

COMMUNITY MEETING REPORT  
**Petitioner: REAL ESTATE INVESTMENT FUND, LLC**  
Rezoning Petition No. 2016-055

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 March 7, 2016. A copy of the written notice is attached hereto as Exhibit B.

**DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on Monday, March 14, 2016 at 6:30 p.m. at Due Amici Pizza Restaurant, 5346 Prosperity Church Road, Charlotte, NC 28269.

**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 Ivon Rohrer, III, as well as by Petitioner's agents, Mason Adams with Piedmont Properties, Jay Fulcher, Director of Operations for the developer, DMI Storage, and Collin Brown and Brittany Lins with K&L Gates.

**SUMMARY:**

Collin Brown opened the meeting by welcoming attendees and introducing the Petitioner's team. He then proceeded to give a background of the property. Mr. Brown showed images of the site and surrounding parcels. The parcel in question is zoned R-3, which is an old zoning that has been around since before I-485 came about. There are also parcels currently zoned NS (neighborhood-services) and CC (commercial center zoning) nearby.

Mr. Brown explained that before submitting the rezoning, the Petitioner's team met with several neighborhood leaders (some of whom were also in attendance at this Community Meeting) in order to get their feedback early in the process.

Mr. Brown said the Petitioner spoke with the Charlotte-Mecklenburg Planning Department about the adopted land use plans for the area. The Petitioner heavily relied upon the Prosperity Hucks area plan in the early planning stages of the project. Mr. Brown walked through the recommendations given in the Prosperity Hucks plan and compared them to the Petitioner's rezoning plans. The Plan calls for well-connected street-oriented retail and mix of uses, which will be satisfied by Petitioner's rezoning. Additionally, the Plan recommends compact development with ground-floor retail that is pedestrian friendly and incorporates open space.

Again, Petitioner's rezoning team looked at all of these recommendations for guidance and plans to incorporate them. Mr. Brown showed a side-by-side comparison of the Prosperity Huck's image for the area and the Petitioner's plan in order to demonstrate consistency with the Plan.

Mr. Brown then explained that this project will be a mixed use development with office and retail components, but that the backbone of this development is the self-storage component. This is one of the first storage rezonings since the new text amendment to allow storage use in the MUDD district. Before the amendment, self-storage units could only be built in Industrial districts or Business Distributive districts, which require large setbacks, lower floor area ratios and excessive parking. The new standards allow a more urban style for storage units in the contemporary mixed-use district, while providing desirable conditions that require the storage be fully enclosed with ground-floor façades that must be wrapped with other uses such as office, retail or restaurants. Mr. Brown further explained that self-storage is in very high demand right now and the area in question is currently in a "storage desert".

Mr. Brown then showed the Petitioner's site plan and explained that there would be two buildings which include a mix of office, retail and storage uses. Commercial uses will line all public street frontages, with the idea that pedestrians will see the offices rather than the storage behind it. Additionally, the Stormwater Ordinance requires post-construction stormwater control to treat runoff on-site with water quality controls to filter the stormwater. Because of this, the site plans to incorporate a stormwater management area in the low topographic point, which will be aesthetically improved with landscaping components.

Mr. Brown showed an architectural rendering of the Petitioner's plan for the focal point commercial corner at the intersection of Docia Crossing and Prosperity Crossing. Any offices around the edges will be targeted for small business owners, with infrastructure in place to provide for high-speed internet, shared conference rooms and break rooms. Mr. Brown emphasized that the Petitioner's plans directly mirror the Prosperity Hucks area plan, which calls for a mix of uses. The Petitioner would prefer to construct approximately 8,000 square feet of office, 9,500 square feet of retail, and 101,000 square feet of self-storage uses.

Mr. Brown then shifted the conversation to design. The Prosperity Hucks plan calls for a non-residential ground floor with prominent entrances, distinctive character and clear glass windows, among other things. In initial meetings with neighborhood leaders, the attendees liked materials and architectural style similar to Davidson, North Carolina, with buildings appearing as if they were developed over time rather than all at once by utilizing varying materials and patterns. The Petitioner's plan has incorporated these comments as well as pedestrian scale lighting and open space on the patio corner for commercial uses.

Mr. Brown stated that the Petitioner will provide street trees along the site's edges, will add new sidewalks and will request to get a through-street onto Robert Helms Road (if NCDOT gives approval). Petitioner will also dedicate a right-of-way to the City for on-street parking along Prosperity Crossing Road.

Mr. Brown explained that the entire rezoning plan works because of the self-storage component. Self-storage is a relatively high revenue source which can subsidize other components of the development. This could allow for more affordable lease rates for small businesses or local retail tenants. Storage also requires very little parking, so less surface parking and more building area will be incorporated into the plan. Additionally, self-storage has a smaller impact on the

surrounding area since it does not generate very many vehicle trips per day or effect public school attendance.

Mr. Brown emphasized that the Petitioner will make commitments to high-end and high-quality design with meaningful open spaces. The Petitioner modeled the design after the Easton Town Center site in Ohio, as demonstrated in the slideshow presentation.

Mr. Brown walked the attendees through the general timeline for the rezoning petition and stated that the Petitioner is aiming for a public hearing in April and City Council decision in May.

Mr. Brown then turned the presentation over to Ivon Rohrer, III, to explain the background of DMI Storage, the developer for the site. Mr. Rohrer explained that DMI is local to Charlotte and intends to hold onto the property and be a part of the community, not just flip the site once it is acquired. This is also the first self-storage facility of its kind in Charlotte, so DMI intends to do a “top-notch” job on the site to serve as the example for future storage sites.

The Petitioner’s team closed the presentation by taking attendees’ questions. In response to one attendee’s question, Mr. Rohrer stated that the storage units will be climate controlled with security cameras and sprinklers, and will only be accessible through interior hallways.

One attendee voiced concern about the retail tenants being big chains. Mr. Rohrer stated that DMI seeks out quality local operators and is able to give affordable options to local businesses and is able to take on more risk in a local establishment rather than being forced to rely on national chain tenants.

Another attendee inquired about the intended signage at the site, commenting that she hates huge public storage signs in a mustard yellow color. Mr. Rohrer explained that DMI’s storage sites do not have a brand. Rather, each storage site is individually named for its location. For example, this site might be called “Prosperity Storage” and will have signs that blend in with surrounding buildings in the area. Additionally, Mr. Brown pointed out that the MUDD district is relatively restrictive on signage and the Petitioner has not requested an option to override the MUDD sign restrictions at this time. However, the team would evaluate whether standard signage would be sufficient to support retail uses at this location.

Another attendee had concerns about the look of the stormwater management area. Mr. Rohrer stated that the Petitioner will commit to treat the stormwater management area as a landscaped open space area. It will consist of a dry pond which allows for flowers and other beautification features, such as a rain garden.

In response to a question, Mr. Rohrer said that the Petitioner plans to build about 7 or 8 commercial bays, with a typical bay being about 20x60 feet. There will also be about 25 offices, with shared bathrooms, break area and copy room.

One attendee requested for the Petitioner’s agents to discuss the types of building materials planned for the site. Mr. Rohrer responded that the Petitioner plans to incorporate brick as the base on all sides of the buildings, including the back-of-house. Since the Prosperity Hucks area plan calls for 20th-century style architecture, the Petitioner plans to use varying types of brick color and shape so as to appear as if multiple buildings were constructed at different times. As clarification, the attendees stated that the community does not want to see hardi-plank material

used at the site. The Petitioner will use varying details around the top edges of the buildings as well as stucco accents and varying window pane treatments to further embellish the buildings.

In response to an attendee's question about the timeline for construction, Mr. Rohrer estimated that construction could break ground as early as six months after a favorable city council decision.

The open discussion concluded at 8:00 p.m. Following the formal discussion session, the Petitioner's team continued to answer individual concerns and departed at 8:30 p.m.

Respectfully submitted, this 21st day of March, 2016.

cc: The Honorable Greg Phipps  
Clerk to the Charlotte City Council  
Ms. Claire Lyte-Graham  
Ms. Tammie Keplinger  
Mr. Ivon Rohrer, III (via email)



## **EXHIBIT A**

6.

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Pet_No	TaxPID	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2016-055	02707220	PROSPERITY MEDICAL I LLC				1300 BAXTER ST STE 155		CHARLOTTE	NC	28204
2016-055	02932134	PROSPERITY SHOPPING PLAZA, LLC				PO BOX 1376 MIDTOWN		NEW YORK	NY	10018
2016-055	02932108	PRYOR	MARTHA TAO	GUY NATHAN JR	DOBBS	7300 WOODCOCK TRAIL		STANLEY	NC	28164
2016-055	02707223	SOUTHERN HOLDINGS IV LLC				1300 BAXTER ST STE 155		CHARLOTTE	NC	28204
2016-055	02932117	TAYLOR FAMILY TRUST		THEODORE W	TAYLOR	PO BOX 26386		CHARLOTTE	NC	28221
2016-055	02932162	TAYLOR FAMILY TRUST		THEODORE W	TAYLOR	P.O. BOX 26386		CHARLOTTE	NC	28221

Petition No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailZip
2016-055	Cindy	Peninger	Devonshire NA	4816 Avalon Forest Lane	Charlotte	NC 28269
2016-055	Jason	Cook	Hampton Place HOA	12228 Hampton Place Drive	Charlotte	NC 28269
2016-055	Tom	Martin	Highland Creek	9539 Foggy Meadow Road	Charlotte	NC 28269
2016-055	Stacie	Purcell	Highland Creek HOA	6121 Chavel Lane	Charlotte	NC 28269
2016-055	Patrick	Dewey	Madison Park at Wallace Farms HOA	10324 Madison Park Drive	Charlotte	NC 28269
2016-055	Joyce	Gonzalez	Madison Park at Wallace Farms HOA	9302 White Aspen Place	Charlotte	NC 28269
2016-055	Regina	Smith	Madison Park at Wallace Farms HOA	11528 woodfire Road	Charlotte	NC 28269
2016-055	Rozel	Tolliver	Madison Park at Wallace Farms HOA	10145 Madison Park Drive	Charlotte	NC 28269
2016-055	Patrick	Dewey	Madison Park at Wallace Farms Owners Association	10324 Madison Park Drive	Charlotte	NC 28269
2016-055	Donald	Oehler	Mallard Creek Community	4503 Ridge Road	Charlotte	NC 28269
2016-055	Pete	Bozza	Prosperity Region Area Mgt. (PRAM)	12310 Panthersville Drive	Charlotte	NC 28269
2016-055	Margarita	Lizarra	Prosperity Village HOA	12525 Jessica Place	Charlotte	NC 28269
2016-055	Sandra	Lail	Rolling Oaks	12334 Heritage Hills Ln	Charlotte	NC 28269
2016-055	Willie	Jefferson	Villages of Leacroft (FUME)	4528 Highcroft Lane	Charlotte	NC 28269
2016-055	Joseph	Mercier	Villages of Leacroft HOA	3020 Prosperity Church Rd	Charlotte	NC 28269

## **EXHIBIT B**

Due Amici Pizza  
March 14, 2016 at 6:30 p.m.

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## **EXHIBIT C**

**NOTICE TO INTERESTED PARTIES OF  
COMMUNITY MEETING**

**Subject:** Community Meeting -- Rezoning Application filed by Real Estate Investment Fund, LLC, to accommodate the development of a mixed use project that incorporates retail, office and self storage uses on approximately 2.52 acres located on the west side of Prosperity Church Road between Johnston Oehler Road and Interstate 485.

**Date and Time  
of Meeting:** Monday, March 14th, 2016 at 6:30 P.M.

**Place of Meeting:** Due Amici Pizza Restaurant  
5346 Prosperity Church Road  
Charlotte, NC 28269

**Petitioner:** Real Estate Investment Fund, LLC  
**Petition No.:** 2016-055

We are assisting Real Estate Investment Fund, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 2.52 acre site (the "Site") on the west side of Prosperity Church Road between Johnston Oehler Road and Interstate 485 from the R-3 (Neighborhood Business) zoning district to the MUDD-O (Transit Oriented Development) zoning district. The purpose of the Rezoning Petition is to allow the property to accommodate the development of a mixed use project that incorporates retail, office and self storage uses, as consistent with the Prosperity Hucks Area Plan.

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 Application for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Department'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 Site.

**Accordingly, on behalf of the Petitioner, we give you notice that the Petitioner will hold a Community Meeting regarding this Rezoning Application on Monday, March 14th, 2016 at 6:30 P.M. at Due Amici Pizza Restaurant, 5346 Prosperity Church Road, Charlotte, North Carolina 28269.** The Petitioner's representatives look forward to sharing information about their proposed redevelopment with you and to answering any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call Collin Brown at 704-331-7531.

cc: Ms. Claire Lyte-Graham  
The Honorable Greg Phipps  
Members, Charlotte City Council (via email)  
Sarah Zdeb and Theresa Rose (via email)

Date Mailed: March 7, 2016

## **EXHIBIT D**



K&L GATES



Community Meeting

**Rezoning Petition 2016-055**  
Petitioner: Real Estate Investment Fund

March 14, 2016

# AGENDA

- Introductions
- Background
- Overview of Prosperity Hucks Plan
- Proposed Development
- Comparison of Proposal to Area Plan
- Summary of Benefits
- Timeline
- Discussion

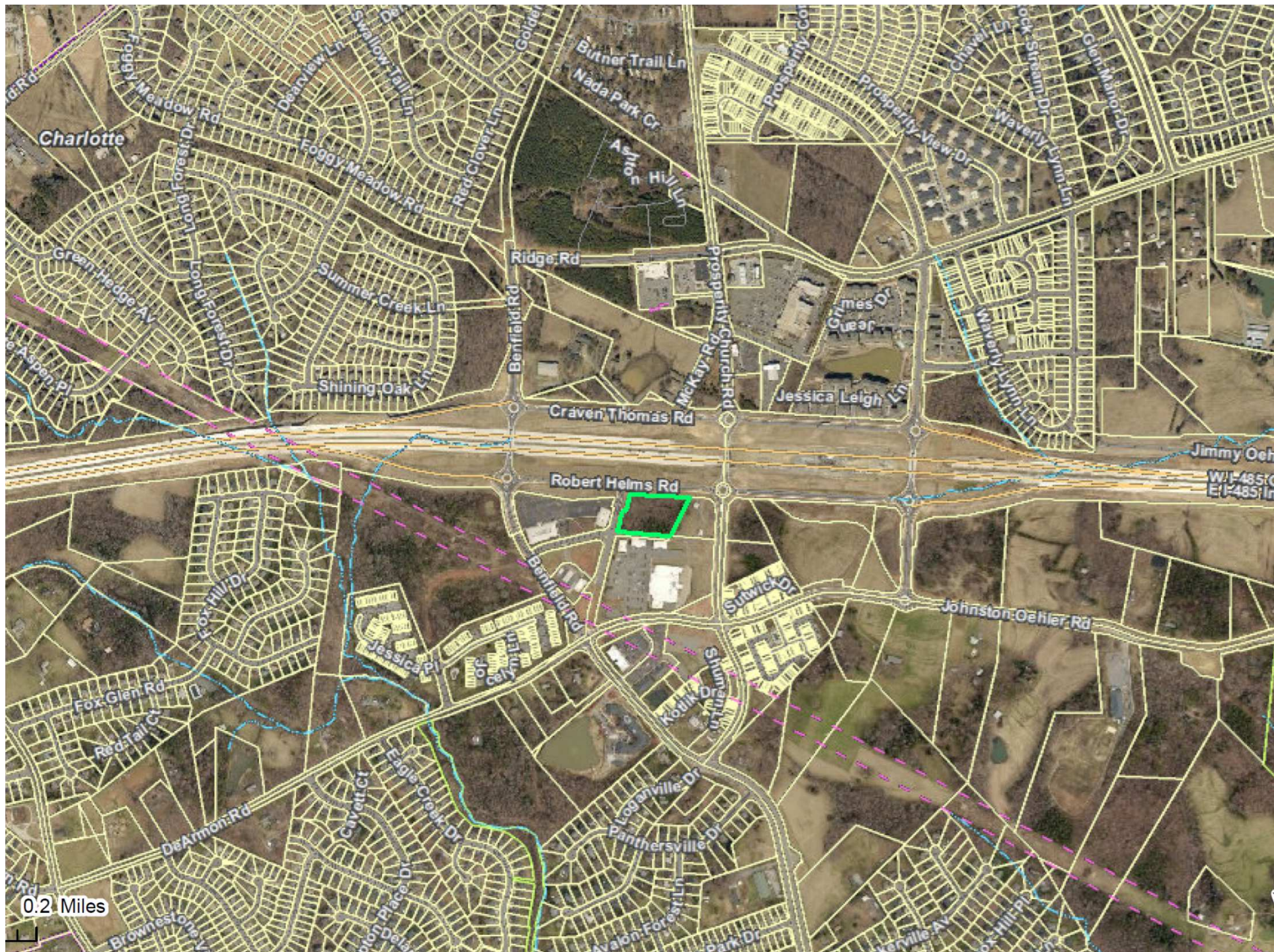
# INTRODUCTIONS

- Developer: Ivon Rohrer III
- Broker: Mason Adams
- Architects: ADW Architects
- Community Leaders
- Land Use Counsel: Collin Brown & Brittaney Lins

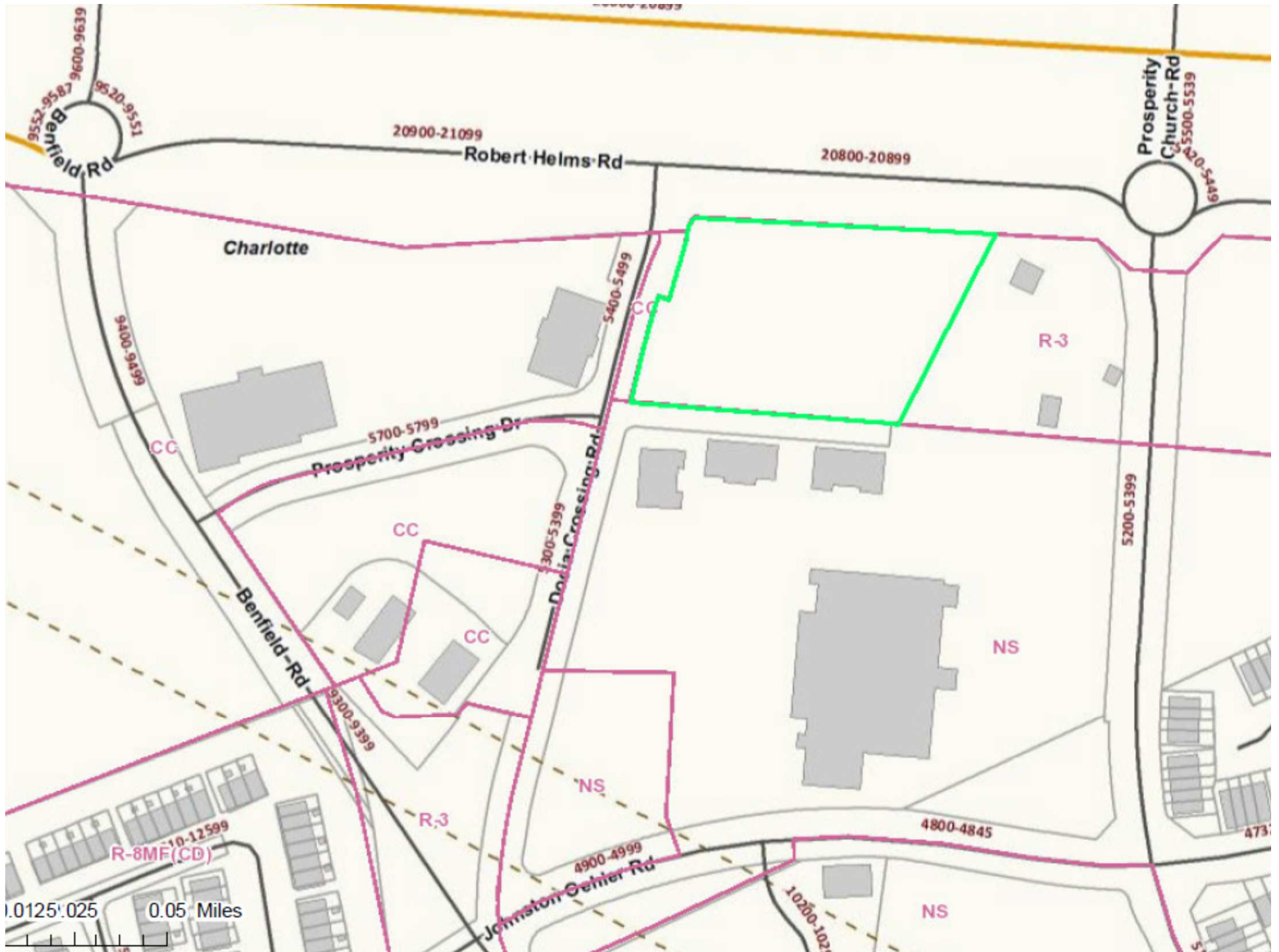
The image features a background of blue bokeh with out-of-focus light spots in various shades of blue and white. A solid orange horizontal bar is positioned in the center, containing the word "Background" in white text.

Background









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# Prosperity Hucks Plan



# Prosperity Hucks area plan

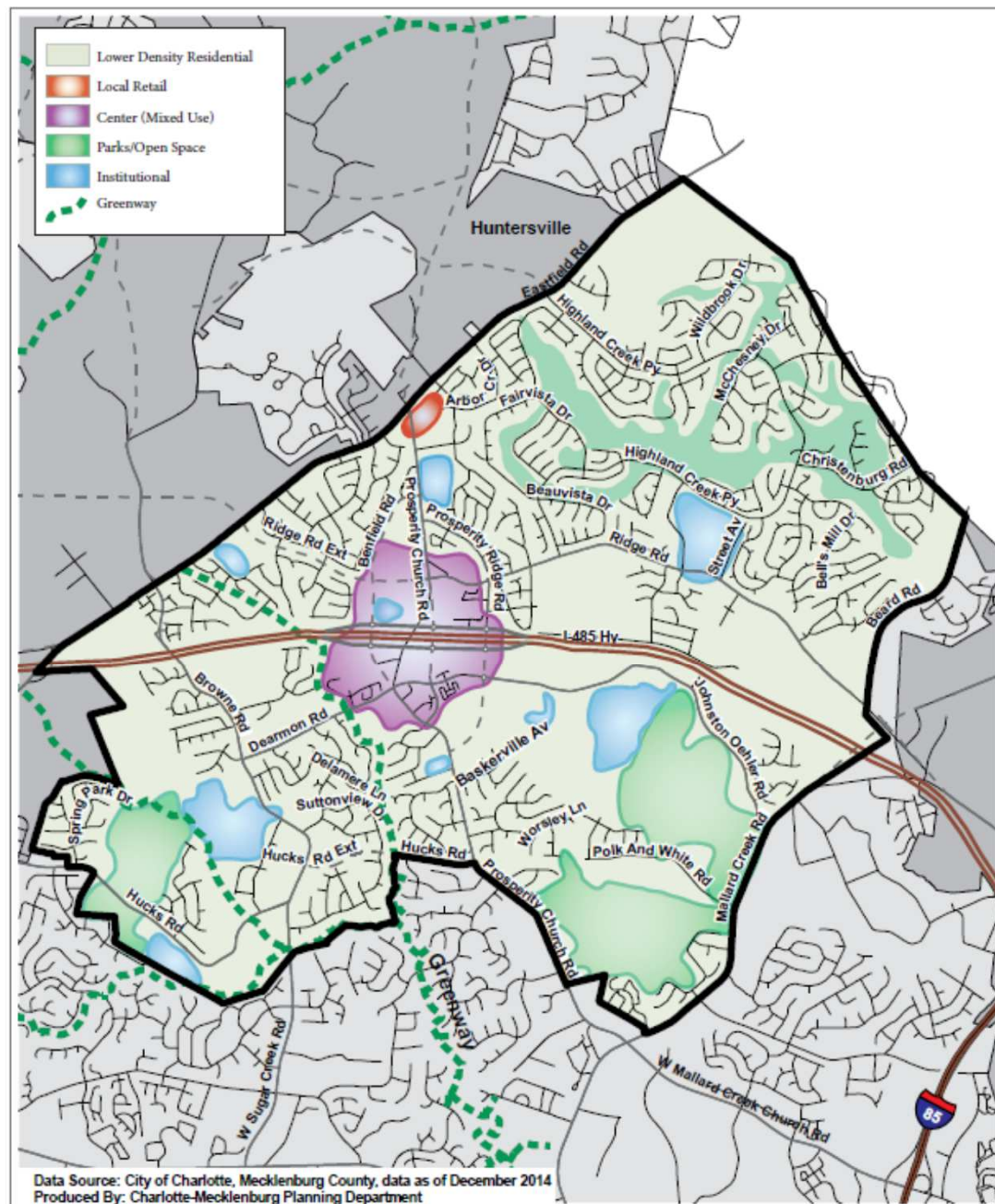
Adopted by City Council

July 27, 2015



Charlotte Mecklenburg Planning Department





## Concept Prosperity Hucks Area Plan





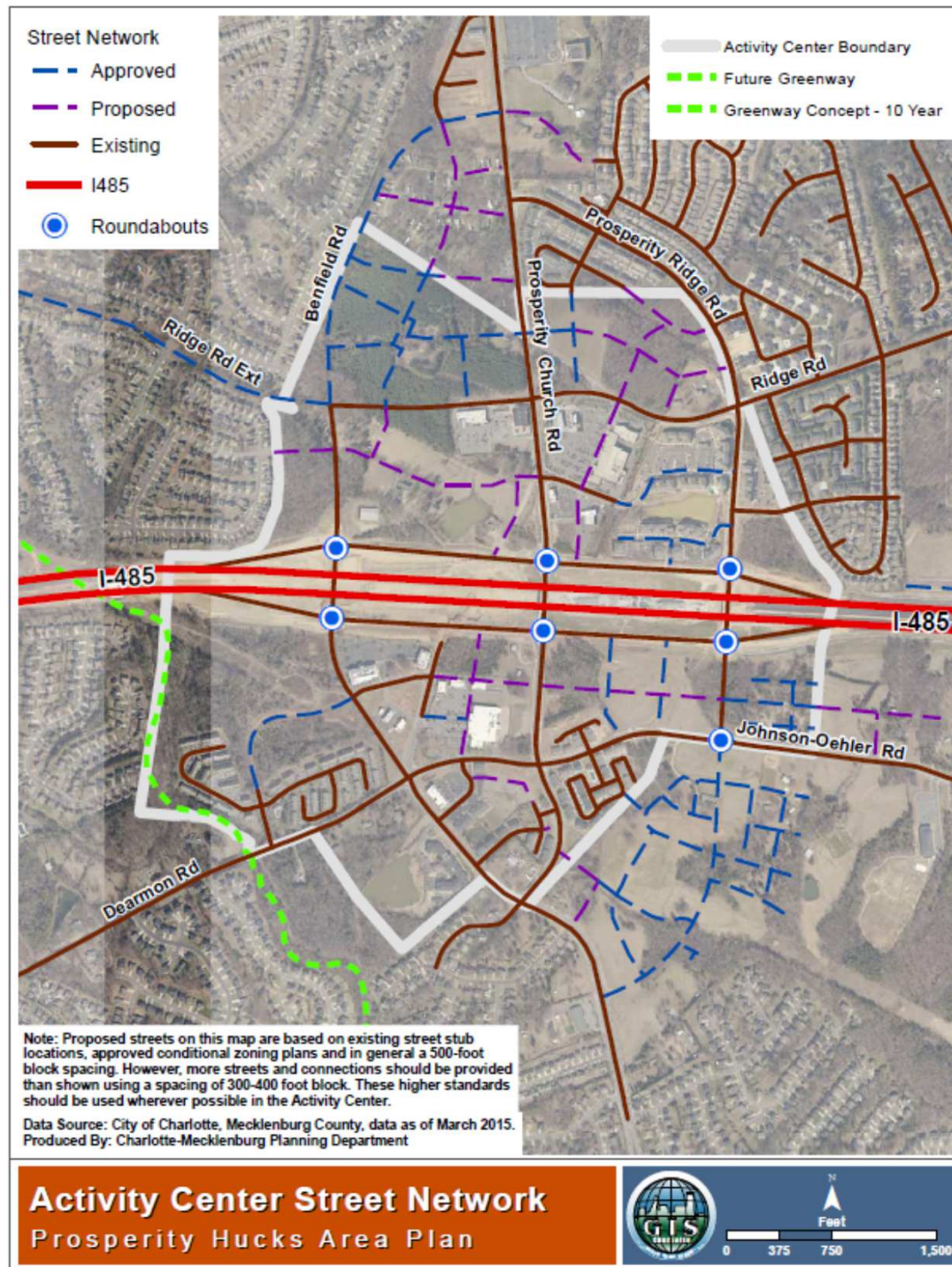
Data Source: Mecklenburg County aeriats dated April 2014  
 Produced By: Charlotte-Mecklenburg Planning Department

## Activity Center Policy Areas

### Prosperity Hucks Area Plan







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# Site Specific Recommendations



**Policy Area C10:**  
Between Benfield Road and Prosperity  
Church Road, South of I-485, from Robert  
Helms Road to south of Johnston-Oehler  
Road

Context:

Existing shopping center, medical office buildings, mixed use office/retail, low density office condominiums, and undeveloped sites.

Intent:

Connected and street-oriented retail and employment uses.

**Land Use**

1. **Future land use should be a mix of uses** – retail/ service, office, hotel, and institutional; (residential uses are only appropriate if vertically integrated with other uses). Larger development parcels (larger than about 5 acres) must include at least two of these uses, such that a single use does not dominate the area. The mix of uses may be vertical or horizontal, but must be designed and connected to create a unified walkable place.
2. **Retail development may include an anchor use** of up to about 50,000 square feet on the ground floor. The anchor use should be complemented by small shop space (retail, office, restaurants). The intent is to provide for vital street-oriented activity within the area.
3. **Land uses with drive-through facilities and/or gasoline pumps** should be limited, but may be appropriate along Robert Helms Road if in conformance with the Design Guidance for such uses in the Community Design section of this document.

**Community Design**

*refer also to General Policies starting on Page 49*

4. **Development should be compact**, pedestrian-oriented, and well-connected internally, and to surrounding development.
5. **New buildings should be oriented toward streets**, with the majority of parking located to side or rear of buildings. Shared parking and/or structured parking is encouraged.
6. **The ground floor of buildings should be designed to activate streets and open space** through a combination of design techniques that may include: Non-residential ground floor uses with clear glass windows and prominent entrances with operable doors allowing access from the sidewalk; Building corners that feature prominent entrances and



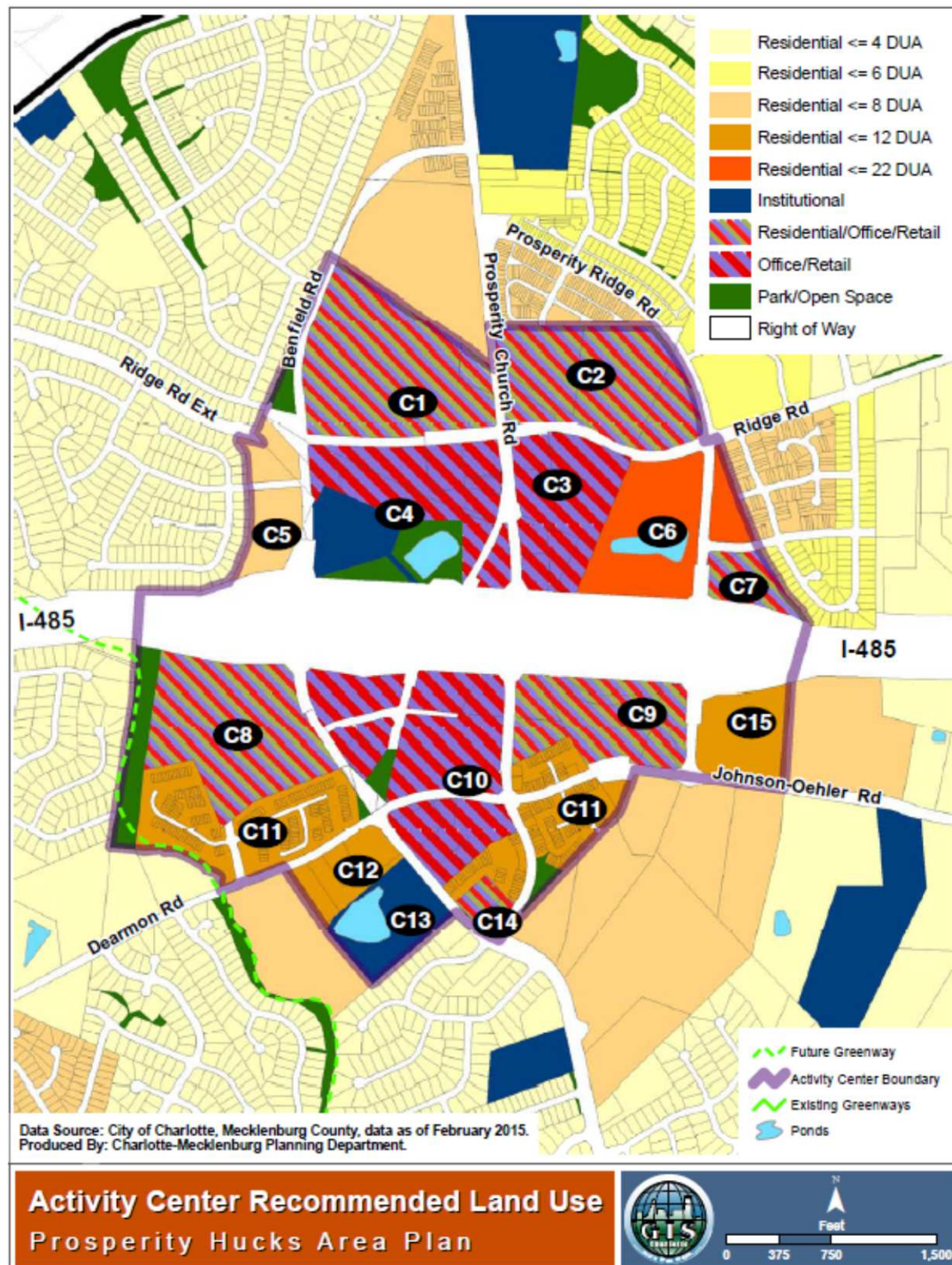
Policy Area Location



Policy Area Recommended Future Land Use



*Clear glass windows and prominent entrances on non-residential ground floor uses help to activate streets and open space..*





## Land Use

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*Policy Area Recommended Future Land Use*

## Community Design

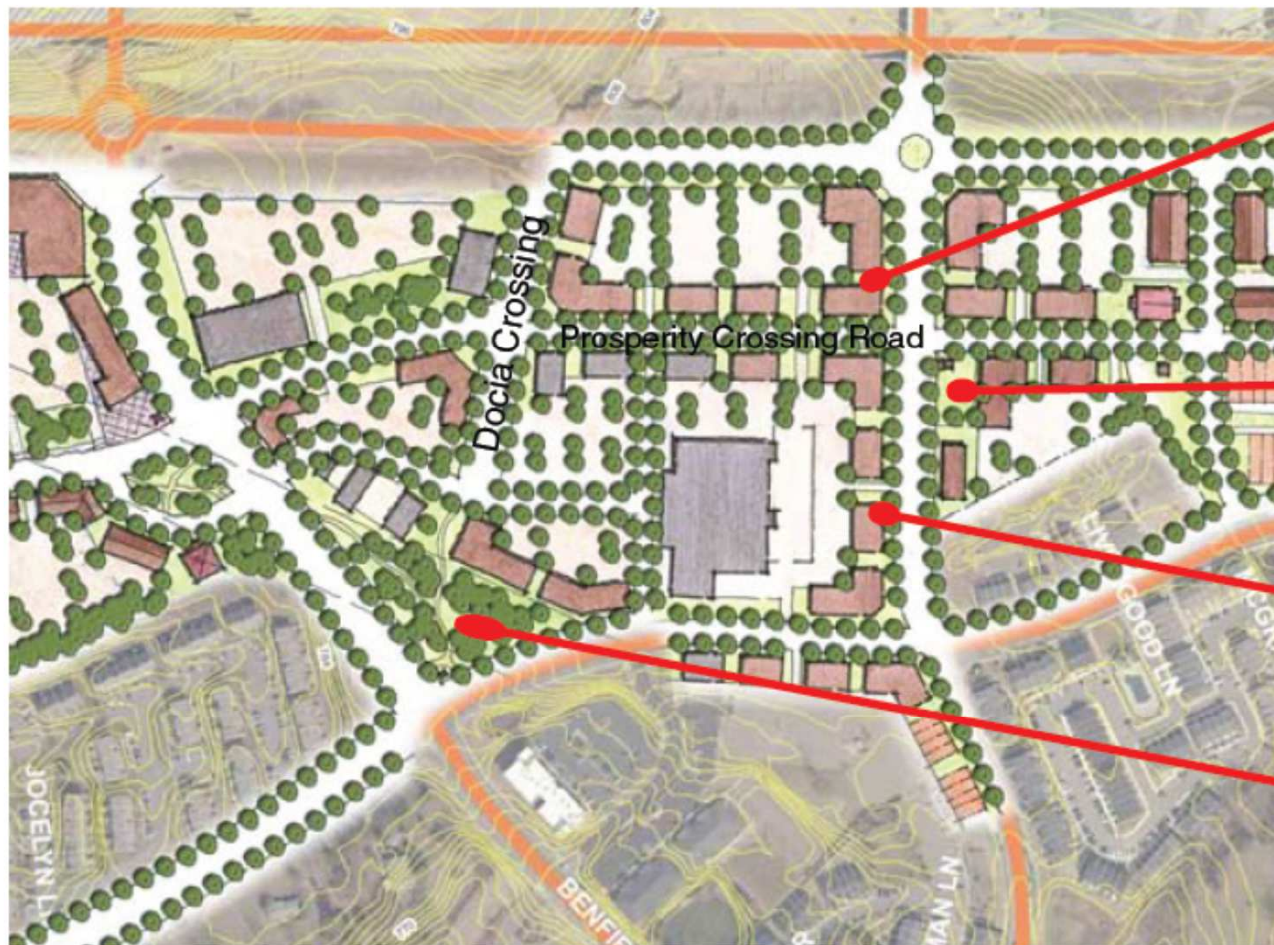
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*Clear glass windows and prominent entrances on non-residential ground floor uses help to activate streets and open space..*





### **Streetfront Retail/Office**

fronting on extended Prosperity Crossing Road provides a pedestrian experience and street connectivity through the Core of the Activity Center.

### **Small Open Space**

at strategic locations throughout the Activity Center improves the pedestrian experience.

### **Retail/Office Uses**

built on available land serves to screen the existing grocery store loading area.

### **Open Space Element**

added on former right of way of what is now Docia Crossing can become part of a network of connecting open space between parcels.

*Sketch showing the extension of Prosperity Crossing Road, and streetfront mixed use development facing onto it. Small open spaces add to the pedestrian experience.*

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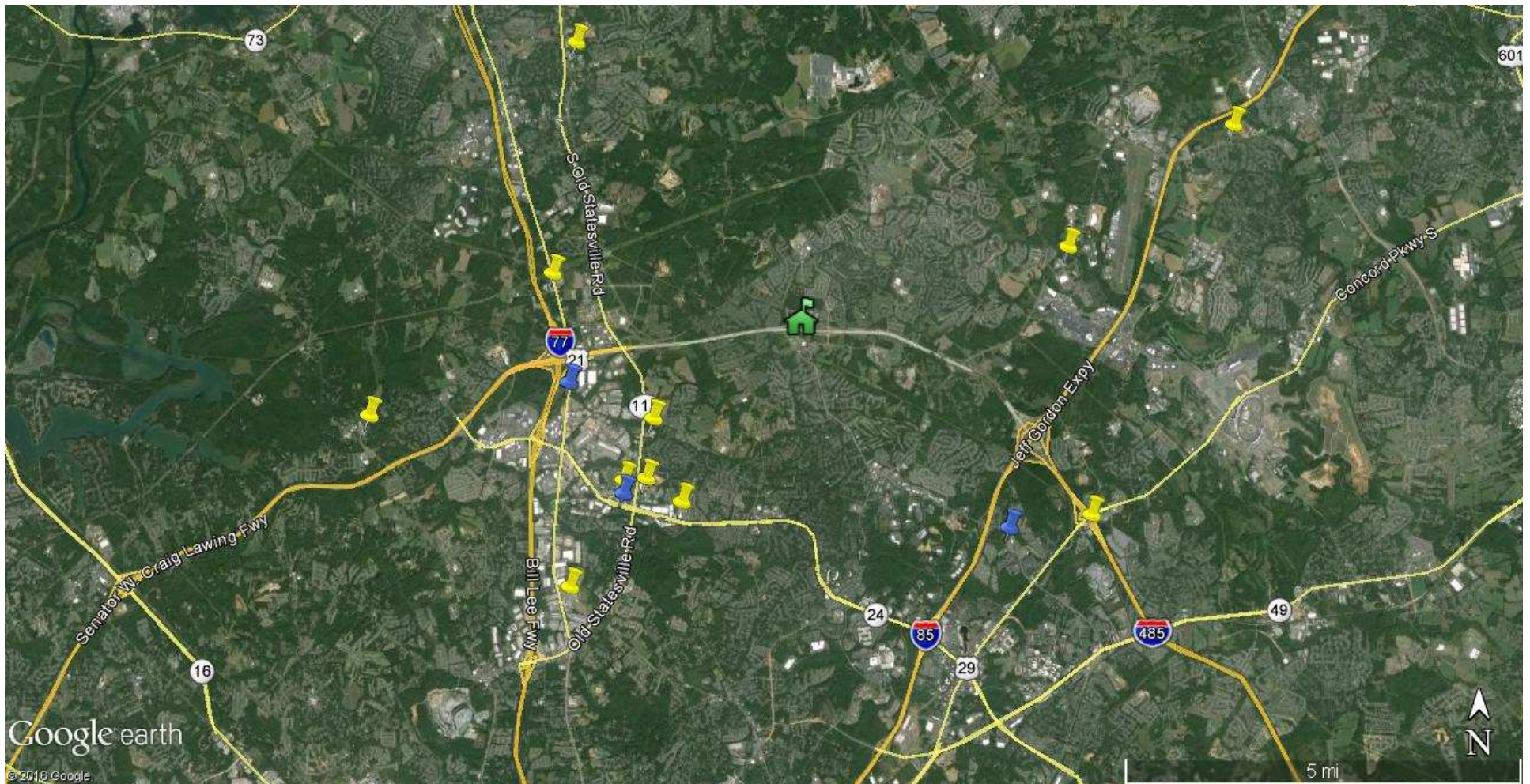
# Proposed Development







**Green:** Site  
**Yellow:** Existing Storage Facilities  
**Blue:** Proposed Storage Facilities





*The Atlantic*

# Finding Solace in a Storage Unit

The facilities occupy a complicated place in American life: An Object Lesson



<http://www.theatlantic.com/technology/archive/2016/03/solace-in-a-storage-unit/472890/>

klgates.com





APPROVED BY  
CITY COUNCIL

NOV 16 2015

November 16, 2015  
Ordinance Book 59, Page 612

November 16, 2015  
Ordinance Book 59, Page 613

Ordinance No. 6088

Revised 11-12-15

Petition #: 2015-084  
Petitioner: StorCon, c/o Reade DeCurtins

AN ORDINANCE AMENDING

APPENDIX A  
ORDINANCE NO. 6088

OF THE CITY CODE – ZONING ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. Appendix A, “Zoning” of the Code of the City of Charlotte is hereby amended as follows:

A. CHAPTER 9: GENERAL DISTRICTS

1. PART 8.5: MIXED USE DEVELOPMENT DISTRICT

- a. Amend Section 9.8503, “Mixed Use Development District; uses permitted under prescribed conditions,” by adding a new listed use as follows:

Warehousing within an enclosed building for a self-storage facility only, provided that:

- (a) All storage shall be located within the building, and outside storage of any type, including the outside storage of moving vans, trailers, vehicles and boats, shall not be permitted.
- (b) Any ground floor building facade that fronts a public street shall be wrapped with one or more of the uses set out below, however, no more than 50 percent of the ground floor building facade fronting a public street may be wrapped with the rental and management office associated with the self-storage facility:
  - (i) professional business and general offices as allowed in the MUDD zoning district, which shall include the rental and management office associated with the self-storage facility;
  - (ii) retail sales as allowed in the MUDD zoning district with the exception that convenience stores and check cashing establishments shall not be a permitted use;

(iii) eating, drinking and entertainment establishments (Type 1), and eating, drinking and entertainment establishments (Type 2), subject to the regulations of Section 12.546; and

(iv) breweries, subject to Section 12.544.

(c) Direct access to the individual self-storage units located in the building shall not be provided from the exterior of the building. Access to the individual self-storage storage units shall be provided by internal hallways.

(d) The maximum height of a building containing a self-storage facility shall be 90 feet.

(e) In addition to the urban design standards of the MUDD zoning district, a building containing a self-storage facility must meet the following design requirements:

(i) The facade of each floor of the building above the ground floor that fronts a public street (but not an alley) must have windows or glass that cover at least 25% of the length of such street facing facade. The windows and glass may be spandrel glass provided that the reflectivity value does not exceed 36 percent as measured under the applicable provisions of Federal Specifications DD-G-451d 1977. In no event may spandrel glass be utilized on the ground floor of the building.

(ii) Where expanses of solid wall are necessary on the facade of any floor of the building located above the ground floor (including a facade that does not front a public street), they may not exceed 20 feet in length. A blank wall is a facade that does not contain windows, glass or sufficient ornamentation, decoration or articulation. Design elements that may be utilized to break up expanses of solid wall include, without limitation, ornamentation, molding, string courses, belt courses and changes in material or color.

(iii) If the building is located on a lot that abuts a public or private street, at least one entrance shall be provided on each building facade fronting a street. If the building is located on a corner lot, the building may provide one main entrance oriented to the corner or facing either of the streets.

(iv) In order to promote visual compatibility with commercial and multi-family development allowed in commercial



zones, the building shall incorporate contextual architectural and design features common to commercial and multi-family development in the surrounding area. Examples of such architectural and design features that may be utilized include: massing, proportion, facade modulation, exterior building materials and detailing, varied roof-line, pedestrian scale and fenestration.

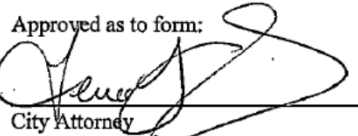
(f) Signs may not be installed or maintained above the third floor of a building containing a self-storage facility.

- b. Amend Section 9.8507, "Mixed Use Development District; parking and loading standards," subsection (1) by adding a parking standard for warehousing within an enclosed building for self-storage facilities as follows:

Warehousing within an enclosed building for self-storage only .25 parking spaces per 1,000 gross square feet for the self-storage portion of the building and parking for all other uses, including the rental and management office shall be in accordance with the requirements of the MUDD zoning district.

Section 2. That this ordinance shall become effective upon its adoption

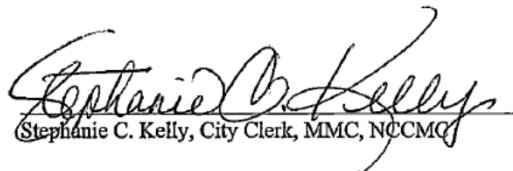
Approved as to form:

  
City Attorney

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 16th day of November, 2015, the reference having been made in Minute Book 139, and recorded in full in Ordinance Book 59, Page(s) 612-614.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 16th day of November



  
(Stephanie C. Kelly, City Clerk, MMC, NCCMC)

es.com

Warehousing within an enclosed building for a self-storage facility only, provided that:

- (a) All storage shall be located within the building, and outside storage of any type, including the outside storage of moving vans, trailers, vehicles and boats, shall not be permitted.

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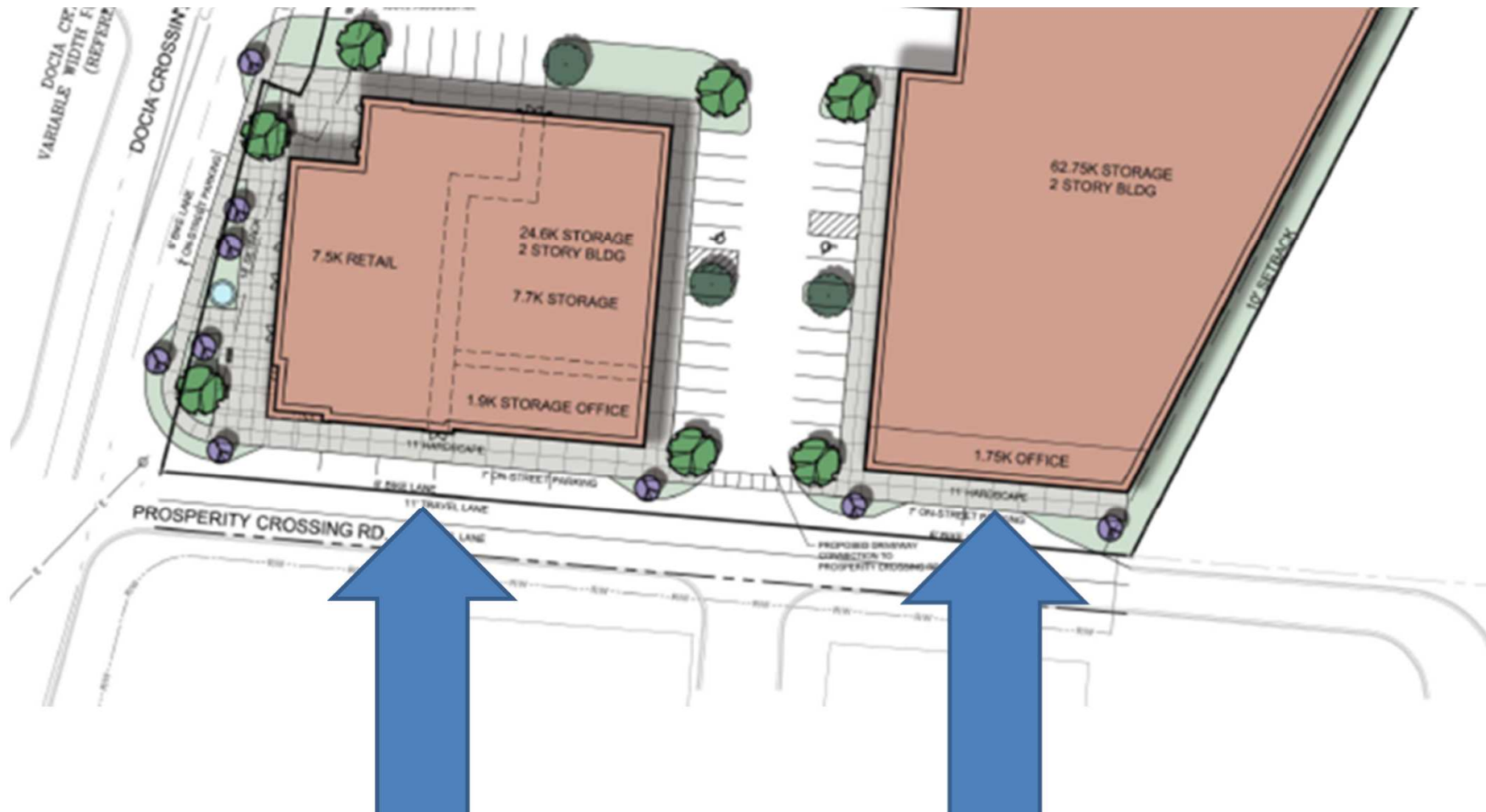


DMI North Charlotte  
Robert Helms Road Elevation (office/storage)

revised - 3.10.16





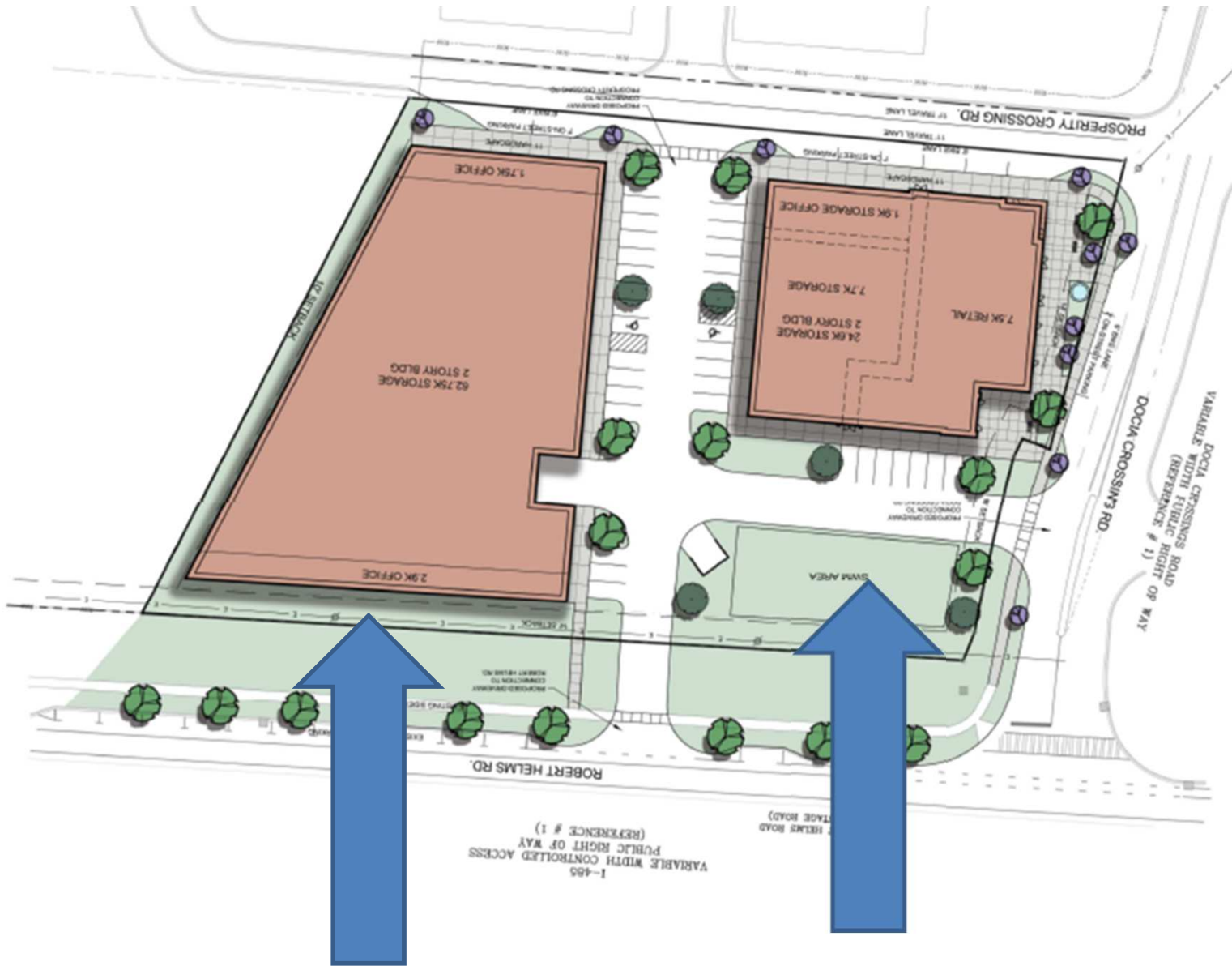


DMI North Charlotte  
Prosperity Crossing Road Elevation (retail/storage)

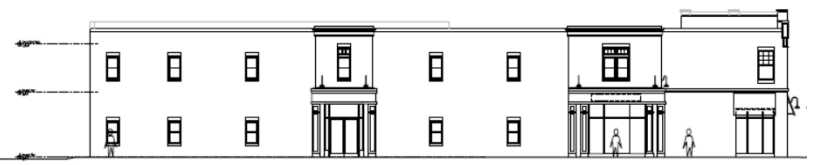
revised - 3.14.16  
0 8 10 20



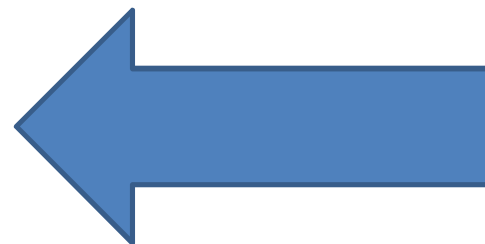
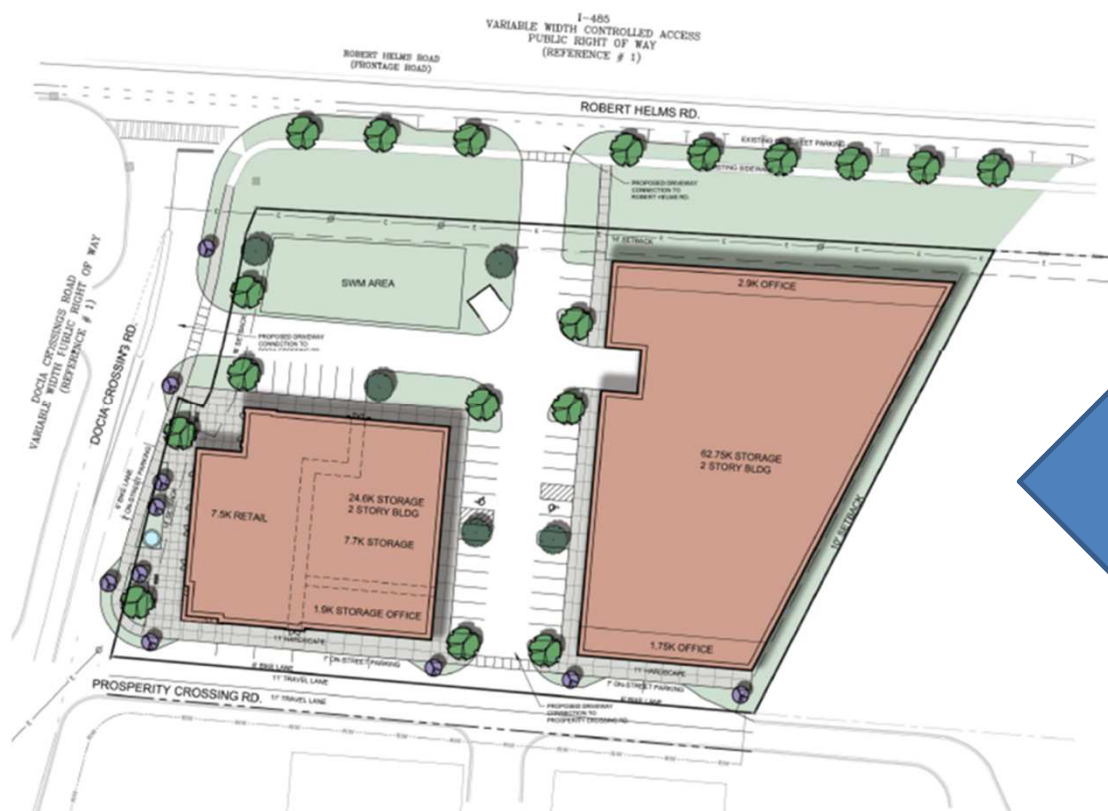
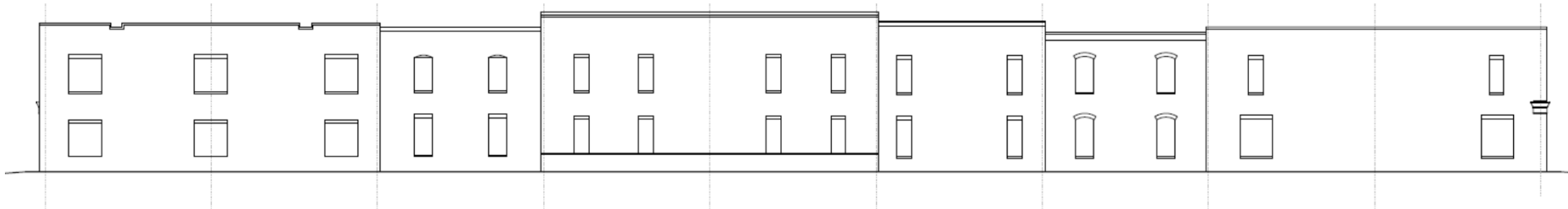
DMI North Charlotte  
Prosperity Crossing Road Elevation (office/storage)



DMI North Charlotte  
Robert Helms Road Elevation (office/storage)



DMI North Charlotte  
Robert Helms Road Elevation (retail/storage)



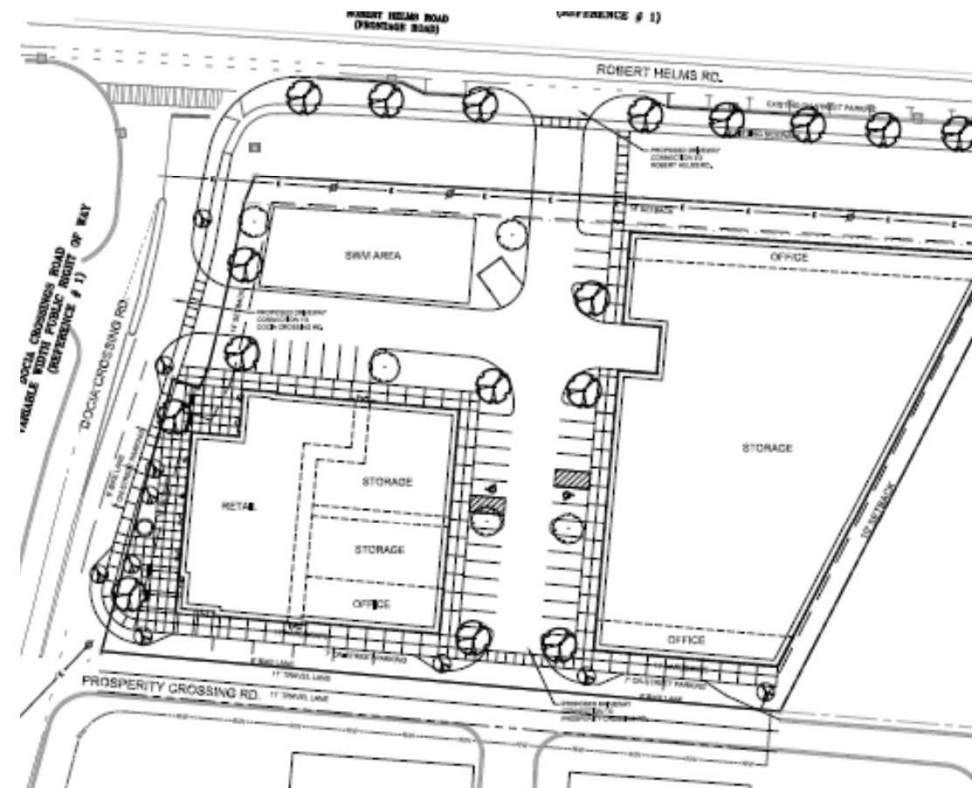


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# Land Use

## Land Use

1. **Future land use should be a mix of uses** – retail/service, office, hotel, and institutional; (residential uses are only appropriate if vertically integrated with other uses). Larger development parcels (larger than about 5 acres) must include at least two of these uses, such that a single use does not dominate the area. The mix of uses may be vertical or horizontal, but must be designed and connected to create a unified walkable place.
2. **Retail development may include an anchor use** of up to about 50,000 square feet on the ground floor. The anchor use should be complemented by small shop space (retail, office, restaurants). The intent is to provide for vital street-oriented activity within the area.
3. **Land uses with drive-through facilities and/or gasoline pumps** should be limited, but may be appropriate along Robert Helms Road if in conformance with the Design Guidance for such uses in the Community Design section of this document.



RETAIL, OFFICE, SELF-STORAGE

8,000 S.F. OF OFFICE USES (INCLUSIVE OF SELF-STORAGE OFFICE)

9,500 S.F. OF RETAIL USES

101,000 S.F. OF SELF-STORAGE USES



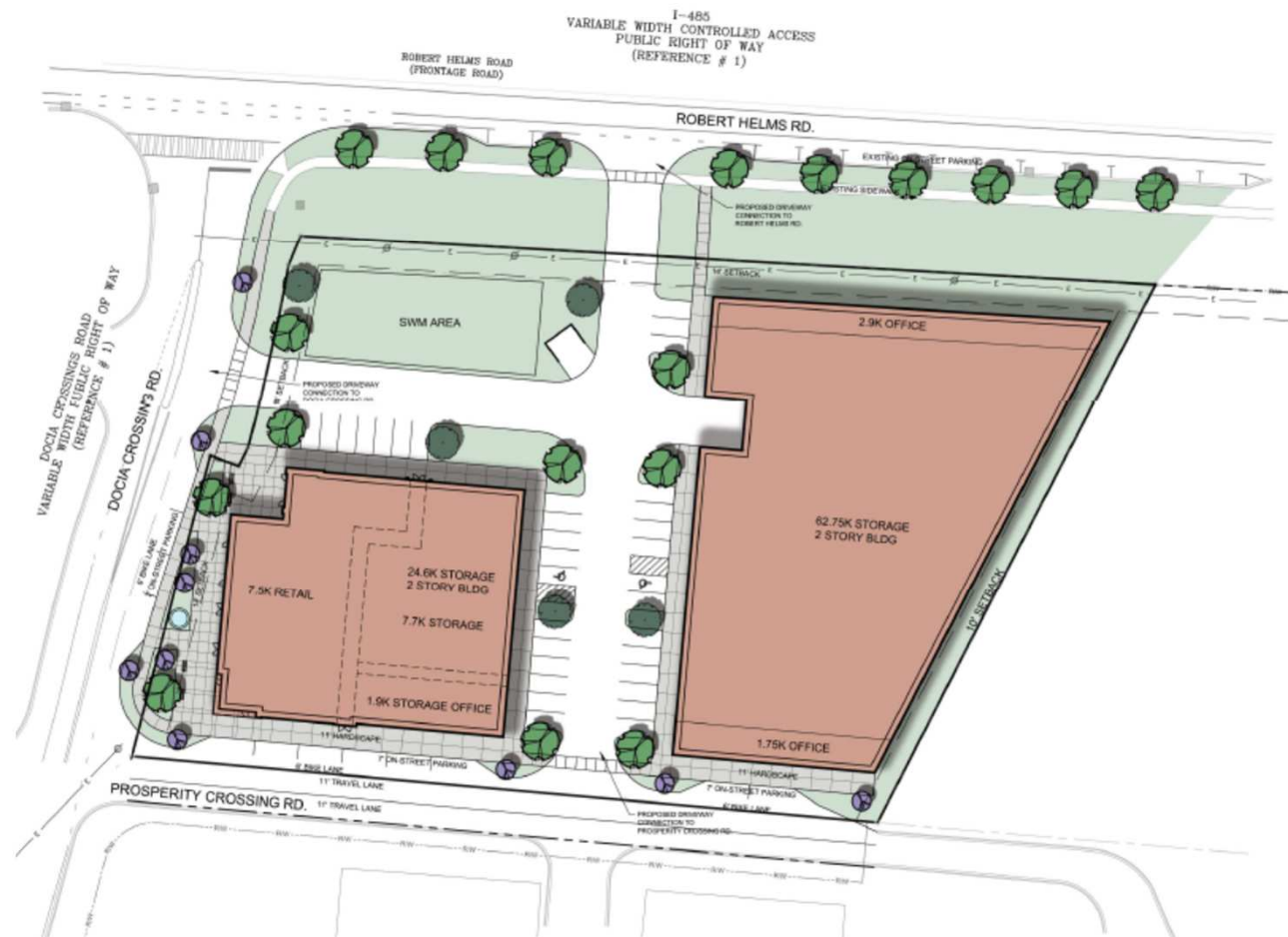
Design



## Community Design

*refer also to General Policies starting on Page 49*

4. **Development should be compact, pedestrian-oriented, and well-connected internally, and to surrounding development.**
5. **New buildings should be oriented toward streets, with the majority of parking located to side or rear of buildings. Shared parking and/or structured parking is encouraged.**



## Community Design

*refer also to General Policies starting on Page 49*

4. **Development should be compact**, pedestrian-oriented, and well-connected internally, and to surrounding development.
5. **New buildings should be oriented toward streets**, with the majority of parking located to side or rear of buildings. Shared parking and/or structured parking is encouraged.
6. **The ground floor of buildings should be designed to activate streets and open space** through a combination of design techniques that may include: Non-residential ground floor uses with clear glass windows and prominent entrances with operable doors allowing access from the sidewalk; Building corners that feature prominent entrances and distinctive architectural design; and/or Multi-family residential development with direct connections to the sidewalk for ground floor units where feasible. Multi-story buildings are encouraged.



*Clear glass windows and prominent entrances on non-residential ground floor uses help to activate streets and open space..*

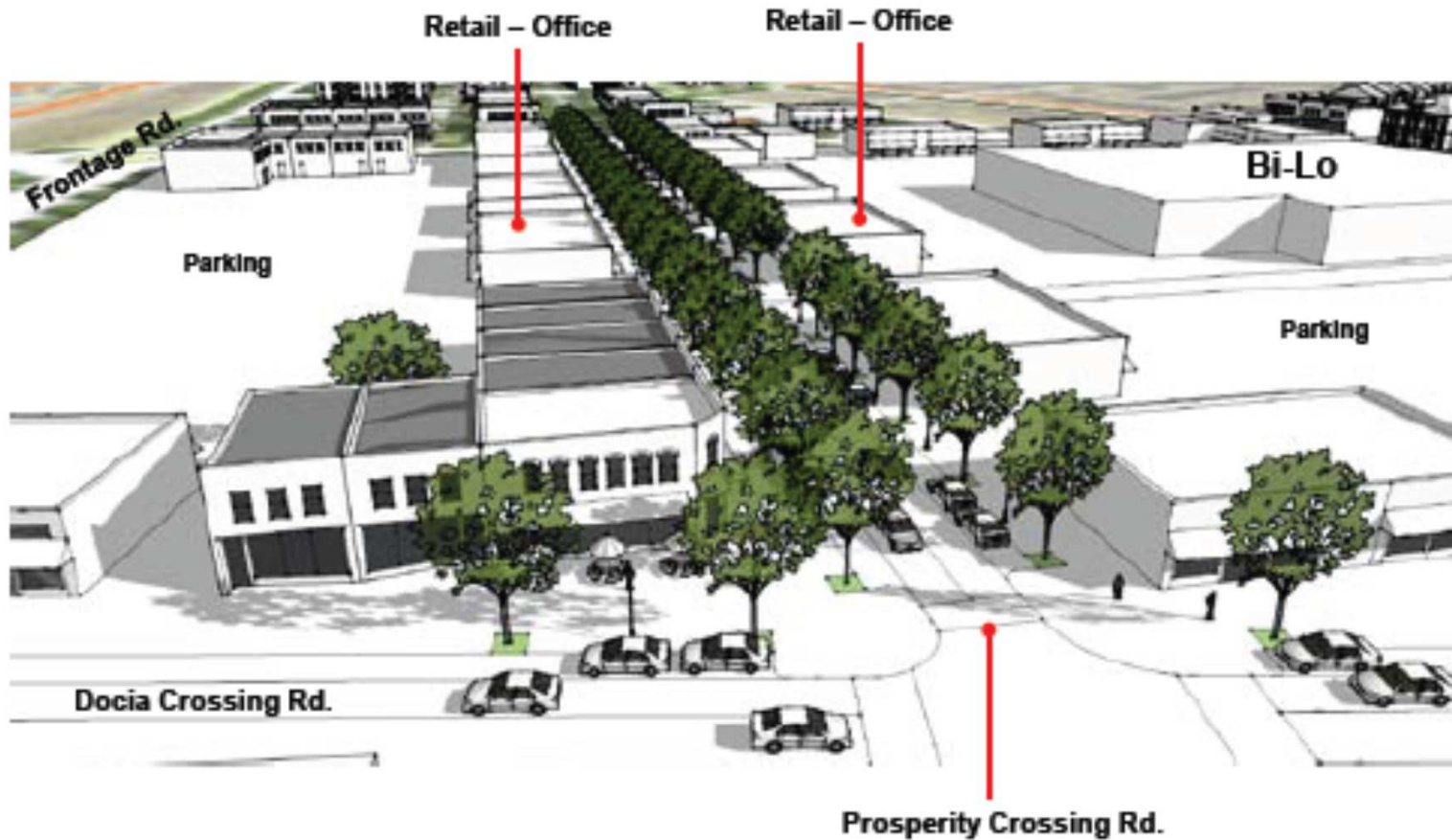




7. **Landscaping, architectural features, materials and other techniques should be used to tie development together to establish a sense of place.**
8. **Parks and open spaces should be oriented toward building entries and strategically located near pedestrian walkways to create desirable gathering destinations. Consolidation of required open space is encouraged.**







*An aerial perspective view showing how streetfront development could look along the extended Prosperity Crossing Road.*

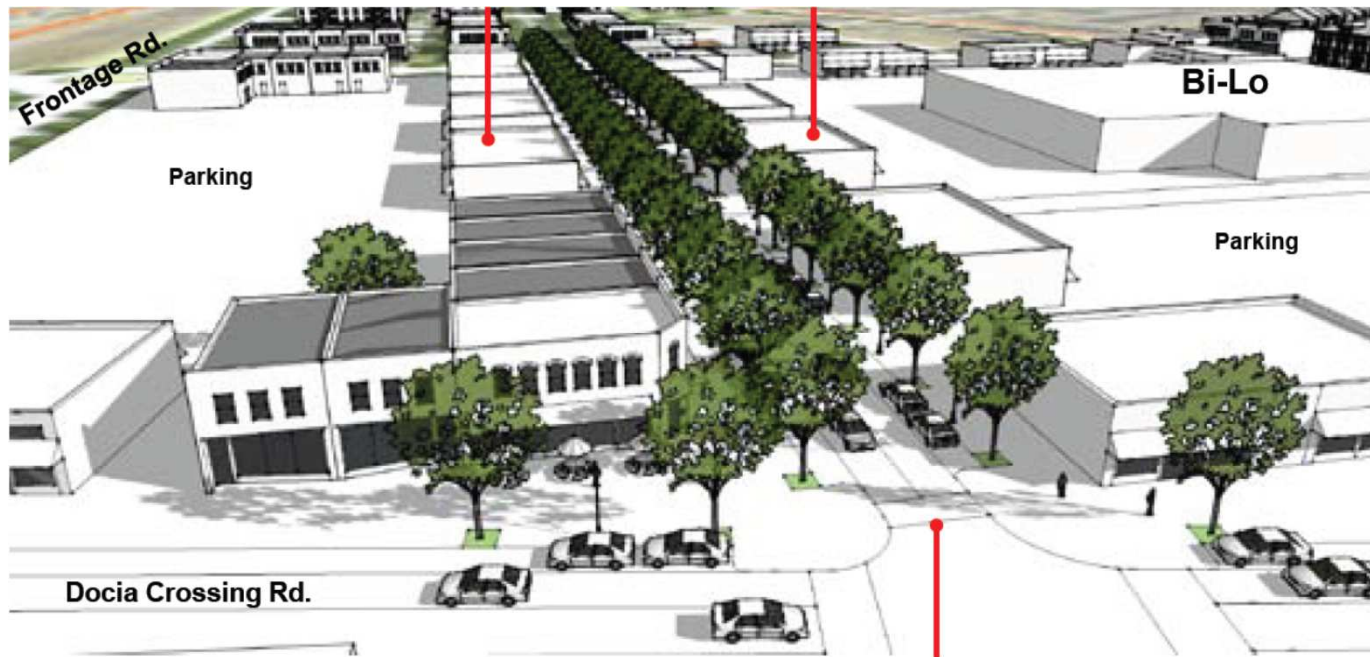














*Clear glass windows and prominent entrances on non-residential ground floor uses help to activate streets and open space..*





*Clear glass windows and prominent entrances on non-residential ground floor uses help to activate streets and open space..*







*Clear glass windows and prominent entrances on non-residential ground floor uses help to activate streets and open space..*







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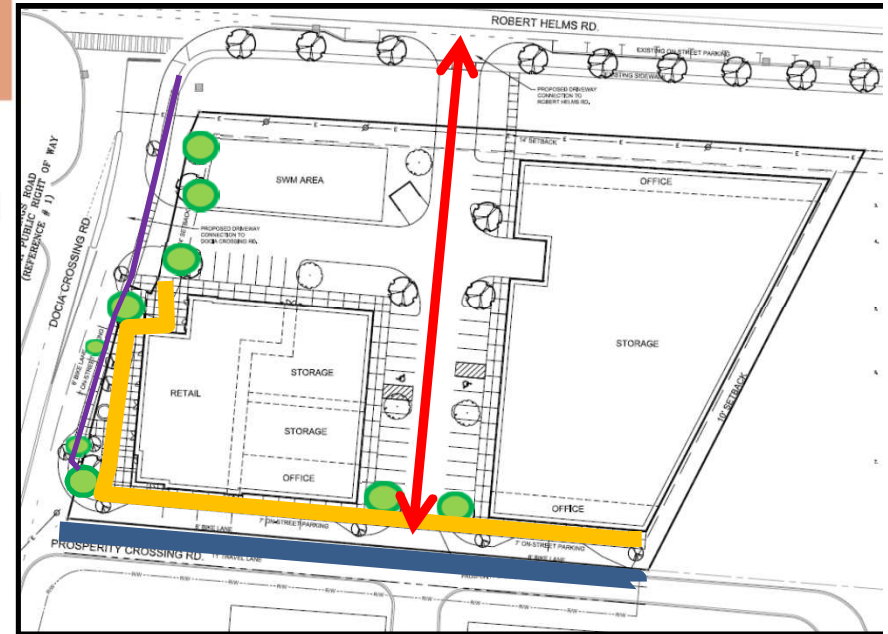
# Connectivity

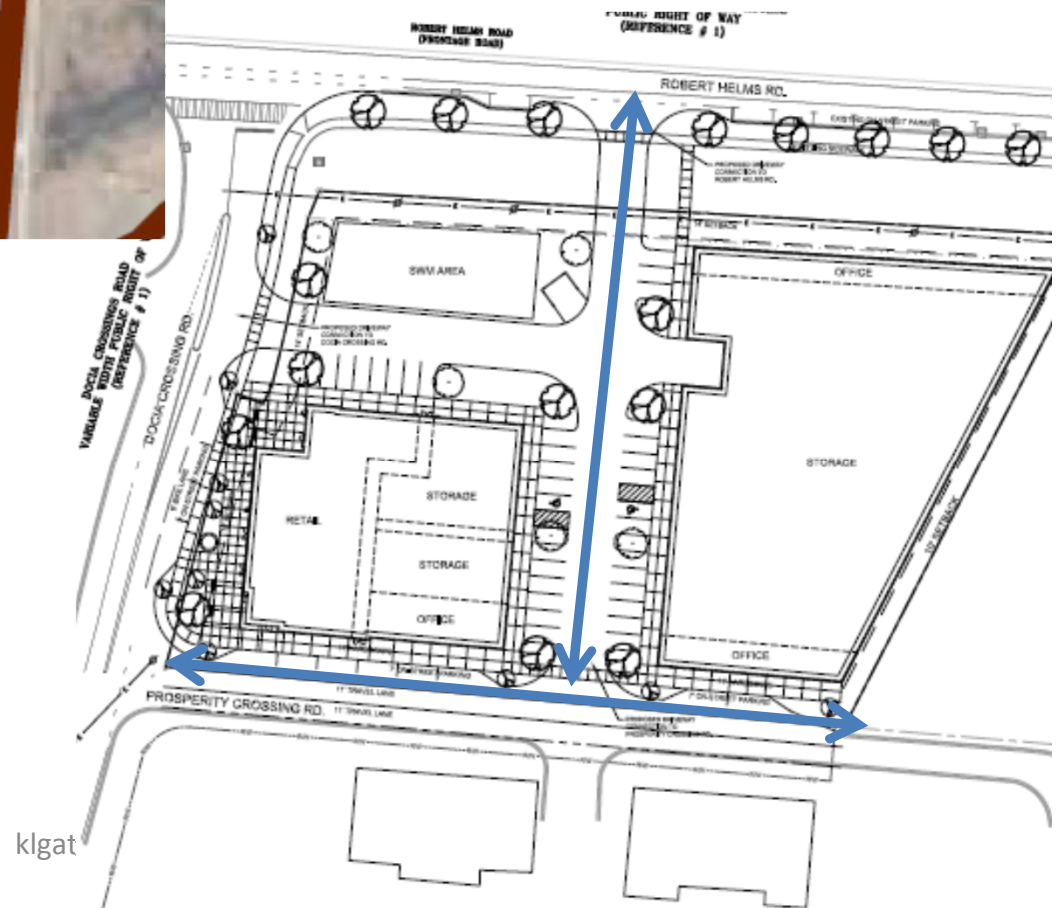


## Mobility

*refer also to Transportation Policies starting on Page 60*

9. **Complete improvements to Prosperity Church Road, Benfield Road, Johnston Oehler Road, and Docia Crossing Road**, to include planting strips or amenity zones, sidewalks, on-street parking, and bike lanes.
10. **Build a network of local streets** as development occurs. Block spacing should be 500 feet or less.
11. **Extend Prosperity Crossing Drive** through the site to connect to Prosperity Church Road.











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Open Space

## Open Space

*refer also to General Policies starting on Page 73*

- 12. Incorporate open space** such as plazas, gazebos, courtyards, fountains, and play areas, into new development. Design these spaces to maximize common or shared access and to encourage outdoor dining, socializing and other small gatherings.

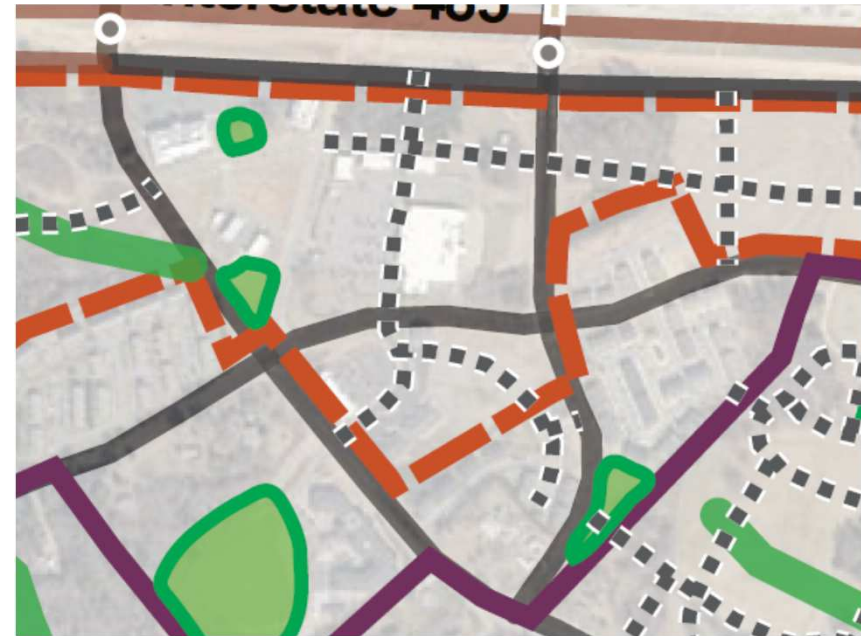




## Open Space

refer also to *General Policies* starting on Page 73

12. Incorporate open space such as plazas, gazebos, courtyards, fountains, and play areas, into new development. Design these spaces to maximize common or shared access and to encourage outdoor dining, socializing and other small gatherings.
13. When feasible, connect open space to existing and planned greenways and other open space amenities to establish an area-wide network. (See map on page 14.)







Why this Concept “Works”

# STORAGE COMPONENT POSITIVES

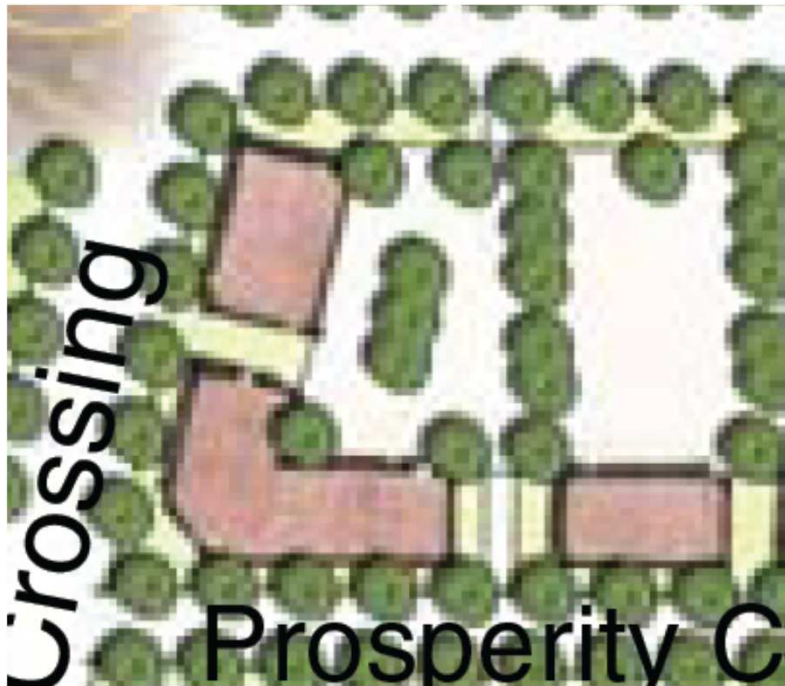
- Storage Use provides relatively high revenue per square foot (better than residential and some office)
- Strong storage revenues effectively subsidizes architectural and lowers rents for other uses
- Low parking requirements ability to share spaces
- Very low traffic generation
- No school impact

Does it matter that “storage” uses are this floor instead of office?

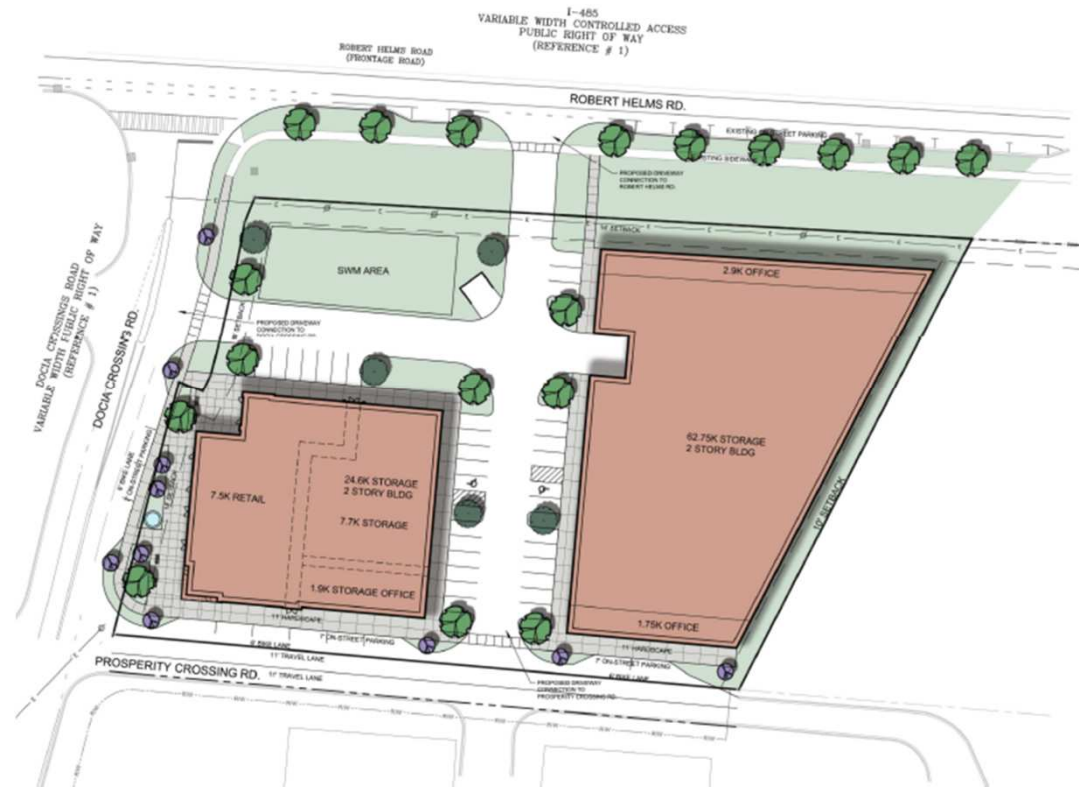




# Less Surface Parking, More Open Space



Area Plan Concept



Proposed Concept





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# Benefits of Proposal



# COMMUNITY BENEFITS

- Meets Community Goals outlined in Prosperity Hucks Plan
- Commitments to high-quality design/architecture
- Commitments to meaningful open spaces
- Mixture of uses
- True active, ground floor retail components
- Opportunity to meet market need for small office spaces
- Looks and feels very pedestrian friendly
- Meets connectivity goals
- Gives active, two-story look
- Not a “sea” of surface parking
- Low Impact Use



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# Timeline

## TIMELINE (“BEST” CASE SCENARIO)

- Jan. 2016 Rezoning Application Filed
- Feb. 2016 Initial Review by City
- Mar. 2016 Official Community Meeting
- Apr. 18, 2016 City Council Public Hearing
- Apr. 27, 2016 Zoning Committee Review
- May 16, 2016 City Council Decision



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# Discussion

I-485  
VARIABLE WIDTH CONTROLLED ACCESS  
PUBLIC RIGHT OF WAY  
(REFERENCE # 1)

ROBERT HELMS ROAD  
(FRONTAGE ROAD)

ROBERT HELMS RD.

EXISTING ON-STREET PARKING

PROPOSED DRIVEWAY  
CONNECTION TO  
ROBERT HELMS RD.

12' SETBACK

2.9K OFFICE

62.75K STORAGE  
2 STORY BLDG

10' SETBACK

1.75K OFFICE

PROPOSED DRIVEWAY  
CONNECTION TO  
PROSPERITY CROSSING RD.

SWM AREA

PROPOSED DRIVEWAY  
CONNECTION TO  
PROSPERITY CROSSING RD.

7.5K RETAIL

24.6K STORAGE  
2 STORY BLDG

7.7K STORAGE

1.9K STORAGE OFFICE

11' HARDSCAPE

8' BIKE LANE

11' TRAVEL LANE

11' TRAVEL LANE

11' TRAVEL LANE

11' TRAVEL LANE

11' TRAVEL LANE

11' TRAVEL LANE

11' TRAVEL LANE

11' TRAVEL LANE

11' TRAVEL LANE

11' TRAVEL LANE

11' TRAVEL LANE

DOCIA CROSSING RD.

DOCIA CROSSINGS ROAD  
VARIABLE WIDTH PUBLIC RIGHT OF WAY  
(REFERENCE # 1)

PROSPERITY CROSSING RD.

K&L GATES



# PARKING REQUIREMENTS

K&L GATES

RETAIL, OFFICE, SELF-STORAGE

8,000 S.F. OF OFFICE USES (INCLUSIVE OF SELF-STORAGE OFFICE)

9,500 S.F. OF RETAIL USES

101,000 S.F. OF SELF-STORAGE USES

- 8,000 s.f. of Office Uses: 13.3 spaces
- 9,500 s.f. of Retail Uses: 15.8 spaces
- 101,000 s.f. of Storage Uses: 25 spaces
- Total Required: 54 spaces

## **PARKING REQUIREMENT FOR 101,000 SQUARE FEET**

- Storage: 1 space per 4,000 s.f. = 25 spaces
- Other uses: 1 space per 600 s.f. = 168 spaces

# “Typical” Parking Requirements

## CHARLOTTE CODE

### PART 2: OFF STREET PARKING AND LOADING

**Table 12.202**  
**MINIMUM REQUIRED OFF-STREET PARKING SPACES BY USE\*\***

Offices	1 space per 300 square feet	2, or 1 per 10,000 square feet, or 50 maximum spaces	2, or 1 per 40,000 square feet, or 30 maximum spaces
Medical offices	1 space per 200 square feet	2, or 1 per 10,000 square feet	5% of auto parking
Neighborhood food and beverage service	1 space per 175 square feet	2, or 1 per 10,000 square feet	5% of auto parking
Restaurants	1 space per 75 square feet	2, or 1 per 10,000 square feet	5% of auto parking
Retail establishments		2 minimum, or 1 per 12,000 square feet, or 1 per 25 employees, or 30 maximum spaces	5% of auto parking or maximum of 50 spaces
- Motion Picture Theatres	1 space per 5 seats		
- Retail Establishments over 100,000 square feet	1 space per 330 square feet		
- Other retail establishments	1 space per 250 square feet		



# CHS PROPERTY

K&L GATES

- 4.39 Acres
- 62,264 Square Feet
- Zoned Commercial Center
- Medical Office Uses Require 1 space per 200 s.f.
- 311 Spaces Required



## Approximately 60 Spaces in Red Box

