

## COMMUNITY MEETING REPORT

**Petitioner: Lincoln Harris**  
Rezoning Petition No. 2014-012

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, 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 January 15, 2014. 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, January 29, 2014 at 6:30 p.m. at the Renaissance Marriott SouthPark located at 5501 Carnegie Boulevard, Charlotte, North Carolina.

### **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 John Harris, III. The Petitioner's agent, Collin Brown with K&L Gates, and project architect, Jim Williams with LS3P also spoke on behalf of the Petitioner.

### **SUMMARY OF PRESENTATION/DISCUSSION:**

Mr. Harris welcomed the attendees and introduced the Petitioner's team. He explained that the purpose of the meeting was to discuss the proposed Site Plan Amendment and the conditional site plan and to respond to questions and concerns from nearby residents and property owners. The Petitioner's team used a PowerPoint presentation throughout the meeting, a copy of the presentation is attached as Exhibit D.

Mr. Harris discussed Lincoln Harris' development experience and explained the location and the scope of the Site Plan Amendment. Mr. Brown then provided an overview of the existing zoning plan and explained why the Site Plan Amendment was necessary.

Mr. Harris presented the proposed site plan and architectural renderings. Mr. Williams provided additional information about certain aspects of the site plan.

In response to a question from an attendee, Mr. Brown and Mr. Williams confirmed that the Site Plan Amendment would limit building heights to ten stories, which is the same number of stories allowed under the current zoning. Mr. Brown noted that the Petitioner is requesting a note

confirming that architectural elements may exceed the 150 foot height limitation in order to accommodate a dome feature. Mr. Williams explained that the dome would also function to screen any rooftop mechanical equipment from view. Mr. Williams acknowledged that the architectural features would increase the height of the structure, but both he and Mr. Harris pointed out that the buildings would not obstruct Uptown views from the Piedmont Row condominiums. Mr. Williams said that the proposed building heights would be proportional to the buildings heights at the Piedmont Town Center.

Mr. Harris showed a side-by-side comparison of the existing zoning plan and the proposed Site Plan Amendment and noted that the allowable square footages and densities would not increase. In response to a question, Mr. Brown further explained that the current zoning allows up to 495,000 square feet of Commercial Floor Area. He confirmed that the Site Plan Amendment also caps Commercial Floor Area at 495,000 square feet.

An attendee asked what types of retail uses might be developed. Mr. Harris and Mr. Williams identified potential locations and discussed the types of uses being considered. They specifically mentioned the likely location of a feature restaurant. This led to a discussion about the likely size and type of restaurant under consideration.

Mr. Harris then discussed how the site plan had been influenced by the pedestrian mews and discussed various commitments that were made in response to feedback from the Planning Department Staff.

Mr. Harris explained that, because it would not increase allowable square footage, the Site Plan Amendment is no more traffic intensive than the existing zoning. Residents from the Piedmont Row condominiums expressed concerns about additional traffic pressure on Piedmont Row Drive. Mr. Harris and Mr. Williams then spent time identifying the locations of entrances and exits to the proposed parking structure and explained how traffic was expected to flow to and from the site. They noted that due to the design of the parking structure, it is likely that afternoon traffic will use the driveways onto Congress Street and flow towards the existing traffic signals on Barclay Downs Drive.

Several attendees emphasized their concern that future tenants would use Piedmont Row Drive as a cut-through. An attendee also pointed out that the adjacent multi-family development currently under construction features a driveway that is aligned with Piedmont Row Drive. Mr. Harris and Mr. Brown explained that the multi-family project is being built by another developer and that it is not included in the Site Plan Amendment. Mr. Brown and Mr. Harris indicated that they would put Piedmont Row representatives in touch with the multi-family developer.

Mr. Harris acknowledged that large construction projects can be nuisance to area residents. Therefore, he explained Lincoln Harris' plans for staging their construction and noted several actions that would be taken to minimize adverse impacts on adjoining owners.

Mr. Brown noted several zoning commitments that were requested by neighbors during the original rezoning process which are being carried forward in the Site Plan Amendment, including: additional parking, signage and stormwater requirements.

Mr. Brown then reviewed key dates in the rezoning process.

Following his presentation, Mr. Harris opened the floor for questions.

Several attendees reiterated their concerns about traffic on Carnegie Drive and through Piedmont Town Center. In response, Mr. Harris and Mr. Williams discussed several advantages of their parking structure design versus the current zoning plan. Mr. Harris also pointed out that, prior to the issuance of a building permit, \$366,000 shall be paid to the City to be used for transportation improvements in the SouthPark area.

There was some discussion about the potential for a future connection from Carnegie Boulevard to Park South Drive. The Petitioner's representatives said that they were aware of that idea but could not speculate on its likelihood.

An attendee expressed a concern that the pedestrian mews could be converted to a vehicular street. Mr. Brown explained that in order to do that, someone would have to request another Site Plan Amendment and go through the same process that the Petitioner is going through. Mr. Harris added that stormwater facilities were already being constructed under the mews area, and that would likely prevent the area from being converted to a street in the future.

Attendees said that construction trucks currently use Piedmont Row Drive to access construction sites on Carnegie Drive. They asked if it would be possible to close off access to Piedmont Row Drive. Mr. Harris said that his company did not control Piedmont Row Drive and could not restrict others' access to the street. However, he said that he would investigate the allegation that tractor-trailers and construction traffic are using Piedmont Row Drive and work to ensure that this does not happen in the future.

An attendee asked how stormwater runoff would be handled. Mr. Harris reviewed the site's stormwater infrastructure plans.

Attendees asked if the Petitioner would consider providing some traffic calming features on Carnegie Boulevard. An attendee suggested that a crosswalk connecting the pedestrian mews to the Piedmont Town Center could greatly improve safety and encourage pedestrian traffic between Piedmont Town Center and the Petitioner's development. Mr. Harris was receptive to the idea and said that he would see if CDOT would support it.

Following the question and answer session, Mr. Harris thanked attendees for coming. The Petitioner's representatives continued conversations with attendees individually.

Respectfully submitted, this 7<sup>th</sup> day of February, 2014.

cc: Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department  
Ms. Sonja Sanders, Charlotte-Mecklenburg Planning Department  
Kenny Smith, Charlotte City Council  
Clerk to Charlotte City Council

## JANUARY 29, 2014

CH-3180079 v1

Exhibit C

K&L GATES

**Community Meeting**

# **Lincoln Harris – Site Plan Amendment Petition 2014-012**

January 29, 2014

# **Project Team**

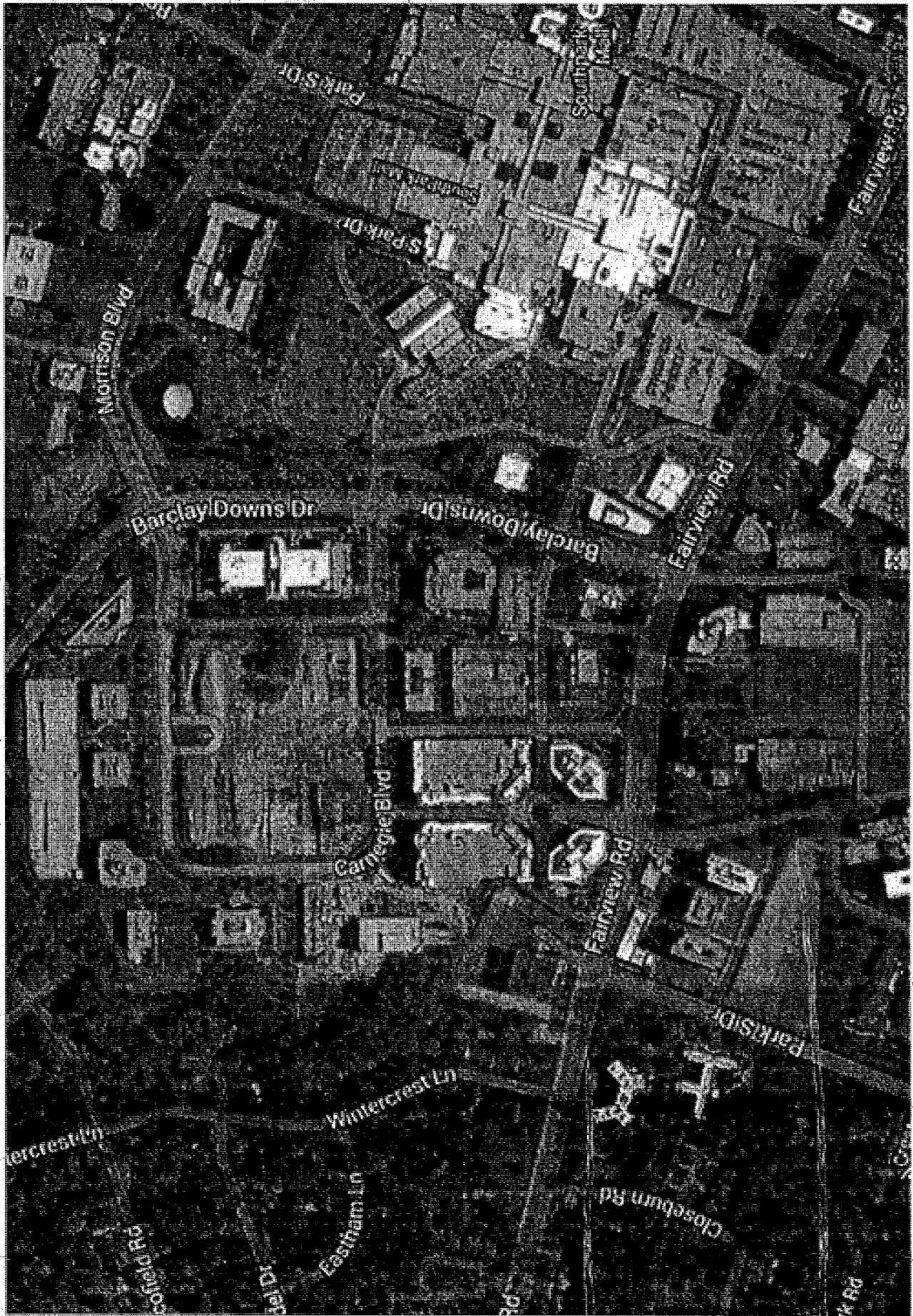
- **Petitioner:** Lincoln Harris
- **Owner:** JLB
- **Architect:** LS3P
- **Site Design:** Cole, Jenest and Stone
- **Legal:** K&L Gates
- **Contractor:** Shelco

# Background



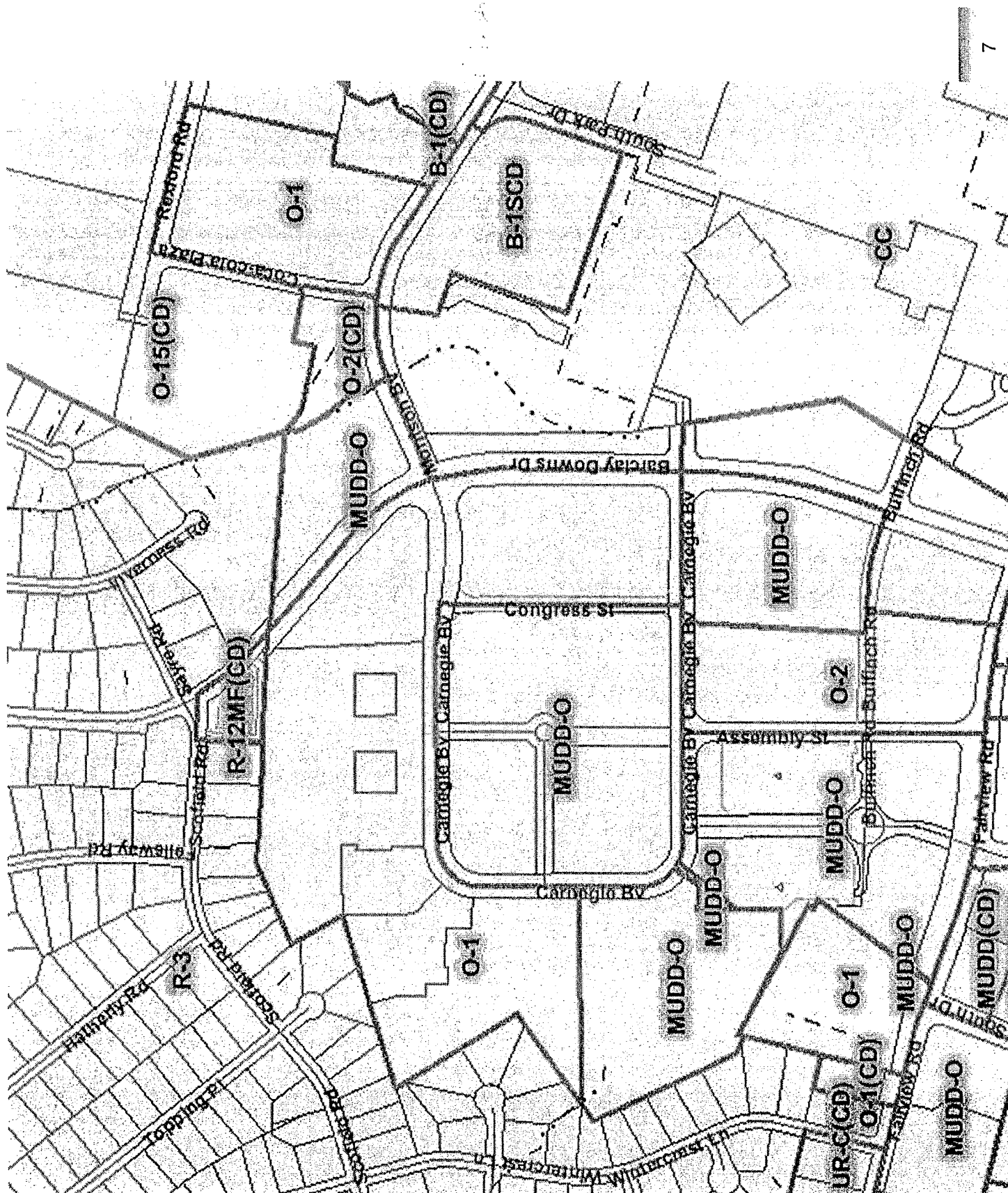




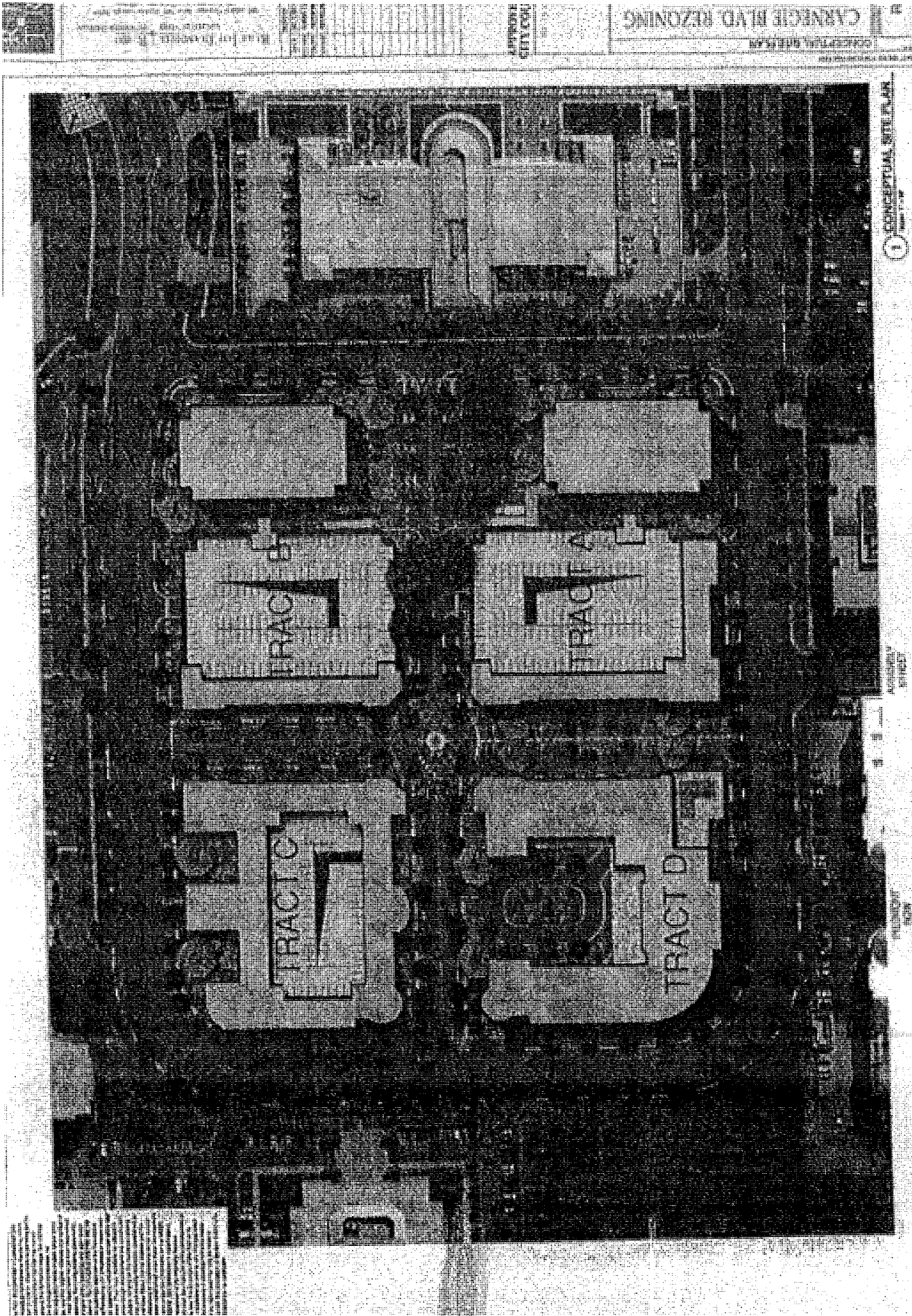




# Current Zoning





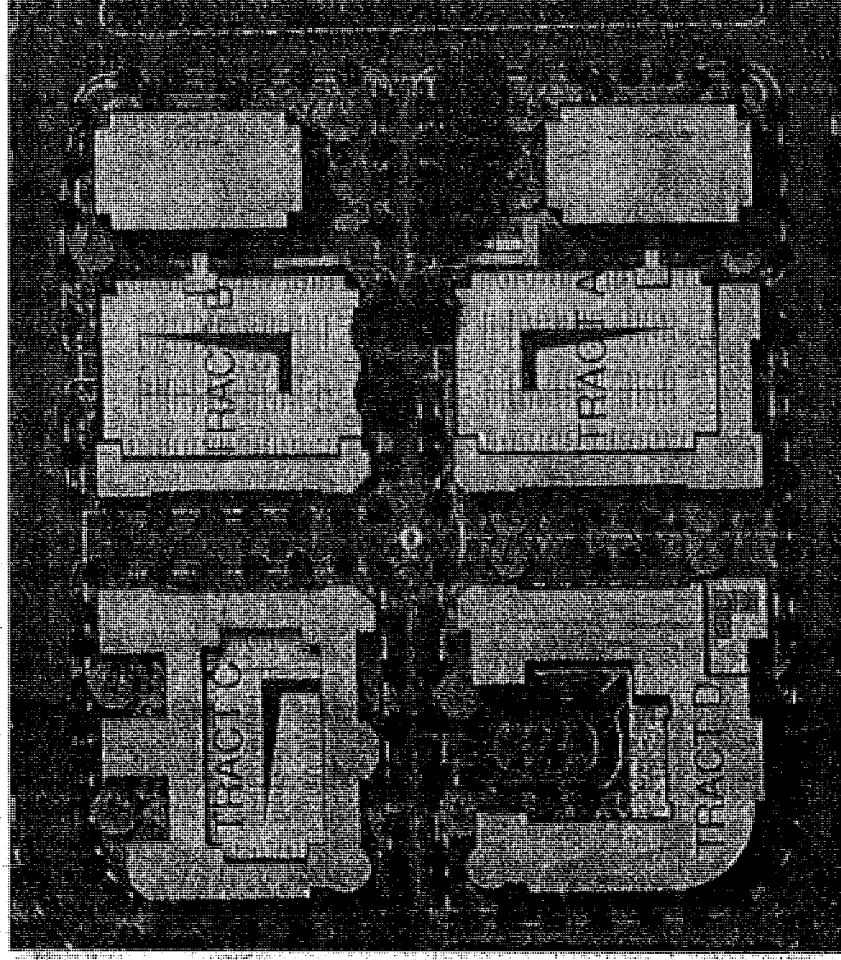




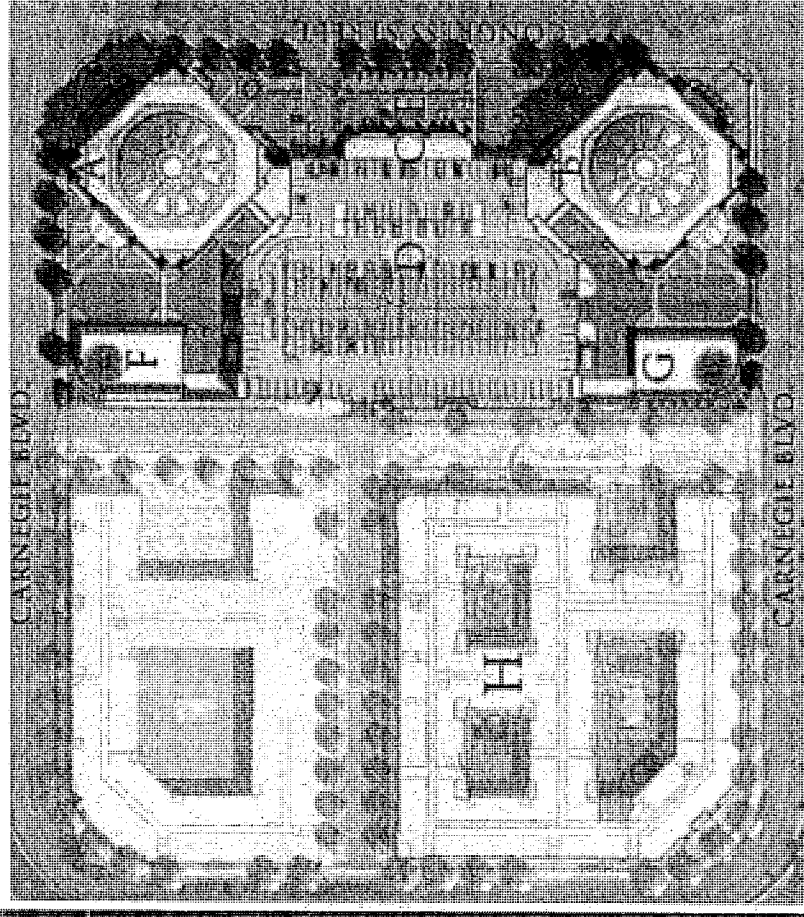
# Proposed Site Plan Amendment

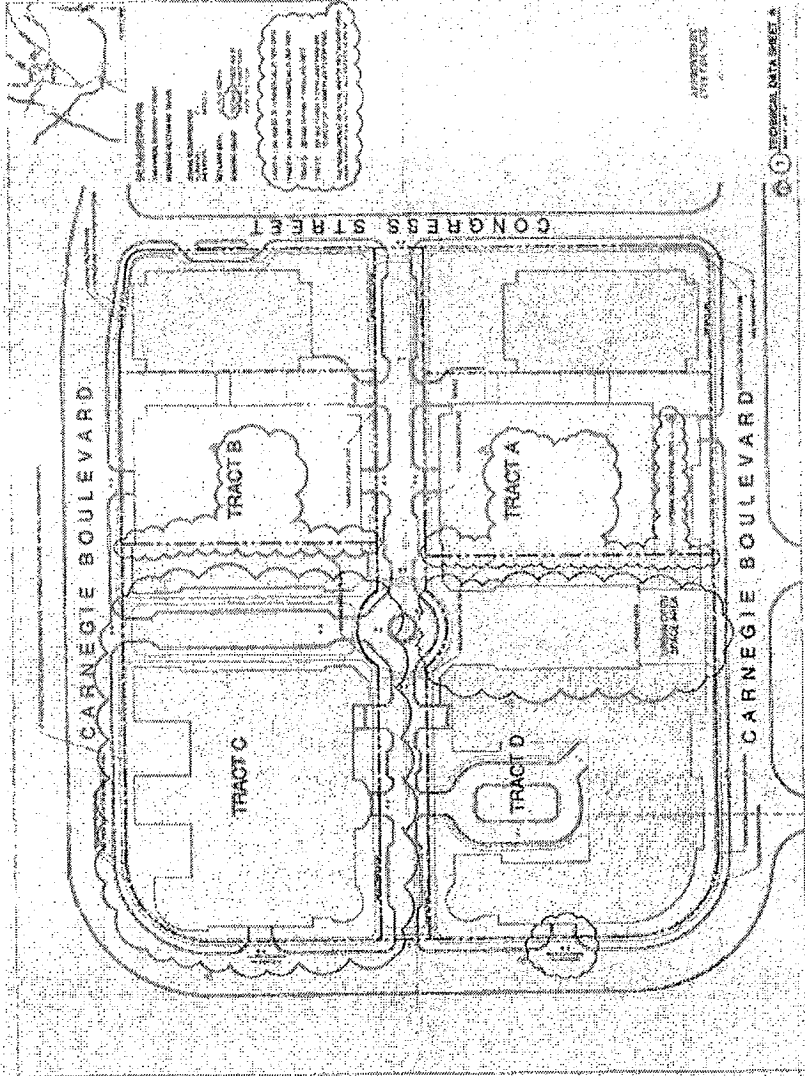
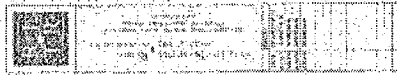


## Existing Site Plan



## Proposed Site Plan





**SITE PLAN SPECIFICATIONS**

TAX PARCEL NUMBER: 177-063-01

REZONING PETITION NO. 2010-55

**ZONING CLASSIFICATION**

CURRENT: O-1  
PROPOSED: MUDD-O

NET LAND AREA: 11.13.15 ACRES

BUILDING HEIGHT: 150' MAX (TRACT A & B)  
120' MAX (TRACT C & D)  
NOTE: SEE PLAN

TRACT A - 240,000 SF OF COMMERCIAL FLOOR AREA

TRACT B - 240,000 SF OF COMMERCIAL FLOOR AREA

TRACT C - 200 MULTI-FAMILY DWELLING UNITS

TRACT D - 391 MULTI-FAMILY DWELLING UNITS AND  
15,000 SF OF COMMERCIAL FLOOR AREA

THE TOTAL AMOUNT OF RETAIL AND/OR RESTAURANT USES  
DEVELOPED ON THE SITE SHALL NOT EXCEED 15,000 SF.

# Existing Standards

# Proposed Standards

SITE PLAN SPECIFICATIONS

TAX PARCEL NUMBER: 177-063-01

REZONING PETITION NO. 2010-56

ZONING CLASSIFICATION

CURRENT: O-1

PROPOSED: MUDD-O

NET LAND AREA:

13.15 ACRES

BUILDING HEIGHT:

150' MAX (TRACT A & B)  
120' MAX (TRACT C & D)  
NOTE: SEE PLAN

TRACT A - 240,000 SF OF COMMERCIAL FLOOR AREA

TRACT B - 240,000 SF OF COMMERCIAL FLOOR AREA

TRACT C - 200 MULTI-FAMILY DWELLING UNITS

TRACT D - 391 MULTI-FAMILY DWELLING UNITS AND  
15,000 SF OF COMMERCIAL FLOOR AREA

THE TOTAL AMOUNT OF RETAIL AND/OR RESTAURANT USES DEVELOPED ON THE SITE SHALL NOT EXCEED 15,000 SF.

SITE PLAN SPECIFICATIONS

TAX PARCEL NUMBER: 177-063-01

REZONING PETITION NO. XXX-XXX

ZONING CLASSIFICATION

CURRENT: MUDD-O (PETITION NO.: 2010-56)

PROPOSED: MUDD-O (SPA)

NET LAND AREA:

13.15± ACRES

BUILDING HEIGHT:

150' MAX (TRACT A/B)  
120' MAX. (TRACT C & D)  
NOTE: SEE PLAN

TRACT A/B - 495,000 SF OF COMMERCIAL FLOOR AREA

TRACT C - 200 MULTI-FAMILY DWELLING UNITS

TRACT D - 391 MULTI-FAMILY DWELLING UNITS

THE TOTAL AMOUNT OF RETAIL AND/OR RESTAURANT USES DEVELOPED ON THE SITE SHALL NOT EXCEED 25,000 SF.

## **SITE PLAN AMENDMENT SUMMARY**

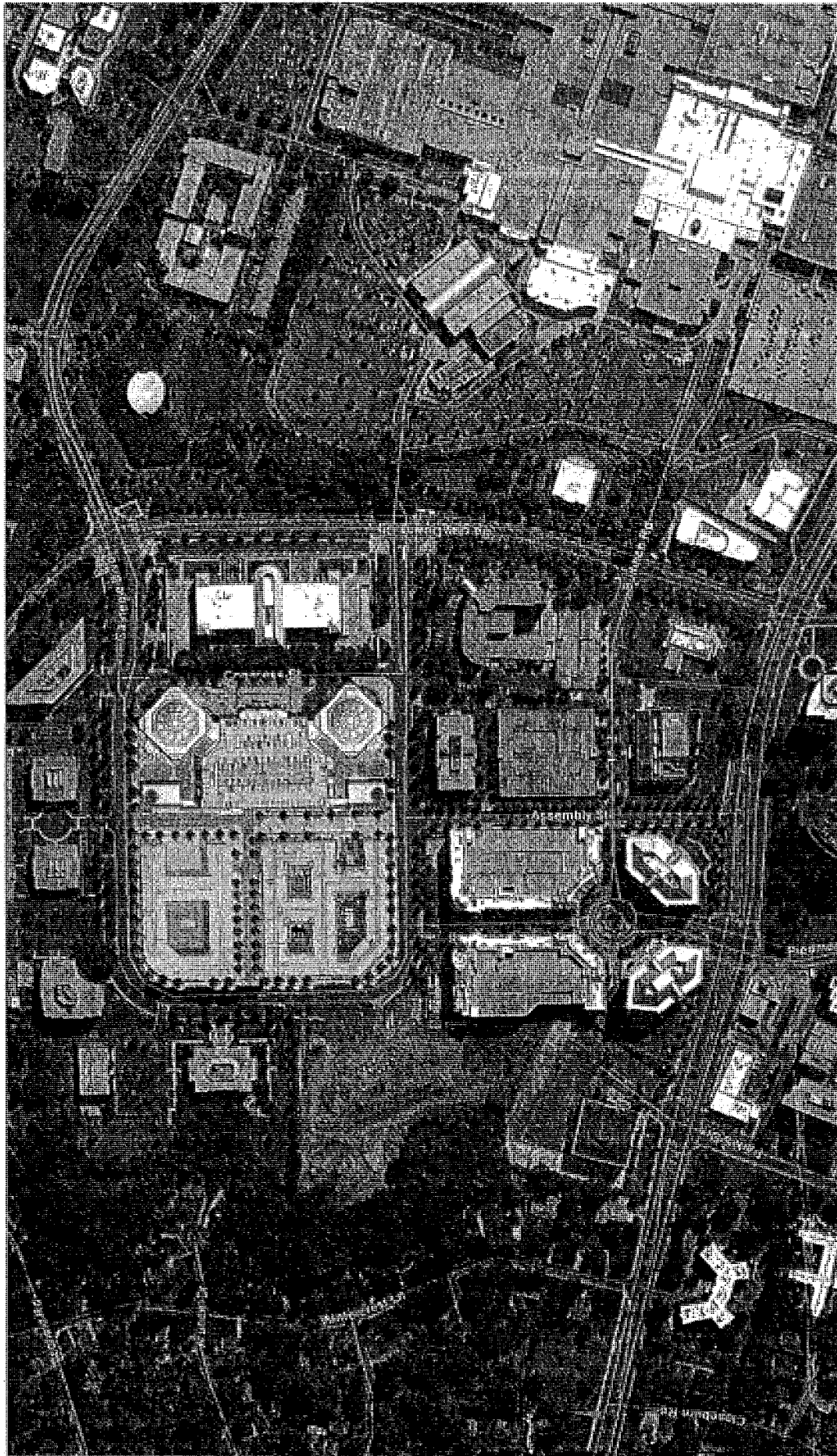
- Allows Consolidation of Office Parking Structure
- Shifts Location of 15k sf. of Commercial Allotment
- No Increase in Density
- Maintains Commitment to Provide Additional Parking
- Provides New Commitments Regarding Office Architecture



The image is a full-page background with a dark, grainy texture. A central vertical band of a slightly different, more uniform dark texture runs from top to bottom. On either side of this band are two vertical panels with a marbled pattern, featuring various shades of grey, white, and black in a swirling, organic design. The word "Design" is centered within the central band.

# Design



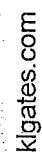


LS3P

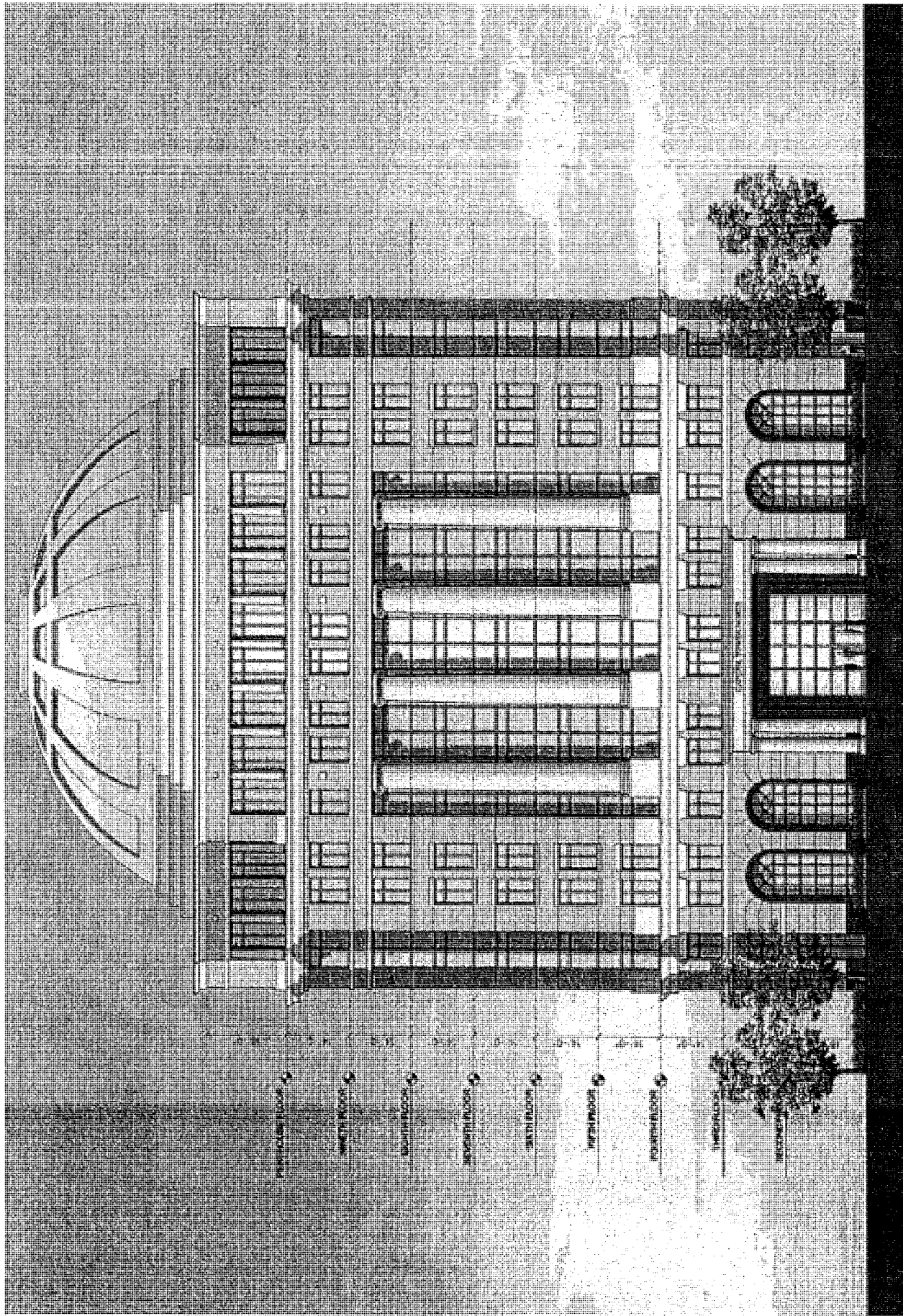
CAPITOL TOWERS AT CARNEGIE

AREA PLAN  
CHARLOTTE, NC  
27 JAN 1981 1004

LINCOLN  
HARRIS

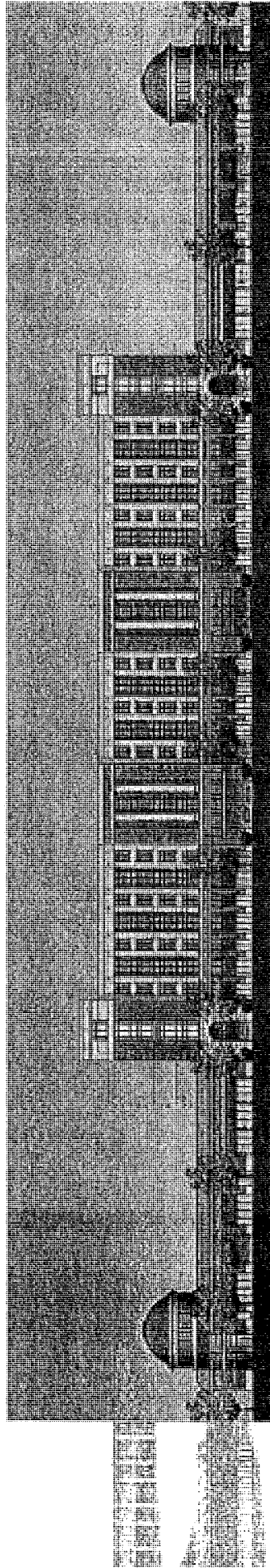






OFFICE ENTRY ELEVATION

6 3 13 29  
SCALE: 1" = 10'-0"

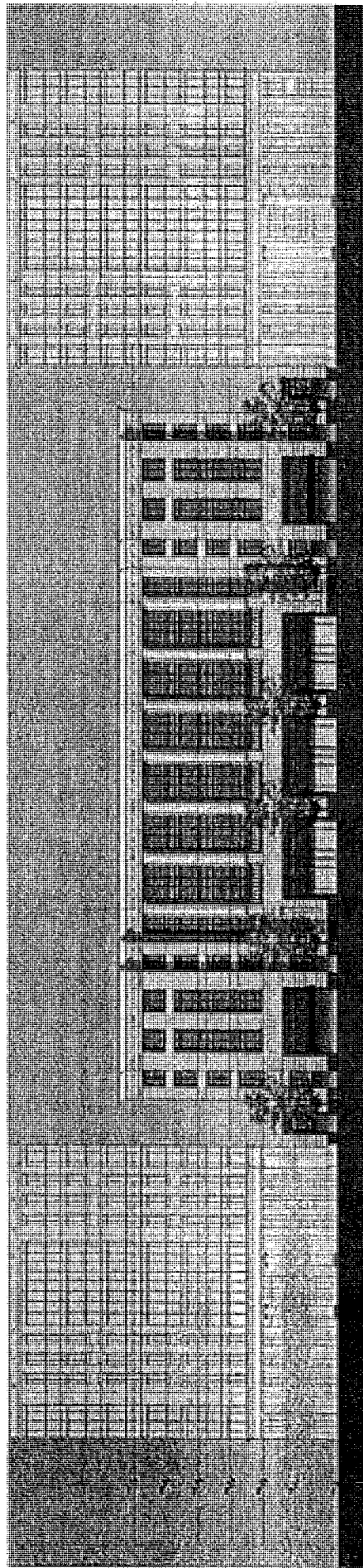


0 10 20 40  
 SCALE: 1" = 30'-0"

LS3P

CAPITOL TOWERS AT CARNEGIE  
 THE MEWS ELEVATION  
 CHARLOTTE, NC  
 27 JANUARY 2014


 LINCOLN  
 HARRIS

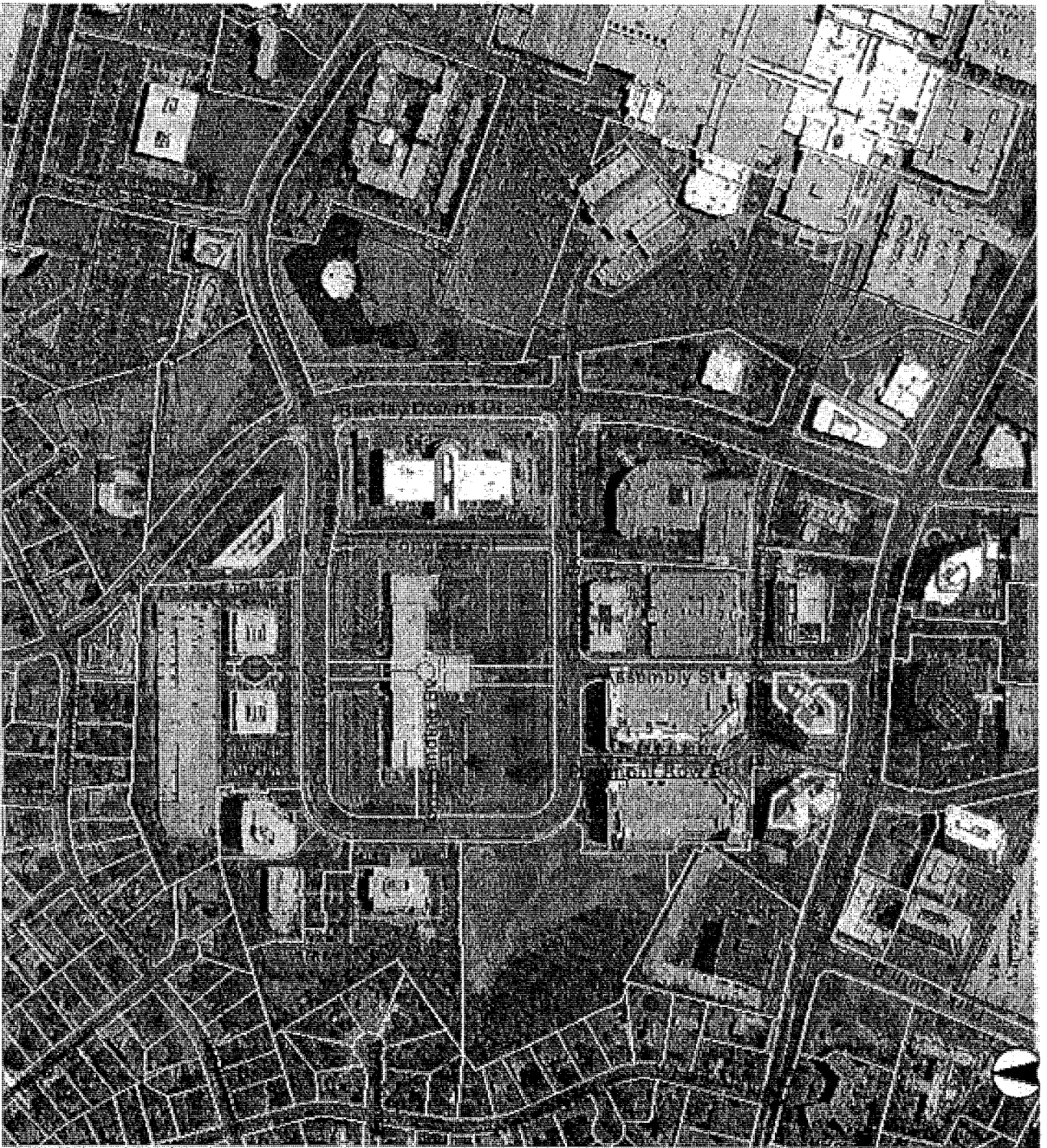


EAST ELEVATION

• 10  
• 20  
• 30  
SCALE



# Traffic







# Construction





## KEY DATES

- Public Hearing: February 17
- Zoning Committee: February 26
- City Council Decision: March 17

A black and white photograph of a night sky. The image is divided into three vertical sections. The left and right sections show a dark sky filled with numerous bright, out-of-focus stars of varying sizes. The central section is a lighter, more uniform gray band, possibly representing a nebula or a region of lower star density. The word "Questions?" is printed vertically in the center of this band.

Questions?