

OFFICIAL COMMUNITY MEETING REPORT
Petitioner: Ascent Real Estate Capital, LLC
Rezoning Petition No. 2022-050

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 August 17, 2022. 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, August 29th at 7:00 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. No hard copies of the presentation were requested in advance of the meeting.

MEETING PARTICIPATION:

The Virtual Community Meeting had four (4) attendees from the community at the start of the meeting, as listed in Exhibit C. The Petitioner was represented at the Community Meeting by Caci Jaeger, Avery Shaw, and Andy Lucas, as well as by Petitioner's agents Hattie Pavlechko-Reiter with LandDesign 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 2.94-acre site located at the northeast intersection of Long Avenue and Connection Point Boulevard, west of East Independence Boulevard. The site is currently undeveloped but graded and prepped as a development pad for future construction.

Mr. Brown explained that there are often many competing considerations that a developer must take into account, including transportation requirements, environmental constraints, council priorities, and community feedback. He stated that this property is currently part of a MUDD-O (mixed use) master site plan with several other parcels, which allows for up to 83,000 square feet of commercial uses, including drive-thru uses, across the master-planned site. The parcel in question for the rezoning request was designated as Area C on the existing conditional zoning plan and was intended to have a suburban commercial big box building and parking field on it. The recently adopted 2040 Policy Map recommends the Community Activity Center placetype for the site, which would accommodate a variety of higher density uses.

The Petitioner is proposing a site plan amendment to the current MUDD zoning district to accommodate residential uses instead of suburban commercial and surface parking uses. The proposed access points would remain the same as the approved zoning master plan. The rezoning request includes either 270 multi-family residential units or, in the alternative, eighty (80) single-family attached (townhome-style) residential units for the site, depending on market conditions. Mr. Brown explained that the market is rapidly evolving in this area so the Petitioner's team is requesting flexibility to provide either of the two residential unit types. The rezoning plan further commits to a maximum building height of sixty-five (65) feet, as compared to the MUDD zoning district that would otherwise allow buildings up to 120 feet in height.

Ms. Caci Jager spoke as the Petitioner, Ascent Real Estate, who focuses specifically on the Charlotte area to provide urban walkable residential developments. She explained that the Petitioner was drawn to this location because the surrounding neighborhood provides an attractive amenity. The Petitioner is interested in reducing dependency on cars where feasible, to allow residents to walk to breweries, grocery stores (like the adjacent Aldi), and other amenities.

Mr. Brown concluded the presentation by explaining the rezoning timeline which could result in a public hearing in October and decision in November, at the earliest. The virtual meeting was then opened for discussion via the "chat box" function and "raise hand" function on Zoom:

In response to a community member question about the proposed sixty-five (65) foot building height, the Petitioner's team stated that that height would generally allow a five-story building.

An attendee asked whether parking would be supplied for the tenants. The Petitioner's team responded that parking would either be provided in a wrapped parking deck if multi-family uses are provided or would be accommodated with garages for each individual unit if townhomes are developed on the site.

In response to a question about rental versus ownership, the Petitioner's team stated that the multi-family proposal would likely be for rental units whereas the townhomes may be for-sale but the team is still evaluating options.

The meeting concluded at approximately 7:30 p.m. without any additional comments or questions from the community.

Respectfully submitted this 12th day of September 2022.

cc: John Kinley, Charlotte-Mecklenburg Planning Department

Find a participant

-  Brittany Lins (Host, me)   
-  collin brown 
-  Caci Jaeger  
-  Collin Brown  
-  Andy  
-  ANDY LUCAS  
-  Avery Shaw  
-  Chris Halmy  
-  Darius Oleksy  
-  Hattie Pavlechko-Reiter  
-  Kathy Hill  
-  Liz Koerschgen  