

## Ardrey Kell | Community House Rezoning

### COMMUNITY MEETING NOTICE



*View from corner of Ardrey Kell Road and Community House Road*

Dear Residents/Owners:

We are assisting Taylor Theus, LLC on a proposed rezoning petition filed just recently for the ±5.7 acre parcel at the corner of Ardrey Kell Rd. and Community House Rd. We are hopeful that you can attend a meeting on Thursday, April 21st at 7:00 PM at South Mecklenburg Presbyterian Church to learn more about the rezoning.

Most of you recall the earlier effort to rezone this property to a combination of office uses and indoor climate controlled storage that was turned down in December of last year. As the attached information demonstrates, this rezoning request is significantly different from the earlier one as it:

- Eliminates the two office buildings and associated parking that was a significant part of the last request;
- Preserves a substantial portion of the existing thick forest of trees on the site and along the roads;
- Eliminates the Community House Road access and dramatically reduces the size of the parking areas;

As a result, the building (designed to look like a Class A office building) will be screened fully from view along Community House Road, and will have limited views from the corner and the single entrance along Ardrey Kell Road. And the new development will save over 40 % of the trees and have 4 times fewer vehicle trips (those also will mostly be off peak).

Recognizing that many in the community were concerned about commercial uses being located on this property, this conditional rezoning plan goes to grant lengths to address those concerns. This secure, high quality indoor storage building with the substantial tree save areas that obscure the building, high quality building materials and very little traffic will be a far better and lower impact use for this site than the likely alternative of more intense commercial uses for the site. As many experts have noted, it is highly unlikely that this small site next to the high school and at the intersection of 2 thoroughfares will ever be developed for quality residential uses.

We point out that this rezoning petition is permitted at this time in spite of the two-year delay period. This is because the zoning category being requested is a lower classification than the earlier rezoning petition that was denied. While the proposed new zoning classification would allow higher density use, the conditional rezoning plan submitted will actually provide for a significantly less intense development plan than before since it eliminates the 2 office buildings sought earlier resulting in less traffic, less parking area and dramatically more tree save. This rezoning (like most in Charlotte) is conditional which in this case will result in no other use, other than the proposed indoor climate controlled storage use with the applicable tree save & other commitments, taking place without a full blown rezoning of the property complete with a new hearing and decision by City Council.

Thank you for looking over attached materials. We hope you can join us for the meeting on April 21st. Thank you very much. Jeff Brown 704.331.1144 | [jeffbrown@mvalaw.com](mailto:jeffbrown@mvalaw.com) and Bridget Dixon 704.331.2379 | [Bridgetdixon@mvalaw.com](mailto:Bridgetdixon@mvalaw.com)



# EXISTING CONDITIONS





# PROPOSED CONDITIONS



*VIEW 1: From corner of Ardrey Kell and Community House*



*VIEW 2: From across Ardrey Kell*



*VIEW 3: From Highgrove Neighborhood*



## COMMUNITY MEETING INFORMATION

<b>Subject:</b>	<b>Rezoning Petition No. 2016-082</b>
<b>Petitioner/Developer:</b>	<b>Taylor/Theus Holdings, Inc.</b>
<b>Property:</b>	<b>+/-5.7 acres at the corner of Community House and Ardrey Kell (see locator map on page 6)</b>
<b>Existing Zoning:</b>	<b>R-3</b>
<b>Rezoning Requested:</b>	<b>I-1(CD) limited to Climate Controlled Self Storage</b>
<b>Date and Time of Meeting:</b>	<b>Thursday, April 21, 2016 at 7:00 p.m.</b>
<b>Location of Meeting:</b>	<b>South Mecklenburg Presbyterian // Mecklenburg Hall 8601 Bryant Farms Rd, Charlotte, NC 28277</b>

## PROJECT SUMMARY

### Project Overview:

- Indoor, climate controlled storage use.
- A+ construction quality will result in the building resembling an office use.
- Unprecedented tree save will limit building visibility from Ardrey Kell Road and Community House Road.
- Limited hours of access, with secured entry via each tenant's unique entry code.

### Changes from Prior Rezoning Proposal:

- Eliminated two office buildings.
- Removed access point off of Community House Road.
- Reduced signage.
- Increased tree save from 15.4% to 40.9% - unprecedented for new development.
- Reduced impervious surface from 58.8% to 35.6% of the site.

### Rezoning Overview:

- The rezoning would be a conditional use rezoning, meaning only what is specifically approved by City Council in the petition would be permitted – creates a legally binding document and set of site specific commitments limiting the use to what is proposed.

### The Changing Face of Climate Controlled Self Storage:

- New facilities are often located in residential areas to serve as an amenity for adjacent residents.
- Tenants most often live within one to three miles of the service and use their unit as an extra attic/garage.
- Storage units are fully inside with extensive security cameras and tenant access is limited from 6am - 10 pm via personalized access entry code.

# GENERAL INFORMATION

## Why “conditional rezone” and how can this be filed now?

- Rezoning is the method for amending the zoning of a parcel to allow different uses.
- Conditional rezoning applies specific commitments and conditions that are attached to the parcel. This conditional rezoning will limit the use solely to the indoor climate controlled storage use and will contain commitments on tree save.
- Architectural quality that will be legally binding and enforceable.
- The Zoning Ordinance allows this to proceed sooner than two years after the earlier petition vote because it is using a lower zoning category (as reflected in the Zoning Ordinance hierarchy).
- Commits to standards that go beyond the base zoning ordinance requirements and are specific for each petition.

## What will the proposed building look like?

- The building will resemble a high quality office building.
- The following is a view from the parking area / interior of the site. There will be very limited visibility of the building from the street.



## What type of traffic do different developments generate?

The following is a table that demonstrates how different uses increase the number of trips created. Note that office and retail would generate much greater levels of trips.

Table 1: Ballantyne Climate Controlled Storage (RP 2015-078) Trip Generation Comparison

Land Use [ITE Code]			Daily	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
Prior Rezoning Proposal [BD(CD) and O-1(CD)]									
Climate Controlled Indoor Storage [151]	105,000	SF	263	8	7	15	14	13	27
Medical Office [720]	32,500	SF	1,174	62	16	78	32	84	116
Prior Rezoning Total Trips			1,437	70	23	93	46	97	143
New Climate Controlled Indoor Storage Only Proposal									
Climate Controlled Indoor Storage [151]	135,000	SF	338	10	9	19	18	17	35
Residential Apartments									
Apartments [220]	85	DUs	565	9	34	43	34	19	53
By-Right/Existing Zoning (R-3) - Single Family Homes									
Single Family Homes [210]	17	DUs	162	3	10	13	11	6	17

References:

Trip Generation, 9th Edition, Institute of Transportation Engineers, Washington, DC. 2012.



This aerial map shows the Blakeney area with various landmarks and roads labeled. A red star marks a specific location near Ardrey Kell HS. The map includes labels for roads such as Providence Rd-W, Fruitland Rd, Wilkes Dr, Auburn Top Ln, Eldon Dr, Travis Gulch Dr, Wheatfield Rd, Hedgerow Park Rd, and Walkers Bluff Ct. Landmarks include Fire Station 32, Hawk Ridge ES, YMCA, Rainbow Station Daycare, Ballantyne Presbyterian, Pavilion Health, Community House MS, Omni Montessori, Blakeney Retail, First Citizens, Blakeney Commons, Blakeney Office, Blakeney Racquet and Swim, State Employees Credit Union, Recent Office Rezoning, and Ardrey Kell HS. The map also shows various residential streets and a yellow line indicating a boundary or route.