

COMMUNITY MEETING REPORT

Petitioner: Shea Homes

Rezoning Petition No. 2019-096

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 written notice of the date, time and location of 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 27th. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Wednesday, September 11, 2019 at 6:30 p.m. at the Phalanx Masonic Lodge, 500 North Sharon Amity Road, Charlotte, NC 28211.

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

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by Mike Shea and Matt Kearns, as well as by Petitioner's agents, Eddie Moore with McAdams and Collin Brown and Brittany Lins with Alexander Rick PLLC. Representatives of the property owner and Councilman Matt Newton were also in attendance.

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 5-acre property, which was the same site as the community meeting location, currently owned by the Charlotte Masonic Temple.

Mr. Brown explained that a developer must consider many factors, including property owner requirements, existing zoning, natural and environmental constraints, transportation requirements, adjacent property owner concerns, broader community concerns, City priorities, Council member priorities, and market realities. The property is currently zoned R-3, which typically allows approximately three single-family dwelling units per acre (DUA). The adopted South District land use plan recognizes the current masonic lodge on the property and therefore recommends institutional uses for the site.

Mr. Brown stated that a by-right development on the property would likely result in a density somewhere between three to six DUA, if a developer were to utilize certain density bonuses in the Ordinance such as the Incentive-Based Inclusionary Housing Policy. Mr. Brown further explained

that the rezoning process allows for the benefit of community involvement and site-specific plans whereas a by-right development would not require community input or site design commitments. Mr. Brown stated that a proposed conditional plan, if approved by City Council, would govern development on the site, regardless of whether Shea Homes is the developer or not.

The Petitioner has organized at least three informal meetings with community members, including meetings prior to developing a site plan or submitting a rezoning application. The Petitioner's team developed an initial townhome concept that included a total of fifty-nine (59) townhomes, with a density of approximately 11.8 DUA, and a maximum height of sixty (60) feet to accommodate a three-story townhome product.

During community outreach meetings in response to this initial plan, the Petitioner's team received feedback that the community's priorities were: (1) requests to lower the density/unit count; (2) concerns over traffic and access points; (3) environmental/stormwater impacts; and (4) product type. Based on this feedback, the Petitioner's team reevaluated the initial site plan proposal and intends to submit a revised site plan requesting only thirty-eight (38) townhome units (a reduction by 21 units), which equates to approximately 7.7 DUA. Also, the Petitioner now intends to implement a different townhome product type that is only two stories tall, thereby lowering the maximum height request to forty (40) feet. Mr. Brown showed several images of Shea Homes' Tindall Park development as an example of the product type that the Petitioner envisions for the site. Feedback during this community meeting reflected that the reduced density plan was well received by community members in comparison to the initial plan. One attendee stated that the Petitioner's team "came back with a nice compromise."

Mr. Brown then opened the meeting up for questions. One attendee inquired about the buffer surrounding the property. In response, the Petitioner's agents stated that a Class C buffer would be provided with a wall or fence.

In response to questions regarding the projected price point for the townhomes, the Petitioner's agent responded that they are expecting a range from the high \$600K to low \$800Ks. The square footage would range from approximately 2,600 to 3,100 square feet.

An attendee asked whether the townhomes would have master bedrooms on the main floor and commented that she thought this would be a desirable product for the area. The Petitioner's team responded that the planned unit mix would include some townhomes with master bedrooms on the main floor and some with the bedrooms upstairs.

In response to questions related to stormwater, the Petitioner's agent responded that stormwater would be treated underground in the approximate location of the visitor parking area and will account for a one-hundred-year storm.

One attendee had concerns regarding the proposed access location lining up with the Whitby Pond access because of fears that it would create cut-thru traffic. The Petitioner's agent stated that CDOT would likely require that the roads line up.

In response to a question regarding trash pickup, the Petitioner's team responded that the Ordinance requires that a dumpster location be shown on the site plan even if roll out containers

are expected to be used at the site. The Shea Homes team is still evaluating whether dumpsters or roll out containers will be used to manage trash at this site.

In response to a question regarding the expected development timeline, the Petitioner's team stated that they expected construction to begin in Fall 2020 as a best-case scenario and site completion would occur in 2022.

The formal meeting concluded at approximately 7:30 p.m. and the Petitioner's representatives continued to answer individual questions until approximately 7:45 p.m.

Respectfully submitted this 16th day of September 2019.

cc: John Kinley, Charlotte-Mecklenburg Planning Department

Exhibit A

2019-096 ORGANIZATI	FIRST_NAME
2019-096	Katie
2019-096 Amity Place Homeowners Association	Michael
2019-096 Cmpd- Crime Watch	RA
2019-096 Collinswood Neighborhood Association	Mike
2019-096 Cotswold Homes Condominiums Homeowners Association, Inc	Jan
2019-096 Cotswold Neighborhood Assoc.	John
2019-096 Cotswold Neighborhood Assoc.	Mary Frances
2019-096 Cotswold Neighborhood Assoc.	Mercer
2019-096 Cotswold Neighborhood Assoc.	Will
2019-096 Cotswold/Sheraton Park Neighborhood Organization	Heather
2019-096 Giverny Homeowners Association	Robin
2019-096 Hubbard Glen Homeowners Association	Sandra
2019-096 Huntingtowne Farms Neighborhood Association	Doug
2019-096 Olde Cotswold Neighborhood Organization	Mary Caroline
2019-096 Providence Park Neighborhood Association	Bernice
2019-096 Providence Park Neighborhood Organization	Ross
2019-096 Providence Park Neighborhood Watch	Eric
2019-096 Ramblewood Neighborhood Association	Hal
2019-096 Randolph Park Civic Association	Maureen
2019-096 The Cotswolds Condominium Homeowners Association	Bill
2019-096 Vietnamese Association of Charlotte	Michael Long

LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
Hedrick	635 McAlway Road		Charlotte	NC	28211
Icenhour	4319 Wordsworth Ln		Charlotte	NC	28211
Sprague	715 N. Wendover Rd		Charlotte	NC	28211
Farrell	4808 Walker Rd		Charlotte	NC	28211
Abrams	4509 Woodlark Ln		Charlotte	NC	28211
Hallman	308 Wonderwood Drive		Charlotte	NC	28211
Parker	608 Ashworth Rd		Charlotte	NC	28211
Langley	514 Ellsworth Road		Charlotte	NC	28211
Geter	1021 Churchill Downs Ct	1	Charlotte	NC	28211
Renner	2611 Danbury St		Charlotte	NC	28211
Gill	4527 Gaynor Rd	Unit 301	Charlotte	NC	28211
Vazquez	1114 Nancy Dr		Charlotte	NC	28211
Bell	236 Hunter Ln		Charlotte	NC	28211
Lee	2627 Danbury St		Charlotte	NC	28211
Mar	2903 Clover Road		Charlotte	NC	28211
Payne	242 Beckham Ct		Charlotte	NC	28211
Banks	4619 Montclair Av		Charlotte	NC	28211
Turner	4733 Gaynor Rd		Charlotte	NC	28211
Cherry	516 Chillingworth Ln		Charlotte	NC	28211
Williams	209 Sloane Square Wy		Charlotte	NC	28211
Nguyen	338 S Sharon Amity Rd	Unit 305	Charlotte	NC	28211

2019-096	TAXPID	OWNERLASTN	OWNERFIRST
2019-096	15718217	FENDER	DAVID
2019-096	15718218	BROWN & BUTLER FAMILY HOLDINGS LLC	
2019-096	15718219	BARLOW	MARY THERESA
2019-096	15718251	JENKINS	ASHLEY Z
2019-096	15718252	RYAN	DANIEL
2019-096	15718253	AGHAYERE	EGHOSA
2019-096	15718254	HANISCH	DAVID L JR
2019-096	15718255	MAIYA	MANURU SUJAYEENDRA
2019-096	15718256	CARROLL	CASEY JOSEPH
2019-096	15718257	WHITBY POND HOMEOWNERS	ASSOCIATION INC
2019-096	15718258	MACISAAC	PATRICK J
2019-096	15718259	OWENS	RYAN THOMAS
2019-096	15718260	KESSLER	JOSEPH THOMAS
2019-096	15718261	WELC	MARY PATRICIA
2019-096	15718262	BEACHMAN	MICHEAL E
2019-096	15718263	ALLEN	BRYANT K
2019-096	15718264	BOONE	RYAN R
2019-096	15718265	CHIMERA	SAMUEL
2019-096	15718266	MORGAN	BERNARD
2019-096	16308101	KAY	JOANNA R
2019-096	16308120	ALFORD	FRED W JR
2019-096	16308121	GEER	WILLIAM F
2019-096	16308203	MAYS	CONNER W
2019-096	16308204	HEIDAL	ERIC C
2019-096	16308205	KELLY	TINA
2019-096	16308206	ALESSI	CLAIRE MARIE
2019-096	16308207	MUCCI	NICHOLAS J
2019-096	16308208	OSTER	STEPHEN CALEB
2019-096	16308209	KING	INEZ
2019-096	16308222	WATER OAK NC PARTNERS LLC	
2019-096	16308223	CHARLOTTE MASONIC TEMPLE ASSOC	
2019-096	16308224	CHEMPLAVIL	LAUREN
2019-096	16308225	DEVIN	SEAN THOMAS
2019-096	16308226	DAYAW HOLDINGS LLC	
2019-096	18503736	KOVALESKI	CHAD RICHARD
2019-096	18503737	BURTON	WILLIAM W JR
2019-096	18503738	TOWNSEND	CHRISTOPHER STEWART WARD
2019-096	18503739	SIADAK	DANIEL D

COWNERFIRS	COWNERLAST	MAILADDR1
LINDA	FENDER	427 NORTH SHARON AMITY RD 4438 WHITBY LN
CLINT	BARLOW	4428 WHITBY LN 4740 WATER OAK RD
ERIN	RYAN	4736 WATER OAK RD
SIERRA	AGHAYERE	812 CALLBRIDGE CT
JANE B	HANISCH	524 LEES COURT ST
PAVANA	KARANTH	528 LEES COURT ST
ERIN	CARROLL	532 LEES COURT ST PO BOX 30816
JODI S	MACISSAAC	4520 NIGHT HERON LN
MEREDITH ELAINE	STROTHER	4516 NIGHT HERON LN
TERESA ANN	KESSLER	4512 NIGHT HERON LN
RICHARD J	WELC	4508 NIGHT HERON LANE 4504 NIGHT HERON LN
MOLLIE S	ALLEN	4427 WHITBY LN
JENNIFER G	BOONE	4431 WHITBY LN
JENNIFER K	CHIMERA	4435 WHITBY LN
RASHIDAH LOPEZ	MORGAN	4439 WHITBY LN
WILLIAM R III	KAY	4701 ADDISON DR
SHIRLEY C	ALFORD	4730 STAFFORD CIR
PAMELA D	GEER	4716 STAFFORD CIR
MOLLY G	MAYS	4619 ADDISON DR
TONIA S	HEIDAL	4627 ADDISON DR 4635 ADDISON DR
NESTOR HENRY	CABELLOS	4643 ADDISON DR
CARISSA	MUCCI	4711 STAFFORD CR
ASHLEY WILSON	OSTER	4719 STAFFORD CIR 4723 STAFFORD CIR
	C/O CORTLAND PARTNERS LLC	3424 PEACHTREE RD STE 300 PO BOX 221042
JAMES	CHEMPLAVIL	442 N SHARON AMITY RD 436 NORTH SHARON AMITY RD 3558 NORTH DAVIDSON ST
STEPHANIE LINTON	KOVALESKI	4634 ADDISON DR
JANICE S	BURTON	4626 ADDISON DR
LAURA MICHELLE	TOWNSEND	4618 ADDISON DR
STEPHANIE M	HORN	422 N SHARON AMITY RD

Exhibit B

August 27, 2019

Collin W. Brown
collin.brown@klgates.com

T +1 704 331 7531
F +1 704 331 7598

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Date: Wednesday, September 11th at 6:30 p.m.

Location: Phalanx Masonic Lodge
500 N. Sharon Amity Road
Charlotte, NC 28211

Petitioner: Shea Homes

Petition No.: 2019-096

Dear Charlotte Neighbor,

My firm represents Shea Homes (the "Petitioner") in its request to rezone an approximately five-acre property located at 500 North Sharon Amity Road, between Addison Drive and Emory Lane. The Petitioner requests a rezoning from the R-3 zoning district to the UR-2(CD) zoning district to accommodate its townhome redevelopment plans.

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 for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Property. You may have previously received a notification letter from us for an initial outreach meeting related to this property that was held on May 8th, prior to filing a rezoning petition.

Accordingly, on behalf of the Petitioner, we invite you to attend the Official Community Meeting regarding this Petition on **Wednesday, September 11th at 6:30 p.m.** to meet with the Petitioner and its design and development team. We will give a brief overview of the redevelopment concept and then provide an opportunity for you to meet and talk with individuals that are involved in planning the project.

Please contact me if you are unable to attend and would like additional information.

Very truly yours,



Collin W. Brown

cc: Attendees of Initial Outreach Meetings (via e-mail)

Exhibit C

Shea Homes - Sharon Amity Rezoning #2019-096
OFFICIAL COMMUNITY MEETING

Sign in sheet

<u>NAME</u>	<u>ADDRESS</u>	<u>Email</u>
Barbara Walsh Lewis	4810 Addison Dr 28211	bwl@wlhc.us
Frez King	4723 Stafford Cir. 28211	(as in Lewis) mikbeakes@gmail.com
Kelly King	4723 Stafford Circle	KellyKing.Savvy@gmail.com
Kartere Lavignat	517 Lees Court St.	Karterelav@gmail.com
Bryant Allen	4427 Whitby Ln 28211	theallens910@gmail.com
Ryan Owens	4516 Night Heron Ln	ryantowens.234@gmail
Rich WELC	4508 NIGHT HERON LN	RichWELC1956@gmail.com
Amanda Beacham	4504 Night Heron Ln 28211	amanda.beacham@yahoo.com
Michael Beacham	" "	michaelbeacham@gmail.com
Zeb Jenkins	4740 Water Oak Rd	zbjenkins1@gmail.com
Heather Paviol	4400 Whitby Ln, 28211	heatherdpaviol@gmail.com
DR. Scott Paviol	4400 Whitby Ln, 28211	scott.paviol@gmail.com
Sierra Aghayere	4732 Water Oak Rd	sieagha@gmail.com
Brendi Blutt		
Mary Barlow	4428 WHITBY LN	mbarlow@att.net
Jenny Boone	4431 Whitby Lane	jennygboone@gmail.com
Rachael Dunnavant	5322 Robin Hood	rachael@dunnavant.us
Chuck Jones	557 Lytleton Dr	@jdirect@gmail.com

Exhibit D



Official Community Meeting

Rezoning Petition #2019-096
Sharon Amity Road

September 11, 2019

AGENDA

- Introductions
- Property Location
- Development Considerations
- Current Zoning
- Proposed Land Use Plan
- Conditional Rezoning
- Initial Rezoning Plan
- Feedback from Informal Meetings
- Updated Proposal
- Comparison in Light of Priorities
- Discussion

Property Owner:

Charlotte Masonic Temple



Petitioner:



Matt Kearns & Mike Shea



MCADAMS

Eddie Moore

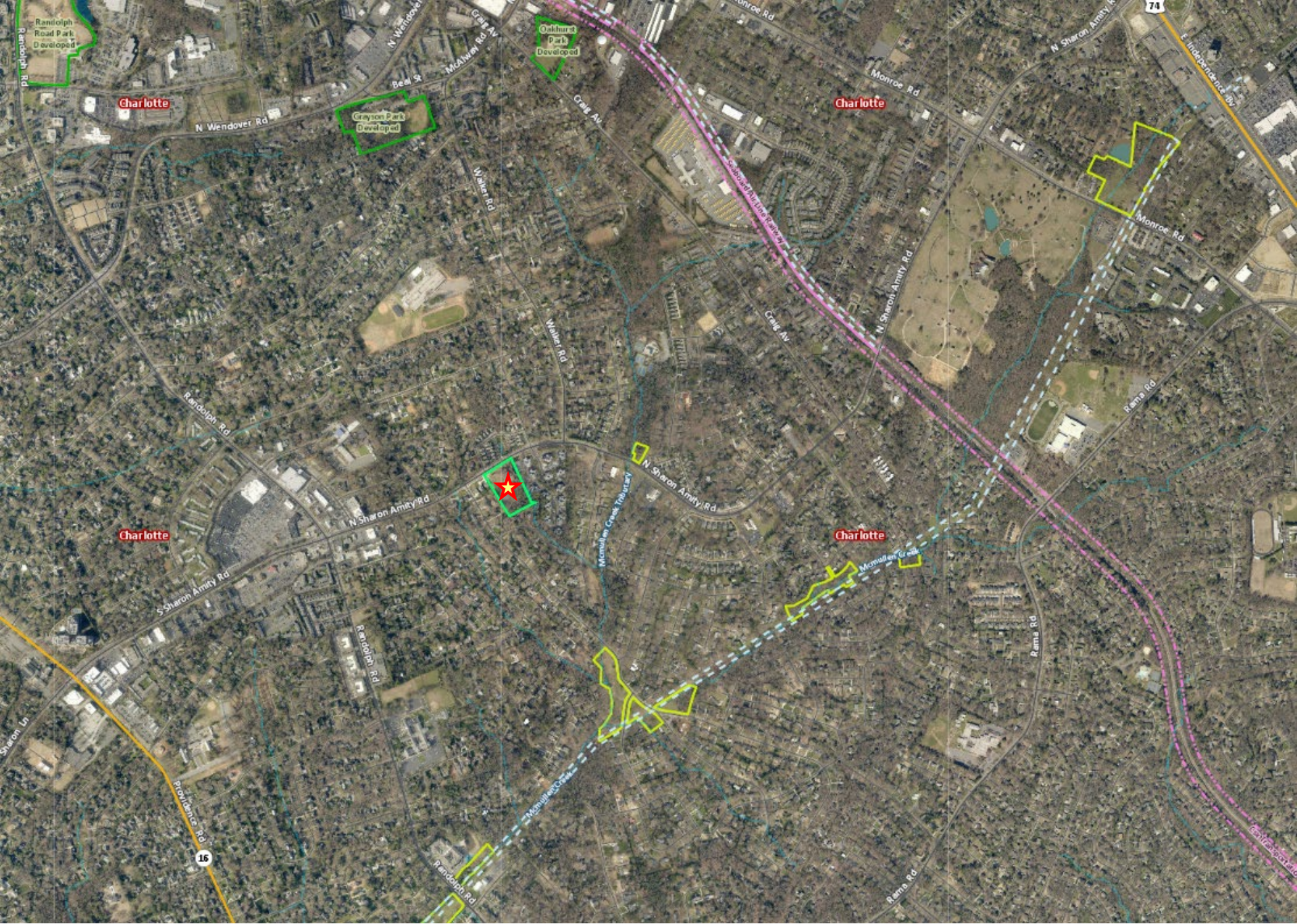
Alexander
Ricks
PLLC

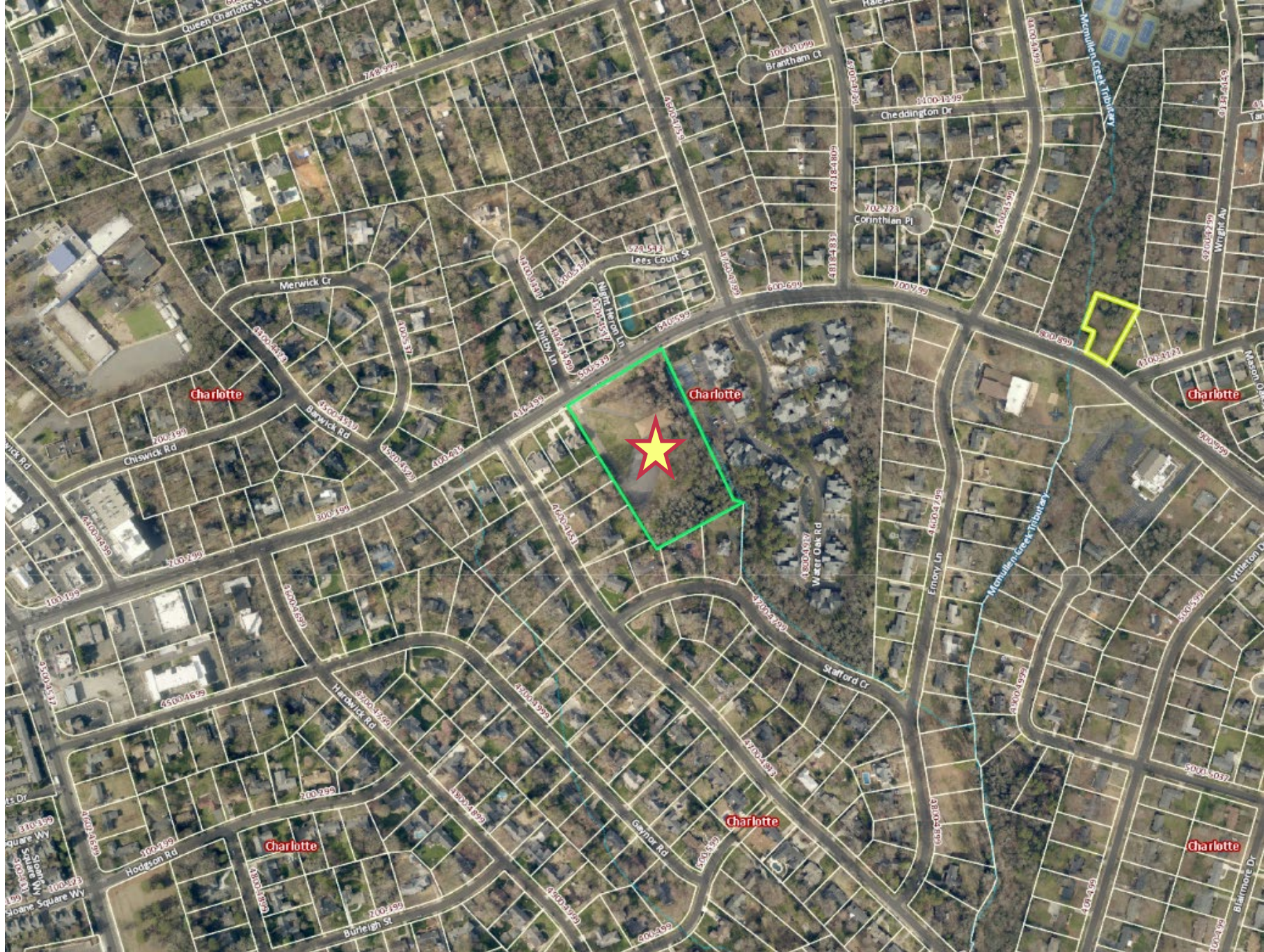
Collin Brown & Brittany Lins



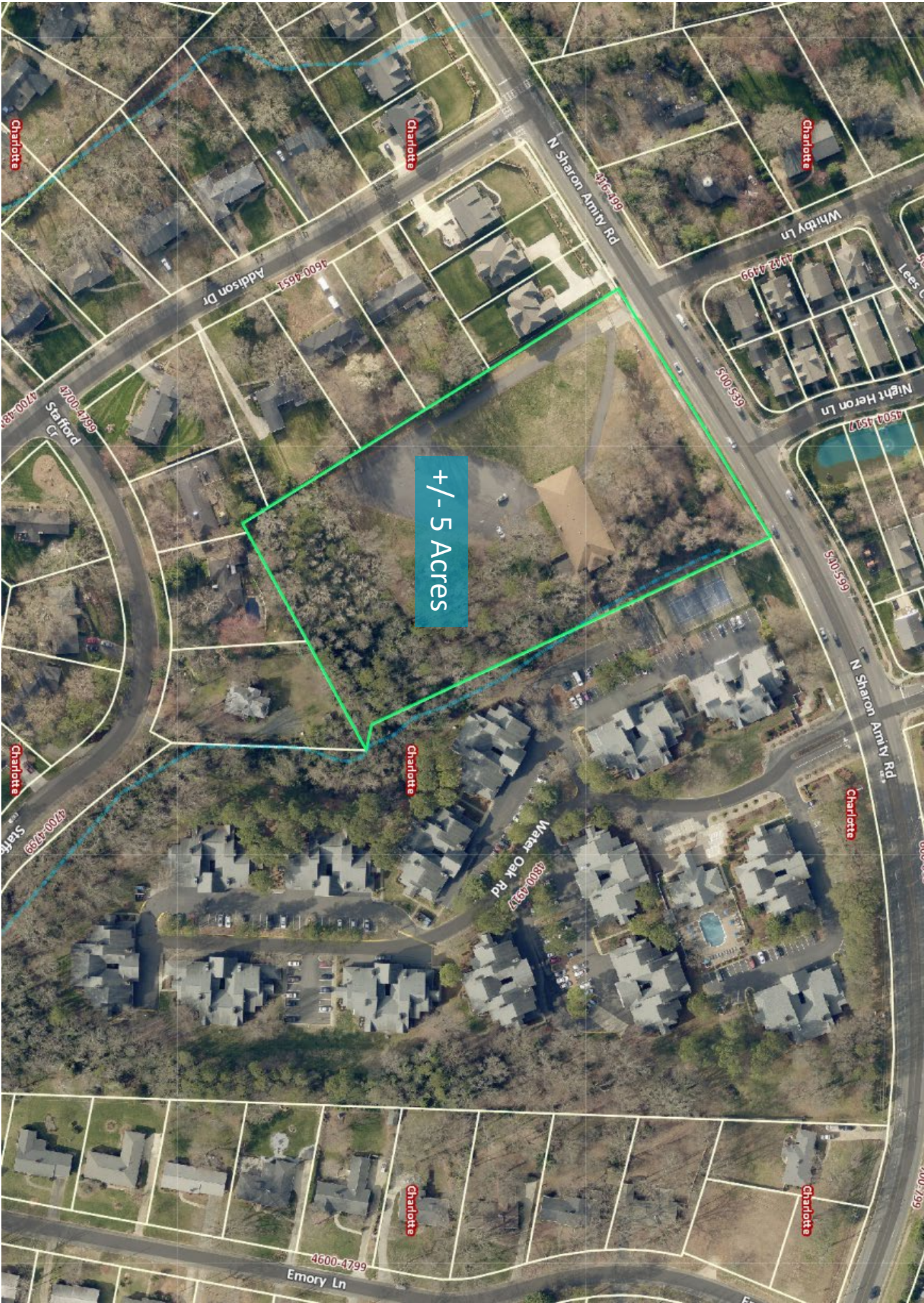
Property Location







+/- 5 Acres





Google



Considerations



DEVELOPMENT CONSIDERATIONS

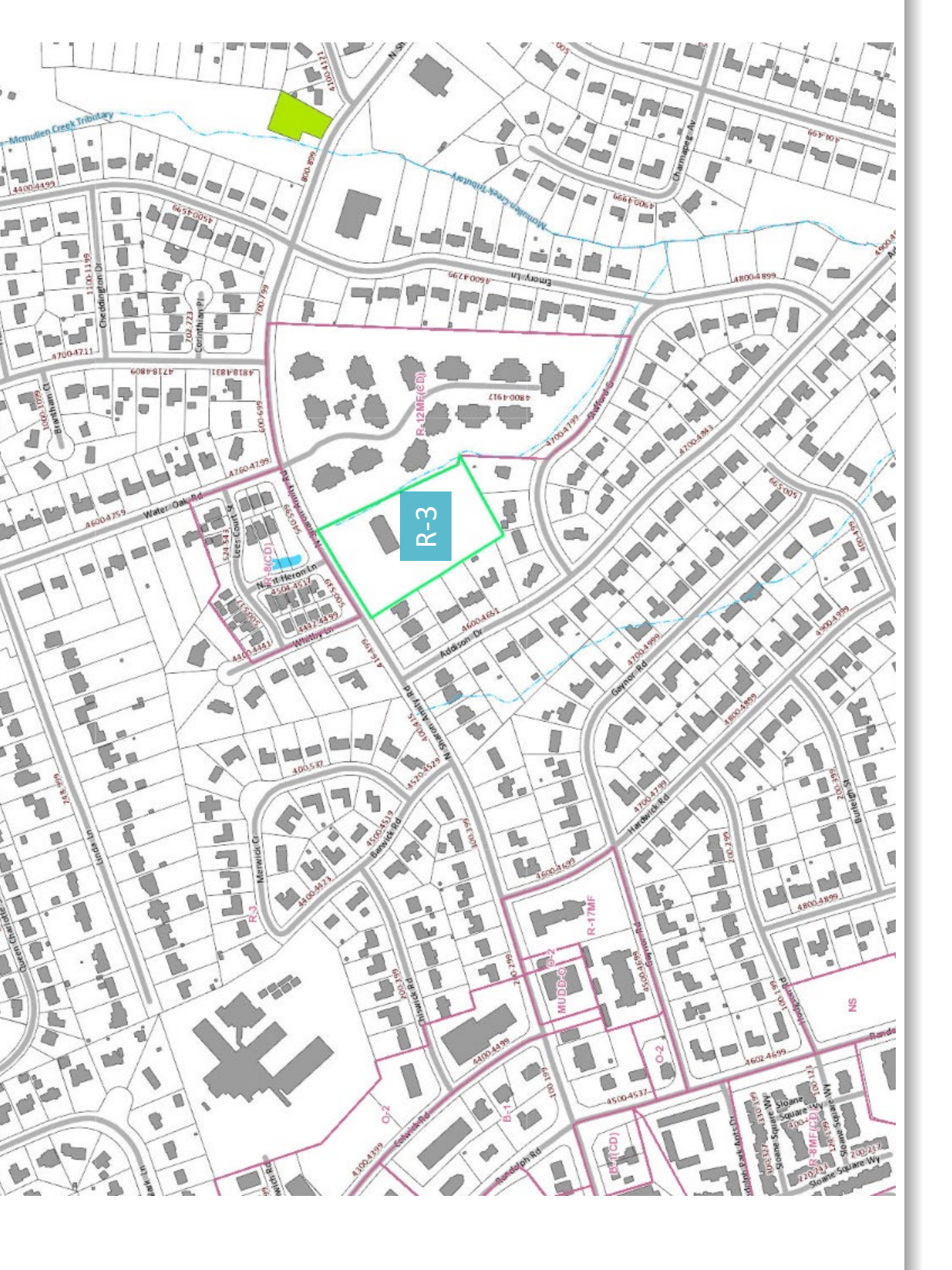
- Property Owner Requirements
- Existing Zoning
- Natural / Environmental Constraints
- Access / Transportation Requirements
- Adjacent / Transportation Requirements
- Adjacent Owner Concerns
- Ordinance / Policy Requirement (non-zoning)
- Adopted Area Plans
- City Priorities
- Adjacent Uses
- Community Concerns
- Market Realities





Current Zoning





R-3

R-12ME(CD)

R-17MF

MUD-D-0-2

O-2

B-1(CD)

NS

R-8ME(CD)

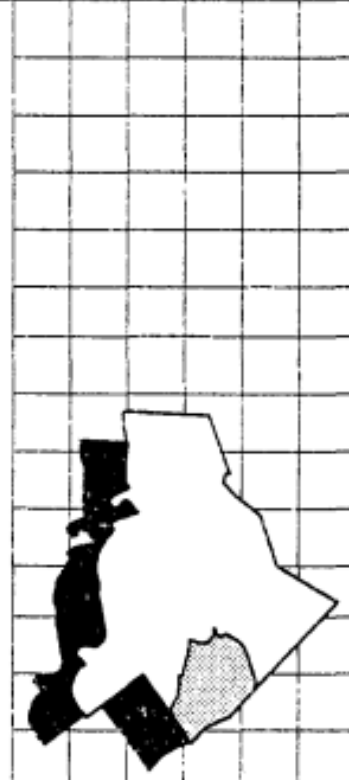


Adopted Land Use Plan



South

District Plan

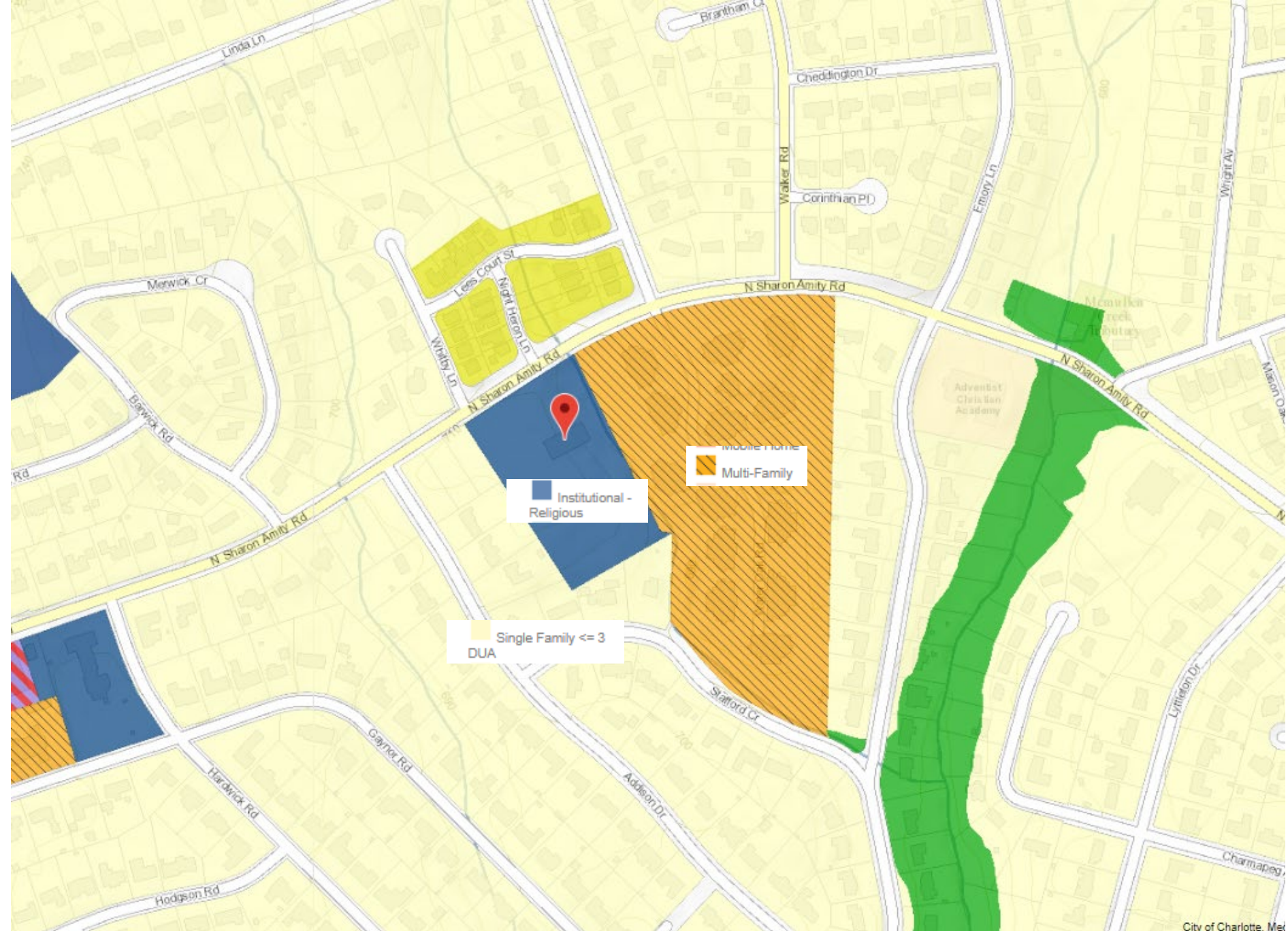


Approved by Charlotte-Mecklenburg Planning Commission June 1, 1992

Amended by Charlotte-Mecklenburg Planning Commission July 28, 1992 and September 3, 1992

Adopted by Mecklenburg Board of County Commissioners July 12, 1993

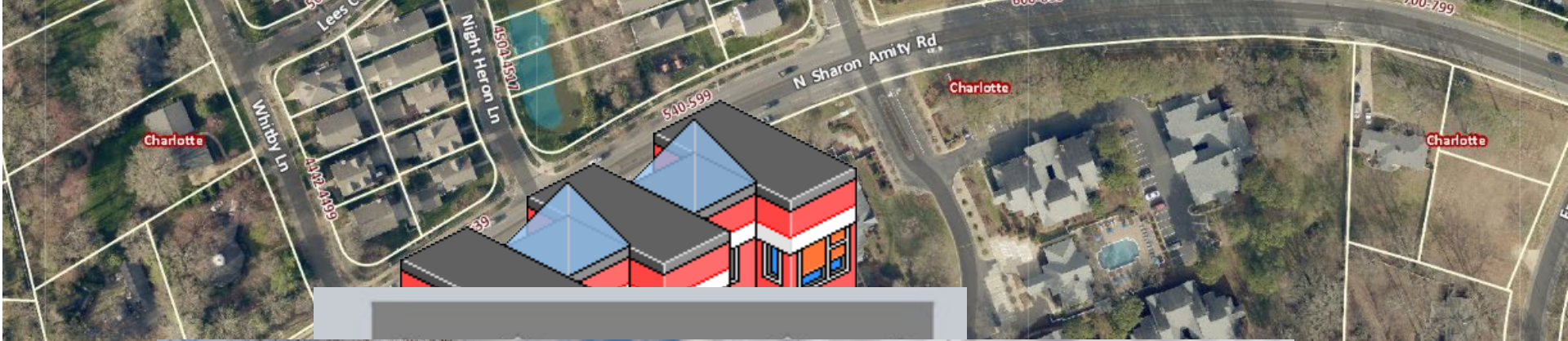
Adopted by Charlotte City Council November 8, 1993





Potential Redevelopment Concepts







By-Right Development Options



Density = Dwelling Units Per Acre

Subject Property is Approximately 5 acres

3 DUA = 15 Homes

6 DUA = 30 Homes

12 DUA = 60 Homes





Conditional Rezoning



How to identify Conditional Rezoning:

Conventional	Conditional
O-1	O-1(CD)*
TOD-M	TOD-MO**
	B-2(CD) SPA*
	NS, CC, RE-3, MX*

* Commits to standards that go beyond the base zoning ordinance requirements and are specific for each petition.

** Reduces or eliminates the base zoning ordinance standards, AND typically commits to other standards that go beyond the base zoning ordinance requirements. Also specific for each petition.

The image features a blue bokeh background with a central orange banner. The bokeh consists of numerous out-of-focus light spots in various shades of blue and white, creating a shimmering effect. The orange banner is a solid, horizontal band that spans the width of the image, positioned in the middle. The text "Whether to Rezone" is centered within this banner in a white, sans-serif font.

Whether to Rezone

PETITIONER/OWNER CONSIDERATIONS

- Expensive
- Time Consuming
- Uncertainty
- Stressful
- Can Result in Better/More Profitable Plan

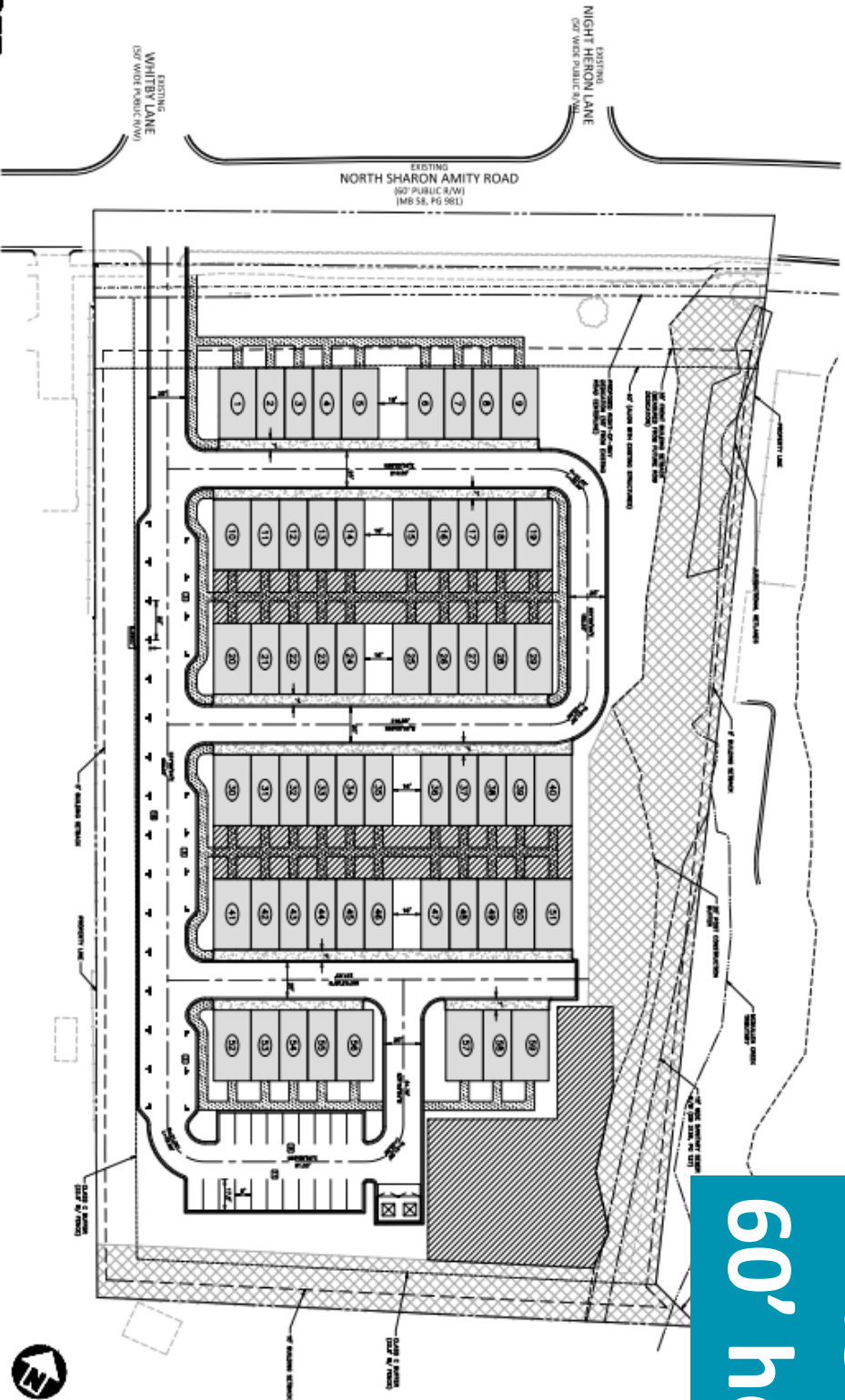
COMMUNITY CONSIDERATIONS

- Expensive
- Time Consuming
- Uncertainty
- Stressful
- Can Result in Better Plan
- Have a seat at the table

The background of the slide features a bokeh effect with numerous out-of-focus light spots in shades of blue and white, creating a shimmering, textured appearance. A solid orange horizontal band is positioned in the center of the slide, serving as a background for the title text.

Initial Rezoning Plan

59 Units 11.8 DUA 60' height



NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY PLAN	11/11/11	...
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CONTRACTOR SHALL NOTIFY NIGHT 811 ON A BUSINESS DAY AT LEAST 48 HOURS BEFORE ANY EXCAVATION OR INSTALLATION OF EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE HIGH VOLTAGE SERVICES INDEPENDENT OF NIGHT 811. NIGHT 811 AND SERVICES PROVIDED TO THE EMPLOYEE INDIVIDUALLY.



PREPARED BY: [Name] DATE: [Date]



Feedback from Informal Meetings



IF WE PURSUE REZONING WHAT ARE THE COMMUNITY'S PRIORITIES?

- Traffic Improvement Needs
 - Connectivity Concerns
 - Bike/Pedestrian Improvements
 - Buffering
 - Natural Open Space
 - Community Open Space
 - Aesthetics
 - Rear Load Vs. Open Space
 - Affordability
-

FEEDBACK

- #1 Lower Density/Unit Count
 - Traffic/Access Point Concerns
 - Environmental/Stormwater Impacts
 - Product Type
-



Updated Proposal



38 Units

7.7 DUA

40' height

NO.	TYPE	DESCRIPTION	AREA	REMARKS
1	C	CONCRETE DRIVE	12,500	AS SHOWN
2	G	GRAVEL DRIVE	1,500	AS SHOWN
3	ASPH	ASPH PAVL DRIVE	5,000	AS SHOWN
4	ASPH	ASPH PAVL DRIVE	1,000	AS SHOWN
5	GRASS	GRASS	2,500	AS SHOWN
6	ASPH	ASPH PAVL DRIVE	1,000	AS SHOWN
7	GRASS	GRASS	1,000	AS SHOWN
8	CONCR	CONCRETE DRIVE	1,000	AS SHOWN
9	CONCR	CONCRETE DRIVE	1,000	AS SHOWN
10	CONCR	CONCRETE DRIVE	1,000	AS SHOWN
11	CONCR	CONCRETE DRIVE	1,000	AS SHOWN
12	CONCR	CONCRETE DRIVE	1,000	AS SHOWN
13	CONCR	CONCRETE DRIVE	1,000	AS SHOWN
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37	CONCR	CONCRETE DRIVE	1,000	AS SHOWN
38	CONCR	CONCRETE DRIVE	1,000	AS SHOWN

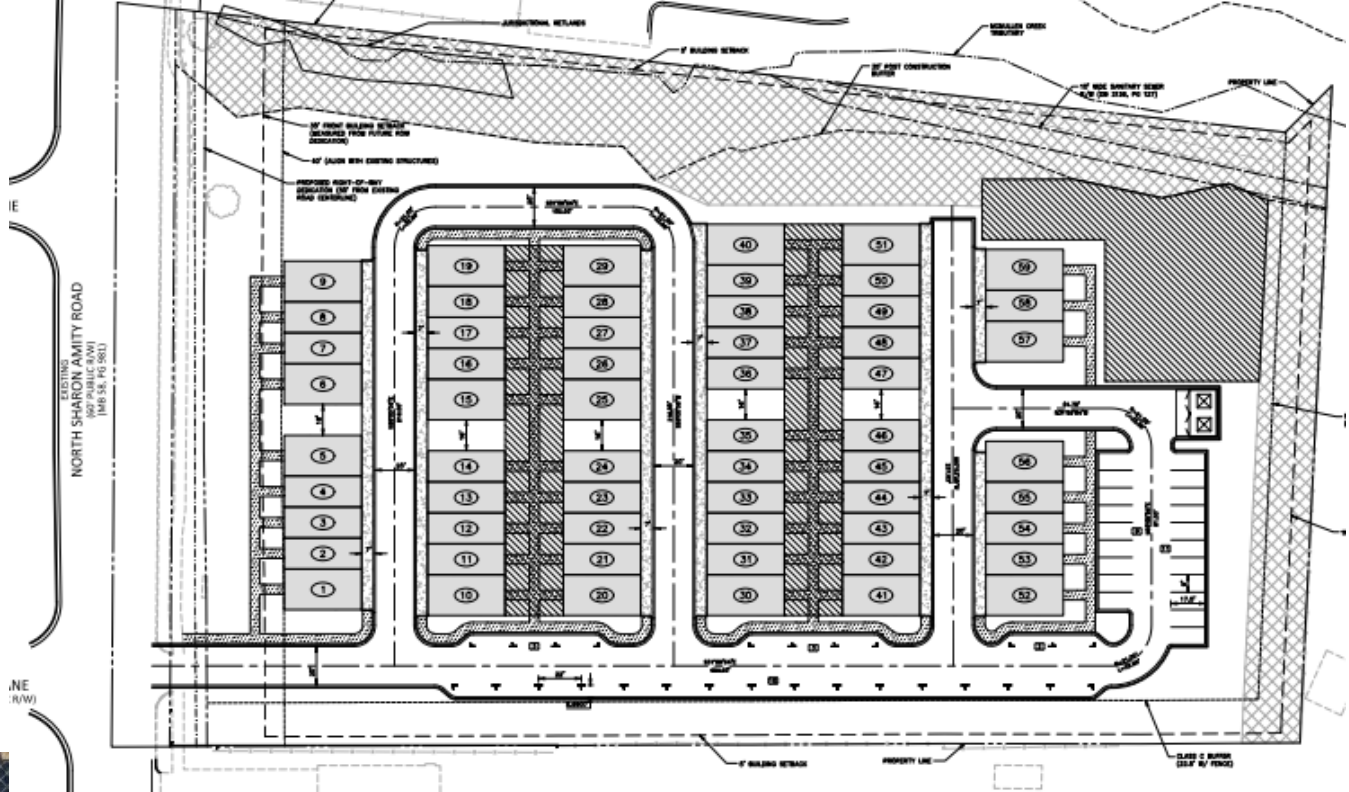


AP

EXISTING
NORTH SHARON AMITY ROAD
(60' PUBLIC R/W)
(BMS 58, PG 981)

TRACTOR SHALL NOTIFY "NCB311" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION TO HAVE EXISTING UTILITIES LOCATED. TRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE UTILITY LOCATOR SERVICES INDEPENDENT OF "NCB311".







Lees Court

R-8(CD)

R-12MF(CD)

N Sharon Amity Rd

Addison Dr

416-499

500539

540599

800-4917

4818-4

600-699

6618-0917

524-543

500537

4600-4651



Examples of Shea Product





TINDALL
New Town of Tindall Park
From \$1.4M - \$2.0M
7800 W. 19th Street
Suite 100
Tulsa, OK 74107

TINDALL
PARK



The image features a bokeh background of light blue and white circular spots. A solid orange horizontal band is positioned in the middle, containing the text. The top and bottom portions of the image return to the bokeh pattern.

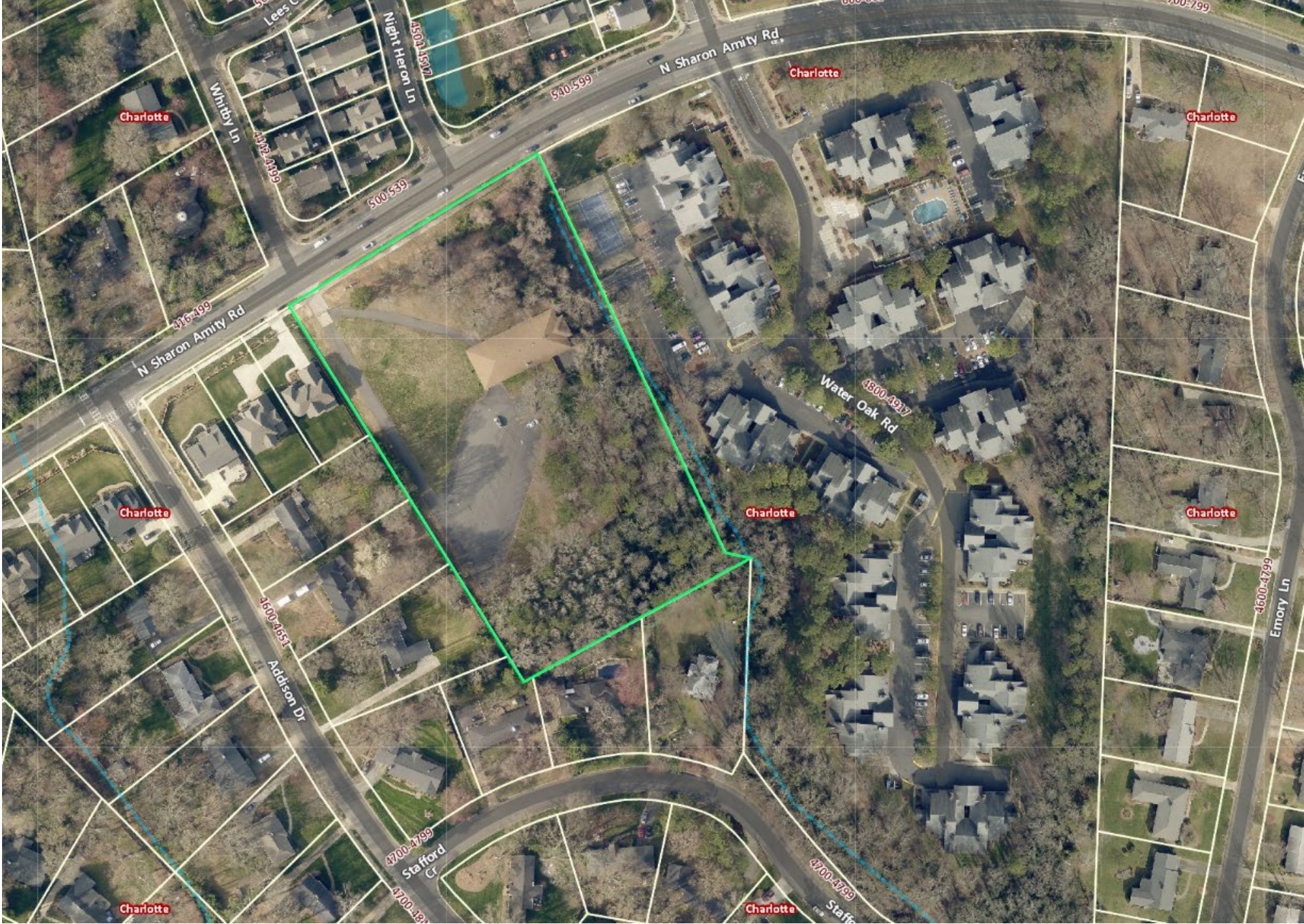
Community Priorities

FEEDBACK

- #1 Lower Density/Unit Count **21 Fewer Units**
 - Traffic/Access Point Concerns **Additional Drive**
 - Environmental/Stormwater Impacts
Coordination with City Project
 - Product Type **New product, 2-story**
-



Discussion



Charlotte

Whitby Ln

3600-4551

500-639

500-1817

4700-4789

Stafford Ct

540-599

N Sharon Amity Rd

Charlotte

Water Oak Rd

4800-2917

Charlotte

Charlotte

Charlotte

Charlotte

3600-4551
Addison Dr

Charlotte

Charlotte

4600-4799

Emory Ln

DRIVING NORTH SHARON AMITY ROAD
 (60' PUBLIC R/W)
 (M&S 58, PG 981)



MADE BY: M&S
 DATE: 11/15/2023
 PROJECT: 23-00000000
 SHEET: 01 OF 02
 DRAWING: 8-1

M&S ENGINEERING, INC.
 18333A W. 15th St.
 Suite 100
 Overland Park, KS 66207
 PHONE: 913-649-8800

OWNER: M & S VALLEY, C. WALES
 9900 W. 15th St.
 Overland Park, KS 66207
 DRAWING: 8-2

OWNER: M & S VALLEY, C. WALES
 9900 W. 15th St.
 Overland Park, KS 66207
 DRAWING: 8-3

OWNER: M & S VALLEY, C. WALES
 9900 W. 15th St.
 Overland Park, KS 66207
 DRAWING: 8-4

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 9900 W. 15th St.
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 DRAWING: 8-5