

BACKGROUND DISCLAIMER
BACKGROUND INFORMATION FROM MECKLENBURG COUNTY GIS.

DEVELOPMENT SUMMARY:

PARCEL ID: 02972110
OWNER NAME: RUTH W BEARD C/O JOSEPH W BEARD
OWNER ADDRESS: 2900 BEARD RD, CHARLOTTE, NC 28299
DEVELOPER NAME: APPALCOOSA REAL ESTATE PARTNERS, LLC
DEVELOPER ADDRESS: 2603 SELWYN AVENUE, STE 618, CHARLOTTE, NC 28209
TAX PARCEL NUMBER: 029-721-10
TOTAL PARCEL SIZE: ± 3.55 ACRES (BASED ON GIS)

EXISTING ZONING: R-3
EXISTING USE: VACANT

PROPOSED ZONING: B-D
PROPOSED USES: UP TO 120,000 SF INDOOR, CLIMATE-CONTROLLED SELF STORAGE & 10,000 SF OFFICE USES

B-D ZONING PROPOSED:
MINIMUM FRONT SETBACK: 30' (DUE TO ADJACENT RESIDENTIAL USES)
MINIMUM REAR YARD: 10'
MINIMUM SIDE YARDS: 10'

BUFFER: REQUIRED: 43' OR 32.25' WITH FENCE
PROVIDED: 43' PRIMARILY

STREET TREES REQUIRED: 1 LARGE TREE PER 40 LF, OR 1 SMALL TREE PER 30 LF

MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT:
UP TO 120,000 SF OF GROSS FLOOR AREA OF INDOOR CLIMATE CONTROL STORAGE AND 10,000 SF OF OFFICE USES. ALL AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE B-D ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED IN THE DEVELOPMENT STANDARDS BELOW).

MAXIMUM BUILDING HEIGHT:
THE MAXIMUM ALLOWED BUILDING HEIGHT WILL BE AS PERMITTED BY ORDINANCE.

PARKING: AS REQUIRED BY THE ORDINANCE FOR THE PROPOSED USE.

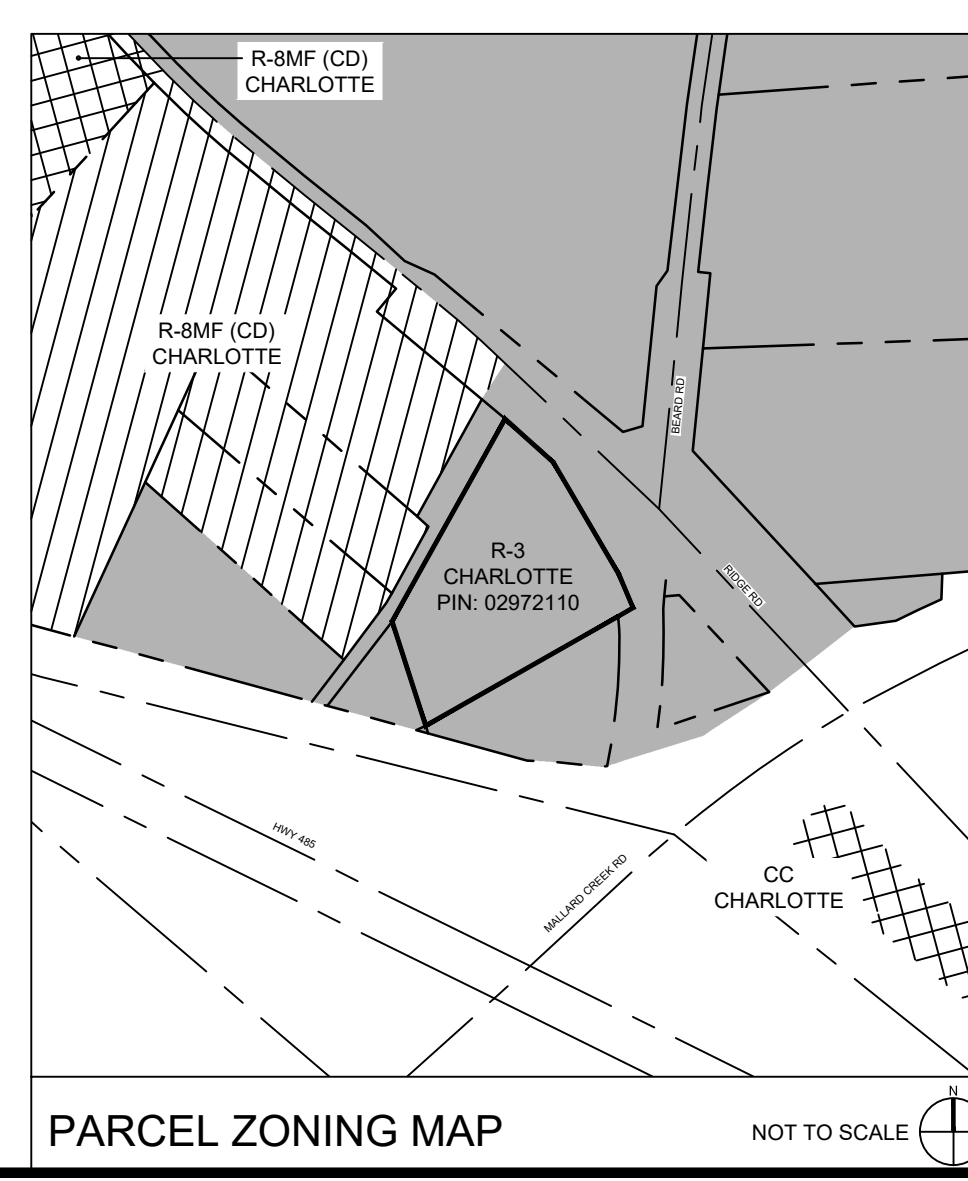
TREE SAVE: REQUIRED: 15% (1.15 X 3.55 AC) = 0.53 AC
PROVIDED: 0.53 MIN

OPEN SPACE: REQUIRED: 20% (20 X 3.55 AC) = 0.71 AC
PROVIDED: 0.71 MIN

DEVELOPMENT STANDARDS
APRIL 19, 2021

- A. GENERAL PROVISIONS:**
- SITE LOCATION:** THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET, SCHEMATIC SITE PLAN AND OTHER GRAPHICS SET FORTH ON ATTACHED SHEET RZ-1 FORM THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY APPALCOOSA REAL ESTATE PARTNERS ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A HIGH QUALITY, INDOOR CLIMATE CONTROL STORAGE FACILITY ON AN APPROXIMATELY 3.55 ACRE SITE LOCATED ON RIDGE ROAD (THE "SITE").
 - ZONING DISTRICTS/ORDINANCE:** DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"), UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS. THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE B-D ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.
 - GRAPHICS AND ALTERATIONS:** THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, DRIVEWAYS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS, AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS" SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.

SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WILL INCLUDE CHANGES TO GRAPHICS IF THEY ARE:
MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.
 - NUMBER OF BUILDINGS, PRINCIPAL AND ACCESSORY:** NOTWITHSTANDING THE NUMBER OF BUILDINGS SHOWN ON THE REZONING PLAN, THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE WILL BE LIMITED TO TWO (2) ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDINGS.
- B. PERMITTED USES, DEVELOPMENT AREA LIMITATIONS:**
- SUBJECT TO THE RESTRICTIONS AND LIMITATIONS LISTED BELOW IN B. AND C., THE PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE MAY BE DEVELOPED WITH UP TO 120,000 SQUARE FEET OF GROSS FLOOR AREA OF INDOOR CLIMATE CONTROLLED STORAGE USES (WAREHOUSING WITHIN AN ENCLOSED BUILDING) AND UP TO 10,000 SQUARE FEET OF OFFICE USES TOGETHER WITH ACCESSORY USES ALLOWED IN THE B-D ZONING DISTRICT.
 - OUTDOOR STORAGE WILL NOT BE ALLOWED.
 - TRUCK RENTAL ASSOCIATED WITH THE CLIMATE CONTROLLED STORAGE FACILITY WILL NOT BE ALLOWED.
- FOR PURPOSES OF THE DEVELOPMENT LIMITATIONS SET FORTH IN THESE DEVELOPMENT STANDARDS (BUT NOT TO BE CONSTRUED AS A LIMITATION ON FAR REQUIREMENTS) THE FOLLOWING ITEMS WILL NOT BE COUNTED AS PART OF THE ALLOWED GROSS FLOOR AREA (FLOOR AREA AS DEFINED BY THE ORDINANCE) FOR THE SITE SURFACE OR STRUCTURED PARKING FACILITIES, AND ALL LOADING DOCK AREAS (OPEN OR ENCLOSED):**
- C. ACCESS:**
- ACCESS TO THE SITE WILL BE FROM RIDGE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN, SUBJECT TO ADJUSTMENTS AS SET FORTH BELOW.
 - PETITIONER WILL PROVIDE A NEW TWELVE (12) FOOT WIDE MULTI-USE PATH AND EIGHT (8) FOOT WIDE PLANTING STRIP (THE WIDTH OF THE PLANTING STRIP MAY BE ADJUSTED TO ACCOMMODATE EXISTING UTILITY POLES ON RIDGE ROAD).
 - THE EXACT ALIGNMENT, DIMENSIONS AND LOCATION OF THE ACCESS POINT AND PARKING AND MANEUVERING TO THE SITE AND THE DRIVEWAYS ON THE SITE MAY BE MODIFIED FROM THE ELEMENTS SHOWN ON THE REZONING PLAN PROVIDED THAT THE OVERALL DESIGN INTENT IS NOT MATERIALLY ALTERED AND REQUIREMENTS DESCRIBED IN THIS SECTION 3 ARE MET.
 - THE PETITIONER WILL DEDICATE BY FEE SIMPLE CONVEYANCE ADDITIONAL RIGHT-OF-WAY ALONG RIDGE ROAD AS INDICATED ON THE REZONING PLAN. THIS ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
 - THE REQUIRED TRANSPORTATION IMPROVEMENT WILL BE CONSTRUCTED AND APPROVED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
- D. PARKING AREAS, ACCESS AND CIRCULATION DESIGN GUIDELINES:**
- THE LOADING AREAS ASSOCIATED WITH THE PROPOSED INDOOR CLIMATE CONTROLLED STORAGE FACILITY MAY NOT BE LOCATED ON THE SIDE OF THE PROPOSED BUILDING FACING RIDGE ROAD.



NOW OR FORMERLY
Lillian Beatrice Means
Deed Bk. 02773, Pg. 007
PIN: 02972109
City of Charlotte
ZONING: R-3

NOW OR FORMERLY
C/O Willie P Davis
Deed Bk. 01123, Pg. 068
PIN: 02972111
City of Charlotte
ZONING: R-3

NOW OR FORMERLY
Department of Transportation
Deed Bk. 26703, Pg. 456
PIN: 02972108
City of Charlotte
ZONING: R-3

NOW OR FORMERLY
Department of Transportation
Deed Bk. 08132, Pg. 393
PIN: 02972105
City of Charlotte
ZONING: R-3

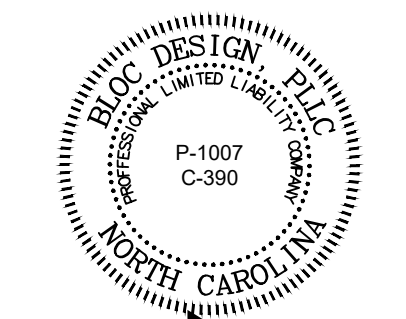
bloc
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REVISIONS

NO.	DATE	DESCRIPTION

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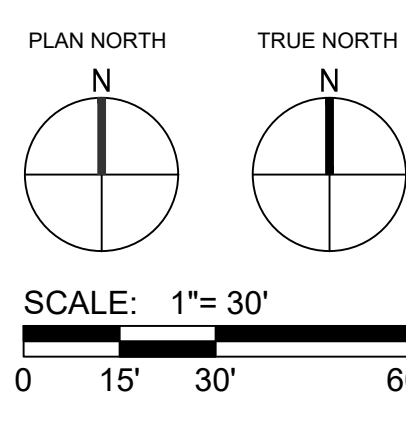


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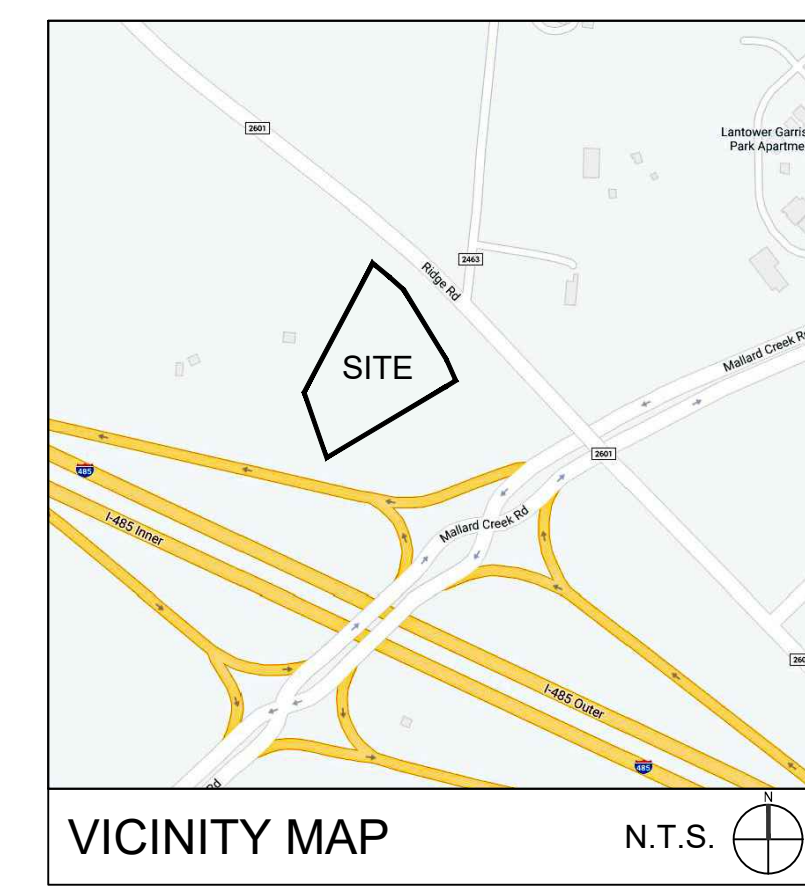
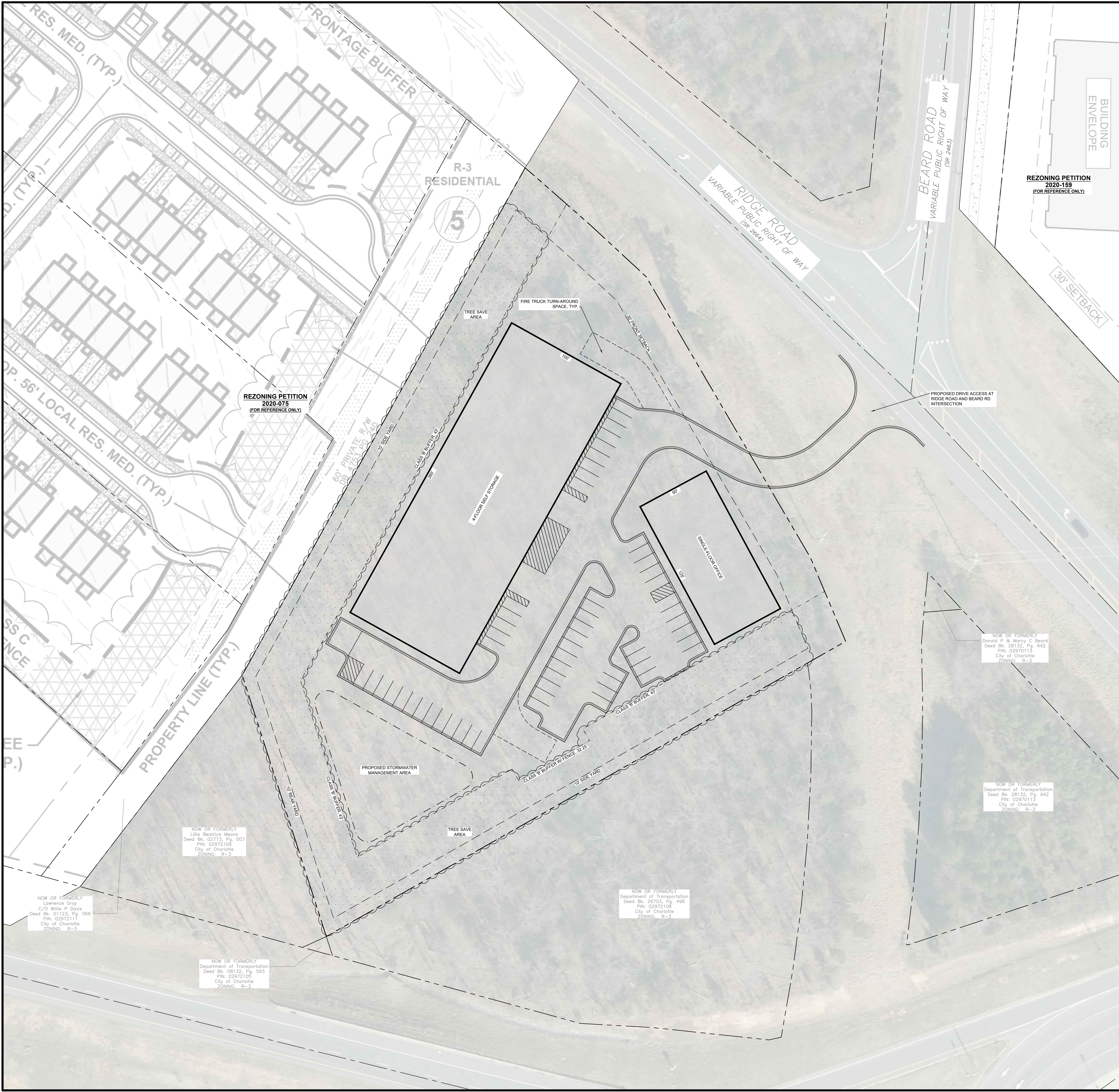
ZONING PETITION:
2021-XX

**Ridge Road Self Storage
Self Storage & Office**

2601 Ridge Rd
Charlotte, NC 28209



DATE: 04/19/2021 MPIC: WLL
DRAWN BY: DSB CHECKED BY: RAC
PROJECT NUMBER: 00867.00
SCALE: 1" = 30'
TITLE: TECHNICAL DATA PLAN
SHEET NO: RZ-1



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SEE RZ-1 FOR TECHNICAL DATA NOTES AND ZONING SUMMARY

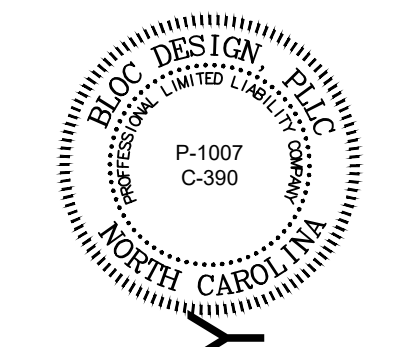
NOTE:
THE BUILDING SIZE AND LOCATION MAY BE ADJUSTED AS PERMITTED BY ORDINANCE; PARKING AREAS ARE CONCEPTUAL IN NATURE AND MAY BE INCREASED WITHIN THE BUILDING AND/OR PARKING ENVELOPE.

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2923 S. Tryon Street, Suite 320
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REVISIONS		
NO.	DATE	DESCRIPTION

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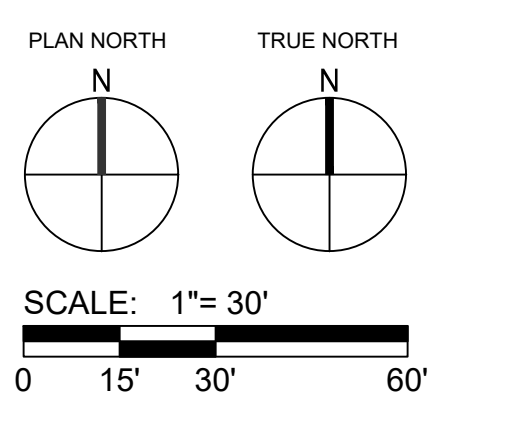


FOR REVIEW ONLY

ZONING PETITION:
2021-XX

Ridge Road Self Storage
Self Storage & Office

2601 Ridge Rd
Charlotte, NC 28269



DATE: 04/19/2021	MPIC: WILL
DRAWN BY: DSB	CHECKED BY: RAC
PROJECT NUMBER: 00867.00	
SCALE: 1" = 30'	
TITLE: CONCEPTUAL SITE PLAN	

SHEET NO:
RZ-2