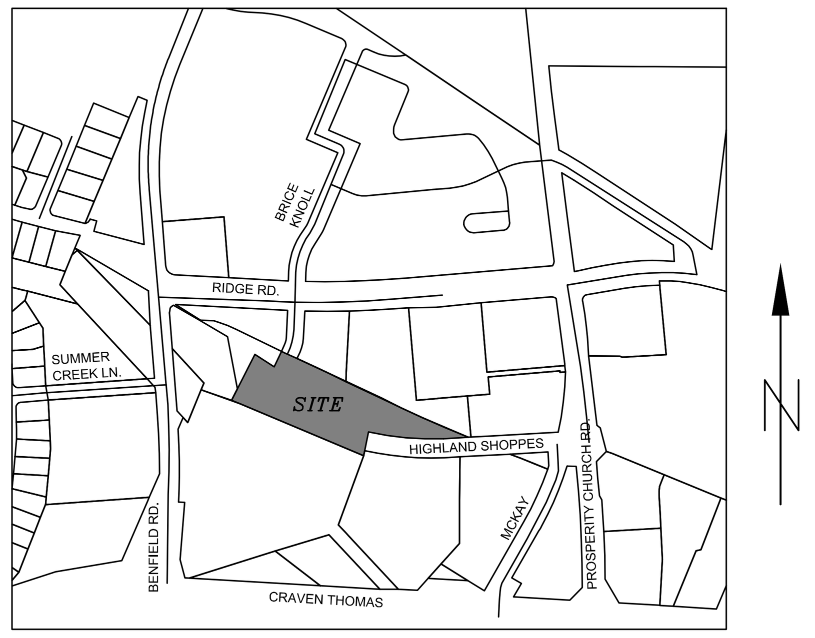


VICINITY MAP
N.T.S.

9
13598728v2
2
13598728v2

13598728v2

Wilkes Asset Management - Highland Shoppes
Development Standards
July 11, 2024
Rezoning Petition No. 2024-058

Site Development Data:

--**Acreage:** ± 2.87 acres
--**Tax Parcel #s:** 02756132
--**Existing Zoning:** CC
--**Proposed Zoning:** CAC-1(EX)
--**Existing Uses:** Vacant
--**Proposed Uses:** The Site may be developed with a climate controlled self-storage facility along with all uses permitted by right and under prescribed conditions for any ground floor active uses that may be provided together with accessory uses as allowed in the CAC-1 zoning district (as may be more specifically described in Section 2 below).
--**Maximum Gross Square feet of Development:** Up to 120,000 square feet of gross floor area.

1. **General Provisions:**

a. Site Location. These Development Standards and the Technical Data Sheet 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 Wilkes Asset Management ("Developer") for an approximately ± 2.87-acre site located on the northeast corner of Highland Shoppes Drive and Brice Knoll Lane (the "Site").

b. 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 Unified Development Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the CAC-1 zoning classification shall govern all development taking place on the Site, with the benefit of EX provisions provided below.

c.Graphics and Alterations. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, open space areas, 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 Article 37.3 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 Minor Amendment Process per Article 37.3 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 Minor Amendment Process per Article 37.3 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

d. Number of Buildings Principal and Accessory. The total number of principal buildings to be developed on the Site shall be limited to one (1). Accessory building and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site.

2. **Permitted Uses, Development Area Limitations:**

a. Permitted Uses. The Site may be developed with a climate controlled self-storage facility of up to 120,000 square feet of gross floor area. Any ground floor active uses provided shall be permitted by right and under prescribed conditions together with accessory uses as allowed in the CAC-1 zoning district.

b. Prohibited Uses. Truck rentals nor outdoor storage shall be allowed associated with the climate controlled self-storage facility.

3. **CAC-1 (EX) Standard Deviations:**
An exception (EX) district zoning map amendment serves as a mechanism for altering or modifying the quantitative zoning standards for proposed development. It provides a mechanism for City Council to review and consider new development concepts, innovative designs, special problems, and other unique proposals or circumstances that cannot be accommodated by the standards of a zoning district, while addressing the conformance of the development and use of the Site to other applicable standards.

The Site on which the climate controlled self-storage facility is proposed has special problems and unique circumstances which include but are not limited to a relatively narrow lot shape and two (2) proposed street frontage extensions that abut the Site. The opposite side of the street frontage extension with the longest dimension abuts an existing cemetery. These special problems and unique circumstances require the altering of the below Ordinance provisions.

a. To allow the two (2) proposed street frontage extensions of Highland Shoppes Drive and Brice Knoll Lane to utilize the Office/Commercial Narrow cross section (CLDS U-04B) with a 53-foot wide right-of-way rather than Office/Commercial Wide cross section with a 73-foot wide right-of-way. The streetscape for these frontages will include an 8-foot planting strip and a 6-foot sidewalk as generally depicted on the Rezoning Plan and noted in Section 5.a below.

b. To allow a modification of the prescribed condition for climate controlled self-storage facilities which requires any ground floor facade abutting a street to be wrapped with active uses such that there will be a minimum of 40 linear feet of ground floor active uses along the southeast corner of the building on the primary frontage street, Highland Shoppes Drive and no active uses along the Brice Knoll Lane.

4. **CAC-1 (EX) Benefits:**

a. Public Amenity Action. The Developer shall provide a minimum of 7.5% of the net Site acreage as public open space as generally depicted on the Rezoning Plan with the public open space along Brice Knoll Lane to be dedicated to Mecklenburg County Park and Recreation. This percentage exceeds the minimum 5% requirement of public open space for the CAC-1 zoning district. The public open space shall be designed in accordance with Article 16.5 of the UDO and will include amenities such as picnic tables and/or benches.
b. City Improvement Action. The Developer shall complete an off-site sidewalk network by constructing an extension of the 6-foot wide public sidewalk between parcels 02756123 and 02756132 as generally depicted on the Rezoning Plan.

5. **Streetscape & Transportation:**

a. An eight (8) foot planting strip and six (6) foot sidewalk shall be provided along Highland Shoppes Drive and Brice Knoll Lane as generally depicted on the rezoning plan.

b. Access to the Site will be from Highland Shoppes Drive and Brice Knoll Lane as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by CDOT and/or NCDOT in accordance with applicable published standards.

c.In the event a Right-of-Way Encroachment Agreement is necessary for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City maintained street right-of-way by a private individual, group, business or homeowner's/business association, an encroachment agreement will be submitted for approval by CDOT prior to construction/installation.

d. The Developer will dedicate via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, and the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy. The Developer will provide a permanent sidewalk easement for any of the proposed sidewalks that are located along the public streets and outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.

e.All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued. The Developer may phase transportation improvement if said improvements and phasing are approved by CDOT and explicitly described in site plan notes.

f. All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Developer on its own or in conjunction with other development or roadway projects taking place within the broad northeastern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

g. The Developer will provide the following mitigation options to comply with the mitigation points required by the Comprehensive Transportation Review (CTR). All loading and solid waste pickup will be located within the site and missing or deficient sidewalks will be constructed along the Site's frontages.

h. Parallel on-street parking will be provided along the north side of Highland Shoppes Drive between tax parcel 02756123 and the proposed driveway to the Site as generally depicted on the Rezoning Plan.

i. The Site shall comply with all CDOT sight distance and sight triangle requirements.

6. **Architectural and Site Layout Standards:**

a. The buildings on the Site will comply with the applicable nonresidential and mixed-use site layout, building design standards, and building material restrictions found in Article 11 of the Ordinance. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements, and designs as the principal building(s) located on the Site.

b. The maximum building height will be limited to fifty (50) feet.

c. All self-storage activities shall be conducted exclusively indoors. Individual storage units may be accessed from inside the building only.

d. Meter banks will be screened from adjoining properties and from public streets.

e. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade. Ground-mounted mechanical equipment shall not be located in the established setback along the frontages. Roof-mounted mechanical equipment shall be screened by an architectural element so that it is not visible from an abutting frontage.

f. Dumpster and recycling area 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 buildings.

g. Access to loading areas shall be located to the side or rear of the building.

7. **Environmental Features:**

a. The Site shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 28. The location, size, and type of storm water management system(s) that may be 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 petition. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

b. The Site will comply with the Tree provisions of the Ordinance found in Article 20. The final location of the required tree save areas will be determined during the land development approval process for the Site. Tree save areas will comply with the requirements of the Tree Ordinance.

c. Development within any SWIM/PCSO Buffers shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by Ordinance.

8. **Lighting:**

a. All freestanding exterior lighting installed on the Site shall comply with Article 16.2 of the Ordinance.

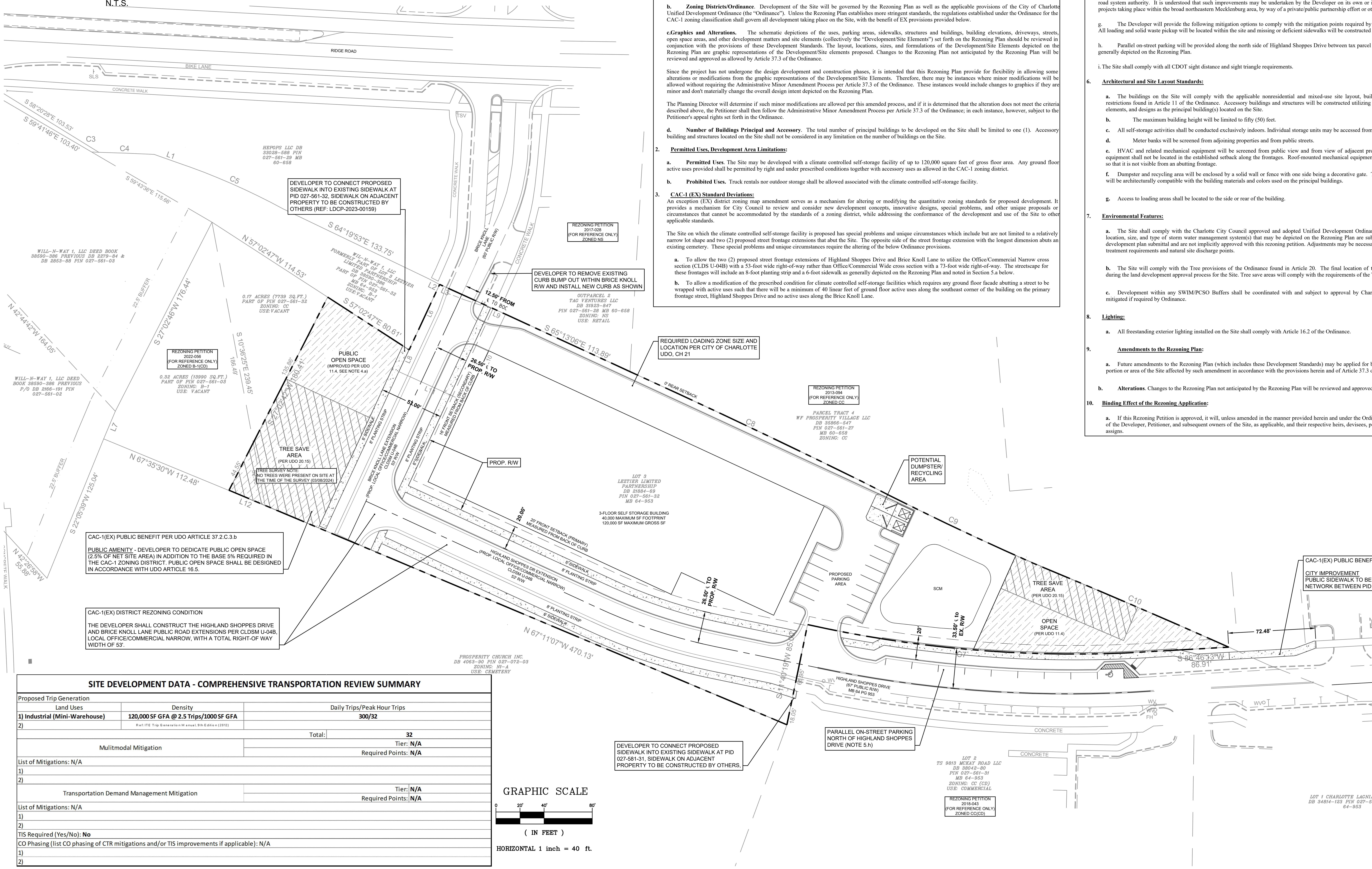
9. **Amendments to the Rezoning Plan:**

a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable portion or area of the Site affected by such amendment in accordance with the provisions herein and of Article 37.3 of the Ordinance.

b. Alterations. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Article 37.3 of the Ordinance.

10. **Binding Effect of the Rezoning Application:**

a. If this Rezoning Petition is approved, it will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Developer, Petitioner, and subsequent owners of the Site, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.



SITE DEVELOPMENT DATA - COMPREHENSIVE TRANSPORTATION REVIEW SUMMARY

Proposed Trip Generation			
Land Uses	Density	Daily Trips/Peak Hour Trips	
1) Industrial (Mini-Warehouse)	**120,000 SF GFA @ 2.5 Trips/1000 SF GFA**	**300/32**	
2)	Ref: ITE Trip Generation Manual, 9th Edition (2012)		
		Total:	**32**
Mulitmodal Mitigation		Tier:	**N/A**
		Required Points:	**N/A**
List of Mitigations: N/A			
1)			
2)			
Transportation Demand Management Mitigation		Tier:	**N/A**
		Required Points:	**N/A**
List of Mitigations: N/A			
1)			
2)			
TIS Required (Yes/No): **No**			
CO Phasing (list CO phasing of CTR mitigations and/or TIS improvements if applicable): N/A			
1)			
2)			

GRAPHIC SCALE
0 20' 40' 80'
(IN FEET)
HORIZONTAL 1 inch = 40 ft.

C:\Users\Greg\Gateway Design Group Dropbox\Projects\2024\2024-034 – Highland Shoppes Dr Self Storage\CADD\References\x-layout-highland-RZ.dwg GREG

© ALL RIGHTS ARE RESERVED. ANY POSSESSION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT PRIOR PERMISSION, IS EXPRESSLY PROHIBITED.

GATEWAY DESIGN GROUP, PLLC
8516 FOXBRIDGE DR WEDDINGTON, NC 28104
910-840-2661
NC FIRM # P-2147

HIGHLAND SHOPPES DRIVE SELF STORAGE
PID: 02756132

NO.	BY	DATE	REVISION

PROJECT #: 2024-034 DATE: 07/15/2024
DRAWN BY: GE CHECKED BY: JB

TITLE
REZONING SITE PLAN

SHEET NO.
RZ-1