

COMMUNITY MEETING REPORT

Petitioner: Urban Trends Real Estate, Inc.

Rezoning Petition No. 2024-140

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission 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 and time of the Virtual Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on December 31, 2024. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Virtual Community Meeting was held on Thursday, January 9, 2025 at 6:00PM on Zoom.

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

John Gardner, (Petitioner) Urban Trends Real Estate, Inc.
Kevin Pleasant, (Petitioner) Urban Trends Real Estate, Inc.
Matt Langston (Agent), Landworks Design Group, PA
Lisa Simons, Landworks Design Group, PA
Madison Steinbrenner, Landworks Design Group, PA
Amar Johnson, Attendee

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Matt Langston, welcomed the attendee and introduced the Petitioner's team. Langston indicated that the Petitioner proposed a Rezoning Site Plan Amendment for the 0.45-acre site (the "Site") located 1414 W. Trade Street from the NC (Neighborhood Center) zoning district TOD-NC (Transit Oriented Development – Neighborhood Center) conventional zoning district.

John Gardner introduced Urban Trends Real Estate Group and presented several residential infill development projects that they have been involved in in Charlotte. Gardner also discussed the Urban Trends Collective (UTC) and its programs and services. Langston then discussed the parcel location and immediate access to the gold line and bus. Langston stated that the project proposes a single mixed-use building with ground floor retail and non-residential uses on the first floor and apartments on the upper floors. Gardner stated that they are thinking the building will be 6-7 stories tall. Gardner discussed that we are applying for Housing Trust fund money from the city for the project. A percentage of apartments will be reasonably priced.

Langston provided a summary of anticipated earliest next dates for the project per the rezoning schedule. See attached PDF of the presentation.

Questions & comments from attendee Amar Johnson included:

- What would the height of the buildings be and would there be retail on the first floor?
- Would there be a grocery store?
- Would like to see a tall multifamily building here.

The meeting adjourned at approximately 6:50 PM.

Respectfully submitted, this 13th day of January 2025

cc: Charlotte Planning, Design & Development Department - Rezoning Staff

EXHIBIT A

2024-140 TAXPID	OWNERLASTN	OWNERFIRST	COWNERFI	COWNE	MAILADDR1	CITY	STA	ZIPCODE
2024-140 07101608	WILSON	PAULA ANITA			1224 PEACHTREE ROAD	CHARLOTTE	NC	28216
2024-140 07101609	PAW LLC				1224 PEACHTREE ROAD	CHARLOTTE	NC	28216
2024-140 07101610	WILSON	PAULA A (REVOC TRI			1224 PEACHTREE ROAD	CHARLOTTE	NC	28216
2024-140 07101611	CAROLINA URBAN PROPERTIES LTE				PO BOX 668529	CHARLOTTE	NC	28266
2024-140 07101614	SOUTH CENTRAL OIL CO INC		C/O BOJ		2121 W MAIN STREET	ALBEMARLE	NC	28001-5423
2024-140 07101615	PAW LLC				1224 PEACHTREE ROAD	CHARLOTTE	NC	28216
2024-140 07101660	GRANDIN HEIGHTS TOWNHOME A				PO BOX 11906	CHARLOTTE	NC	28220
2024-140 07101666	GRANDIN HEIGHTS TOWNHOME A				PO BOX 11906	CHARLOTTE	NC	28220
2024-140 07101904	JAMES	E T JR			599 BRANDON ROAD	CLOVER	SC	29710
2024-140 07323216	GARCIA	MARCO			103 S SUMMIT AVE.	CHARLOTTE	NC	28208
2024-140 07323217	CALDWELL	CAROL ELIZABETH			105 S SUMMIT AVE.	CHARLOTTE	NC	28208
2024-140 07323218	TUCKER	SAMUEL L			117 S SUMMIT AVE.	CHARLOTTE	NC	28208
2024-140 07323219	STEINER GROUP LLC				3907 STONEY RIDGE TRAIL	CHARLOTTE	NC	28210
2024-140 07323220	FRAZIER PROPERTIES OF NC LLC				8856 GRAHAM POINT LANE	DENVER	NC	28037
2024-140 07323221	FARMER	ASHLEY			109 S SUMMIT AVE.	CHARLOTTE	NC	28208
2024-140 07323222	DRUCE	ROBERT A			121 SOUTH SUMMIT AVE.	CHARLOTTE	NC	28208
2024-140 07323223	LEITCH	JOSLYN C			123 W SUMMIT AVE.	CHARLOTTE	NC	28208
2024-140 07323224	KAIROS PROPERTIES LLC				700 S SUMMIT AVE.	CHARLOTTE	NC	28208
2024-140 07323225	BRYSON	BLAIR H			113 S SUMMIT AVE.	CHARLOTTE	NC	28208
2024-140 07323226	HUTCHISON	DWIGHT B			125 S SUMMIT AVE.	CHARLOTTE	NC	28208
2024-140 07323227	PATIL	SHYAM BHAGWAN	ROSHNI	DUBEY	1520 SHAMROCK DRIVE	CHARLOTTE	NC	28205
2024-140 07818105	TA&S ENTERPRISES OF NC INC				14315 HUS MCGINNIS ROAD	HUNTERSVILLE	NC	28078
2024-140 07818106	TA&S ENTERPRISES OF NC INC				14315 HUS MCGINNIS ROAD	HUNTERSVILLE	NC	28078
2024-140 07818107	TA&S ENTERPRISES OF NC INC				14315 HUS MCGINNIS ROAD	HUNTERSVILLE	NC	28078
2024-140 07818108	TA&S ENTERPRISES OF NC INC				14315 HUS MCGINNIS ROAD	HUNTERSVILLE	NC	28078
2024-140 07818201	HDP TARLTON HILLS LLC				400 EAST BLVD.	CHARLOTTE	NC	28203
2024-140 07818203	HARRIS	KENNETH R	ELEANOR A	HARRIS	16428 PLANTATION WOODS DRIVE	CHARLOTTE	NC	28278
2024-140 07818204	HDP TARLTON HILLS LLC				400 EAST BLVD.	CHARLOTTE	NC	28203
2024-140 07818212	CITY OF CHARLOTTE				600 EAST 4TH STREET	CHARLOTTE	NC	28202-2844
2024-140 07818701	WESTSIDE ENTERPRISES INC				PO BOX 562685	CHARLOTTE	NC	28256
2024-140 07818702	HDP TARLTON HILLS LLC				400 EAST BLVD.	CHARLOTTE	NC	28203
2024-140 07818722	FRAZIER 5 LLC				8021 WICKLOW HALL DRIVE	MATTHEWS	NC	28104
2024-140 07818723	FRAZIER 5 LLC				8021 WICKLOW HALL DRIVE	MATTHEWS	NC	28104
2024-140 07818724	FRAZIER 5 LLC				8021 WICKLOW HALL DRIVE	MATTHEWS	NC	28104
2024-140 07818725	FRAZIER 5 LLC				8021 WICKLOW HALL DRIVE	MATTHEWS	NC	28104
2024-140 07818726	FRAZIER 5 LLC				8021 WICKLOW HALL DRIVE	MATTHEWS	NC	28104
2024-140 07818727	FRAZIER 5 LLC				8021 WICKLOW HALL DRIVE	MATTHEWS	NC	28104

EXHIBIT A

2024-140	full_name_neighborhood	first_name	last_name	physical_address	it_unit	city	state:ip_code
2024-140	Arts & Science Council- Culture	Eboni	Lewis	227 W. TRADE STREET, CHARLOTTE, NC, 28202		CHARLOTTE	NC 28202
2024-140	Biddleville-Smallwood Community	Charles	Jones	2014 W TRADE STREET, CHARLOTTE, NC, 28216		CHARLOTTE	NC 28203
2024-140	Biddleville-Smallwood Community	James	Turner	327 CAMPUS STREET, CHARLOTTE, NC, 28216		CHARLOTTE	NC 28204
2024-140	Biddleville-Smallwood Community	Justin	Harlow	2300 ROZZELLES FERRY ROAD, CHARLOTTE, NC, 28208		CHARLOTTE	NC 28205
2024-140	Biddleville-Smallwood Community	Lucas	Blanchard	2121 ROSLYN AVENUE, CHARLOTTE, NC, 28208		Charlotte	NC 28206
2024-140	Biddleville-Smallwood Community	Paul	VanGundy	2308 ROZZELLES FERRY ROAD, CHARLOTTE, NC, 28208		CHARLOTTE	NC 28207
2024-140	Biddleville Residents & Friends	Gerald	Greenberg	2018 WEST TRADE STREET, CHARLOTTE, NC, 28216		CHARLOTTE	NC 28208
2024-140	Bradfield Farms Homeowners Asso	Douglas	Morris	310 MILL ROAD, CHARLOTTE, NC, 28216		CHARLOTTE	NC 28209
2024-140	Clarkson Place Town House Assoc	Laura	McClettie	303 S. CLARKSON STREET, CHARLOTTE, NC, 28202		CHARLOTTE	NC 28210
2024-140	Code for Charlotte	Jill	Bjers	322 KATONAH AVE., CHARLOTTE, NC, 28208		CHARLOTTE	NC 28211
2024-140	Fourth Ward	Jasmine	Francis	215 N PINE STREET, CHARLOTTE, NC, 28202		CHARLOTTE	NC 28212
2024-140	Friends of Fourth Ward Neighbor	Sarah	Kennard	402 W. 8TH STREET, CHARLOTTE, NC, 28202		CHARLOTTE	NC 28213
2024-140	Friends of Fourth Ward Neighbor	Shirley	CressDudle	300 W. 5TH STREET, #624, CHARLOTTE, NC, 28202		CHARLOTTE	NC 28214
2024-140	Gold District	Paul	Kardous	305 W DUNBAR STREET, CHARLOTTE, NC, 28203		CHARLOTTE	NC 28215
2024-140	Greater West Coalition	JTanya	Adams	309 LIMA AVE., CHARLOTTE, NC, 28208		CHARLOTTE	NC 28216
2024-140	Greenville Resident & Homeowner	Thomas	Sadler	1416 WHISNANT STREET, CHARLOTTE, NC, 28206		CHARLOTTE	NC 28217
2024-140	Historic West End Wellness Asso	Beth	Marlin	508 BEATTIES FORD ROAD, CHARLOTTE, NC, 28216		CHARLOTTE	NC 28218
2024-140	McCrorey Heights-Oaklawn Assoc.	James	Turner	1633 MADISON AVENUE, CHARLOTTE, NC, 28216		CHARLOTTE	NC 28219
2024-140	McCrorey Heights-Oaklawn Assoc.	Nichelle	Bonaparte	1815 PATTON AVENUE, CHARLOTTE, NC, 28216		CHARLOTTE	NC 28220
2024-140	McCrorey Heights-Oaklawn Assoc.	Renee	Rubens	1822 PATTON AVE., CHARLOTTE, NC, 28216		CHARLOTTE	NC 28221
2024-140	McCrorey Heights Neighborhood A	Natalie	Beard	1615 WASHINGTON AVE., CHARLOTTE, NC, 28216		CHARLOTTE	NC 28222
2024-140	McCrorey Heights Neighborhood A	Sean	Langley	1621 OAKLAWN AVENUE, CHARLOTTE, NC, 28216		CHARLOTTE	NC 28223
2024-140	Orchid Hill Homeowners Associat	Cora	Todd	200 FRAZIER AVENUE, CHARLOTTE, NC, 28216	D	CHARLOTTE	NC 28224
2024-140	Other	Kevin	Miller	350 S GRAHAM STREET, CHARLOTTE, NC, 28202		CHARLOTTE	NC 28225
2024-140	Parkview Community Foundation,	Gwendolyn	Johnson	1105 PRYOR STREET, CHARLOTTE, NC, 28208		CHARLOTTE	NC 28226
2024-140	Parkview Neighborhood Associati	Sarah	Griffith	1000 VANIZIR STREET, CHARLOTTE, NC, 28208		CHARLOTTE	NC 28227
2024-140	Seversville Community Organizat	Amar	Johnson	409 COXE AVENUE, CHARLOTTE, NC, 28208		CHARLOTTE	NC 28228
2024-140	Seversville Community Organizat	Catherine	Jardines	214 AUTEN STREET, CHARLOTTE, NC, 28208		CHARLOTTE	NC 28229
2024-140	Seversville Community Organizat	Janice	Shirley	509 STATE STREET, CHARLOTTE, NC, 28208		CHARLOTTE	NC 28230
2024-140	Severville	Tanis	Stewart	167 S BRUNS AVENUE, CHARLOTTE, NC, 28208		CHARLOTTE	NC 28231
2024-140	South Hall Homeowners Associati	Brian	Gomsak	101 S SMALLWOOD PLACE, CHARLOTTE, NC, 28208		CHARLOTTE	NC 28232
2024-140	Third Ward	Benny	LocklearJr.	360 SOUTH GRAHAM STREET, CHARLOTTE, NC, 28202		CHARLOTTE	NC 28233
2024-140	Third Ward Neighborhood Associa	Alexandra	Colello	316 S. CLARKSON STREET, CHARLOTTE, NC, 28202		CHARLOTTE	NC 28234
2024-140	Third Ward Neighborhood Associa	David	Freeman	906 WEST 5TH STREET, CHARLOTTE, NC, 28202		CHARLOTTE	NC 28235
2024-140	Third Ward Neighborhood Associa	John	Schwaller	245 VICTORIA AVE., CHARLOTTE, NC, 28202		CHARLOTTE	NC 28236
2024-140	Third Ward Neighborhood Associa	Mike	Sposato	807 CLARKSON MILL CT., CHARLOTTE, NC, 28202		CHARLOTTE	NC 28237
2024-140	Third Ward Neighborhood Associa	Thomas	Blue	214 N IRWIN STREET, CHARLOTTE, NC, 28202		CHARLOTTE	NC 28238
2024-140	Third Ward, The Committee To Re	Virginia	Woolard	1001 WEST 1ST STREET, CHARLOTTE, NC, 28202		CHARLOTTE	NC 28239
2024-140	Third Ward/Seversville Neighbor	Brenda	McMoore	1001 GREENLEAF AVE., CHARLOTTE, NC, 28202	4	Charlotte	NC 28240
2024-140	Villa Heights Community Organiz	Candace	Davis	129 W. TRADE STREET, CHARLOTTE, NC, 28202	8th Fl	Charlotte	NC 28241
2024-140	Villages Of Leacroft (Fume)	Willie	Jefferson	417 GRANDIN ROAD, CHARLOTTE, NC, 28208		CHARLOTTE	NC 28242
2024-140	Wesley Heights	Colette	Forrest	209 S SUMMIT AVE., CHARLOTTE, NC, 28208		CHARLOTTE	NC 28243
2024-140	Wesley Heights Neighborhood Ass	David	Luddy	1524 DUCKWORTH AVE., CHARLOTTE, NC, 28208		CHARLOTTE	NC 28244
2024-140	Wesley Heights Neighborhood Ass	Shannon	Hughes		0	CHARLOTTE	NC 28245
2024-140	Wesley Heights Neighborhood Ass	Stephen	Nett	133 S SUMMIT AVE., CHARLOTTE, NC, 28208		CHARLOTTE	NC 28246



NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting - Rezoning Petition filed by Urban Trends Properties, Inc. to rezone approximately 0.45 acres located at 1414 W Trade St to allow for development of multi-family stacked residential units.

Date and Time of Meeting: Thursday, January 9, 2025, at 6:00 p.m.

Place of Meeting: Virtual Zoom Meeting

Petitioner: Urban Trends Real Estate, Inc.

Petition No.: RZP-2024-140

We are assisting Urban Trends Real Estate, Inc. (the "Petitioner") with a Rezoning Petition Site Plan Amendment filed with the Charlotte Planning, Design & Development Department seeking to change the zoning for an approximately 0.45-acre site (the "Site") located at 1414 W Trade Street from the NC (Neighborhood Center) zoning district to TOD-NC (Transit Oriented Development – Neighborhood Center) zoning district.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition to discuss this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design and Development Department's records indicate that either you are 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 Virtual Community Meeting regarding this Rezoning Petition on Thursday, January 9th, 2025, at 6:00p.m. The Petitioner's representatives look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition.

Please RSVP with your email address to Lisa Simons lsimons@landworkspa.com. We will send you a registration link a few days prior to the meeting.

In the meantime, should you have any questions or comments about this matter, please call Matt Langston at 704-841-1604 x 701, or email mlangston@landworkspa.com.

cc: (Renee Johnson, City Council District 4 via email)

Date Mailed: Tuesday, December 31, 2024

EXHIBIT C

**Virtual Community Meeting
Attendance Sheet**

** This meeting attendance sheet is to acknowledge your attendance at the virtual community meeting and so that the City Council may know who attended the virtual community meeting. This attendance sheet does not indicate support or opposition to the proposed rezoning petition. **

Petitioner: Urban Trends Real Estate, Inc.

West End Apartments

Petition Number RZP 2024-140

Date 1/9/25

Name	Address	Phone	Email
John Gardner	Urban Trends Real Estate, Inc 227 W. 4 th Street, Suite 100 Charlotte, NC 28202	704.904.6866	john@urbantrendsproperties.com
Kevin Pleasant	Urban Trends Real Estate, Inc 227 W. 4 th Street, Suite 100 Charlotte, NC 28202	704.612.0971	kevin@urbantrendsproperties.com
Lisa Simons	Landworks Design Group, PA 1230 West Morehead Street Suite 304, Charlotte NC 28208	704.502.6841	lsimons@landworkspa.com
Matt Langston	Landworks Design Group, PA 1230 West Morehead Street Suite 304, Charlotte NC 28208	704.618.3853	m-langston@landworkspa.com
Madison Steinbrenner	Landworks Design Group, PA 1230 West Morehead Street Suite 304, Charlotte NC 28208	704.841.1604 Ext 721	madison.steinbrenner@landworkspa.com
Amar Johnson	409 Coxe Avenue, Charlotte, NC, 28208	704.550.7119	aaaj@carolinarr.com

Add additional sheets as needed

**WEST END APARTMENTS
REZONING PETITION
RZP-2024-140
NEIGHBORHOOD
MEETING
JANUARY 9, 2025**

THE TEAM

DEVELOPER: URBAN TRENDS REAL ESTATE, INC.

JOHN GARDNER

KEVIN PLEASANT

CHRIS OGUNRINDE

SITE DESIGN: LANDWORKS DESIGN GROUP, PA

MATT LANGSTON, PLA, FASLA

LISA SIMONS, PLA

Urban Trends Real Estate

- **Urban Trends** is a privately-owned Charlotte-based company founded in 2010.
- Our focus is developing urban-infill
- Our team's vision is to **balance local needs with profitability** to create projects that are an **asset to the community**.
- The team principals have **over 35-years experience** in the development, design and construction industry.



Urban Trends' Residential Development Experience



SKY TERRACE TOWNHOMES

Wesley Village Road, Charlotte, NC 45 units
Townhome development in the Freemore West neighborhood. Completed in 2021 in partnership with CapRock and My Townhome Realty.



GREENLEAF TERRACE

Greenleaf Avenue, Charlotte, NC 4 Units
Infill townhome development in Charlotte's Third Ward neighborhood completed in 2019 in partnership with CapRock and My Townhome Realty.



PERIDOE ON THE GREENWAY

North Myers Street at East 15th Street, Charlotte, NC 14 Units
Infill, 3-bedroom townhome community built in partnership with CapRock and My Townhome Realty completed in 2016.



SWANS RUN TOWNHOMES

Swans Run Road, Charlotte, NC 6 Units
Infill townhome development in the Wessex Square neighborhood of Charlotte in partnership with DP Development due to be completed in 2022.

Urban Trends' Residential Development Experience



EASTWAY CROSSINGS SENIOR APARTMENTS

Eastway Drive, Charlotte, NC 132 Units

Elderly housing community located in Sheffield Park was completed in 2023 in partnership with Greystone Affordable Housing Development.



LAKEVIEW APARTMENTS

**Lakewood Avenue at Rozzelles Ferry Road,
Charlotte, NC 36 Units**

Apartment housing community located on an infill parcel in the Lakeview neighborhood to be completed in 2025.

Urban Trends Collective

Urban Trends Collective (UTC) is a 501(C)(3) nonprofit organization dedicated to:

- **creating intergenerational programs** within newly constructed attainable housing developments.
- supporting housing developers by providing **rigorous programs and supportive services** to help the residents and community sustain and thrive.

Support programs include developing:

- Resident activities,
- Intergenerational activities, and
- Activities for senior citizens, students, and veterans



Parcel Location

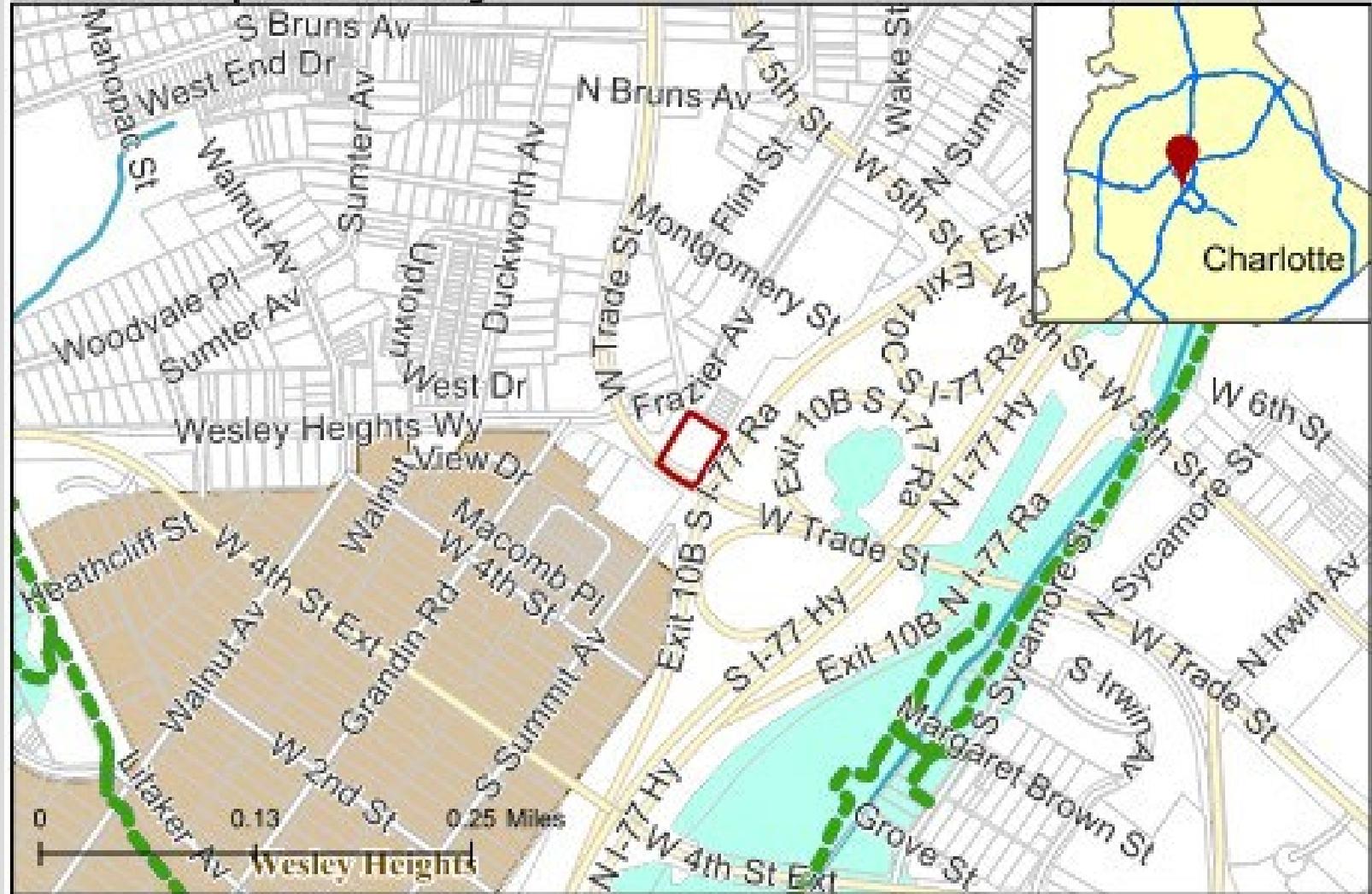
West End Apartments

- Urban Trends propose to redevelop the parcel from the existing mercantile to housing
- New housing in a lively area experiencing a wave of private investment and development
- Excellent location with easy access to retail, services, and employment – walking distance to;
 - Johnson C. Smith University
 - Frazier Park
 - Uptown
 - plus stores & restaurants
- Public transportation
Gold Line and bus are immediately available



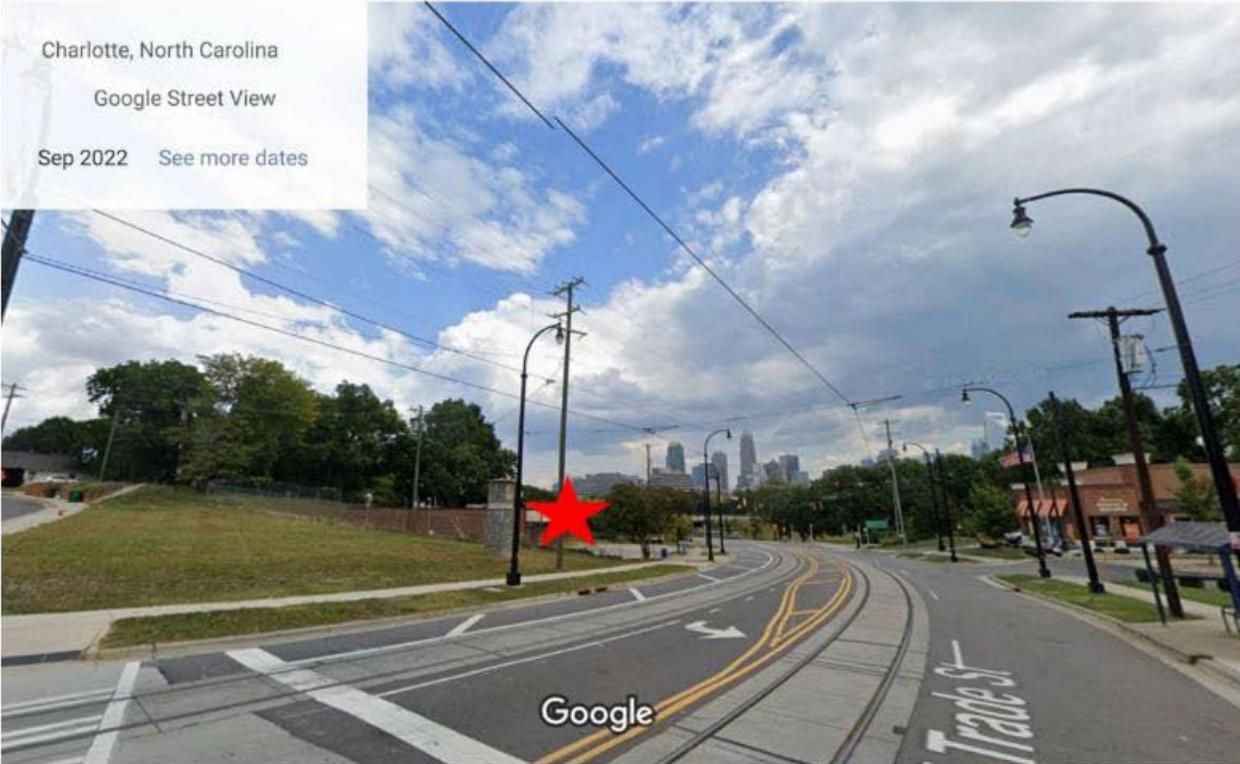
THE SITE

Location of Requested Rezoning

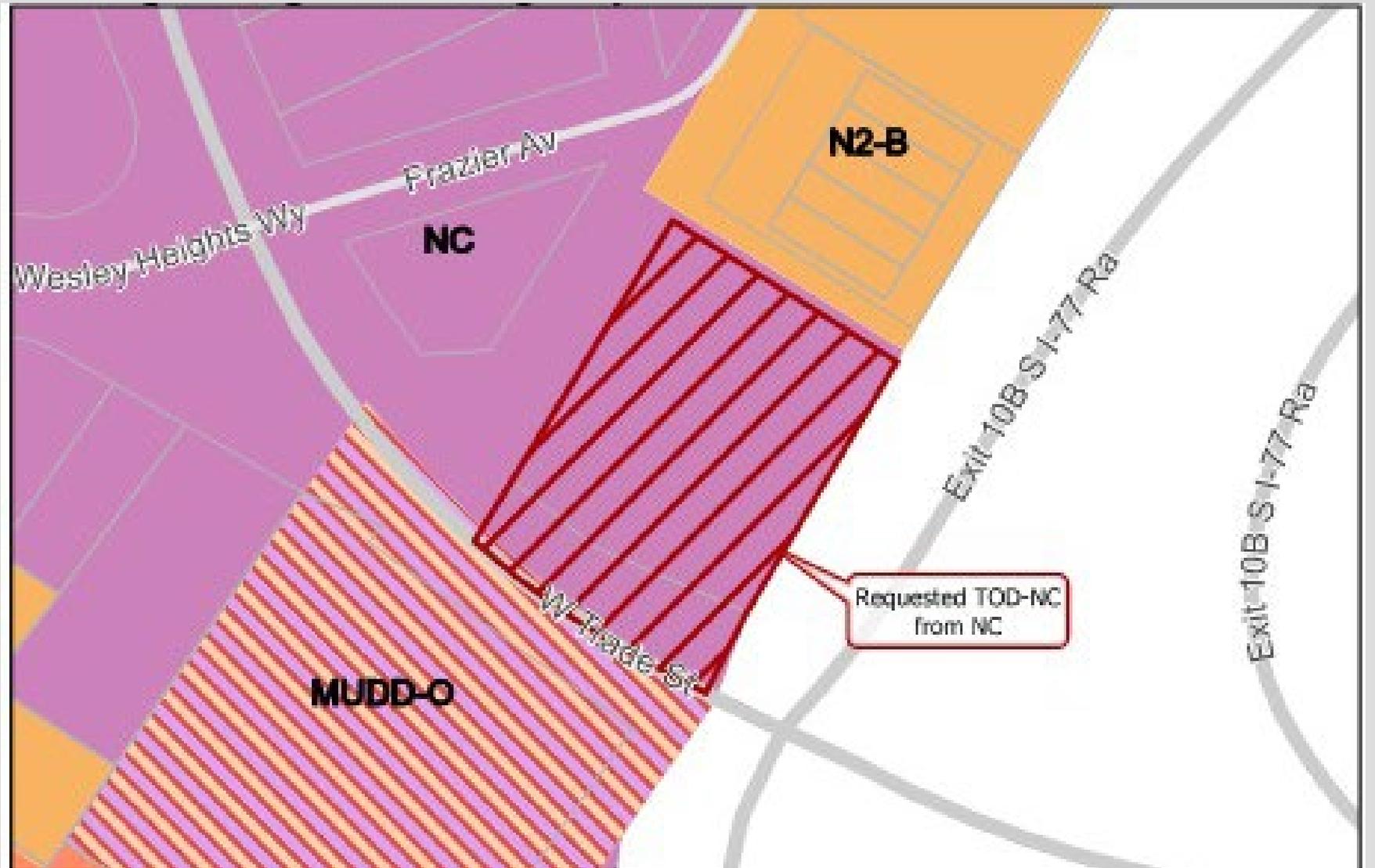


Street Views

West End Apartments



THE SITE



EXISTING ZONING:

- NC Zoning

PROPOSED ZONING:

- TOD-NC Zoning

THE PROPOSAL

- Mixed-Use Single Building
- Ground Floor Retail/Nonresidential
- Apartments on Upper floors
- Rooftop amenity for apartments
- Applying for Housing Trust Fund

NEXT STEPS

- 1 / 9 / 25: Receive Staff Comments
- 1 / 13 / 25: Submit Meeting Report
- 2 / 17 / 25: City Council Hearing
- 3 / 4 / 25: Zoning Committee Meeting
- 3 / 17 / 25: Rezoning Decision

IMPORTANT INFO:

- RZP-2024-140 (our petition #)
- www.rezoning.org
- mlangston@landworkspa.com
- chris@urbantrendsproperties.com
- john@urbantrendsproperties.com

QUESTIONS?