

DINNER MEETING AGENDA

Monday, April 16, 2018

1. Agenda Review – Tammie Keplinger

Item #	Petition #	Petitioner/Description	Update
Item #5	2017-097	Charlotte-Douglas International Airport – Located along the north side of Shopton Road, southeast of Pinecrest Drive and west of Beam Road.	Decision Deferral – 1 month to May 21, 2018 (Requested by petitioner)
Item #6	2017-183	Hopper Communities, Inc. – Located on the north side of Runnymede Lane, east of Selwyn Avenue.	Decision Deferral – 1 month to May 21, 2018 (Requested by petitioner)
Item #7	2017-186	Drakeford Co. – Located on the north side of West Kingston Avenue, west of South Tryon Street.	Decision Deferral – 1 month to May 21, 2018 (Requested by petitioner)
Item #22	2017-050	Circa Investments, LLC – Located south of Crescent Avenue and north of South Laurel Avenue, between Providence Road and Willoughby Street.	Hearing Deferral – 2 months to June 18, 2018 (Requested by petitioner)
Item #23	2017-112	Sweetgrass Residential Partners, LLC – Located off South Tryon Street, east of Youngblood Road and west of Birnamwood Lane.	Hearing Deferral – 1 month to May 21, 2018 (Requested by staff)
Item #27	2017-192	C4 Investments, LLC – Located on the east side of W.T. Harris Boulevard, west of Old Lawyers Road, south of Albemarle Road.	Hearing Deferral – 2 months to June 18, 2018 (Requested by petitioner)
Item #29	2018-013	Westcore Properties – Located on the east side of Penniger Circle, south of Mallard Creek Road.	Hearing Deferral – 1 month to May 21, 2018 (Requested by staff)
Item#35	2017-2015	Pope & Land Enterprises, Inc. – Located on the north side of West Tyvola Road, south of Yorkmont Road.	Hearing Deferral - 1 month to May 21, 2018 (Requested by staff)
Item #38	2017-204	Ed Zepa – Located on the west side of Nations Crossing Road, south of Old Pineville Road.	Hearing Deferral – 1 month to May 21, 2018 (Requested by staff)
Item #42	2018-014	Novant Health, Inc. – Located on the west side of Johnston Road, north of Marvin Road.	Hearing Deferral – 3 months to July 16, 2018 (Requested by staff)

Item	Changes After the Zoning Committee Vote
Item #13	<p>Petition No. by 2017-185 by High Family Partnership I, LP (Council District 4– Phipps) for a change in zoning approximately 11.75 acres located on the east side of David Taylor Drive, north of West Mallared Creek Church Road from O-1(CD) (office, conditional) to UR-2(CD) (urban residential, conditional)</p> <p>The petitioner added the following notes after the Zoning Committee vote. Therefore, City Council must determine if the changes are substantial and if the petition should be referred back to the Zoning Committee for review.</p> <p>2. b. <u>Workforce Housing:</u> The Petitioner shall voluntarily provide a workforce housing program to ensure that some residential units are reasonably priced for persons earning less than the median income for the area. Petitioner shall ensure that no fewer than 5% of the total number of residential units actually constructed on the Site, for a period of not less than 15 years, maintain monthly rents that are income restricted for households earning 60% or less of the area median income.</p> <ul style="list-style-type: none"> i. The proposed Workforce Housing units may be distributed throughout the buildings located on the Site and may be one (1), two (2), and three (3) bedroom units. ii. The Petitioner will provide verification to the City, on an annual basis, that a minimum of 5% of the units constructed on the Site have been rented as Workforce Housing units. The City will review the lease applications to make sure the incomes reported are at or below 60% of AMI for the given year in which they were leased. iii. Tenants for Workforce Housing Units will be subject to the same lease qualification and terms (except income verification which will be based on 60% of AMI) as other tenants and will be subject to the same lease standards as all other tenants of the Site (i.e. other than income qualifications tenants that qualify for the Workforce Housing units will be subject to the same lease terms as all the tenants of the Site). iv. Once a tenant qualifies for a Workforce Housing unit, reapplication, requalification, and income recertification will not be required. Once a Workforce Housing unit is rented to a tenant that qualifies, that unit will be considered a Workforce Housing unit required to be available as a Workforce Housing unit until the lease expires and the tenant leaves. v. The Petitioner will use best efforts to maintain no less than 5% of the units constructed on the Site as Workforce Housing units, however, to due to unit availability, when leases expire, and are renewed, there may be periods of time when the number of units leased as Workforce Housing Units fluctuates, and as a result the number of Workforce units may fall below 5%. The Petitioner will use best efforts to minimize the periods of time that number of Workforce Housing units falls below 5%, and will provide documentation to the City, as part of the verification to the City of Workforce Housing units, that the period of time that the number of units fell below 5% did not exceed six (6) consecutive months. <p>Staff Recommendation: The amendments to the site plan were to to address commitments the petitioner made regarding workforce housing. These changes are not significant enough to require additional review by the Zoning Committee.</p>