

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2023-178

Petitioner: Crosland Southeast
Rezoning Petition No.: 2023-178
Property: ±2.962 acres located at 7825 Microsoft Way

This Community Meeting Report is being filed with the City of City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Department pursuant to 6.203 of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time and details of the Virtual Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on 1/10/2024. A copy of the written notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The Community Meeting required by the Ordinance was held virtually on Wednesday, January 24, 2024, at 6:00 p.m.

PERSONS IN ATTENDANCE AT MEETING:

The list of attendees from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representative at the required Community Meeting were Peter Stipicevic, Paul Baalman, Barry James and John Butler with Crosland Southeast, and and Dennis Walls with LandDesign. Also in attendance was Bridget Grant with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Ms. Grant with Moore & Van Allen was introduced and started the meeting by welcoming the participants and thanking them for attending the community meeting for Rezoning Petition No. 2023-178. She then introduced the Petitioner's representative to the meeting attendees.

Ms. Grant and the petitioner's representative provided the following information during the presentation:

After an introduction by Mr. Stipicevic, Ms. Grant explained the location of the 2.96-acre site on the south side of W. Arrowood Road at the intersection of Microsoft Way, west of Hwy I-77 and north of Hwy I-485. The site is zoned OFC – office, and the proposed zoning is RC-EX to allow the development of the site with 72 affordable housing units. The Charlotte 2040 Plan place type recommendation is campus, which supports the development of housing on the site. Mr. Stipicevic shared the proposed elevation and site plan showing how the development will be accessed. He also discussed existing similar completed developments. The petitioner will provide a housing program to ensure at least 100% of units are reasonably priced for persons earning less than the median income for the area for not less than 20 years at 80% of AMI.

The anticipated rezoning schedule is for a March 18, 2024 Public Hearing, then an April 2, 2024 zoning committee and a city council decision on April 15, 2024.

Ms. Grant then opened the meeting for questions.

II. Summary of Questions/Comments and Responses:

Participants asked the development team to confirm the zoning designation and request for exceptions. Ms. Grant explained that the Research Campus zoning request is aligned with the adopted land use policy and supports the request to build residential units on the site. The requested exceptions are technical in nature and provide site design and architectural flexibility necessary due to the site location, multiple public street frontages and the proposed use. The development team also provided details on the anticipated unit sizes, parking areas and the future management company. The development team confirmed that the bus stop on Arrowood would be relocated to the site and would be covered.

Participants asked if all uses would be permitted under the rezoning. The development team verified that only 72 stacked residential units are permitted. The site would have to be rezoned in the future to allow any other uses. The development team also confirmed that the units will be in a housing program to ensure at least 100% of units are reasonably priced for persons earning less than the median income for the area for not less than 20 years at 80% of AMI.

Another participant asked if there were concerns about the compatibility of adjacent uses. Mr. Stipicevic confirmed that the location of the site provides access to transportation and employments opportunities. In addition, residential is consistent with the City's long-term vision.

The development team confirmed they are finalizing funding and look forward to advancing development of the site.

There being no further questions, the presentation for Petition 2023-178 was concluded, and participants were thanked for their time and interest in the development.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

The development team will continue to coordinate efforts with City Staff.

cc: Tiawana Brown, Charlotte City Council District 3 Representative
David Pettine, Charlotte Planning, Design and Development Department
Tim Sittema, Crosland Southeast
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC

Exhibit A

Adjacent Owners:

OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
COLUMBUS CIRCLE INDEMNITY INC			C/O TIME WARNER CABLE	7820 CRESCENT EXECUTIVE DR		CHARLOTTE	NC	27217
COLUMBUS CIRCLE INDEMNITY INC			C/O TIME WARNER CABLE	7820 CRESCENT EXECUTIVE DR		CHARLOTTE	NC	28217
ASHTON	KENT J	JACQUELIN C	ASHTON	6270 LYNWOOD DR		CONCORD	NC	28027
ASHTON	KENT J	JACQUELIN R	ASHTON	6270 LYNWOOD DR		CONCORD	NC	28027
1825 HANSON HOLDING COMPAN			C/O FIRST CHARLOTTE ESCROW CORPORAT	1825 HANSON RD		CHARLOTTE	NC	28273
RIAB PROPERTIES LLC				9635 SOUTHERN PINE BLVD STE 115		CHARLOTTE	NC	28273
RIAB PROPERTIES LLC				9635 SOUTHERN PINE BLVD STE 115		CHARLOTTE	NC	28273
USGBF FBI CHARLOTTE LLC				7915 MICROSOFT WAY		CHARLOTTE	NC	28273
EDISON ARROWOOD LLC				1776 PEACHTREE ST NW STE 100		ATLANTA	GA	30309
EDISON ARROWOOD LLC				1776 PEACHTREE ST NW STE 100		ATLANTA	GA	30309

Neighborhood Organizations:

full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
Arsley	Jennifer	Richardson	1943 CAMBRIDGE BELTWAY DR, CHARLOTTE, NC, 28273		CHARLOTTE	28273
Mcdowell Meadows Homeowners Ass	Elizabeth	Stroud	1011 YORKDALE DR, CHARLOTTE, NC, 28217		CHARLOTTE	28217
Steele Creek Residents Associat	Daniel	MacRae	2000 ARROWCREEK DR APT 301, CHARLOTTE, NC, 28273		CHARLOTTE	28273
Steele Creek Residents Associat	Faith	Triggs	6905 CULLODEN MORE CT, CHARLOTTE, NC, 28217		CHARLOTTE	28217
Timberstone Commons	Betty	Alvarado	7523 WOODKNOLL DRIVE, CHARLOTTE, NC, 28217		CHARLOTTE	28217

Exhibit B

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION # 2023-178

Subject: Rezoning Petition No. 2023-178
Petitioner/Developer: Crosland Southeast
Current Land Use: Vacant
Existing Zoning: OFC
Rezoning Requested: RC-EX

Date and Time of Meeting: *Wednesday, January 24, 2024, at 6:00 p.m.*

Virtual Meeting Registration: *Please send an email to Drenna Hannon at drennahannon@mvalaw.com to receive a secure meeting link.*

Date of Notice: 1/10/2024

Moore & Van Allen is assisting Crosland Southeast (the "Petitioner") on a recently filed request to rezone an approximately ±2.962-acre site located at 7825 Microsoft Way (the "Site"), in Charlotte, North Carolina, from OFC to RC-EX. The purpose of the rezoning is to allow the development of the Site with uses allowed in the RC-EX zoning district. The request is consistent with the 2040 Policy Map Recommendation for Campus place types.

The Petitioner will hold a **Virtual Community Meeting** to discuss this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning, Design and Development Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site.

Accordingly, we are extending an invitation to participate in the upcoming Virtual Community Meeting to be held on Wednesday, January 24, 2024, at 6:00 p.m.

Please send an email to Drenna Hannon at drennahannon@mvalaw.com by January 23rd in order to receive a secure virtual meeting link and reference Petition #2023-178.

Residents who expect they will be unable to access the virtual meeting or have questions about this matter are asked to email bridgetgrant@mvalaw.com or call 704-331-2379 to make alternative arrangements to receive the presentation information. Presentation materials will be shared upon request after the virtual meeting.

Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Virtual Community Meeting. Thank you.

cc: Tiawana Brown, Charlotte City Council District 3 Representative
David Pettine, Charlotte Planning, Design and Development Department
Tim Sittima, Crosland Southeast
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC

13446373v1

Exhibit B (continued)

Site location:

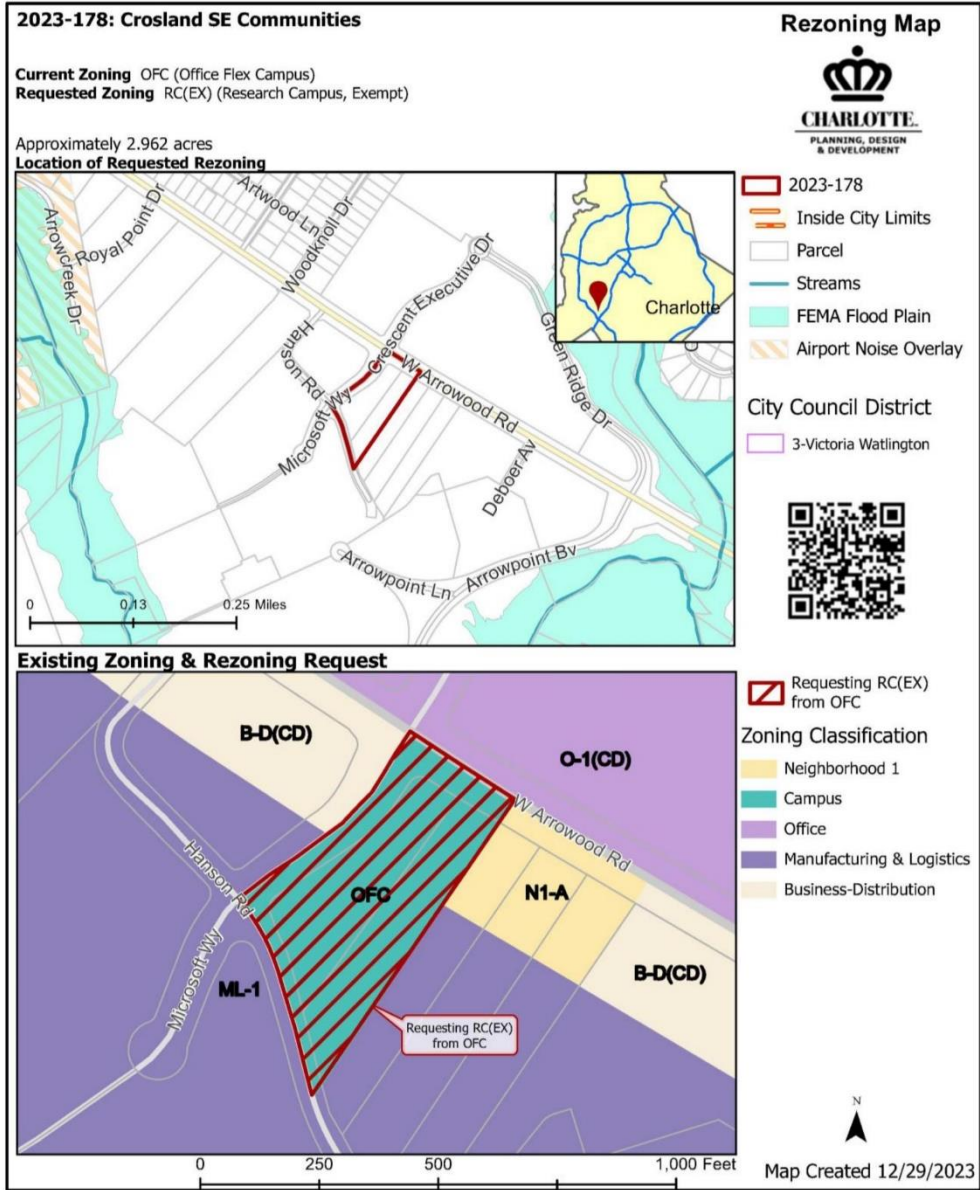


Exhibit C

Name	Email
Kent Ashton	kjashton@vnet.net
Faith Triggs	faithtriggs@kw.com