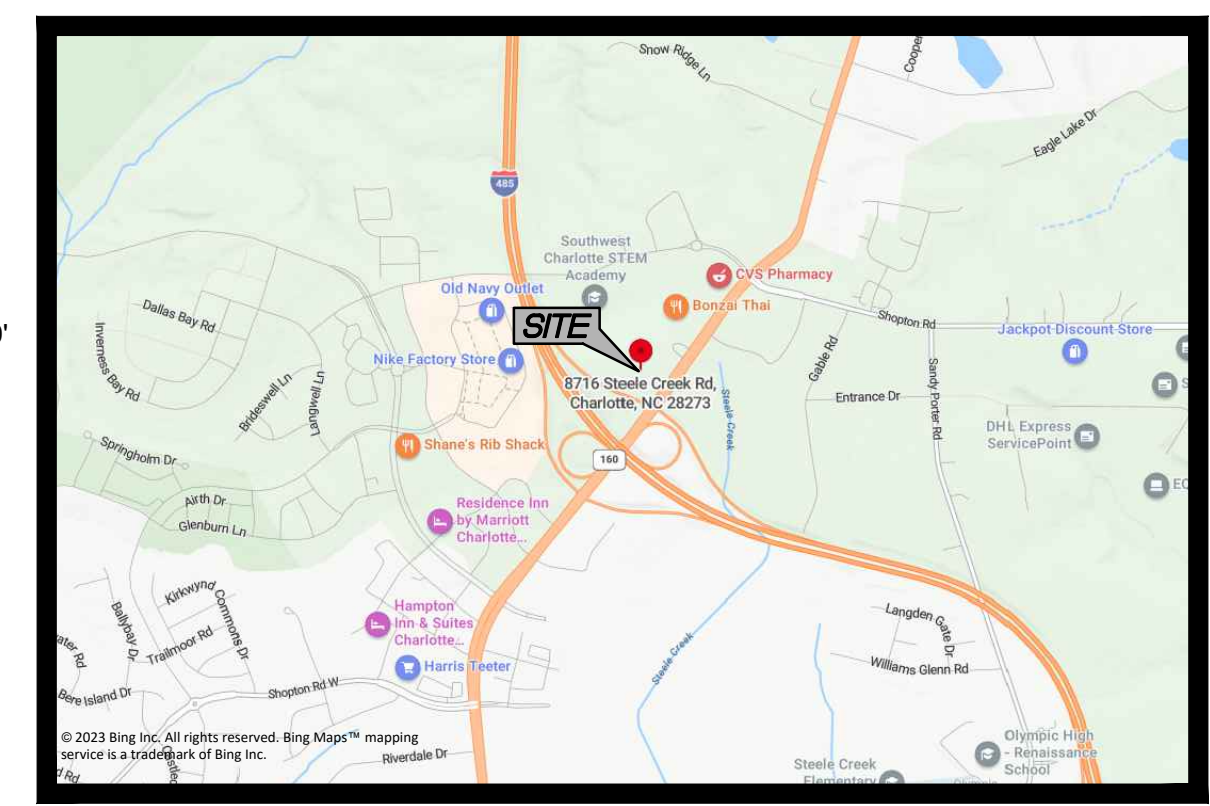
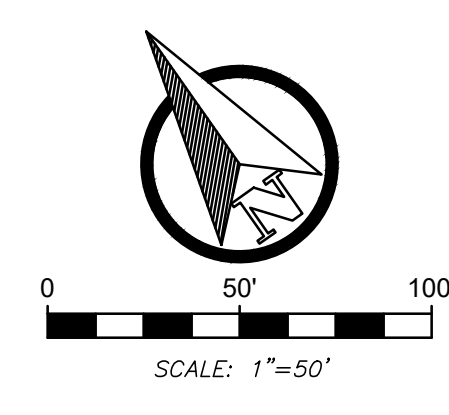
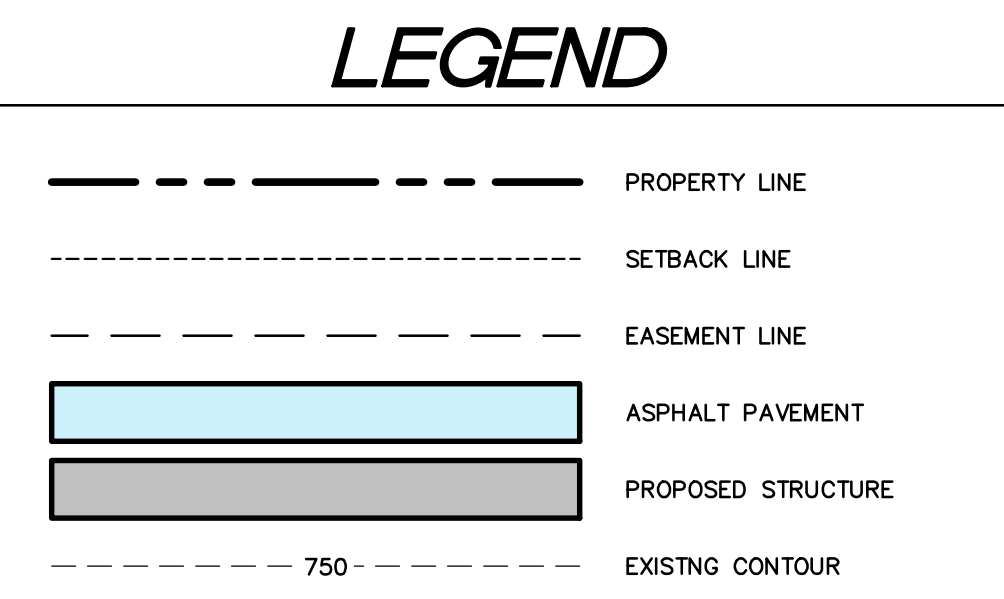


# DEVELOPMENT STANDARDS

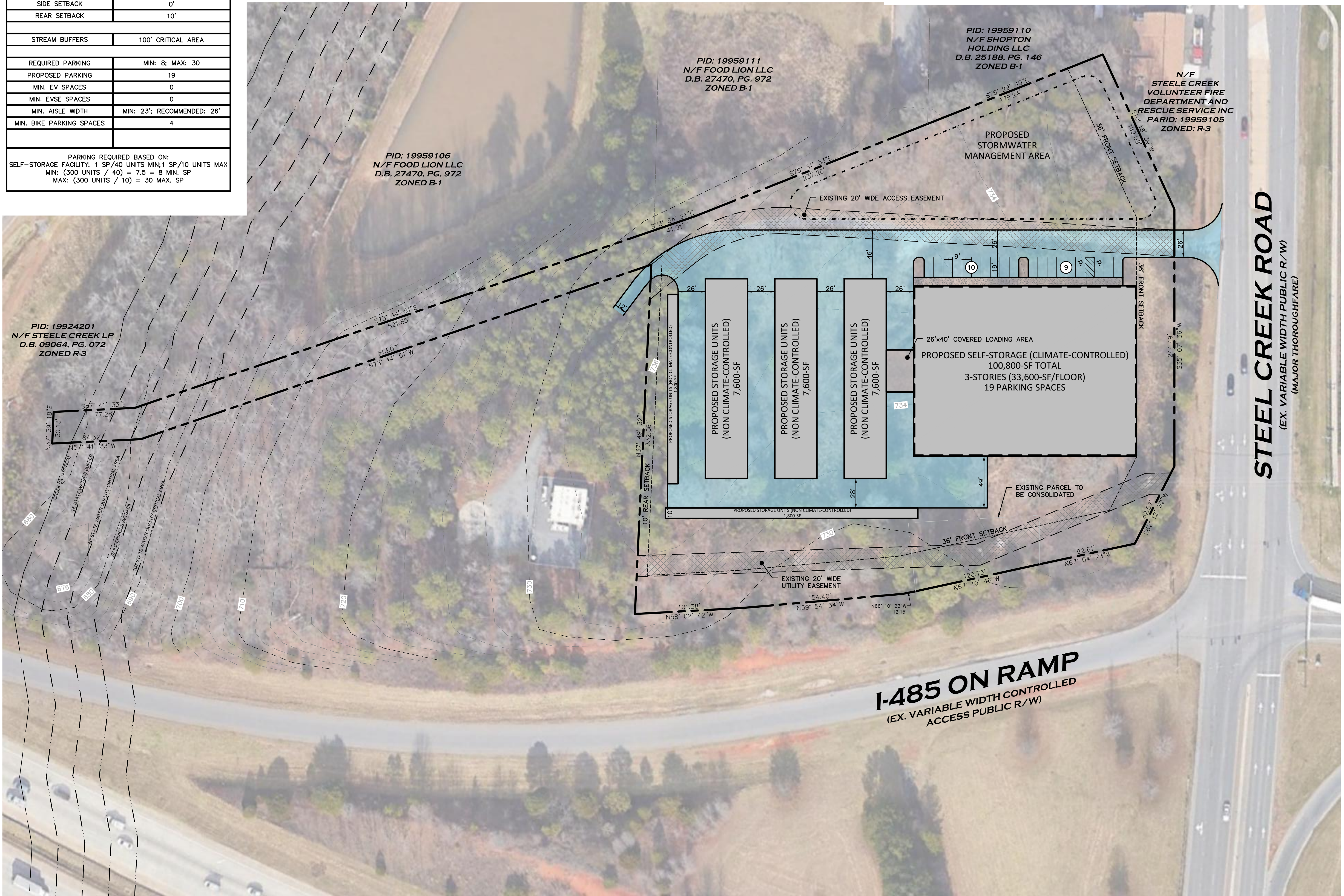
June 5, 2023

- I. GENERAL PROVISIONS**
- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Great American Storage LLC (the "Petitioner") for an approximately 4.85-acre site located on the west side of Steele Creek Road on the northwest quadrant of the I-485 - Steele Creek Road interchange, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Nos. 199-591-03 and 199-591-04.
- B. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Unified Development Ordinance (the "Ordinance").
- C. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the ML-1 zoning district shall govern the development and use of the Site.
- D. The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configurations, placements and sizes of the building footprints as well as the internal drives depicted on the Rezoning Plan are schematic in nature and subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.
- E. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Article 37 of the Ordinance.
- 2. PERMITTED USES/DEVELOPMENT LIMITATIONS**
- A. The Site may be devoted only to the uses set out below and to any incidental and accessory uses relating thereto that are allowed in the ML-1 zoning district.
- (1) Self-Storage Facility: Climate Controlled.
- (2) Self-Storage Facility: Outdoor.
- B. The maximum gross floor area of the building devoted to a Self-Storage Facility: Climate Controlled shall be 100,800 square feet and it shall be located adjacent to Steele Creek Road as generally depicted on the Rezoning Plan.
- C. The Self-Storage Facility: Outdoor shall be comprised of four separate buildings, and the total combined maximum gross floor area of these four buildings shall be 24,000 square feet. Each of these four buildings shall be located to the rear (west) of the building devoted to a Self-Storage Facility: Climate Controlled as generally depicted on the Rezoning Plan.
- D. The Self-Storage Facility: Climate Controlled shall be subject to the prescribed conditions set out in Section 15.4.ZZZ of the Ordinance.
- E. The Self-Storage Facility: Outdoor shall be subject to the prescribed conditions set out in Section 15.4.AAAA of the Ordinance.
- 3. TRANSPORTATION**
- A. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access point are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT").
- 4. ARCHITECTURAL STANDARDS**
- A. The maximum height of the building devoted to a Self-Storage Facility: Climate Controlled shall be 40 feet.
- B. The maximum height of the buildings devoted to a Self-Storage Facility: Outdoor shall be 40 feet.
- 5. ENVIRONMENTAL FEATURES**
- A. Development of the Site shall comply with the requirements of Article 20 of the Ordinance.
- B. Development of the Site shall comply with Article 25 of the Ordinance.
- 6. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS**
- A. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- B. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.

DEVELOPMENT DATA TABLE	
SITE ACREAGE	PARCEL 1: ± 4.7 AC PARCEL 2: ± 0.15 AC TOTAL: ± 4.85 AC
TAX PARCELS	PARCEL 1: 199-591-04 PARCEL 2: 199-591-03
EXISTING ZONING	N1-A (RESIDENTIAL)
PROPOSED ZONING	ML-1
EXISTING USES	UNDEVELOPED
OVERLAY DISTRICT	LOWER LAKE WYLIE CRITICAL AREA WATERSHED
PROPOSED USES	SELF-STORAGE (CLIMATE- AND NON-CLIMATE CONTROLLED)
SQUARE FOOTAGE OF NON RESIDENTIAL USES	MAXIMUM OF 125,400-SF
FLOOR AREA RATIO	0.27
MIN. LOT WIDTH	50'
MAX. BUILDING HEIGHT	REFER TO U.D.O.
MAX. BLDG FRONTAGE LENGTH	500'
MAX. IMPERVIOUS AREA	50% (±2.425 AC)
PROPOSED IMPERVIOUS AREA	±53% (±2.59 AC)
FRONT SETBACK	36'
SIDE SETBACK	0'
REAR SETBACK	10'
STREAM BUFFERS	100' CRITICAL AREA
REQUIRED PARKING	MIN: 8; MAX: 30
PROPOSED PARKING	19
MIN. EV SPACES	0
MIN. EVSE SPACES	0
MIN. AISLE WIDTH	MIN: 23'; RECOMMENDED: 26'
MIN. BIKE PARKING SPACES	4
PARKING REQUIRED BASED ON: SELF-STORAGE FACILITY: 1 SP/40 UNITS MIN; 1 SP/10 UNITS MAX MIN: (300 UNITS / 40) = 7.5 = 8 MIN. SP MAX: (300 UNITS / 10) = 30 MAX. SP	



VICINITY MAP  
N.T.S.



**CONTINEO GROUP**  
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SUITE 800  
DECATUR, GA 30030  
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EATONTON, GA 31024  
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(706) 267-8555  
RAY@VALSTON.COM

SELF-SERVICE STORAGE FACILITY

ISSUED FOR: CONCEPT

JURISDICTION: CITY OF CHARLOTTE ETJ

LOCATION: 8716/8800 STEELE CREEK ROAD, CHARLOTTE, NC 28273

#	DATE	REVISIONS

DRAWN: KH  
CHECK: RTC

JOB NO: 23-158  
DATE: 06/02/23

**REZONING SITE PLAN**  
SHEET **C100**

C:\USERS\THECO\CONTINEO\BRYAN RUSSELL (DROPTBOX)\CONTINEO-MASTER (P-DRIVE)\PROJECTS\2023\23-158 - VALSTON - STEELE CREEK NC SELF STORAGE DRAWINGS

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