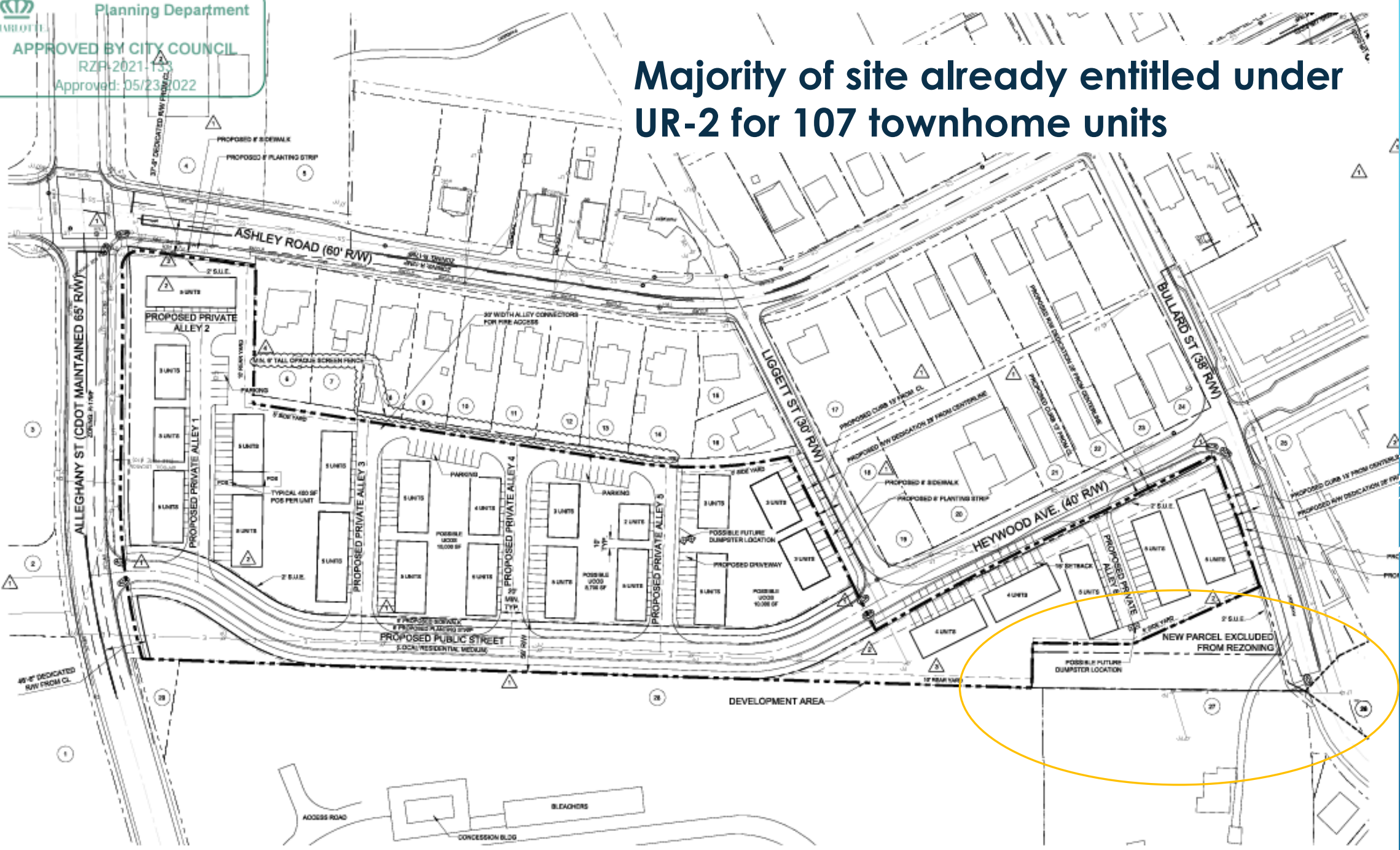
-  Requested UR-2(CD) from N2-B
-  Requested UR-2(CD) SPA from UR-2(CD)

## Zoning Classification

-  Neighborhood 1
-  Single Family
-  Neighborhood 2
-  Multi-Family
-  Urban Residential
-  Institutional
-  Business
-  Light Industrial



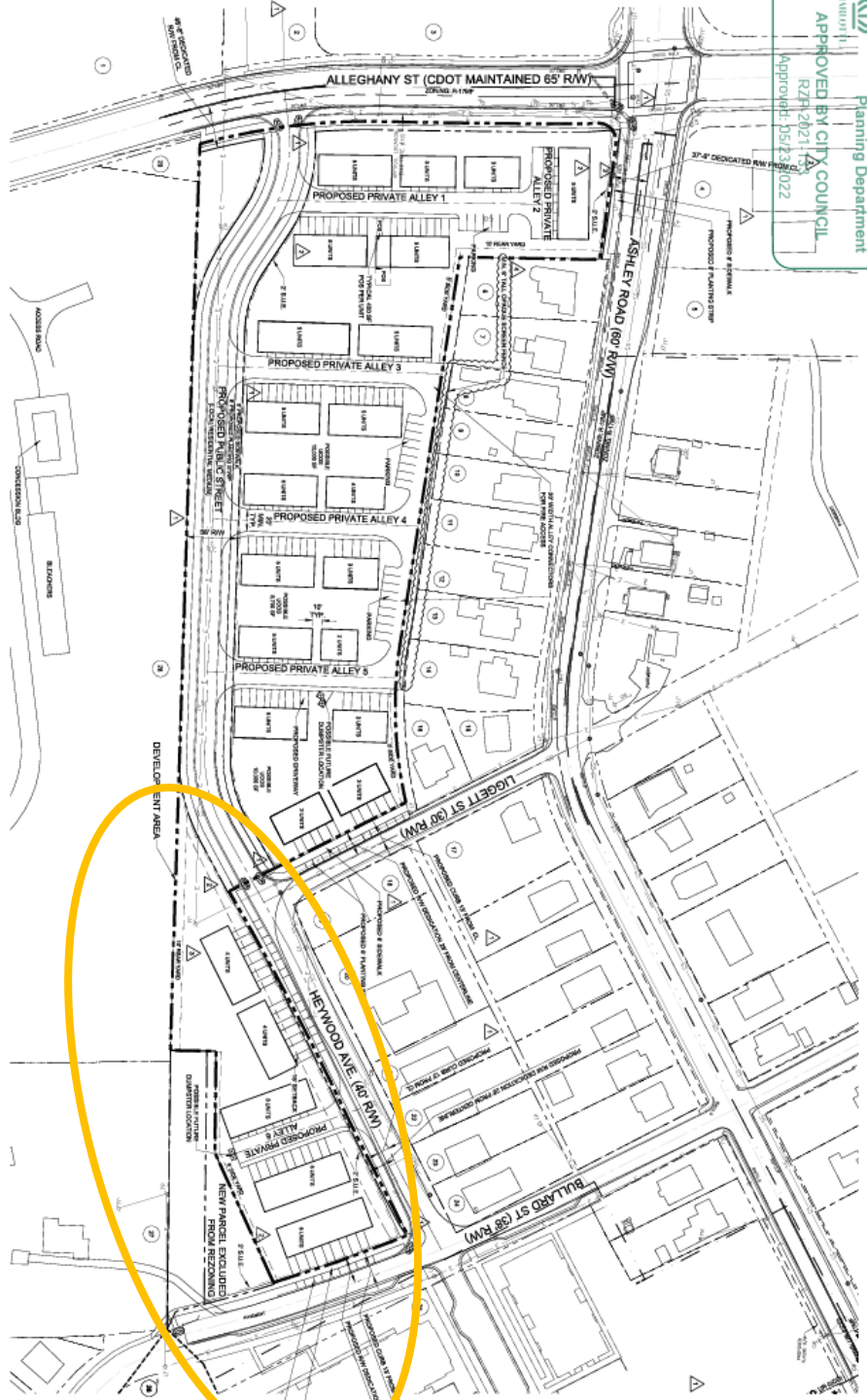
# Majority of site already entitled under UR-2 for 107 townhome units



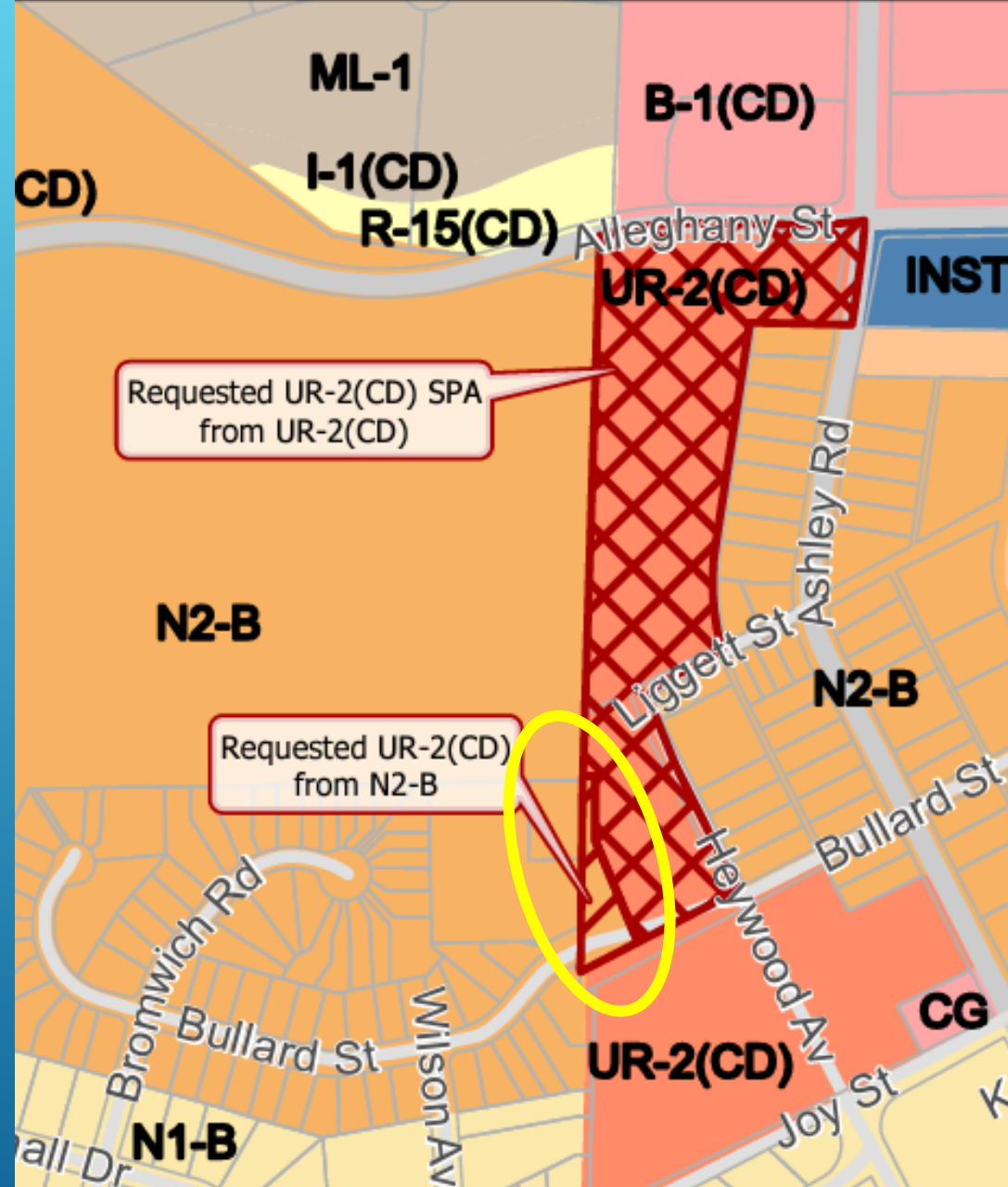
NEW PARCEL EXCLUDED FROM REZONING  
POSSIBLE FUTURE DUMPSTER LOCATION

DEVELOPMENT AREA

BLEACHERS  
CONCESSION BLDG



# Zoning & Rezoning Request



# LAND USE PLAN RECOMMENDATION





# CHARLOTTE FUTURE

## 2040 COMPREHENSIVE PLAN

OUR CITY. OUR PLAN. OUR FUTURE.

Public Review Draft  
Published October 31, 2020



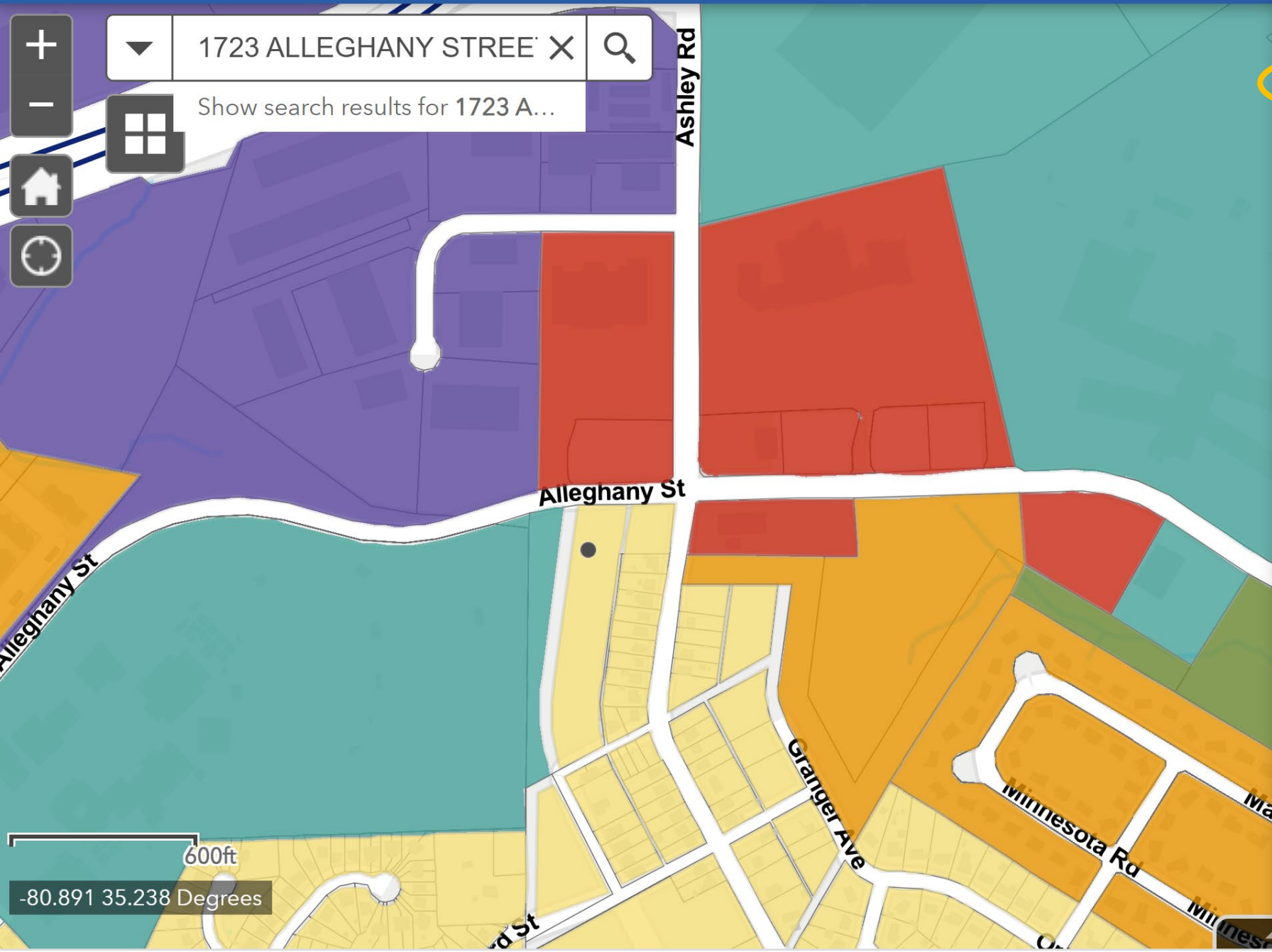


# Charlotte Future 2040 Policy Map

## 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





### NEIGHBORHOOD 1

Lower density housing areas primarily comprised of single-family or small multi-family homes or ADUs.



### NEIGHBORHOOD 2

Higher density housing areas that provide a variety of housing types such as townhomes and apartments alongside neighborhood-serving shops and services.



### NEIGHBORHOOD CENTER

Small, walkable mixed-use areas, typically embedded within neighborhoods, that provide convenient access to goods, services, dining, and residential for nearby residents.



### PARKS & PRESERVES

Serve to protect public parks and open space while providing rest, recreation, and gathering places.



### COMMUNITY ACTIVITY CENTER

Mid-sized mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, entertainment, and residential for nearby and regional residents.



### COMMERCIAL

Primarily car-oriented destinations for retail, services, hospitality, and dining, often along major streets or near interstates.



### CAMPUS

A cohesive group of buildings and public spaces that serve one institution such as a university, hospital, or office park.



### INNOVATION MIXED-USE

Vibrant areas of mixed-use and employment, typically in older urban areas with uses such as light manufacturing, office, studios, research, retail, and dining.



### MANUFACTURING & LOGISTICS

Employment areas that provide a range of job types, services, and wage levels in sectors such as production, manufacturing, research, distribution, and logistics.

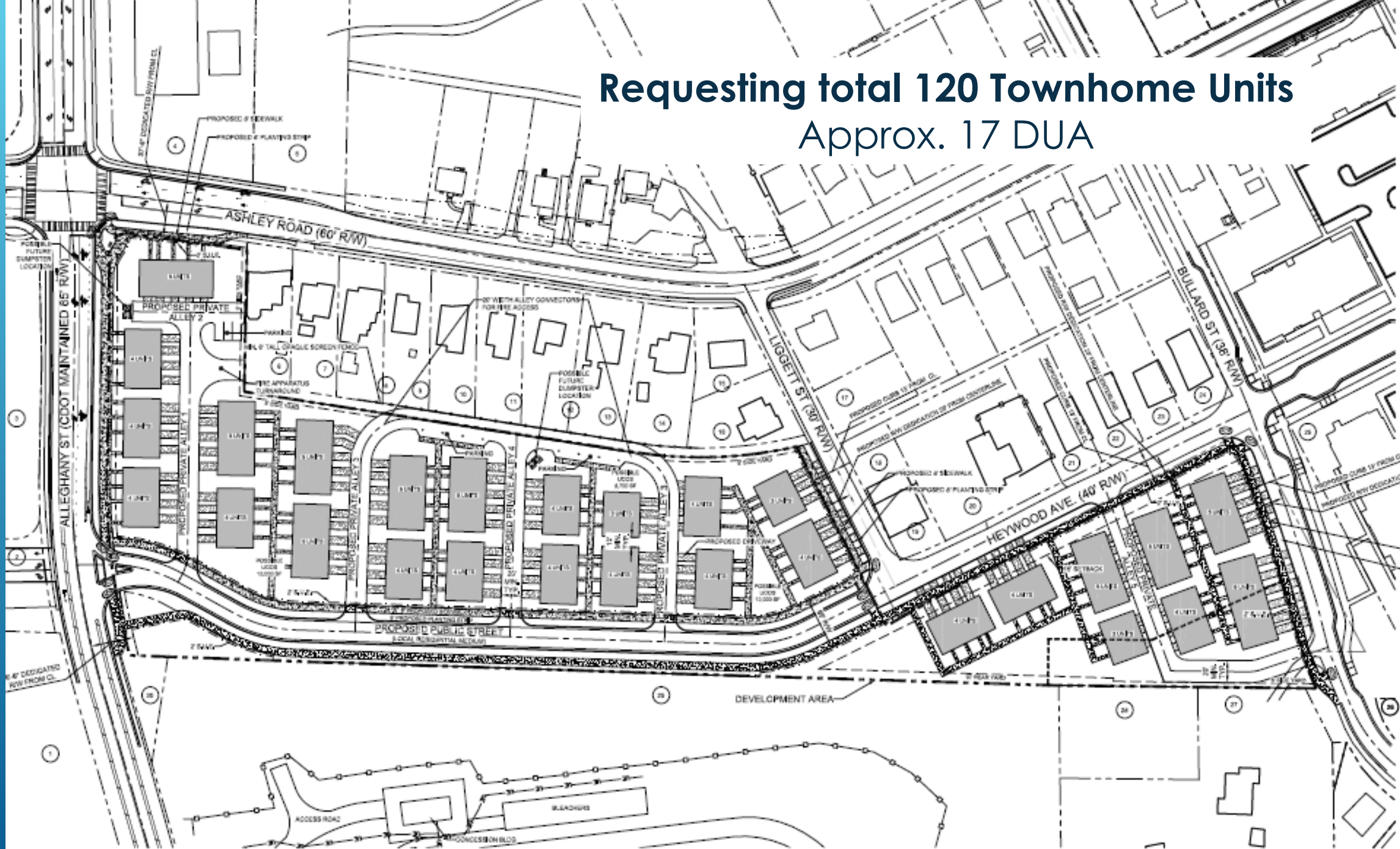


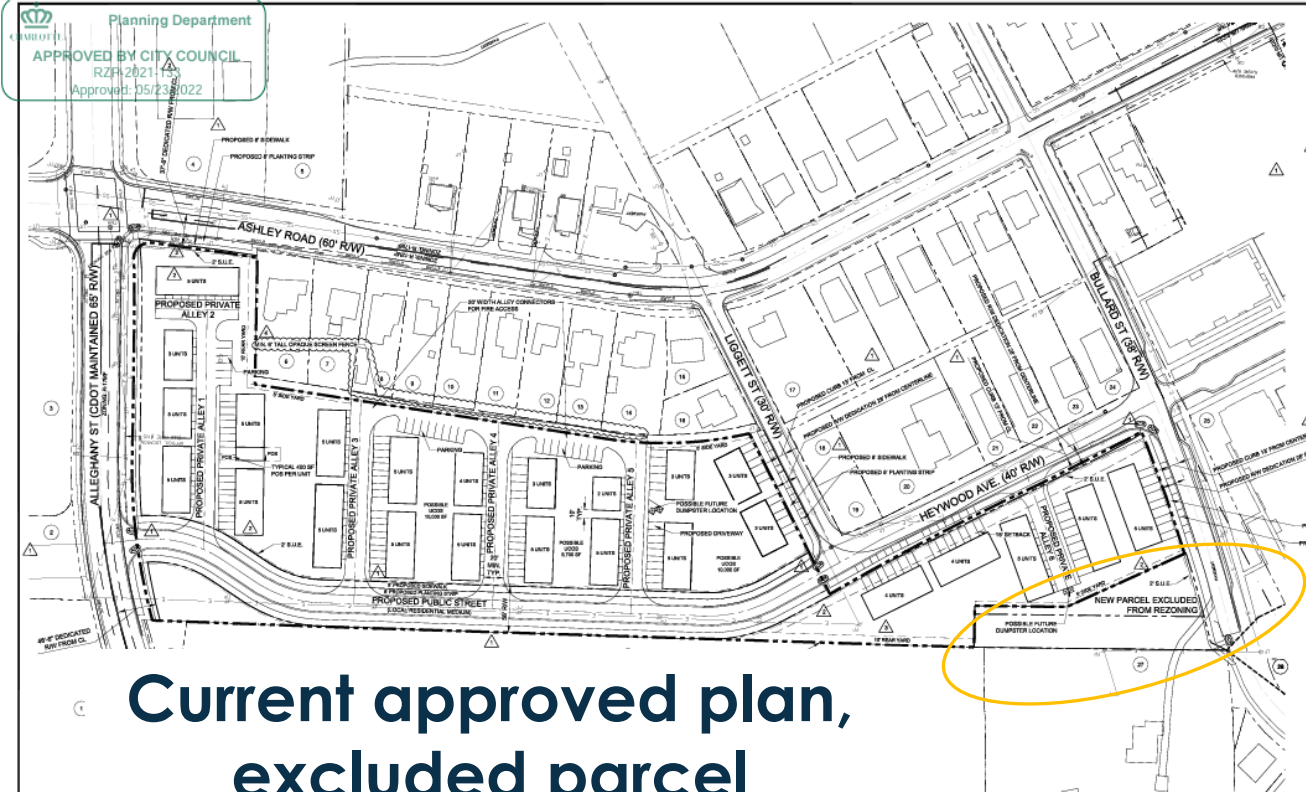
### REGIONAL ACTIVITY CENTER

Large, high-density mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, offices, entertainment, and residential for regional residents and visitors.

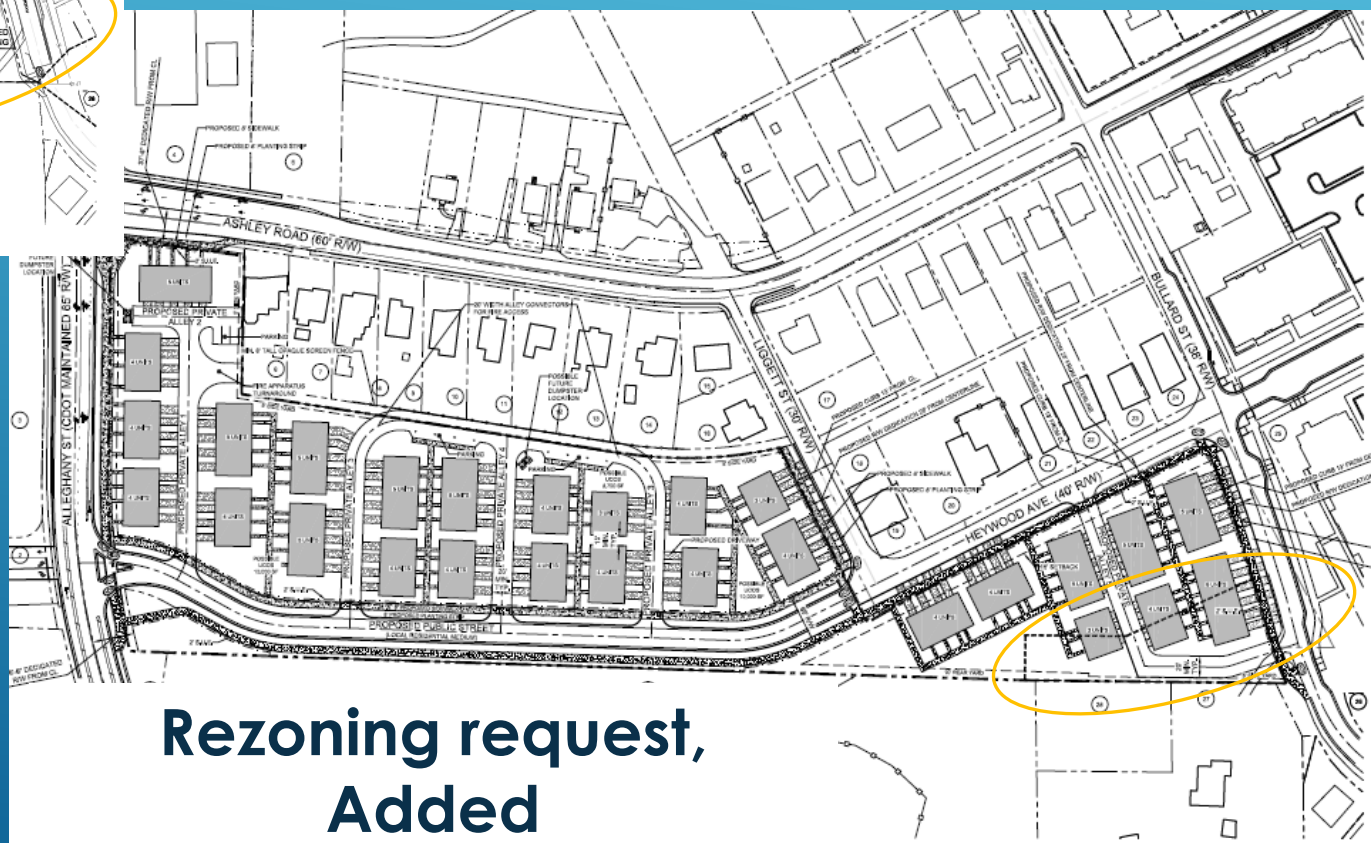
# REZONING PROPOSAL

# Requesting total 120 Townhome Units Approx. 17 DUA





Current approved plan,  
excluded parcel



Rezoning request,  
Added

# POTENTIAL REZONING SCHEDULE

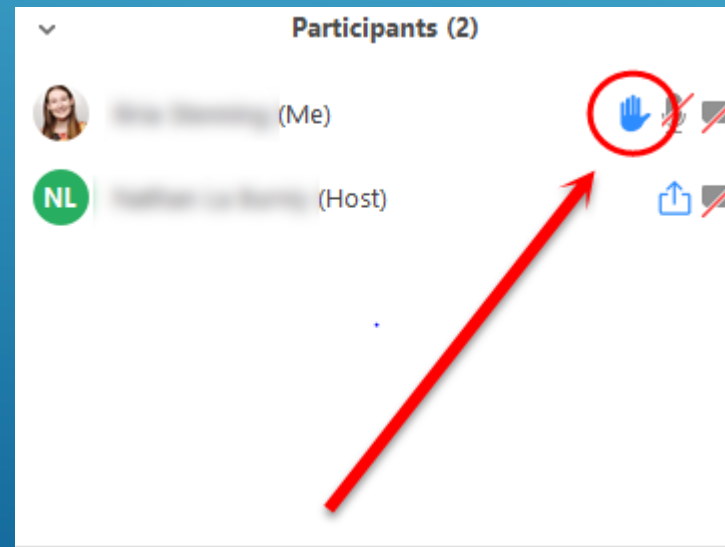
- ▶ **Application Filed:** Jan 31, 2023
- ▶ **Application Processed:** June 2023
- ▶ **Official Community Meeting:** Today, July 31<sup>st</sup>
- ▶ **Revised Plan Submittal:** August 14<sup>th</sup>
- ▶ **Earliest Public Hearing:** September 18<sup>th</sup>
- ▶ **Zoning Committee:** October 3<sup>rd</sup>
- ▶ **City Council Decision:** October 16<sup>th</sup>

# QUESTIONS & DISCUSSION

Type your questions



Or ask out loud





THANK YOU!

