

DEVELOPMENT STANDARDS  
January 18, 2024

- 1. GENERAL PROVISIONS
A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Great American Storage LLC...
B. The development and use of the Site will be governed by the Rezoning Plan...
C. Unless the Rezoning Plan or these Development Standards establish more stringent standards...
D. The development depicted on the Rezoning Plan is schematic in nature...
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...

- 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 CR 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...
C. The Self-Storage Facility: Outdoor shall be comprised of four separate buildings...
D. The Self-Storage Facility: Climate Controlled shall be subject to the prescribed conditions set out in Section 15.4.AZZ 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...
B. Prior to the issuance of the first certificate of occupancy for a new building...
C. The curb and gutter located along the Site's frontage on Steele Creek Road shall be re-located to a distance of 41 feet from the existing centerline...
D. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard items...
E. The existing median located on Steele Creek Road shall be extended from its current terminus to the intersection of the I-485 ramp and Steele Creek Road...
F. Any security gates installed on the vehicular access point into the Site from Steele Creek Road shall be located a minimum of 40 feet from the existing centerline...
G. Petitioner will dedicate to the City of Charlotte or to NCDOT as applicable...
H. All transportation improvements required to be constructed by Petitioner will be approved and constructed prior to the issuance of the first certificate of occupancy...
I. All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT...
J. A minimum 8 foot wide planting strip and a minimum 8 foot wide sidewalk shall be installed along the Site's frontage on Steele Creek Road...

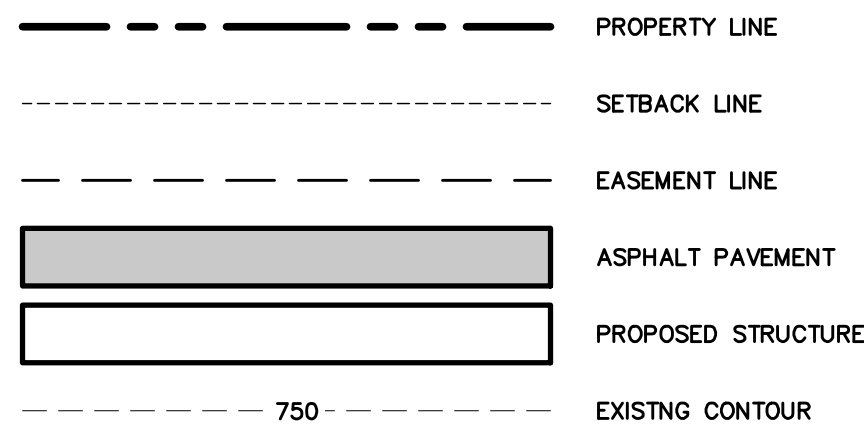
- 4. ARCHITECTURAL STANDARDS
A. The maximum height of the building devoted to a Self-Storage Facility: Climate Controlled shall be 50 feet.
B. The maximum height of the buildings devoted to a Self-Storage Facility: Outdoor shall be 40 feet.
5. LANDSCAPE YARD
A. Petitioner shall install a 65 foot wide Class A landscape yard as required by the Ordinance...
B. Those items permitted to be located within a landscape yard under the Ordinance may be located within the Class A landscape yard installed on the Site.
C. In the event that an adjacent parcel of land is subsequently placed in a Place Type that eliminates or reduces the landscape yard requirements on the Site, Petitioner may reduce or eliminate, as the case may be, the relevant landscape yard accordingly.

- 6. ENVIRONMENTAL FEATURES
A. Development of the Site shall comply with the requirements of Article 20 of the Ordinance.
B. The petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 28...
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...
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

Table with 2 columns: Category and Value. Includes rows for Site Acreage, Tax Parcels, Existing Zoning, Proposed Zoning, Overly District, Proposed Uses, Max. Gross Floor Area, Min. Lot Width, Max. Building Height, Proposed Building Areas, Max. Impervious Area, Proposed Impervious Area, Total Open Space Area, Public Open Space Area, Front Setback, Side Setback, Rear Setback, Stream Buffers, Landscape Buffer, Landscape Strip, Proposed Parking, and Min. Bike Parking Spaces.

LEGEND



NOTE: SITE IS LOCATED WITHIN THE I-485 INTERCHANGE ANALYSIS STUDY.

NOTE: SITE IS LOCATED ADJACENT TO CIP PROJECT SP\_4, STEELE CREEK ROAD (NC-160) WIDENING, CONTROLLED BY NCDOT DIVISION 10.

NOTE: SITE IS LOCATED WITHIN BIP OPPORTUNITY AREA.

ENVIRONMENTAL INFORMATION:
SITE IS LOCATED WITHIN WATER QUALITY BUFFER
SITE IS NOT LOCATED WITHIN FEMA OR COMMUNITY FLOOD ZONE
POST CONSTRUCTION DISTRICT: CENTRAL CATAWBA
STREAM WATERSHED: STEELE
REGULATED DRINKING WATERSHED: LOWER LAKE WYLE
REGULATED DRINKING WATERSHED CLASS: PA

REZONING CASE #: RZP-2023-092

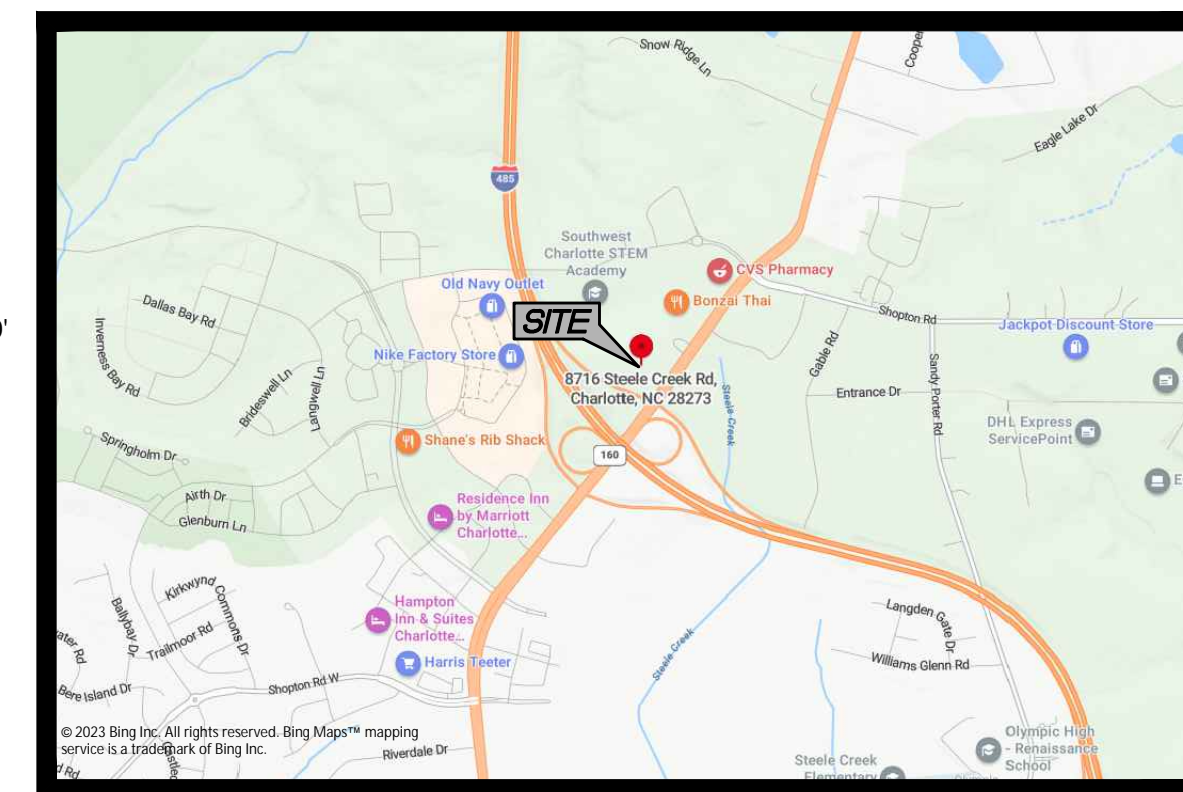
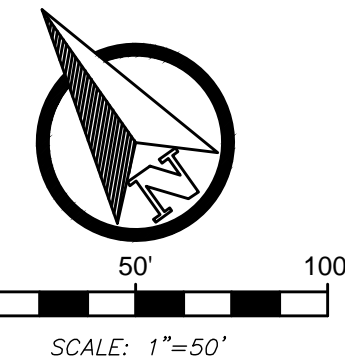
NOTE: SITES WITH PROPOSED BUILD-UPON-AREA EXCEEDING 12% HIGH DENSITY THRESHOLD WILL BE REQUIRED TO PROVIDE WQ TREATMENT, CHANNEL PROTECTION VOLUME CONTROL, AND PEAK CONTROL (10/25 YR DETENTION).

NOTE: CDOT HAS THE AUTHORITY TO REGULATE/APPROVE ALL DRIVEWAY AND PUBLIC STREET CONNECTIONS TO THE ROW OF A STREET UNDER THE REGULATORY JURISDICTION OF THE CITY OF CHARLOTTE, PER CITY UDO.

NOTE: ADEQUATE SIGHT TRIANGLES MUST BE PRESERVED AT THE PROPOSED STREET ENTRANCE. TWO 50' X 50' SIGHT TRIANGLES, AS WELL AS TWO 10' X 70' SIGHT TRIANGLES ON NCDOT-MAINTAINED STREETS, ARE REQUIRED. ALL PROPOSED TREES, BERMS, WALLS, FENCES, AND SIGNS SHALL NOT INTERFERE WITH SIGHT DISTANCE AT THE ENTRANCE AND SHALL BE IDENTIFIED.

NOTE: THE PROPOSED DRIVEWAY CONNECTION TO PUBLIC STREET WILL REQUIRE A DRIVEWAY PERMIT TO BE SUBMITTED TO CDOT AND NCDOT ON NCDOT-MAINTAINED STREETS FOR REVIEW AND APPROVAL. THE EXACT DRIVEWAY LOCATION, TYPE, AND WIDTH WILL BE DETERMINED BY CDOT DURING THE DRIVEWAY PERMIT PROCESS.

NOTE: ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET ROW REQUIRES A CDOT-ISSUED CERTIFICATE.



VICINITY MAP  
N.T.S.



CONDITIONAL NOTES

- 1. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED 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 MUST BE APPROVED BY CDOT PRIOR TO CONSTRUCTION/INSTALLATION. CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.
2. ANY SECURITY GATES TO BE INSTALLED 40' FROM EDGE OF PAVEMENT / BEGINNING OF DRIVEWAY IN COORDINATION WITH NCDOT.
3. THE PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS-OF-WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. CDOT REQUESTS RIGHTS-OF-WAY SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.
4. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
5. 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 PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD SOUTHERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.
6. 59' OF ROW TO BE DEDICATED FROM ROAD CENTERLINE.
7. CURB AND GUTTER TO BE RELOCATED 41' FROM ROAD CENTERLINE; BICYCLE FACILITIES TO BE CONSTRUCTED.

NOTE: GROUNDWATER & WASTEWATER SERVICES RECORDS INDICATE CONTAMINATION SITE(S) EXIST ON OR WITHIN 1,500 FEET OF THE PROPERTIES INCLUDED IN THE PETITION. AN ESTABLISHED AREA OF REGULATED GROUNDWATER USAGE (ARGU) AS DEFINED BY THE MECKLENBURG COUNTY GROUNDWATER WELL REGULATIONS EXTENDS 1,500 FEET AROUND THE CONTAMINATION SITES. IN AN ARGU WHERE MUNICIPALLY SUPPLIED WATER IS AVAILABLE WATER SUPPLY WELLS FOR POTABLE WATER SUPPLY, IRRIGATION OR OPEN LOOP GEOTHERMAL SYSTEMS MAY NOT BE PERMITTED OR CONSTRUCTED ON OR WITHIN 1,000 FEET OF CONTAMINATION SITES. WELLS MAY BE PERMITTED WITH SPECIAL CONSTRUCTION AND SAMPLING REQUIREMENTS BETWEEN 1,000 AND 1,500 FEET OF CONTAMINATION SITES.

NOTE: GROUNDWATER & WASTEWATER SERVICES (GWS) RECORDS INDICATE THAT A WATER SUPPLY WELL HAS BEEN REGISTERED AND LOCATED WITHIN THE BOUNDS OF PARCEL 199-591-04. WATER SUPPLY WELLS SHOULD BE PROTECTED DURING SITE DEVELOPMENT BY FLAGGING AND FENCING OR BE PERMANENTLY ABANDONED IN ACCORDANCE WITH THE MECKLENBURG COUNTY GROUNDWATER WELL REGULATIONS PRIOR TO SITE DEVELOPMENT COMMENCING.

I-485 ON RAMP  
(EX. VARIABLE WIDTH CONTROLLED ACCESS PUBLIC R/W)

PRELIMINARY CONCEPT

NOTE: THIS CONCEPTUAL DESIGN SHOULD BE UTILIZED AS A GRAPHICAL REPRESENTATION OF A POSSIBLE DESIGN CHOICE. THE INFORMATION ON THIS PLAN WAS DESIGNED FROM LIMITED MATERIAL AND HAS ITS INACCURACIES, THEREFORE IT SHOULD NOT BE USED FOR CONSTRUCTION UNTIL ALL APPLICABLE MATERIAL NEEDED HAS BEEN REVIEWED AND INCORPORATED.

DRAFT

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SELF-SERVICE STORAGE FACILITY  
ISSUED FOR: CONCEPT  
JURISDICTION: CITY OF CHARLOTTE ETJ  
LOCATION: 8716/8800 STEELE CREEK ROAD,  
CHARLOTTE, NC 28273

Table with columns: #, DATE, REVISIONS.

DRAWN: KK CHECK: RTC  
JOB NO: 23-158 DATE: 06/02/23

REZONING  
SITE PLAN  
SHEET C100