

Adams Property Group
Development Standards
 09-27-2021
Rezoning Petition No. 2021-

Site Development Data:
 --Acreage: ± 1.95 acres
 --Tax Parcel #s: 111-233-45
 --Existing Zoning: B-1 (CD)
 --Proposed Zoning: MUDD-O
 --Existing Uses: Vacant
 --Proposed Uses: Warehousing within an enclosed building for a self-storage facility and non-residential uses as allowed by right and under prescribed conditions in the MUDD zoning district except that convenience stores, check cashing establishments, and residential uses shall not be allowed. Accessory uses, as allowed in the MUDD-O zoning district are also allowed.
 --Maximum Gross Square Feet of Development: Up to 110,000 square feet of gross floor area of warehousing within an enclosed building for a self-storage facility, and non-residential uses as allowed by right and under prescribed conditions in the MUDD zoning district.
 --Maximum Building Height: The maximum allowed building height will not exceed 55 feet; building height will be measured as defined by the Ordinance.
 --Parking: As required by the Ordinance.

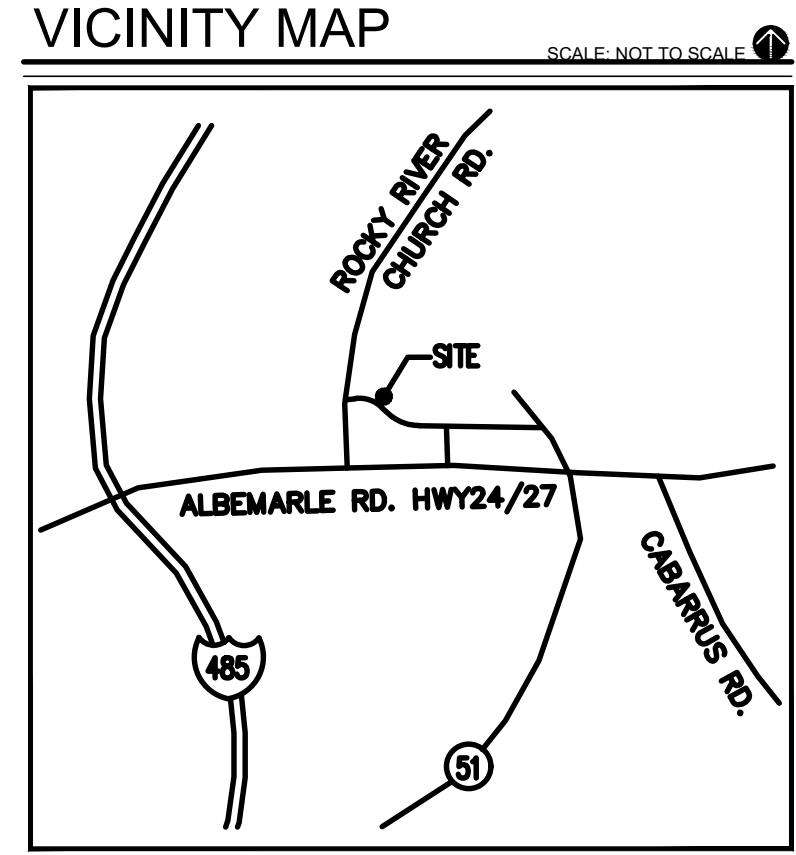
- General Provisions:**
 - Site Location:** These Development Standards, the Technical Data Sheet, Schematic Site Plan and other graphics set forth on attached Sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Adams Property Group ("Petitioner") to accommodate the development of a high quality indoor climate control storage facility on an approximately 1.95 acre site located at 11520 Rocky River Church Rd (the "Site").
 - Zoning Districts/Ordinance:** Development of the Site will be governed by the Rezoning Plan and the associated Optional Provisions 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 MUDD-O zoning classification together with the Optional Provisions shall govern all development taking place on the Site.
 - Graphics and Alterations:** The schematic depictions of the uses, parking areas, sidewalks, 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 for 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 would 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 one (1). 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 building(s).
- Optional Provisions:**

- The following Options Provisions shall apply to the Site:**
- To allow vehicular circulation between the proposed building and Rocky River Rd. as generally depicted on the Rezoning Plan. The vehicular circulation will be screened from Rocky River Rd. by a low (4-foot high) masonry wall.
 - To allow the non-storage related uses required to be provided along the ground floor of the building facing Rocky River Rd. to be located along Woodlawn Beaver Rd. as generally depicted on the Rezoning Plan. A minimum of 3,000 gross square feet of allowed non-residential uses, plus the storage office area will be provided along the Woodlawn Beaver Rd. frontage as generally depicted on the Rezoning Plan.
 - Permitted Uses, Development Area Limitations:**
 - Subject to the restrictions and limitations listed below in b. and c., the principal building constructed on the Site may be developed with up to 110,000 square feet of gross floor area of warehousing within an enclosed building for a self-storage facility and non-residential uses as allowed by right and under prescribed conditions together with accessory uses allowed in the MUDD-O zoning district.
 - Outdoor storage will not be allowed.
 - The following uses will not be allowed on the Site: convenience stores, check cashing establishments, and residential uses.

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 (top or enclosed).



- Access:**
 - Access to the Site will be from Woodlawn Beaver Rd. as generally depicted on the Rezoning Plan, subject to adjustments as set forth below.
 - The Petitioner will install and eight (8) foot planting strip and an eight (8) foot sidewalk along Woodlawn Beaver as generally depicted on the Rezoning Plan. Along Rocky River Rd. the Petitioner will install an eight (8) foot planting strip and a 12-foot multi-use path as generally depicted on the Rezoning Plan.
 - The exact alignment, dimensions and location of the access points to the Site, 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 4 are met.
 - The Petitioner will improve Woodlawn Beaver with on-street parking as generally depicted on the Rezoning Plan.
 - The proposed roadway improvements will be approved and constructed before the Site's first certificate of occupancy is issued. The Petitioner may request that CDOT allow a bond or a letter of credit to be posted with the City for any improvements not in place at the time the first certificate of occupancy is issued.

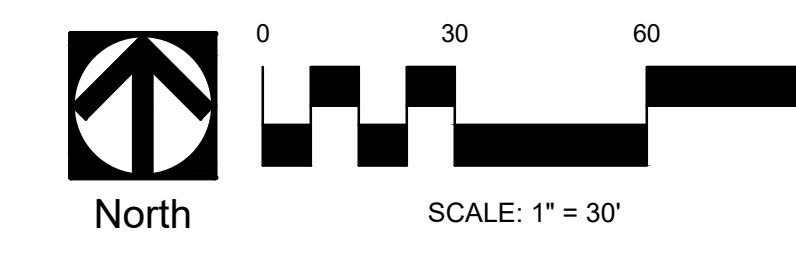
- Setbacks and Screening:**
 - Along Woodlawn Beaver Rd. 16-foot setback as measured from the back of curb of the travel lane (not to be measured from the recessed on-street parking back of curb) will be provided as generally depicted on the Rezoning Plan will be provided.
 - Along Rocky River Rd. a 90-foot landscape setback tree save area as measured from the right-of-way of Rocky River Rd. will be provided.
 - Screening as required by the Ordinance and the Optional provisions above will be provided.
- Architectural Standards Design Guidelines:**
 - The principal building constructed on the Site may use a variety of building materials. The building materials used for buildings will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, precast concrete, synthetic stone, stucco, cementitious siding (such as hardi-plank), metal panels (on north and west elevations only), EIFS or wood. Vinyl as a building material will not be allowed except on windows and soffits.
 - The attached illustrative building elevation is included to reflect an architectural style and a quality of the building elevations that may be constructed (the actual building elevation for may vary in minor respects from these illustration provided that the design intent is preserved).
 - HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.
 - Dumpster areas and recycling areas if provided will be enclosed by a solid wall or fence with one side being a decorative gate. The wall or fence used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal building.

- Environmental Features:**
 - The Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance. The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary to accommodate actual storm water treatment requirements and natural site discharge points.
 - The Site will comply with Tree Ordinance.

- Signage:**
 - Signage will be in accordance with the Ordinance.
- Lighting:**
 - All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas. The maximum height of the detached lighting will be 20 feet.
 - Lighting fixtures that are decorative, capped and downwardly directed will not be located on the proposed building walls. Lighting attached to the building will not be located any higher on the building than 20 feet as measured from the average grade at the base of the building.

- Amendments to the Rezoning Plan:**
 - Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners in accordance with the provisions herein and of Chapter 6 of the Ordinance.
- Binding Effect of the Rezoning Application:**
 - If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Representatives, Agents, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

SURVEY DISCLAIMER:
 THE BOUNDARY AND TOPOGRAPHIC INFORMATION HEREIN IS FROM SURVEY DATED 4/8/2021 SUPPLIED BY:
 STEWART, INC.
 101 N TRYON STREET, SUITE 1400
 CHARLOTTE, NC 28202
 (704) 334-7925



SEALS:
 PROJECT:

ADAMS ROCKY RIVER CHURCH ROAD REZONING
 11520 ROCKY RIVER CHURCH RD
 CHARLOTTE, NC 28215
 RZP - 2021-XXX

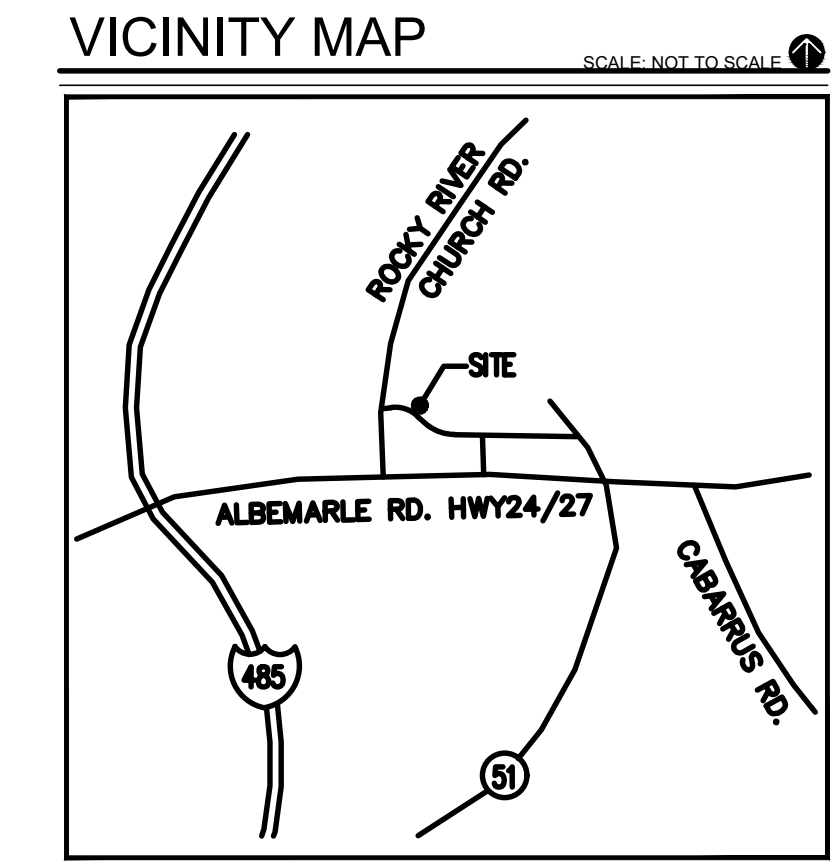
CLIENT / PETITIONER:
 ADAMS PROPERTY GROUP
 2298 MT. PLEASANT STREET
 CHARLESTON, NC 29403
 (843) 941-4027

DRAWN: DRB
 DATE: 08/27/2021
 REVISIONS:
 JOB NO: 21-139
 SHEET TITLE:

TECHNICAL DATA SHEET

SCALE: 1" = 30'
 SHEET NO.:

F:\21-139\PA\Drawings\Rezoning\21-139 Adams - Albemarle RD Self Storage- rezoning.dwg - RZ-102 Schematic Site Plan 08/27/21 1:33pm



PROJECT:

**ADAMS ROCKY RIVER CHURCH
 ROAD REZONING**
 11520 ROCKY RIVER CHURCH RD
 CHARLOTTE, NC 28215
 RZP - 2021-XXX

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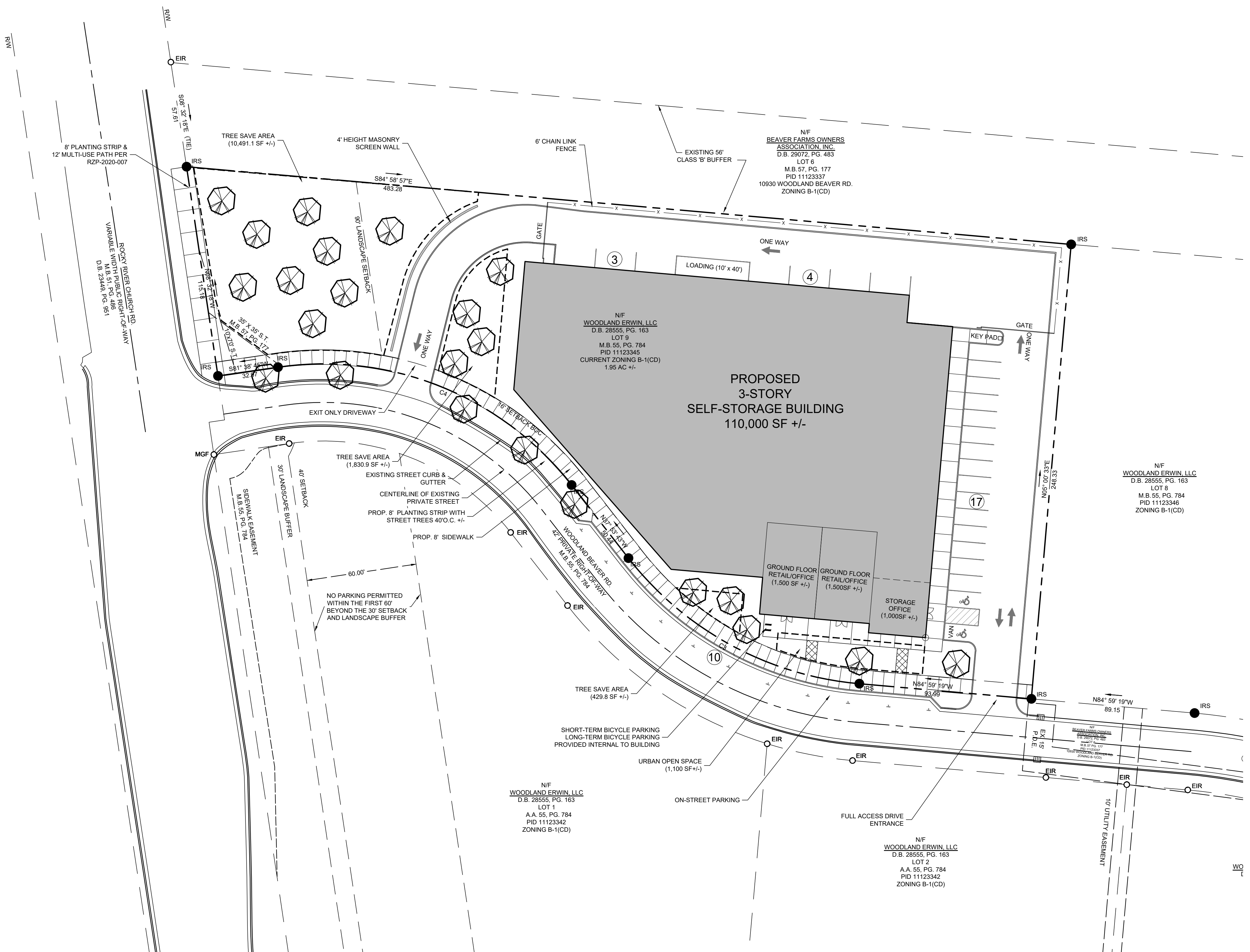
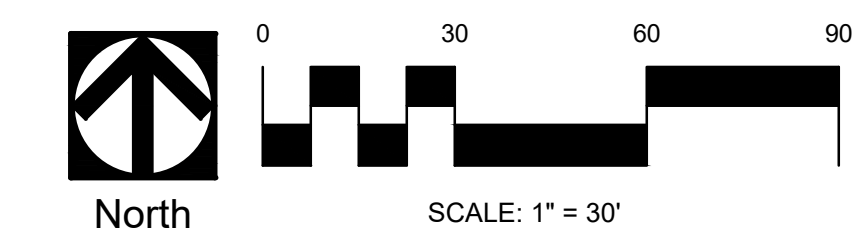
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**SCHEMATIC
 SITE PLAN**

SCALE: 1"=30'
 SHEET NO.:

RZ - 102
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8' PLANTING STRIP &
 12' MULTI-USE PATH PER
 RZP-2020-007
 VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
 ROCKY RIVER CHURCH RD
 D.B. 23448, PG. 551

TREE SAVE AREA
 (10,491.1 SF +/-)
 4' HEIGHT MASONRY
 SCREEN WALL
 6' CHAIN LINK
 FENCE
 EXISTING 56'
 CLASS 'B' BUFFER
 N/F
 BEAVER FARMS OWNERS
 ASSOCIATION, INC.
 D.B. 29072, PG. 453
 LOT 6
 M.B. 57, PG. 177
 PID 11123337
 10930 WOODLAND BEAVER RD.
 ZONING B-1(CD)

N/F
 WOODLAND ERWIN, LLC
 D.B. 28555, PG. 163
 LOT 9
 M.B. 55, PG. 784
 PID 11123345
 CURRENT ZONING B-1(CD)
 1.95 AC +/-

**PROPOSED
 3-STORY
 SELF-STORAGE BUILDING
 110,000 SF +/-**

N/F
 WOODLAND ERWIN, LLC
 D.B. 28555, PG. 163
 LOT 8
 M.B. 55, PG. 784
 PID 11123346
 ZONING B-1(CD)

N/F
 WOODLAND ERWIN, LLC
 D.B. 28555, PG. 163
 LOT 1
 A.A. 55, PG. 784
 PID 11123342
 ZONING B-1(CD)

N/F
 WOODLAND ERWIN, LLC
 D.B. 28555, PG. 163
 LOT 2
 A.A. 55, PG. 784
 PID 11123342
 ZONING B-1(CD)

NO PARKING PERMITTED
 WITHIN THE FIRST 60'
 BEYOND THE 30' SETBACK
 AND LANDSCAPE BUFFER

SHORT-TERM BICYCLE PARKING
 LONG-TERM BICYCLE PARKING
 PROVIDED INTERNAL TO BUILDING

URBAN OPEN SPACE
 (1,100 SF +/-)

ON-STREET PARKING

FULL ACCESS DRIVE
 ENTRANCE

ONE WAY

LOADING (10' x 40')

KEY PAD

ONE WAY

EXIT ONLY DRIVEWAY

TREE SAVE AREA
 (1,830.9 SF +/-)

EXISTING STREET CURB &
 GUTTER

CENTERLINE OF EXISTING
 PRIVATE STREET

PROP. 8' PLANTING STRIP WITH
 STREET TREES 40' O.C. +/-

PROP. 8' SIDEWALK

30' LANDSCAPE BUFFER

40' SETBACK

SEWAGE EASEMENT

M.B. 50, PG. 784

NO PARKING PERMITTED
 WITHIN THE FIRST 60'
 BEYOND THE 30' SETBACK
 AND LANDSCAPE BUFFER

60.00'

TREE SAVE AREA
 (429.8 SF +/-)

SHORT-TERM BICYCLE PARKING
 LONG-TERM BICYCLE PARKING
 PROVIDED INTERNAL TO BUILDING

URBAN OPEN SPACE
 (1,100 SF +/-)

ON-STREET PARKING

FULL ACCESS DRIVE
 ENTRANCE

ONE WAY

ONE WAY

ONE WAY

ONE WAY

ONE WAY

ONE WAY

ONE WAY

ONE WAY

ONE WAY

ONE WAY

ONE WAY

ONE WAY

ONE WAY