Development Standards

General Provisions

- . These Development Standards form a part of the Rezoning Plan associated with the rezoning petition filed by U-Haul of Charlotte to accommodate the conversion of an existing approximate 42,010 square foot vacant warehouse building to allow the "upfit" and development as a climate controlled self-storage
- facility within a portion of the existing approximately 6.8 acre site located on the south side of Albemarle Road.

 2. The "Site" (area to be included in this rezoning petition) is a portion of the approximate 6.8 acre parcel of land designated as Tax Parcel No.1331411 as the subject request (rezone from B-2 to B-D) being a portion of the overall Property, (approximately 1.4 acres) intended to support the requested use as Climate Controlled Self Service Storage (mini - warehouse) facility. The "Site" is further defined by the attached Metes and Bounds Legal description identifying areas that are the subject of this request. The approximate 7,000 square foot area within the existing 42,101 sq. ft. building is understood to be an allowed accessory use supporting both the existing U-Haul truck rental, service and retail sales facility which currently supports U-Haul retail and office uses and the tandem proposed U-Haul climate controlled self service storage (mini-warehouse) facility, as further described in the permitted uses below. The B-2 zoned portion of the
- overall property is not the subject of this pending Rezoning Petition.

 3. Unless more stringent standards are established by the Rezoning Plan or these Development Standards, all Development Standards established under the City of Charlotte Zoning Ordinance for the B-D (CD) zoning district shall govern the use and development of the site.
- 4. 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 Section 6.207 of the ordinance.

 $\overline{\frown}\overline{\frown}\overline{\frown}\overline{\frown}$ The "Site" may be devoted to a climate controlled self service storage facility, such facility's rental and management offices and to any accessory uses that are clearly incidental and related thereto. Accessory uses are known to include the existing U-Haul retail sales center facility, related moving equipment sales and rental, (known to include but are not limited to the sale of moving supplies, truck trailer rental, sale and rental of trailer hitches, existing propane rental) along with the operation and existence of related U-Haul business offices and U-Haul call center, each located within the existing 42,010 storage and office building. Each of these uses are acknowledged and approved as being approved accessory uses, supportive to the U-Haul business, intended to serve both the existing U-Haul truck rental facility (Zoned B-2) and the proposed U-Haul self-storage operation, (Zoned BD-CD.)

Transportation

- Vehicular access to the site shall be as generally depicted on the Rezoning Plan. The placement and configuration of each 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 and/or the North Carolina Department of Transportation.
- 2. Parking will meet the minimum standards established under the ordinance.
- Parking located within the tandem B-2 zoned portion of the 6.8 acre property. May be utilized to satisfy requirements for the proposed climate controlled self service storage facility. ervice storage facility.

- 1. Petitioner has included, on Sheet 2 of 2 of the Rezoning Plan, proposed conceptual façade renderings to convey building façade enhancements planned to be part of the proposed climate controlled self-storage use to be located within the existing 42,010 sq. ft. building. 2. The maximum height of the building located on the site shall be as permitted under the ordinance.
- . New dumpster and recycling areas will be enclosed on all four sides by an opaque wall or fence with one side being a hinged opaque gate. If one or more sides of a dumpster and recycling area adjoin a side wall or rear wall of the building, then the side wall or rear wall of the building may be substituted for the wall or fence along each such side.

ALBEMARLE ROAD

ZONED O-I

Landscaping and Screening

1. Landscaping within the proposed B-D zoned area will meet or exceed the requirements of the ordinance.

(2. Petitioner proposed to install a six foot high wooden fence in areas illustrated on the rezoning plan and as further shown in "Landscape Screening Detail "A' Sheet")

- 3. Petitioner proposes to include a twelve (12') foot wide Class 'C' Buffer in areas along the southern property line as illustrated on sheet 2 of 2 in
- landscape/screening detail 'A'. Petitioner's intention is to allow the use of existing vegetation in this area of the property to satisfy landscape screening requirements. A 12' wide Class 'C' Buffer will not be required in areas shown to be screened with the 6' high wooden fence. At the time of submitting for building permit for the self service storage facility "upfit", the petitioner will perform a more detailed inventory of existing vegetation along the southernmost property line and (as required) prepare a detailed landscape planting plan with additional trees and shrubs to "supplement" existing vegetation to satisfy Class 'C' Buffer planting requirements in the prescribed areas.
- 4. In an effort to further screen and soften the edge of the existing U-Haul facility building, near the southernmost Farm Pond Lane entrance, Petitioner proposes to plant a large maturing shade tree and extend the turf areas to provide more greenery in the areas shown on sheet 2 of 2 of the rezoning plan, landscape screening) detail 'A' and as further illustrated in the conceptual screening concept photo B. The location and extent of actual turf area to be expanded and the placement of the proposed shade tree installation, will be based on maintaining a suitable access width at the Farm Pond Lane entrance to accommodate delivery vehicles, tractor trailer and fire truck access requirements associated with providing fire protection to support the safe and continued operation of this facility.
- 5. In efforts to provide screening of mechanical equipment located on the roof of the existing U-Haul warehouse facility, Petitioner proposes to install a parapet lattice type screen as further illustrated in proposed "conceptual screening photo 'B' on sheet 2 of 2, to screen existing mechanical/ A/C equipment from view of the southern property (existing daycare facility). Proposed lattice/ parapet screen to be located in an area as shown in conceptual screening photograph B.

- 1. All newly installed freestanding lighting fixtures on the site (excluding street lights) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the site.
- 2. The maximum height of any newly installed freestanding lighting fixture on the site shall be 25 feet.
- 3. Any new lighting fixtures attached to the building located on the site shall be decorative, capped and downwardly directed.

Parks, Greenways and Open Space

Petitioner agrees to dedicate a 100' foot wide easement within the SWIM/PCCO stream buffer near the western property boundary of the Site (Parcel ID #133.14.111) extending from the Site's northern property line adjacent to Albemarle Road, running in a southerly direction to Mecklenburg Tax Parcel 113.14.113, to Mecklenburg County Parks and Recreation for the County's future use as a Greenway. Dedication will occur via final plat and shall occur prior to the issuance of a Certificate of Occupancy for the upfit of the existing 42,010 sq. ft. building as it is converted for utilization as a climate controlled self- service storage (mini-warehouse) facility. Dedication is subject to any encumbrances and easements related to the property and Petitioner gives no assurances with regard to the County's ability to construct a greenway trail within the specified areas. Petitioner shall be under no obligation to fund, construct, maintain or otherwise manage any portion of the proposed greenway. The area to be dedicated shall be considered part of the Site for calculations regarding floor area ratios (FAR), lot coverage, and as applicable open space and/or tree save along with other ordinance requirements.

Binding Effect of the Rezoning Documents and Definitions

1. 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.

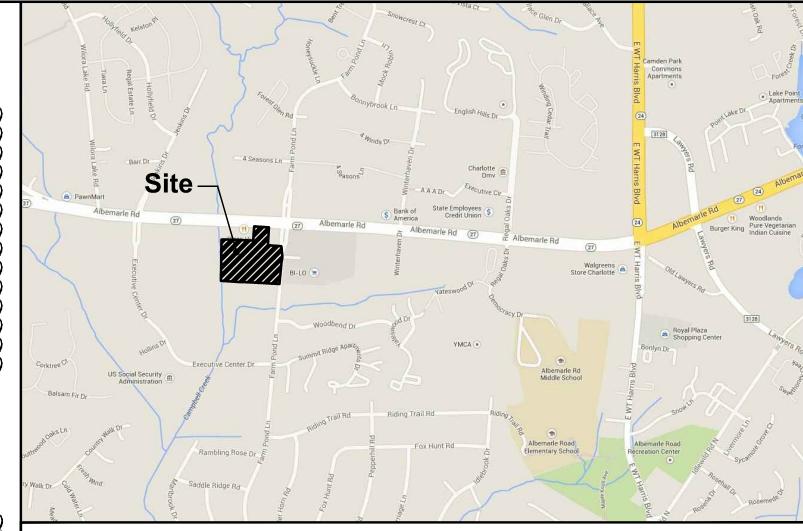
27/73

- 2. 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.
- 3. Any reference to the ordinance herein shall be deemed to refer to the requirements of the ordinance in effect as of the date this Rezoning Petition is approved

^^^^^^^^^^^^

230.78

Zoning Area Detail - A





Vicinity Map

Not to Scale

PETITIONER:

ACREAGE (ENTIRE SITE) - PARCEL #13314111 **ACREAGE INCLUDED IN PROPOSED REZONING**

EXISTING ZONING: PROPOSED ZONING:

EXISTING USE:

PROPOSED USE

MAX. BUILDING HEIGHT:

BUILDING SUMMARY: EXISTING BUILDING SF: PROPOSED AREA FOR MINI-WAREHOUSING

MAXIMUM ALLOWABLE: PROPOSED:

U-Haul Real Estate Co.

+/- 6.8 Acres (+/- 1.4 Acres

B-D (CD)

Commercial/Retail/Office Commercial/Retail/Office and Mini-warehousing

+/- 42,010 SF



14. PID# 10316302

ZONED B-2

15. PID# 10316306

ZONED B-2

16. PID# 10316307

ZONED B-2

17. PID# 10316305

ZONED B-2

WOODSCAPE RENTALS INC

5616 FARM POND LANE

CARNICERIA JALISCO INC

6127 ALBEMARLE RD

CHARLOTTE, NC 28212

CHANTILLY, VA 20151

CHARLOTTE, NC 28205

ESP Associates, P.A.

6216 Albemarle Road Charlotte, NC 28212

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U-Haul Co.

of Charlotte

475 Lakemont Blvd

704.583.4949 (NC)

803.802.2440 (SC)

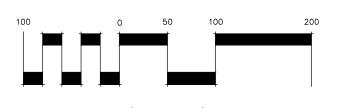
Rezoning Plan Petition

"For Public Hearing"

Albemarle Road **U-Haul**

PROJECT LOCATION Charlotte, N

GRAPHIC SCALE



CT22.100 CT22 - Uhaul Albemarle Rd - Rezoning Submittal.dw 10/16/14

DRAWN BY CHECKED BY PT

18. PID# 10316303 1415 TORRENCE GROVE CHURCH RD

BY MERGER CORT FURNITURE RENTAL

15000 CONFERENCE CENTER DR, STE

QUTAIBA R ALTAWATI CHARLOTTE, NC 28213 ZONED B-2

BRAKE & MUFFLER EXPRESS INC

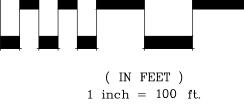
4212 MIDDLE STREAM RD

CHARLOTTE, NC 28213

19. PID# 10316304 SAMS'S MART INC C/O SAM'S MART LLC 7935 COUNCIL PL, STE 200 MATTHEWS, NC 28105

ZONED B-2

3070 SENNA DRIVE, STE A MATTHEWS, NC 28105



AGENCY / SUBMITTAL REVISION REVISION revised per staff comments 1/14/14

28.54 ZQNED B-2 EXISTING U-HAUL TRUCK RENTAL PROPOSED rezoning to b-d ZONED B-2 AREATO REMAIN ZONED/B-2/ **REZONING LINE** PROPOSED

ZONED-R-17-MF

REZONING TO B-D

C/O ROGER W KELLOGG CHARLOTTE, NC 28212

Not to Scale

Legend:



Property to be Rezoned B-D (CD)

Property to remain Zoned as B-2

7. PID# 13317130A

8. PID# 13317113

ZONED B-2

9. PID# 13314110

ZONED B-2

10. PID# 13314102

P.O. BOX 2969

ZONED B-2

11. PID# 13314104

P.O. BOX 36626

ZONED B-2

12. PID# 13314106

GULFPORT, MS 39503

LTD HORIZON ASSOCIATES

CHARLOTTE, NC 28236

CHURCH OF CHARLOTTE

6030 ALBEMARLE RD

CHARLOTTE, NC 28212

CENTRAL UNITED METHODIST

P.O. BOX 25355

FRESNO, CA 93729

FARM POND ASSOCIATES

CHARLOTTE, NC 28202

BWN INVESTMENT INC

C/O SAM'S MART LLC

MATTHEWS, NC 28105

7935 COUNCIL PL, STE 200

INC ORANGE GROVE UTILITIES

121 W TRADE ST, STE 2700

Existing UHaul Facility Existing Access

Adjacent Property **Owners:**

MECKLENBURG COUNTY C/O REAL ESTATE/FINANCE DEPT 600 E 4TH STREET 11TH FLOOR CHARLOTTE, NC 28202 ZONED 0-1

. PID# 13314112 CLARK REAL ESTATE LLC ATTN: REGIONAL ASSET MGR-EAST 650 N.E. HOLLADAY ST, SUITE 1400 PORTLAND, OR 97232

3. PID# 13314119 MECKLENBURG COUNTY C/O REAL ESTATE/FINANCE DEPT 600 E 4TH STREET 11TH FLOOR CHARLOTTE, NC 28202

ZONED O-1 CHARLOTTE EAST LLC C/O ROGER W KELLOGG 5500 EXECUTIVE CENTER DRIVE, STE 110 CHARLOTTE, NC 28212

PID# 13314115 CHARLOTTE EAST LLC 5500 EXECUTIVE CENTER DRIVE, STE 110

SOUTHWOOD REALTY COMPANY P.O. BOX 280 GASTONIA, NC 28053 ZONED R-17 MF

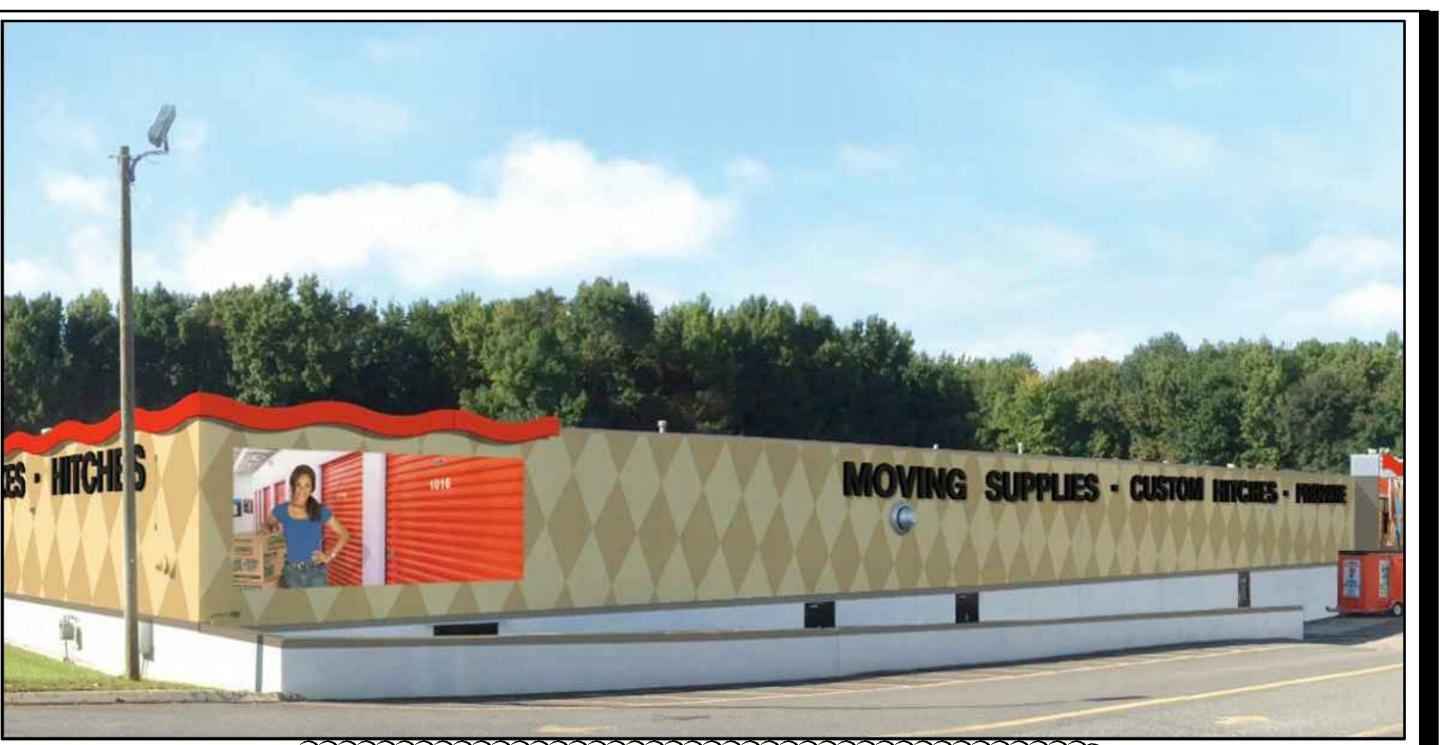
PB05B DUKE POWER CO 422 S CHURCH ST CHARLOTTE, NC 28242

13. PID# 10316308 ATTN: TAX DEPT -

ZONED B-2

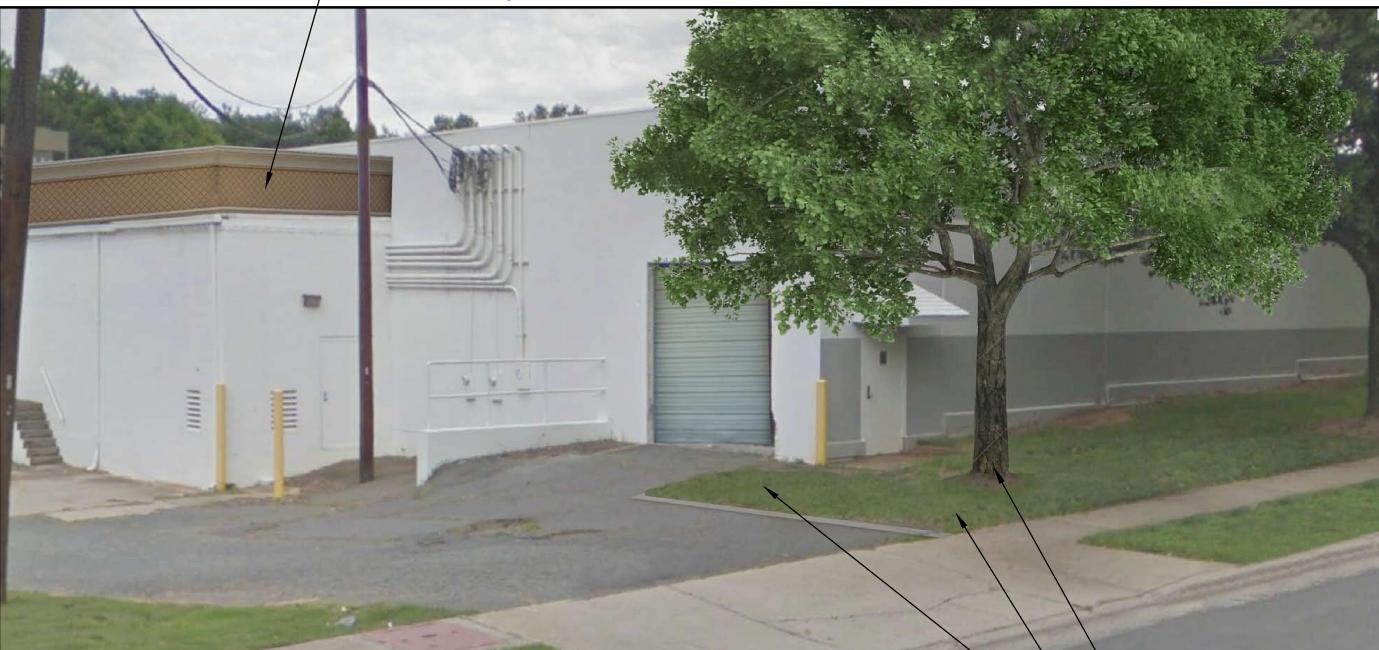


Conceptual Facade Improvements View from Albemarle Rd.



Conceptual Facade Improvements View from Farm Pond Lane

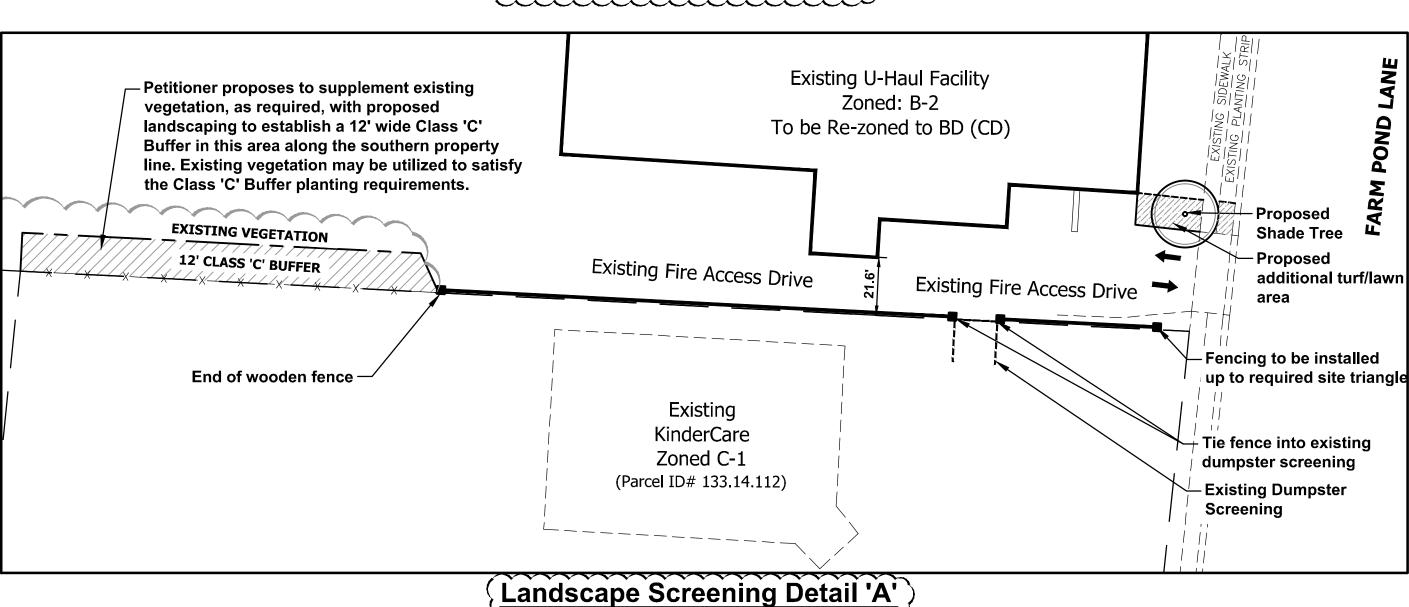
-Decorative parapet to screen air conditioning equipment



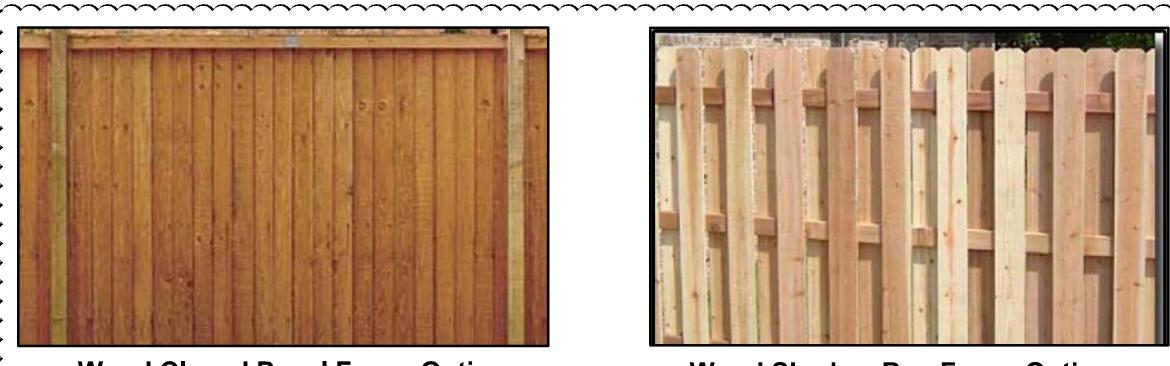
Conceptual Screening Concept Photograph B

-Addition of Shade Tree

Turf/Greenspace expanded and driveway narrowed



Existing Conditions Photo A



Wood Closed Panel Fence Option Min. 6' Height

Wood Shadow Box Fence Option

Min. 6' Height



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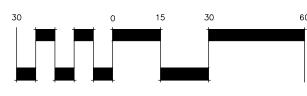
U-Haul Co. of Charlotte

6216 Albemarle Road Charlotte, NC 28212

Rezoning Plan Petition #2014-108 Exhibits/Photos/Details

Albemarle Road **U-Haul**

PROJECT LOCATION Charlotte, N



GRAPHIC SCALE

(IN FEET) 1 inch = 30 ft.

	O IECT NO		TOO 100	
PROJECT NO		C	CT22.100	
DRAWING		С	CT22 – Uhaul Albemarle Rd – Rezoning Sub	
DATE		10	10/16/14	
DRAWN BY		G	GW	
СН	ECKED BY	' P	T	
A G	ENCY / S	UBMIT	TAL REVISION	
NO.	DATE	BY	REVISION	
01	11/14/14	GW/AH	revised per staff comments	