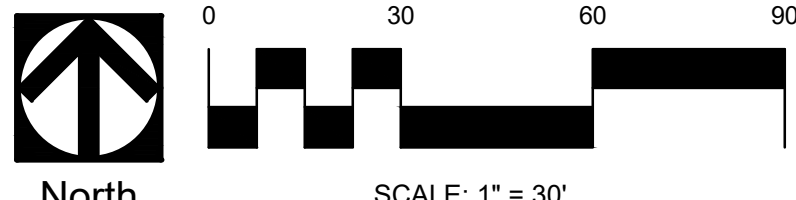
SCALE: NOT TO SCALE

- b. The Petitioner will install an eight (8) foot planting strip and an eight (8) foot sidewalk along Woodland Beaver Rd. as generally depicted on the Rezoning Plan. Along Rocky River Church Rd. the Petitioner will install an eight (8) foot planting strip and a 14' sidewalk on the north side of the road as generally depicted. The Petitioner commits to construct and maintain the 12-foot multi-use path on Rocky River Church Road as generally depicted on the Rezoning Plan.
- c. 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.
- d. The Petitioner will install Woodland Beaver Rd. with on-street parking as generally depicted on the Rezoning Plan.
- △ a. The Petitioner will allow a minimum of 100' of separation from proposed access points of Woodland Beaver Rd. measured from right-of-way line from Rocky River Church Road.
- f. The proposed roadway improvements will be approved and constructed by the City as the first certificate of occupancy is issued. The Petitioner request that CDOT allow a bond or a letter of credit be posted with the City for any improvements not in place at the time the first certificate of occupancy is issued.
- △ a. 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 and roadway projects taking place within the broad Western Mecklenburg area, by way of a private/public partnership effort or other public sector project support.
- △ b. The Petitioner will dedicate via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy. The Petitioner will provide a permanent sidewalk easement for each of the proposed sidewalk. The easement will be located outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.
5. **Setbacks, and Screening.**
- a. Along Woodland 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) will be provided as generally depicted on the Rezoning Plan will be provided.
- △ a. Along Rocky River Church Rd. a 90-foot landscape setback as measured from the right-of-way of Rocky River Church Road will be provided. Storm water detention and water quality structures may be located within the 90-foot landscape setback. Storm water detention areas will be screened from Rocky River Church Rd. and Woodland Beaver Rd. with landscaping.
- c. Screening as required by the Ordinance and the Optional provisions above will be provided.
6. **Architectural Standards Design Guidelines.**
- a. 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 hard-plank), metal panels (on north and south elevations), EIFS, and wood. The building materials used will not be allowed except on windows and soffits.
- b. 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). The proposed building will comply with the design standards of the MUDDO zoning district including the design standards established by the Ordinance for a climate-controlled storage facility and as modified by the Optional Provisions included above.
- c. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.
- d. 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.
7. **Environmental Features:**
- a. 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 intended to be approved with this rezoning. Adjustments may be necessary to accommodate actual storm water treatment requirements and natural site discharge points.
- △ a. The Site will comply with Tree Ordinance. The required tree save area for the Site is accounted for on Lot #6 LDC-2013-0037. The tree save area plan will be recorded with the register of deeds prior to final certificate of occupancy.
8. **Signage:**
- a. Signage will be in accordance with the Ordinance.
9. **Lighting:**
- a. 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.
- b. Lighting fixtures that are decorative, capped and downwardly directed will be allowed 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.
10. **Amendments to the Rezoning Plan:**
- a. The design standards 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.
11. **Binding Effect of the Rezoning Application:**
- a. 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 Development Areas, as applicable, and their respective heirs, devisees, personal representatives,



North

SCALE: 1" = 30'

F:\21-139\LP\Drawings\Rezoning\21-139 Adams - Albemarle RD Self Storage= rezoning.dwg : RZ-101 Technical Data Sheet 03/23/22 10:12am

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



A vicinity map showing the location of the site. The map includes the following features:

- Rocky River Church Rd.**: A road running diagonally from the top left towards the center.
- Albemarle Rd. Hwy 24/27**: A horizontal road crossing the map.
- Cabarrus Rd.**: A road running diagonally from the bottom right towards the center.
- Highway 485**: Represented by a shield icon on the left side of the map.
- Highway 51**: Represented by a circular icon at the bottom of the map.
- SITE**: A small black dot located on Rocky River Church Rd., just north of its intersection with Albemarle Rd.



RZP - 2021-214

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

DRAWN:		DRB
DATE:		08/27/21
REVISIONS:		
	02/14/22	CITY COMMENTS
	03/23/22	CITY STORMWATER CMT.

JOB. NO: 21-139

SHEET TITLE:

SCHEMATIC SITE PLAN

SCALE: 1"=30'

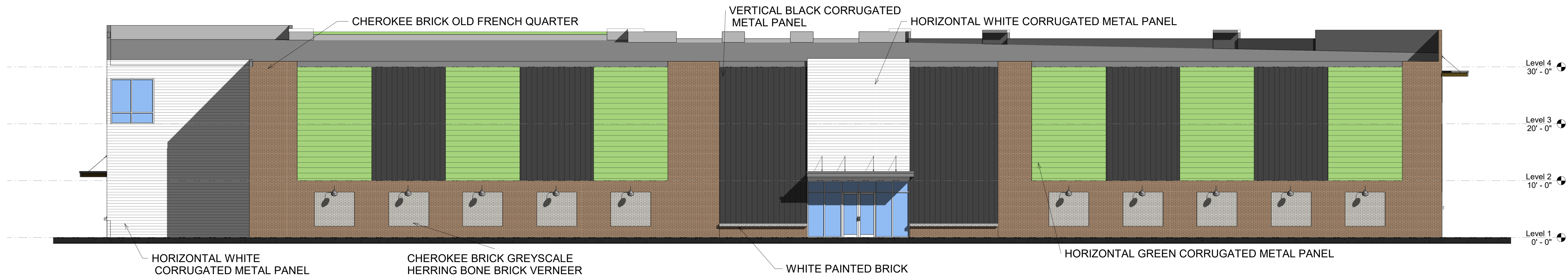
SHEET NO.:

RZ - 102
© STIMMEL ASSOCIATES, P.A.

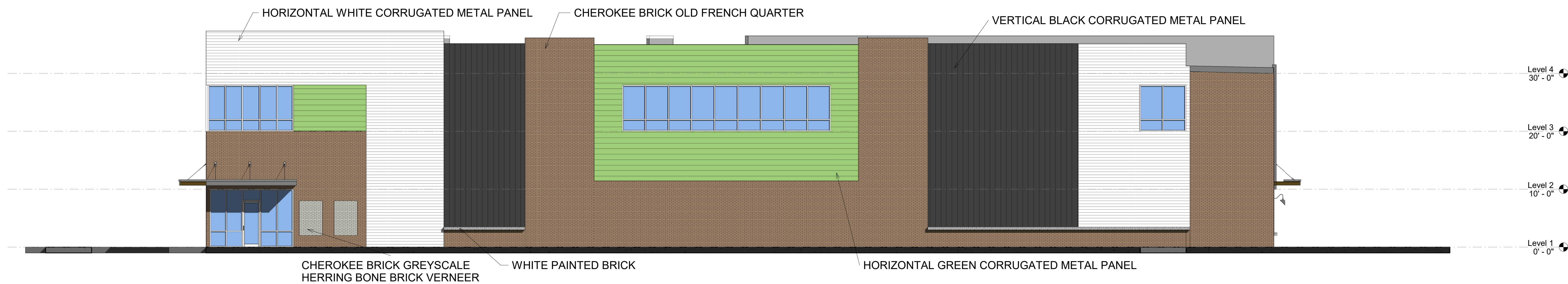
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CHARLOTTE, NC 28202
(704) 334-7925







North Elevation



East Elevation

PROJECT:

Monster Self Storage
Woodland Beaver Road Charlotte, NC 28215

FOR:
Monster Storage

SHEET TITLE:

Exterior Elevations

ISSUE DATE:

1 2/7/22 CITY ELEVATION REVISIONS

1 2/14/2022 Elevations added to RZP Submittal

PROJECT NO:

22103

FILE:

DRAWN BY:

Designer