



## **City Council Follow-Up Report From the June 15, 2020 and the June 22, 2020 Zoning Meeting**

**2019-160 – Meritage Homes of the Carolinas, Inc. – Located on the north side of Pleasant Grove Road between Hutcheson Lane and Kelly Road (Outside City Limits)**

**Explain how the community will police itself.**

Staff Response: They will have a homeowner's association.

**What will the rents be?**

Staff Response: This is a for sale product.

**2019-167 – Grubb Management, LLC – Located on the south side of State Street and north side of Katonah Avenue. (Council District 2 – Graham)**

**Can the petitioner prohibit car ownership and how would it be enforced? Will ownership of a motorcycle or moped be permitted?**

Staff Response: The restriction of car ownership would not be a condition that the City would allow on a rezoning petition, and petitioner has not proposed to add it as a condition to this plan. Any prohibition of car ownership imposed by the petitioner as a landlord on a tenant would be part of a private lease agreement and would not be enforced by the City. Petitioner is discussing with its legal counsel whether such a restriction on ownership is prudent and how it would be enforced. The petitioner is currently not proposing any separate parking spaces for mopeds or motorcycles so ownership of these vehicles would be similarly restricted.

The petition was deferred by Zoning Committee on June 30, 2020 and will not be on the City Council agenda for decision on July 20, 2020, as the petitioner is working through this issue and expects to resolve it prior to returning to Zoning Committee.

**2020-032 – Bridgewood Houston Property Company, LLC – Bounded by Royal Court and Morehead Street, southeast of Euclid Avenue. (Council District 1 – Egleston)**

**Can anything be done to improve stormwater issues in the general area?**

Staff Response: Doug Lozner, Watershed Area Manager, Charlotte-Mecklenburg Storm Water Services (CMSWS) responded to this question. Morehead Street is a state maintained road and Charlotte-Mecklenburg Storm Water Services (CMSWS) does not maintain the drainage system within those roads.

CMSWS included recommendations in its memo for this petition to help mitigate potential impacts from this proposed development, but the petitioner has chosen to not follow the recommendations. Similar recommendations were made and included on the original approved 2008-025 rezoning petition for this site.

CMSWS also made the same recommendations for the adjacent parcel and pending rezoning petition 2020-059. To date, that petitioner has chosen to not follow the recommendations as well.