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 (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 CR Regional Commercial ("CR") 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 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 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 21,750 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").

B. Prior to the issuance of the first certificate of occupancy for a new building constructed on the Site, Petitioner shall a dedicate and convey to the City of Charlotte or to NCDOT as applicable (subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to Steele Creek Road as required to provide right of way measuring 59 feet from the existing centerline of Steele Creek Road, to the extent that such right of way does not already exist.

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 center line of Steele Creek Road as depicted on the Rezoning Plan.

D. 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.

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 in coordination with NCDOT.

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 edge of pavement/beginning of the driveway in coordination with NCDOT.

G. Petitioner will dedicate to the City of Charlotte or to NCDOT as applicable 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 for a new building constructed on the Site. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks located along the public streets 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.

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 for a new building constructed on the Site.

I. 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.

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 as generally depicted on the Rezoning Plan. The minimum 8 foot wide sidewalk (or portions thereof) may be located in a permanent sidewalk easement.

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 and as depicted on the Rezoning Plan. The width of Zone 2 of the 65 foot wide Class A landscape yard may be reduced by 25% by installing a fence or wall in Zone 1 that meets the standards of Section 20.9.H and Table 20-2 of the Ordinance. The width of Zone 2 of the Class A landscape yard depicted on the Rezoning Plan has been reduced by 25 percent, thereby reducing the total width of the Class A landscape yard to be installed on the Site to 55 feet.

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. The location, size, and type of storm water management systems 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. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

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	CR (CD)
EXISTING USES	UNDEVELOPED
OVERLAY DISTRICT	LOWER LAKE WYLIE CRITICAL AREA WATERSHED
PROPOSED USES	SELF-STORAGE (CLIMATE- AND NON-CLIMATE CONTROLLED)
MAX. GROSS FLOOR AREA	122,500-SF
MIN. LOT WIDTH	50'
MAX. BUILDING HEIGHT	SEE DEVELOPMENT STANDARDS
PROPOSED BUILDING AREAS	BLDG 1: 4,750-SF BLDG 2: 7,600-SF BLDG 3: 7,600-SF BLDG 4: 1,800-SF BLDG 5: 100,800-SF TOTAL: 122,500-SF
MAX. IMPERVIOUS AREA	50% (±2.43 AC)
PROPOSED IMPERVIOUS AREA	±50% (±2.43 AC)
TOTAL OPEN SPACE AREA	MIN. 5% (±0.24 AC)
PUBLIC OPEN SPACE AREA	MIN. 50% OF TOTAL (±0.12 AC)
FRONT SETBACK	36'
SIDE SETBACK	10'
REAR SETBACK	20'
STREAM BUFFERS	100' CRITICAL AREA
LANDSCAPE BUFFER	55' TYPE A W/ FENCE
LANDSCAPE STRIP	8' PLANTING BUFFER ALONG STEELE CREEK RD
PROPOSED PARKING	PER ORDINANCE
MIN. BIKE PARKING SPACES	PER ORDINANCE

LEGEND

PROPERTY LINE

SETBACK LINE

EASEMENT LINE

ASPHALT PAVEMENT

PROPOSED STRUCTURE

750 EXISTNG CONTOUR

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 WYLIE
- 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 RESERVED 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. THE LOCATION OF THE DRIVEWAY SHOWN ON THIS PLAN IS SUBJECT TO CHANGE TO ALIGN WITH DRIVEWAY(S) ON THE OPPOSITE SIDE OF THE STREET AND TO COMPLY WITH CITY OF CHARLOTTE UDO REGULATIONS.

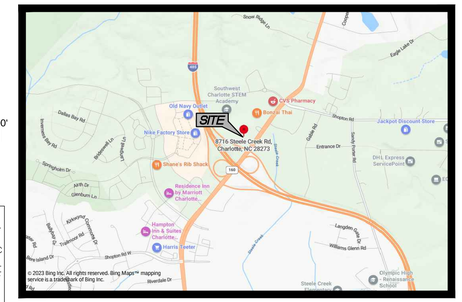
NOTE: ALL PROPOSED COMMERCIAL DRIVEWAY CONNECTIONS TO A FUTURE PUBLIC STREET WILL REQUIRE A DRIVEWAY PERMIT SUBMITTED TO CDOT FOR REVIEW AND APPROVAL.

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

NOTE: GROUNDWATER & WASTEWATER SERVICES RECORDS INDICATE A REGISTERED SEPTIC SYSTEM EXISTS ON PARCEL 199-591-03. NO REGULATIONS GOVERN THE ABANDONMENT OF SEPTIC SYSTEMS; HOWEVER, GWS DOES RECOMMEND THAT SEPTIC TANKS BE PUMPED BY A NC LICENSED SEPTIC HAULER TO REMOVE ANY RESIDUAL CONTENTS AND THEN CRUSHED AND BACKFILLED. THIS RECOMMENDATION IS MADE BECAUSE IMPROPERLY ABANDONED SEPTIC TANKS MAY NOT BE ABLE TO SUPPORT THE WEIGHT OF VEHICULAR TRAFFIC, STRUCTURAL FOUNDATIONS, OR PEOPLE, POSING A SAFETY HAZARD.

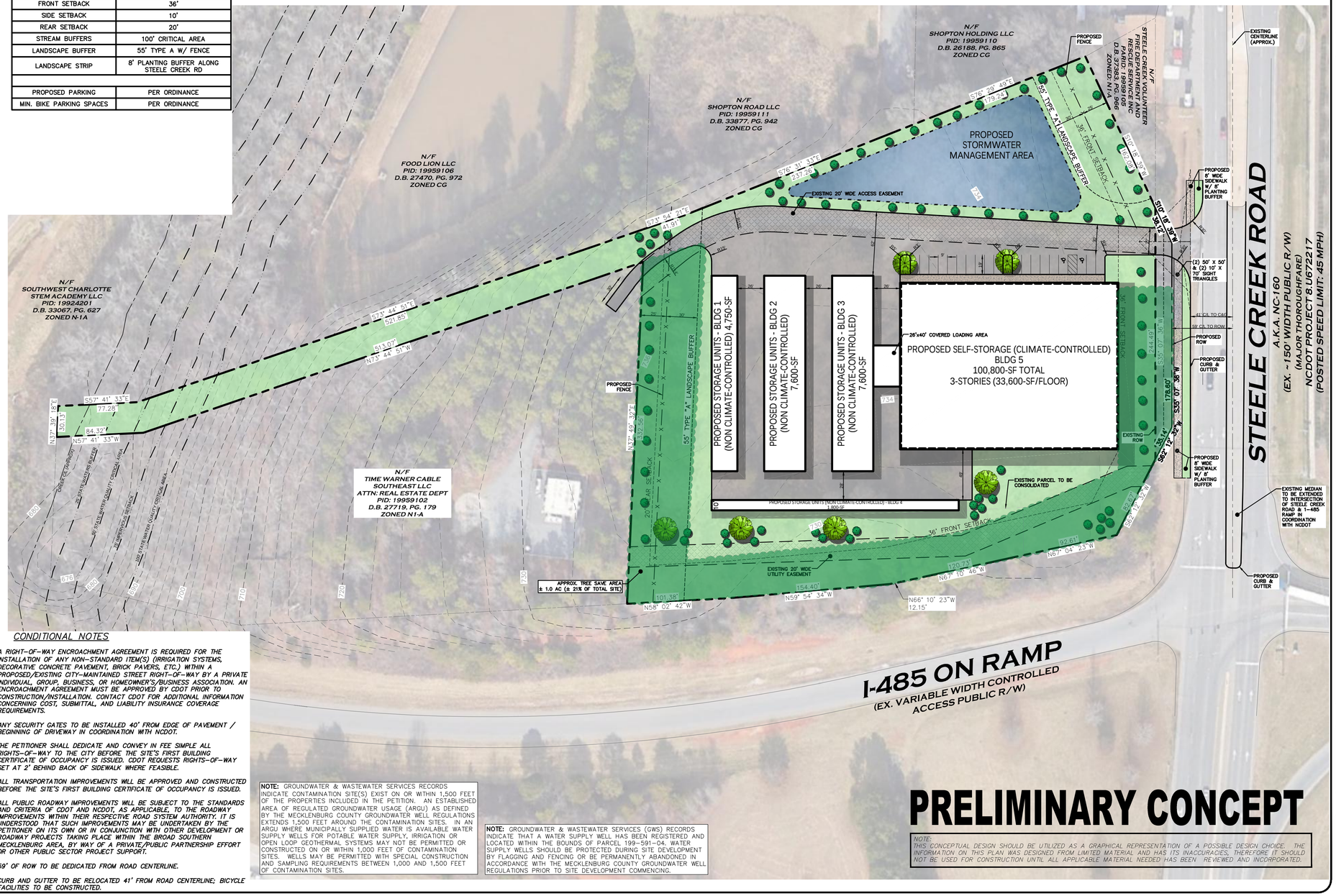
0 50' 100'

SCALE: 1"=50'



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.

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.

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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

#	DATE	REVISIONS

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

REZONING SITE PLAN

SHEET C100

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