

COMMUNITY MEETING REPORT  
**Petitioner: American Asset Corporation**  
Rezoning Petition No. 2019-085

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 Petitioner 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 July 26, 2019. 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 Thursday, August 8, 2019 at 6:30 PM in Suite 105 in the Building located at 3701 Arco Corporate Drive in Whitehall Business Park in Charlotte, North Carolina.

**PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):**

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit B. The Petitioner's representatives at the Community Meeting were David Jarrett of American Asset Corporation, Steve Blakley of Kimley Horn and Associates and John Carmichael of Robinson Bradshaw & Hinson, P.A.

**SUMMARY OF ISSUES DISCUSSED:**

The Petitioner's representatives utilized a power point presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed the attendees to the Community Meeting and introduced himself and the Petitioner's representatives. John Carmichael stated that this is the official Community Meeting relating to Rezoning Petition No. 2019-085.

John Carmichael provided the current schedule of events relating to this rezoning request. He stated that the Public Hearing is currently scheduled for Monday, October 21, 2019 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center located at 600 East 4<sup>th</sup> Street. John Carmichael stated that October 21, 2019 is the earliest that the Public Hearing could be held with respect to this rezoning request, and it is very possible that the Public Hearing could be deferred.

John Carmichael stated that assuming that the Public Hearing is held on October 21, 2019, the Zoning Committee Work Session will be held on Tuesday, November 5, 2019 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center, and City Council will render a decision on this rezoning request on Monday, November 18, 2019 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center.

John Carmichael then shared maps and aerial photographs of the site. John Carmichael stated that the site subject to this Rezoning Petition contains approximately 23.89 acres and is located on West Arrowood Road near the West Arrowood Road and I-485 interchange and Topgolf. The

site is adjacent to Moody Lake. John Carmichael stated that the current size of the rezoning site on the Rezoning Application on file with the Planning Department is 28.71 acres, however, the size of the rezoning site will be reduced to 23.89 acres.

John Carmichael shared a zoning map that depicts the current zoning of the site and the surrounding and nearby parcels of land. John Carmichael stated that the site is currently zoned MUDD-O, and the site is a portion of a 60.3 acre site that was rezoned to the MUDD-O zoning district in 2009.

Under the approved conditional rezoning plan for the 60.3 acre site, the 60.3 acre site can be developed with up to 1,800,000 square feet of office space, up to 40,000 square feet of freestanding retail space and up to 400 multi-family dwelling units. Additionally, a maximum of 50,000 square feet of ground floor commercial, retail and restaurant uses may be located in the office buildings, however, the gross floor area of the ground floor commercial, retail and restaurant uses would count towards the maximum 1,800,000 square feet of allowed office space.

John Carmichael shared a copy of the approved conditional rezoning plan for the 60.3 acre site, and he noted that a dense and urban development is contemplated for this site under the approved conditional rezoning plan.

John Carmichael stated that under the approved conditional rezoning plan for the 60.3 acre site, two buildings may have a maximum height of 12 stories and 180 feet, six buildings may have a maximum height of 8 stories and 120 feet and the buildings next to West Arrowood Road and the multi-family component may have a maximum height of 5 stories and 85 feet. Structured parking would serve these buildings.

John Carmichael stated that pursuant to this Rezoning Petition, the Petitioner is requesting an amendment to the currently approved MUDD-O conditional rezoning plan for this 23.89 acre site to accommodate a maximum of 352 multi-family dwelling units on the site. If this site plan amendment request is approved, the 352 multi-family dwelling units would be the only permitted use on the 23.89 acre site.

John Carmichael stated that the site plan relating to this site plan amendment request currently on file with the Planning Department proposes hotel, retail and restaurant type uses on this site in addition to the multi-family uses, however, these non-residential uses are being eliminated from the site plan amendment request. Once again, if this site plan amendment request is approved, the multi-family dwelling units would be the only permitted use on the 23.89 acre site.

John Carmichael stated that the Steele Creek Area Plan recommends residential, office and retail uses for this site.

John Carmichael then shared and discussed the site plan relating to this site plan amendment request.

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 the comments and concerns that were expressed at the meeting.

- In response to a question, David Jarrett stated that Savoy Corporate Drive would not be extended to this site in connection with this proposed development.
- In response to a question, David Jarrett stated that there are no current plans to develop the other undeveloped portions of the 60.3 acre site or the undeveloped adjacent parcels of land.

The remaining, undeveloped portions of the 60.3 acre site would continue to be zoned MUDD-O.

- In response to question, David Jarrett stated that the multi-family buildings would be served by surface parking, not structured parking.
- In response to a question, David Jarrett stated that the multi-family dwelling units would be market rate multi-family dwelling units.
- Council Member Mayfield asked where the amenities for the multi-family community would be located. She stated that this development needs an amenity and some place-making. David Jarrett stated that there would be an amenity for this development and that there would also be a trail adjacent to the lake.
- Council Member Mayfield asked where the dumpsters would be located and she stated that the location of the dumpsters needs to be considered.
- John Carmichael stated that the surface parking areas are essentially located behind the buildings as you can see from the site plan.
- An attorney representing the owner of the adjacent multi-family residential community located to the east of the site stated that her client has concerns regarding this proposed development. She stated that her client was told that this site and the remainder of the 60.3 acre site would be developed as a live and work development with retail uses. She mentioned the Waverly development. She stated that is why her client purchased the adjacent multi-family residential community. John Carmichael stated that only 40,000 square feet of freestanding retail uses and 50,000 square feet of commercial uses on the ground floors of the office buildings are allowed on the 60.3 acre site under the currently approved conditional rezoning plan. David Jarrett stated that American Asset Corporation did not make any representations to her client.
- The attorney representing the owner of the adjacent multi-family residential community stated that her client is concerned that the office uses have not been developed. She stated that her client was hoping for a mixture of uses on this site rather than additional multi-family dwelling units. Her client would like to see some destination retail on this site and additional amenities. Her client wants retail uses and amenities that are walkable from her client's site and that can serve her client's residents.
- In response to a question, David Jarrett stated that a walking path would be provided through the open space area at the top of the site.
- Council Member Mayfield stated that asking for additional multi-family dwelling units could be a challenge. She stated that the site definitely needs some place-making. She stated that we would be losing land for office space. David Jarrett stated that there would still be the ability to develop office space and retail and restaurant space on the remaining, undeveloped portions of the 60.3 acre site and on the adjacent parcels of land to the west of the site. David Jarrett stated that American Asset Corporation desires to develop more office space in the future.
- David Jarrett stated that the proposed multi-family residential community would generate less traffic than the currently approved development for this 23.89 acre site.

John Carmichael thanked the attendees for attending the meeting, and the meeting was adjourned.

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

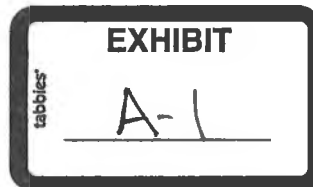
An amenity area was added to the Rezoning Plan as a result of the Community Meeting.

Respectfully submitted, this 16<sup>th</sup> day of September, 2019.

**American Asset Corporation, Petitioner**

cc: Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via e-mail)

2019-085	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2019-085	20105106	STEELE CREEK (1997) LP				6100 FAIRVIEW RD STE 640		CHARLOTTE	NC	28210
2019-085	20130108	YFP TIMBER LLC				1300 ALTURA RD		FORT MILL	SC	29708
2019-085	20145101	WHITEHALL DEV LP			C/O MERRIFIELD PATRICK	2400 SOUTH BLVD STE 300		CHARLOTTE	NC	28203
2019-085	20145105	WHITEHALL CORPORATE CENTER DEVELOPMENT LP				5950 FAIRVIEW RD	STE 800	CHARLOTTE	NC	28210
2019-085	20145110	USDLP LL LLC			C/O INVESTCORP INTERNATIONAL REALTY INC	280 PARK AVE FL 36		NEW YORK	NY	10017
2019-085	20145114	WHITEHALL CORPORATE CENTER DEVELOPMENT LP				5950 FAIRVIEW RD	STE 800	CHARLOTTE	NC	28210
2019-085	20145115	BEL WHITEHALL LLC				TWO INTERNATIONAL PLACE		BOSTON	MA	02110
2019-085	20145116	BEL WHITEHALL LLC				TWO INTERNATIONAL PLACE		BOSTON	MA	02110
2019-085	20145117	MOODY LAKE CORPORATE CENTER	ASSOCIATION INC			5950 FAIRVIEW RD SUITE 800		CHARLOTTE	NC	28210
2019-085	20145118	30 WEST PERSHING LLC				PO BOX 56607		ATLANTA	GA	30343
2019-085	20145119	VINTA WHITEHALL LLC			C/O MILESH PATEL	2120 SAVOY PL		FORT MILL	SC	29707
2019-085	20145199	30 WEST PERSHING LLC				909 WALNUT SUITE 200		KANSAS CITY	MO	64106



2019-085	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2019-085		Keniah	Robinson	2419 Silverthorn Dr		Charlotte	NC	28273
2019-085	Arrowood Crossing	Daniel	MacRae	2000 Arrowcreek Dr Apt 301		Charlotte	NC	28273
2019-085	Ayrshire Glen	Nakia	Savage	6916 Murray Grey Ln		Charlotte	NC	28273
2019-085	Cedar Run Homeowners Association	Stephen	Perkin	8822 Cedar Runs Way		Charlotte	NC	28273
2019-085	Learn Masters Inc	William	Kannady	8514 Caden Lee Way		Charlotte	NC	28273
2019-085	Steele Creek Residents Association	Dave	Wiggins	13938 Dingess Rd		Charlotte	NC	28273
2019-085	Steelechase HOA	Fela	Babb	3222 Silver Spur Court		Charlotte	NC	28273
2019-085	Twelve Oaks	James	Canup	12005 Charing Grove Ln		Charlotte	NC	28210

**NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING**

**Subject:** Community Meeting - **Rezoning Petition No. 2019-085** filed by American Asset Corporation to request an amendment to the approved MUDD-O conditional rezoning plan for an approximately 28.71 acre site located between West Arrowood Road and Interstate 485, south of the intersection of Savoy Corporate Drive and West Arrowood Road

**Date and Time  
of Meeting:** Thursday, August 8, 2019 at 6:30 PM

**Place of Meeting:** Suite 105 in the Building Located at **3701 Arco Corporate Drive** in Whitehall Business Park in Charlotte, North Carolina

We are assisting American Asset Corporation (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting an amendment to the approved MUDD-O conditional rezoning plan for an approximately 28.71 acre site located between West Arrowood Road and Interstate 485, south of the intersection of Savoy Corporate Drive and West Arrowood Road. The purpose of this site plan amendment request is to accommodate a multi-use development on the site that could be comprised of multi-family dwelling units, retail uses, restaurant uses, office uses, a hotel and certain other limited uses allowed in the MUDD zoning district.

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 Thursday, August 8, 2019 at 6:30 PM in Suite 105 in the Building Located at 3701 Arco Corporate Drive in Whitehall Business Park in Charlotte, North Carolina.** Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

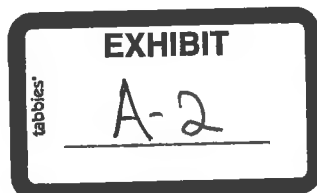
In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

cc: Ms. LaWana Mayfield, Charlotte City Council District 3 (via email)  
Mr. Richard Hobbs, Charlotte Planning, Design & Development Department (via email)

Date Mailed: July 26, 2019.

12305407





Community Meeting Sign-in-Sheet

American Asset Corporation, Petitioner -- Rezoning Petition No. 2019-085

Suite 105 in the Building Located at 3701 Arco Corporate Drive in Whitehall Business Park  
Charlotte, NC

Thursday, August 8, 2019 at 6:30 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	Susanne Todd for	1065 East Morehead Street Charlotte NC 28277 Whitehall Parc Apts	704 998-2306	stodd@jahlaw.com
2.	Millesh Patel	17232 Lancaster Hwy Suite 101 Charlotte, NC 28277	919-395-2679	millesh.patel@montahotels.com
3.	Lawson Mayfield	City of Charlotte		
4.				
5.				
6.				
7.				
8.				
9.				



Rezoning Petition No. 2019-085  
American Asset Corporation, Petitioner  
Community Meeting  
August 8, 2019

ROBINSON  
BRADSHAW

Charlotte - Research Triangle - Rock Hill  
robinsonbradshaw.com

Agenda

- I. Introduction of Team Members
- II. Current Schedule
- III. Site/Current Zoning of the Site
- IV. Site Plan Amendment Request
- V. Review of Site Plan
- VI. Question, Answer and Comment Session

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Team Members

- David Jarrett, American Asset Corporation
- Steve Blakley, Kimley Horn & Associates
- John Carmichael, Robinson, Bradshaw & Hinson

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BRADSHAW

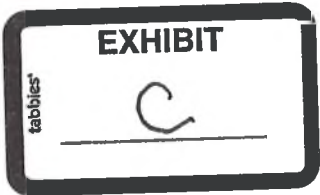
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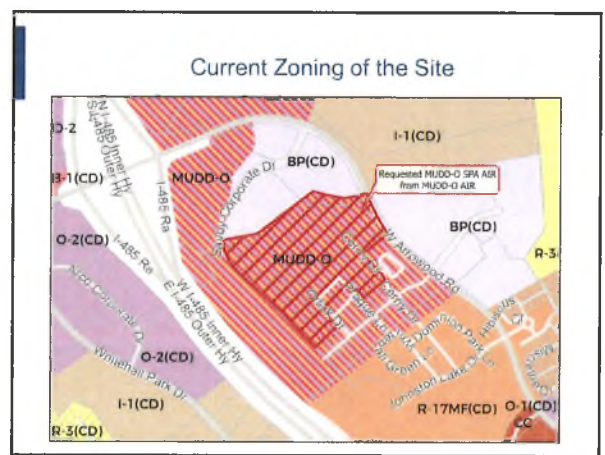
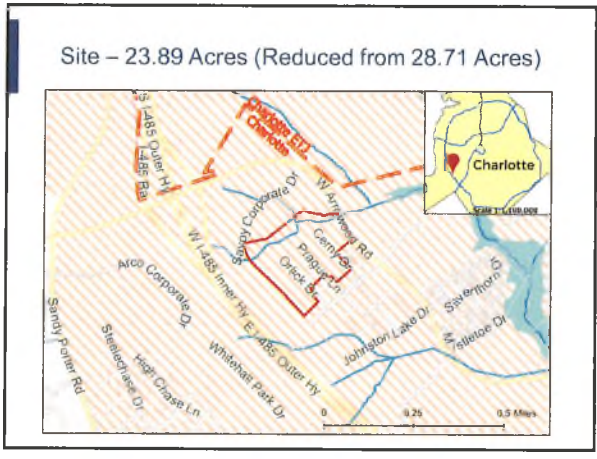
Current Schedule

- Public Hearing: Monday, October 21, 2019 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, November 5, 2019 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, November 18, 2019 at 5:30 PM at the Charlotte-Mecklenburg Government Center

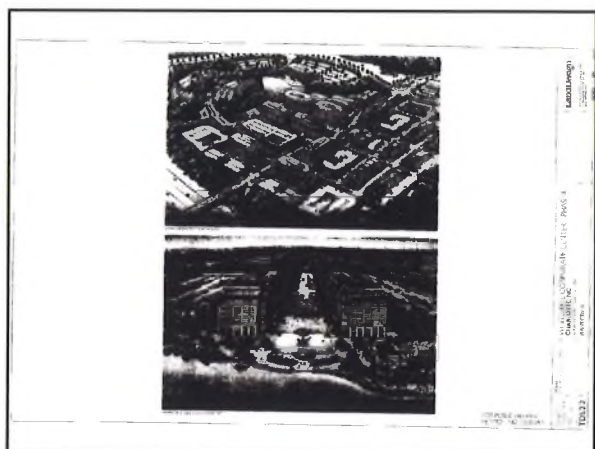
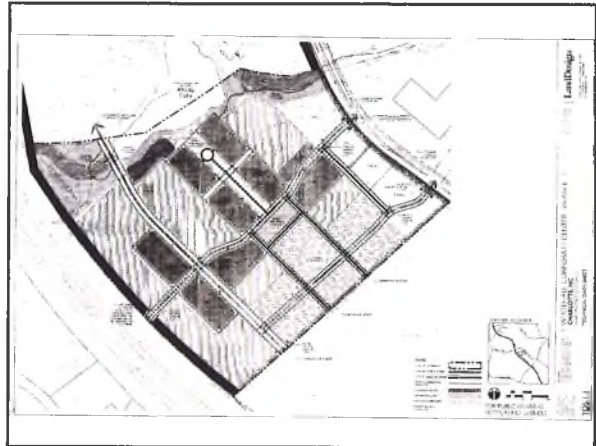
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Currently Approved Rezoning Plan



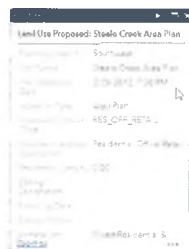
### Site Plan Amendment Request

- Requesting an amendment to the currently approved MUDD-O conditional rezoning plan for the site to accommodate:
- A maximum of 352 multi-family dwelling units on the site.
- This would be the only permitted use on this 23.89 acre site

### Land Use Plan Recommendation



### Land Use Plan Recommendation



### Site Plan



