

Public Records Request #2781

The following materials have been gathered in response to public records request #2781. These materials include:

- Email correspondence

This information was provided as a response to a public records request on 12/2/19 and is current to that date. There is a possibility of more current information and/or documents related to the stated subject matter.

Further Information

For further information about this request or the Citywide Records Program, please contact:

Cheyenne Flotree
Citywide Records Program Manager
City of Charlotte/City Clerk's Office
600 East 4th Street, 7th Floor
Charlotte, NC 28202
Cheyenne.Flotree@charlottenc.gov

Amelia Knight
Public Records Specialist
City of Charlotte/City Clerk's Office
600 East 4th Street, 7th Floor
Charlotte, NC 28202
Amelia.Knight@charlottenc.gov

From: Michael Sullivan <msullivan@thenicholscompany.com>
Sent: Tuesday, September 10, 2019 12:17 PM
To: Goodwin, Alan
Cc: Evan Hyett
Subject: [EXT] Visit to The Nichols Company for discussion q/a on TOD

Follow Up Flag: Follow up
Flag Status: Completed

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Hi Allen

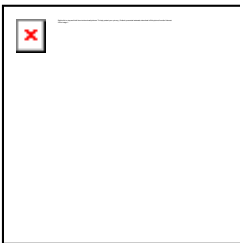
We are good for you (and others from the city) to visit us Monday, September 23 at 9am - to discuss TOD and answer a few questions from our brokers. We usually have 10 -12 in attendance. I believe a ppp would work best. I am cc Evan Hyett in our office.

He will arrange any IT requirement/needs you have. His contact info is below.

Please confirm the dates/time works for you.
Thanks again.

Evan Hyett
704-373-9797
evan@thenicholscompany.com

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From: Charlotte UDO
Sent: Wednesday, September 11, 2019 9:53 AM
To: Sink Kimmel
Subject: RE: [EXT] Cullman Ave & TOD rezone

Follow Up Flag: Follow up
Flag Status: Completed

Sink,

Although we have not updated the parcel list or maps yet, our staff has agreed in principle to remove the following parcels on Cullman Avenue from the TOD Alignment Rezoning because they are severely impacted by floodway: 3100, 3110, 3114, 3124, 3144, 3162, and 3214. We are leaving the corner parcel at 300 East 36th Street in the rezoning because it has "dry land access" to 36th Street that would not be within the floodway.

Alan L. Goodwin, AICP

Planning Coordinator – Entitlement Services

Charlotte Planning, Design, & Development

600 East Fourth Street, 8th Floor, Charlotte, NC 28202

704.432.3418

<<http://charlotteplanning.org/>> Creating Great Places for Our Community

From: Sink Kimmel [mailto:sink@thenicholscompany.com]
Sent: Tuesday, September 10, 2019 4:57 PM
To: Charlotte UDO <charlotteudo@charlottenc.gov>
Subject: [EXT] Cullman Ave & TOD rezone

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Alan,

Appreciate your taking my questions at the public meeting today.

Can you verify what specific addresses on Cullman Ave will be removed from the TOD rezone initiative? The map shows everything on the south side of Cullman (closest to tracks) being included.

Our firm has worked with the owners of 3100 & 3144 Cullman.

Thanks

Sink Kimmel

Broker | The Nichols Company

1204 Central Avenue, Suite 201 <x-apple-data-detectors://0/1> <x-apple-data-detectors://0/1> | Charlotte, NC <x-apple-data-detectors://0/1> 28204

(704) 373-9797 Office | (704) 373-9798 Fax

(704) 749-5729 Direct | (704) 582-1672 Mobile <mailto:sink@thenicholscompany.com>

Email <mailto:sink@thenicholscompany.com> | TNC Website <http://www.thenicholscompany.com/> | Office map <https://goo.gl/maps/pa9L6bau1bn> | LinkedIn <https://www.linkedin.com/in/sink-kimmel-1365ba7/>

<https://thenicholscompany.com/>

<http://www.ncrec.gov/Brochures/WorkingwAgents.pdf> NC Working With Real Estate Agents Disclosure

<http://www.llronline.com/pol/rec/recpdf/SC_Disclosure_of_Real_Estate_Brokerage_Relationships.pdf> SC Disclosure of Real Estate Brokerage Relationships

From: Goodwin, Alan
Sent: Friday, September 20, 2019 11:05 AM
To: Evan Hyett
Subject: RE: [EXT] Re: Visit to The Nichols Company for discussion q/a on TOD
Attachments: 2019_09_23_TOD Presentation for Nichols.pptx

Evan,

Please let me know if this emailed correctly. Thanks.

Alan L. Goodwin, AICP
Planning Coordinator – Entitlement Services
Charlotte Planning, Design, & Development
600 East Fourth Street, 8th Floor, Charlotte, NC 28202
704.432.3418
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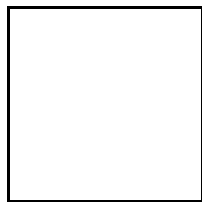
From: Evan Hyett [mailto:evan@thenicholscompany.com]
Sent: Friday, September 20, 2019 10:57 AM
To: Goodwin, Alan <agoodwin@ci.charlotte.nc.us>
Subject: Re: [EXT] Re: Visit to The Nichols Company for discussion q/a on TOD

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Unfortunately, our conference room computer is a mac mini that doesn't have a USB port for a thumbdrive.

If the file is small enough to email, I can make sure that it is set up when you get here.

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On Fri, Sep 20, 2019 at 10:51 AM Goodwin, Alan <agoodwin@ci.charlotte.nc.us> wrote:

Thanks, I've been meaning to email you. I will have a PowerPoint on a thumb drive so I'll need a computer and a projector or large screen monitor. Also, it would be good to have internet access so I can call up web sites online and show them to the group.

Alan L. Goodwin, AICP

Planning Coordinator – Entitlement Services

Charlotte Planning, Design, & Development

600 East Fourth Street, 8th Floor, Charlotte, NC 28202

704.432.3418

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From: Evan Hyett [mailto:evan@thenicholscompany.com]

Sent: Friday, September 20, 2019 10:27 AM

To: Goodwin, Alan <agoodwin@ci.charlotte.nc.us>

Subject: [EXT] Re: Visit to The Nichols Company for discussion q/a on TOD

EXTERNAL EMAIL: This email originated from the Internet. Do not click any images, links or open any attachments unless you recognize and trust the sender and know the content is safe. Please click the Phish Alert button to forward the email to Bad.Mail.

Hey Allen,

I just wanted to reach out and see if you need anything to help set up for Monday morning.

Let me know!

Thanks,

Hydq#K |hww

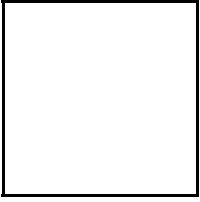
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On Tue, Sep 10, 2019 at 12:17 PM Michael Sullivan <msullivan@thenicholscompany.com> wrote:

Hi Allen

We are good for you (and others from the city) to visit us Monday, September 23 at 9am - to discuss TOD and answer a few questions from our brokers. We usually have 10 -12 in attendance. I believe a ppp would work best. I am cc Evan Hyett in our office.

He will arrange any IT requirement/needs you have. His contact info is below.

Please confirm the dates/time works for you.

Thanks again.

Evan Hyett

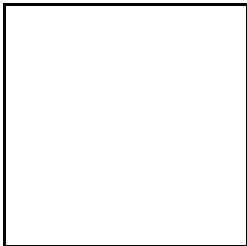
704-373-9797

evan@thenicholscompany.com

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WHAT
CAN
UDO

HELP THINK OUR CITY **FORWARD**

Unified Development Ordinance



The Nichols Company

September 23, 2019

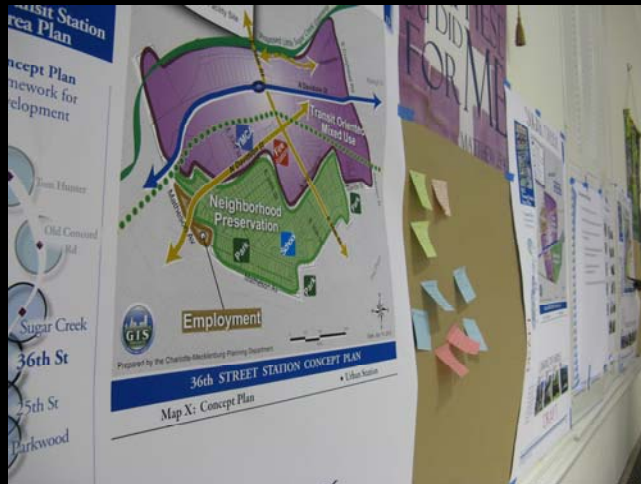


CITY OF CHARLOTTE
CHAPTER 15. TRANSIT ORIENTED DEVELOPMENT DISTRICTS

ADOPTED BY CHARLOTTE CITY COUNCIL APRIL 15, 2019

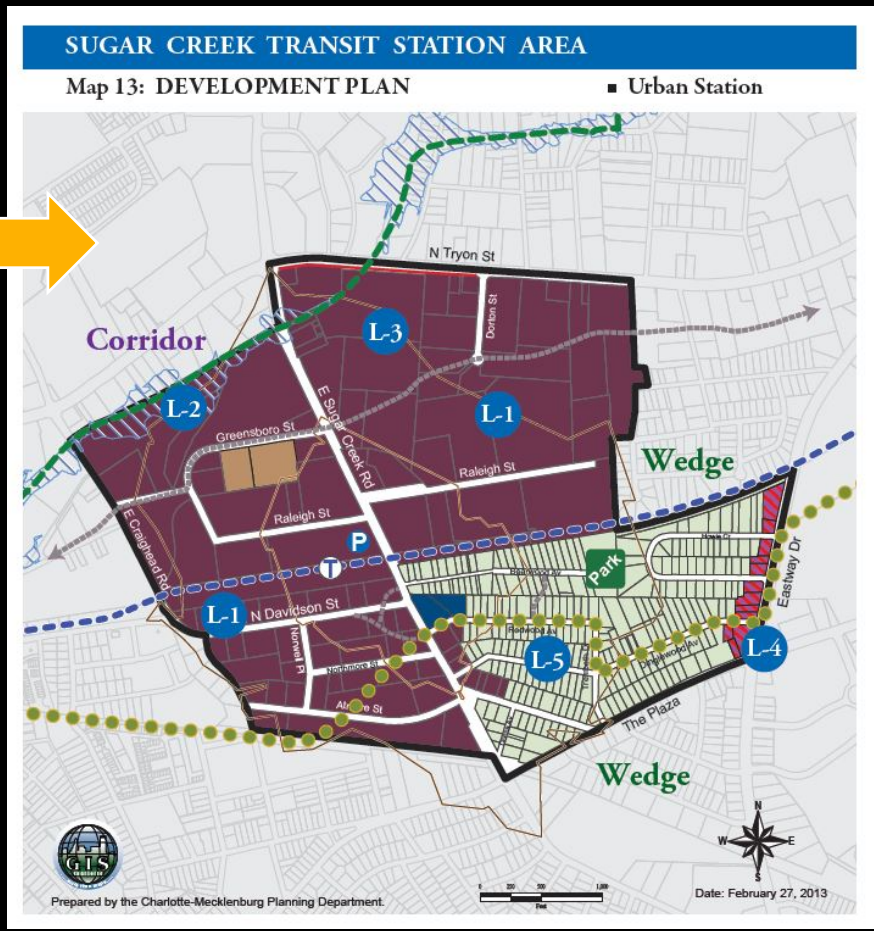
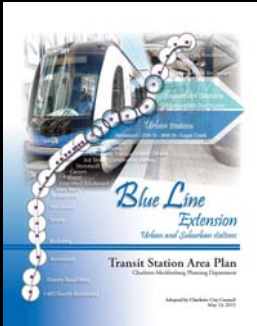
The TOD Alignment Rezoning initiative is the **implementation tool** for the four new Transit Oriented Development (TOD) zoning districts.

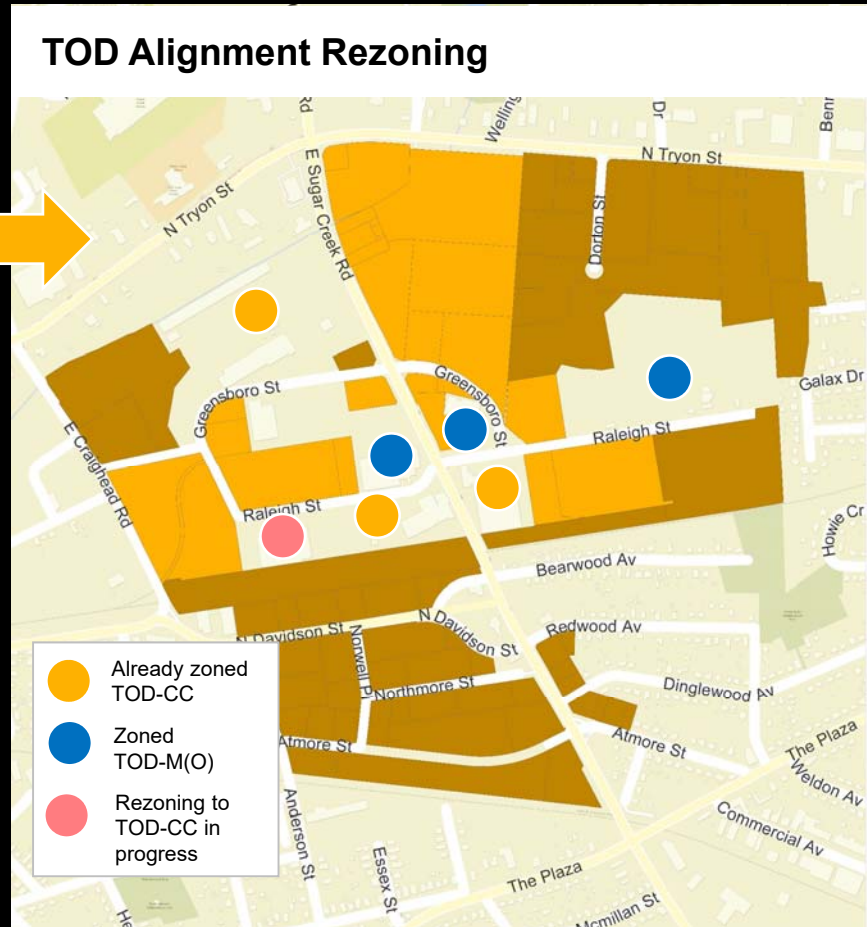
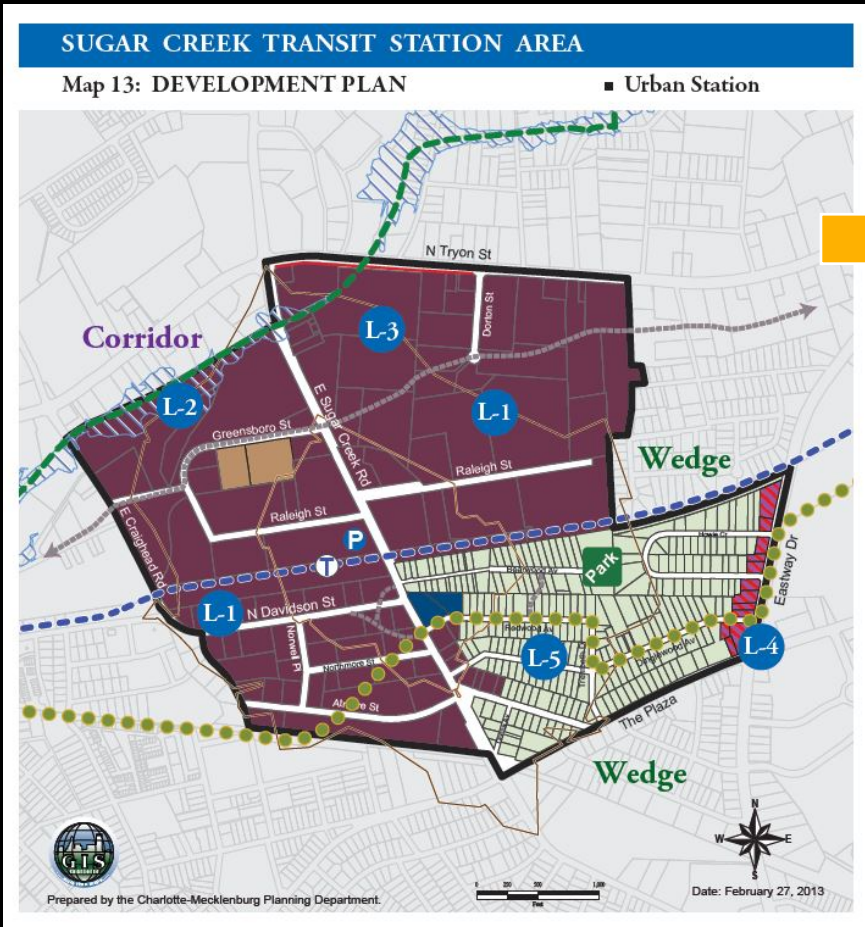
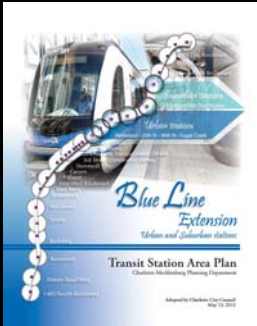
Parcels in station areas along the length of the Blue Line light rail corridor will have their **zoning aligned with the land use recommendations and policies** of City Council-adopted transit station area plans.



The TOD Alignment Rezoning will **implement the vision** for each station area, as developed by the community through a series of public meetings and workshops.


This vision was ultimately expressed through adopted transit station area plans.



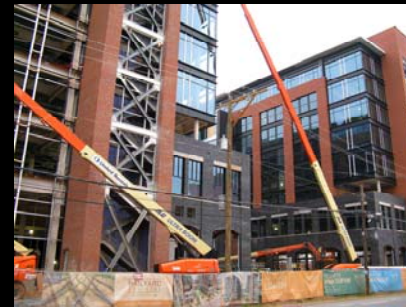


 **TOD-CC** (Community Center)

 **TOD-TR** (Transitional)

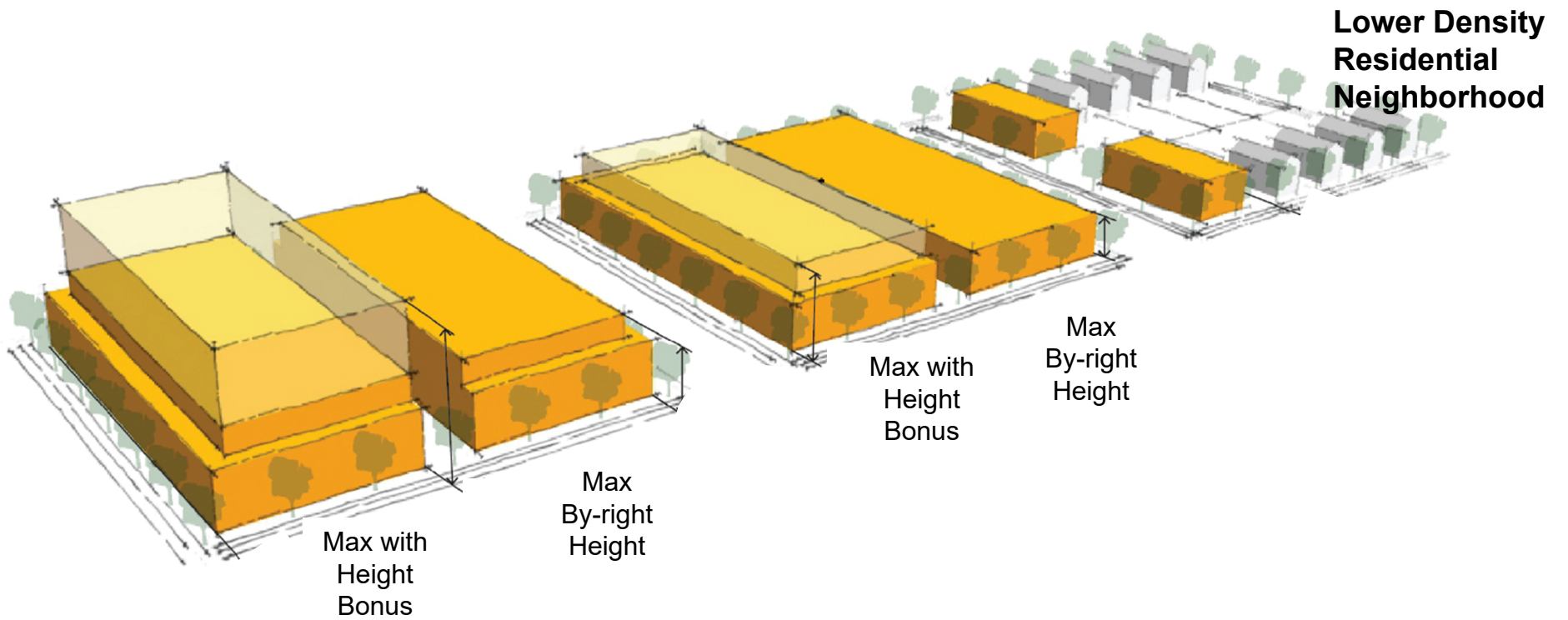
 **TOD-UC** (Urban Center)

 **TOD-NC** (Neighborhood Center)

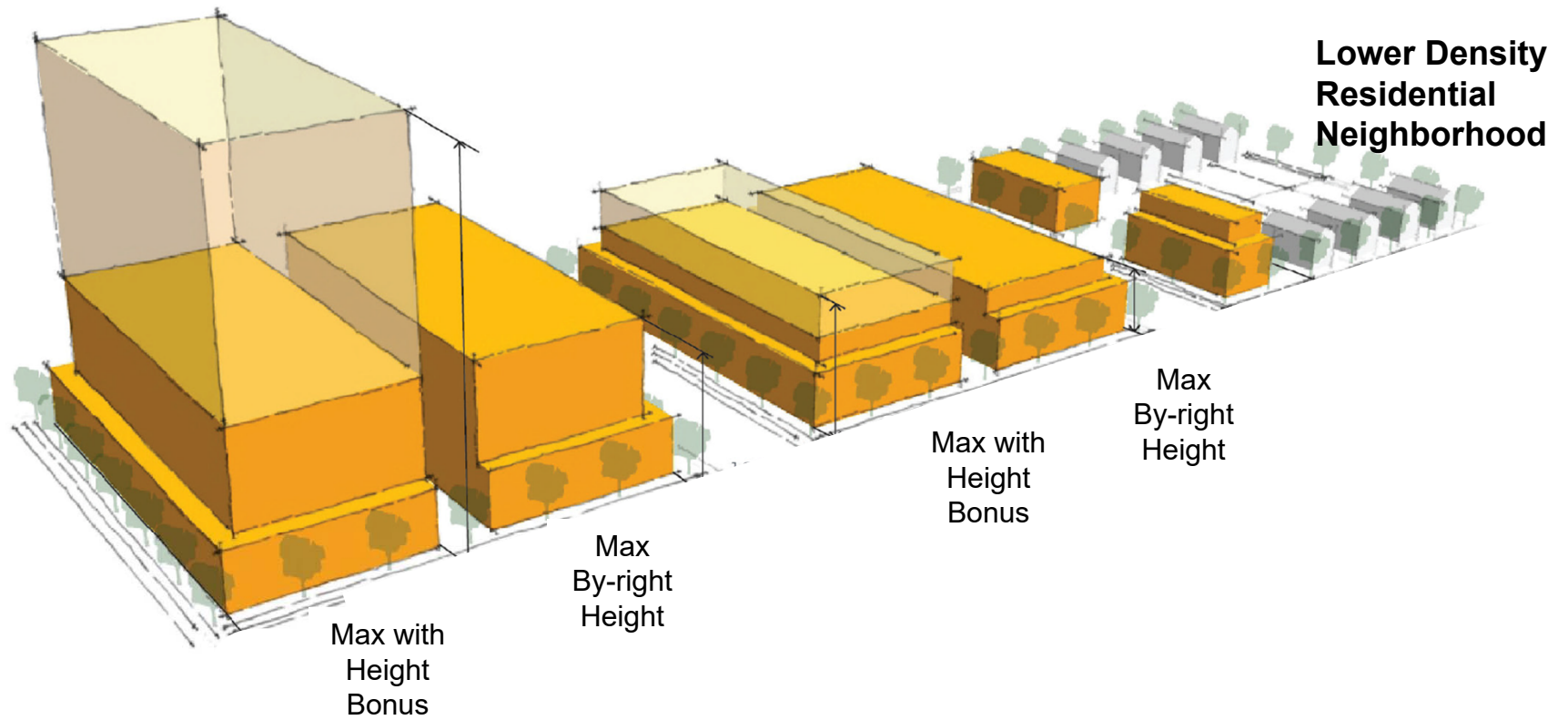


- J.W. Clay-UNCC
- McCullough
- University City Boulevard
- Tom Hunter
- Old Concord
- Sugar Creek
- Scaleybark
- Woodlawn
- Tyvola
- Archdale
- Arrowood
- Sharon Road West
- I-485

- 36th Street
- 25th Street
- Parkwood
- Carson
- Bland
- East-West
- New Bern



-  TOD-CC (Community Center)
-  TOD-TR (Transition)



-  TOD-UC (Urban Center)
-  TOD-NC (Neighborhood Center)

- **Most single family housing**
- **Parcels inside the I-77/277 loop**
- **Parcels having Uptown Mixed-Use District (UMUD) zoning**
- **Parcels with Conditional or Optional Urban Zoning Districts**
- **Parcels severely impacted by floodways**





Greater density near stations



Mix of residential and commercial



Better urban design standards



Improved sidewalks & streetscape



More usable open space



Variety of housing choices and affordable housing incentives



Reuse of existing buildings



More within walking distance and less time spent driving



Creation of neighborhood identity and sense of place



Examples

Existing principal structures, signs, parking lots, and parking structures will be considered **legally nonconforming** (“grandfathered”) after the new zoning is approved.

Previously legally established **nonconforming uses will also be grandfathered** after the rezoning. Normal repair and maintenance, renovations, and additions will be allowed on nonconforming buildings.

Property Owner Open Houses (4)

May 23 - Room 267, CMGC

June 11 - Belmont Regional Center

June 13 - Queens U Sports Complex

June 18 - Camino Community Center

Public Drop-In Open House #1

July 18 – Pritchard Memorial Baptist Church

File Rezoning Application – July

Public Drop-In Open House #2

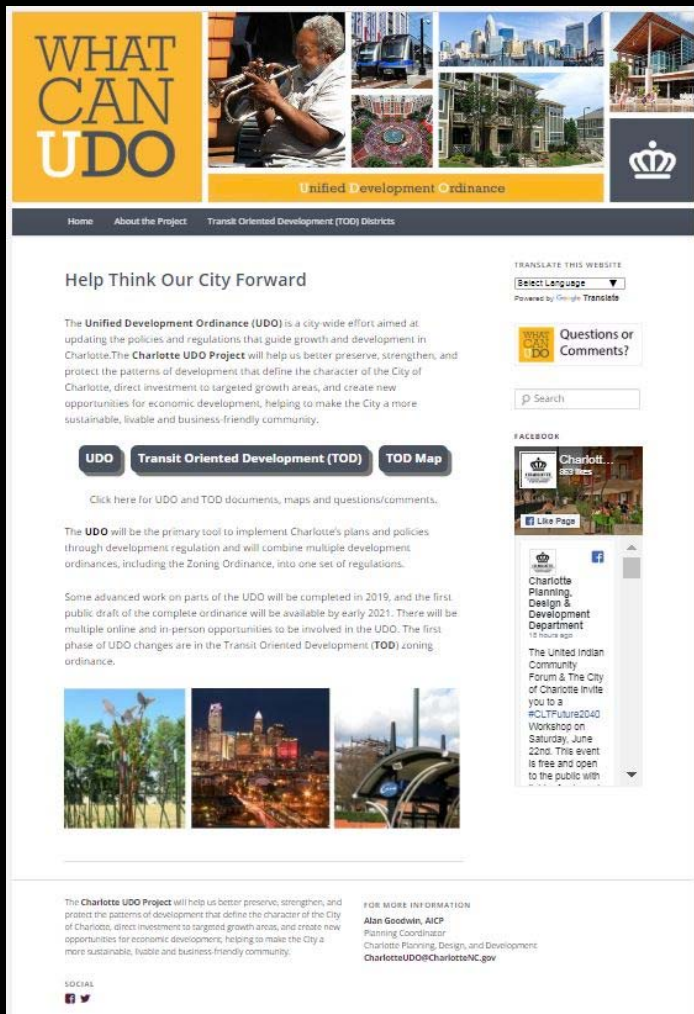
September 10 – Camino Community Center

City Council Public Hearing – October 21

Zoning Comm. Recommendation – November 5

City Council Decision – November 18





CharlotteUDO.org

- More info
- Interactive map
- Online Question/Comment Form
- FAQs

Alan Goodwin, AICP
Planning, Design & Development
CharlotteUDO@CharlotteNC.gov

From: Goodwin, Alan
Sent: Monday, September 23, 2019 2:04 PM
To: Ausel, Andrew
Subject: RE: Nichols Company Questions

Thanks for capturing these questions. I will provide written responses and email them to Mike Sullivan at Nichols.

Alan L. Goodwin, AICP

Planning Coordinator – Entitlement Services

Charlotte Planning, Design, & Development

600 East Fourth Street, 8th Floor, Charlotte, NC 28202

704.432.3418

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From: Ausel, Andrew
Sent: Monday, September 23, 2019 1:45 PM
To: Goodwin, Alan <agoodwin@ci.charlotte.nc.us>
Subject: Nichols Company Questions

Here are the questions I recorded from the Nichols Company at today's meeting for follow up:

1. Can an apartment/residential developer take advantage of the fee in lieu? Or is that option only available to office or other developments that are not adding residential units?
2. Is digital signage a part of our updates to the sign ordinance?
3. Would a PED overlay overrule a parcel's single family zoning and exclude it from a TOD zoning buffer that otherwise surrounds all SFR?
4. If a developer wanted to build a parking facility for the community, can they build a facility that may exceed the parking maximum if the parking is dedicated for multiple developments? (I may not have captured this one accurately but this was my take on his question)

Andrew Ausel

Associate Planner – UDO, Entitlement Services

Charlotte Planning, Design & Development

City of Charlotte

600 E. Fourth St., 8th Floor, Charlotte, NC 28202

D: 704-336-1442

andrew.ausel@charlottenc.gov <mailto:andrew.ausel@charlottenc.gov>

<<http://charlottenc.gov/planning/ZoningAdministration/Pages/Home.aspx>> Creating Great Places for Our Community

<<http://www.charlotteplanning.org/>> <<https://www.facebook.com/Charlotte-Mecklenburg-Planning-Department-1491070467577052/>>

From: Goodwin, Alan
Sent: Tuesday, September 24, 2019 2:51 PM
To: Michael Sullivan
Cc: Ausel, Andrew; May, Kevin
Subject: RE: [EXT] TOD discussion

Michael,

It was our pleasure, thanks for the invitation. We have a couple of follow-ups for questions that were asked at the meeting. Would you please distribute these responses to those who were in attendance?

Q: Can an apartment/residential developer take advantage of the fee in lieu? Or is that option only available to office or other developments that are not adding residential units?

A: Nothing in the TOD ordinance prevents a residential development from earning development bonus points by paying a fee-in-lieu for affordable housing, rather than actually providing the affordable units as part of the development.

Q: Is digital signage a part of our updates to the sign ordinance?

A: Yes, electronic signs are covered in Section 13.10.B of the new draft Sign ordinance (link below), which will be voted on by City Council on October 21.

https://charlotteudo.org/wp-content/uploads/2019/09/CLT_Signs_Format_09232019.pdf

Q: Would a PED overlay overrule a parcel's single family zoning status and exclude it from a TOD zoning buffer that otherwise applies to single family zoning?

A: The PED Overlay does not change the single family zoning of the underlying parcel so, for example, a parcel zoned R-8(PED) would still be treated as a single family zoned parcel for the purpose of TOD zoning requirements.

If any follow-up questions should arise, please feel free to get back to me and we'll try to provide you with a timely response.

Alan L. Goodwin, AICP

Planning Coordinator – Entitlement Services

Charlotte Planning, Design, & Development

600 East Fourth Street, 8th Floor, Charlotte, NC 28202

704.432.3418

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From: Michael Sullivan [mailto:msullivan@thenicholscompany.com]

Sent: Monday, September 23, 2019 3:35 PM

To: Goodwin, Alan <agoodwin@ci.charlotte.nc.us>

Cc: Ausel, Andrew <Andrew.Ausel@ci.charlotte.nc.us>; Jaiyeoba, Taiwo <Taiwo@charlottenc.gov>; Jimmy Flowers <jflowers@thenicholscompany.com>

Subject: [EXT] TOD discussion

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Allen

Thank you and Andrew for your presentation this morning. Your points were very informative and help us have a better understanding of TOD standards, timeframe for implementation and other issues related to use.

Regards

--

Mike Sullivan

The Nichols Company

<[https://maps.google.com/?q=600+Queens+Road+%7C+Charlotte,+NC%C2%A0+28207+\(704&entry=gmail&source=g](https://maps.google.com/?q=600+Queens+Road+%7C+Charlotte,+NC%C2%A0+28207+(704&entry=gmail&source=g)>
1204 Central Avenue Charlotte, NC 28204

<tel:(704)%20373-9797> (704) 373-9797 Office | <tel:(704)%20373-9798> (704) 373-9798 Fax

(704) 737-0215 Mobile

Email <<mailto:msullivan@thenicholscompany.com>> | <<http://www.thenicholscompany.com/>> TNC Website |
<<https://maps.google.com/maps?q=600+Queens+Road&hl=en&ll=35.206899,-80.82854&spn=0.009941,0.021136&sll=35.203153,->

80.839829&sspn=0.636245,1.352692&t=h&hnear=600+Queens+Rd,+Charlotte,+Mecklenburg,+North+Carolina+28207&z=16&iwloc=A> Office Map

<<http://www.ncrec.gov/Brochures/WorkingwAgents.pdf>> NC Working With Real Estate Agents Disclosure

<http://www.llronline.com/pol/rec/recpdf/SC_Disclosure_of_Real_Estate_Brokerage_Relationships.pdf> SC Disclosure of Real Estate Brokerage Relationships