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Taylor/Theus Development Holdings, LLC
Development Standards
(7/23/15)
Rezoning Petition No. 2015-078

Site Development Data:

- Acreage: ± 5.67 acres
- Tax Parcel #: 229--011-23
- Existing Zoning: R-3
- Proposed Zoning: BD(CD)
- Existing Uses: Vacant
- Proposed Uses: General and medical offices use, and climate control storage uses, each as permitted by right and under prescribed conditions together with accessory uses, as allowed in the BD zoning district (as more specifically described in the Development Standards below).
- Maximum Gross Square feet of Development: Up to: (i) 32,500 square feet of gross floor area of general and medical office uses; and (ii) up to 105,000 square feet of gross floor area of climate control storage; all as allowed by right and under prescribed conditions in the BD zoning district (as more specifically described in the Development Standards below).
- Maximum Building Height: Within Development Area A the maximum allowed building height will be two (2) stories not to exceed 40 feet; and within Development Area B the maximum allowed building height will be three (3) stories not to exceed 40 feet; (for the purposes of each of these height limits, roof top mechanical equipment, and screens or devices used to screen roof top structures or equipment, spires, mansards, domes, or other architectural features will not be considered for the calculation of allowed building height; otherwise building height will be measured as defined by the Ordinance).
- Parking: As required by the Ordinance for the proposed uses.

1. General Provisions:

- a. Site Location.** These Development Standards, the Technical Data Sheet, Schematic Site Plan and other graphics set forth on attached Sheets RZ-1 and RZ-2 form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Taylor/Theus Development Holdings, LLC ("Petitioner") to accommodate the development of a high quality climate control storage facility, and general and medical office uses on an approximately 5.67 acre site located on the northwest corner of the intersection of N. Community House Road and Ardrey Kell Road (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 Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the BD zoning classification shall govern all development taking place on the Site.
- c. Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, Development Areas (as defined below) and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan shall 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 Section 6.207 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 Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

- i. expressly permitted by the Rezoning Plan (it is understood that if a modification is expressly permitted by the Rezoning Plan it is deemed a minor modification for the purposes of these Development Standards); or
- ii. minor and don't materially change the overall design intent depicted on the Rezoning Plan; such as minor modifications to the configurations of the Development Areas (as defined below), driveway and parking area dimensions and the like as long as the modifications maintain the general building/parking orientation and character of the development generally depicted on the Rezoning Plan; or
- iii. modifications to move structures graphically depicted on the Rezoning Plan within Development Area A closer to adjacent properties but no closer than the 'building envelope line' indicated on Sheet RZ-1.

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 Amendment Process per Section 6.207 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.** Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site will be limited four (4). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building(s) located within the same Development Area as the accessory structure/building.

- e. Planned/Unified Development.** The Site shall be viewed in the aggregate as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan. As such, side and rear yards, buffers, building height separation standards, FAR requirements, and other similar zoning standards will not be required internally between improvements and other site elements located on the Site. The Petitioner and/or owner(s) of the Site reserve the right to subdivide the portions or all of the Site and create lots within the interior of the Site without regard to any such internal separation standards, public/private street frontage requirements and FAR requirements, provided, however, all such separation standards along the exterior boundary of the Site shall be adhered to and all FAR requirements will be regulated by any development limitations set forth in Section 2 below as to the Site, taken as a whole and not individual portions or lots located therein.

2. Permitted Uses, Development Area Limitations:

- a. For ease of reference, the Rezoning Plan sets forth two (2) development areas as generally depicted on the Technical Data Sheet as Development Areas A and B (each a "Development Area" and collectively, the "Development Areas").
- b. Subject to the restrictions and limitations listed below, the principal buildings constructed on the Site may be developed with up to: (i) 32,500 square feet of gross floor area of medical and general office uses in Development Area A; and (ii) 105,000 square feet of gross floor area of climate controlled storage uses ("warehousing within an enclosed building") within Development Area B; together with as to (i) and (ii) accessory uses allowed in the BD zoning district.
- c. The allowed climate controlled storage use must be located within Development Area B.
- d. Outdoor storage will not be allowed.
- e. Truck rental associated with the climate controlled storage facility will not be allowed.

For purposes of the development limitations set forth in these Development Standards (but not to be construed as a limitation on FAR requirements), the term "gross floor area" or "GFA" shall mean and refer to the sum of the gross horizontal areas of each floor of a principal building on the Site measured from the outside of the exterior walls or from the center line of party walls; provided, however, such term shall exclude any surface or structured parking facilities, areas used for building and equipment access (such as stairs, elevator shafts, vestibules, roof top equipment rooms and maintenance crawl spaces), areas associated with enclosed escalators and public open space, all loading dock areas (open or enclosed), outdoor coolers and outdoor dining areas whether on the roof of the building(s) or at street level (parking for outdoor dining areas will be provided as required by the Ordinance or these development standards).

3. Access:

- a. Access to the Site will be from N. Community House Road and Ardrey Kell Road as generally depicted on the Rezoning Plan, subject to adjustments as set forth below.
- b. The Petitioner will extend the existing east bound left turn lane on Ardrey Kell Road to serve the proposed driveway into the Site from Ardrey Kell Road, by repainting the existing pavement markings. The Petitioner will also re-stripe the existing southbound left turn lane on N. Community House Road to allow left turns into the Site.
- c. The existing sidewalk and planting strip will be maintained along N. Community House Road and Ardrey Kell Road.
- d. The Petitioner will provide a sidewalk and a cross-walk network that links the buildings and parking areas on the Site with one another by way of links to sidewalks along the abutting public streets and the internal private drive. The minimum width for these internal sidewalks will be five (5) feet.
- e. The exact alignment, dimensions and locations of the access points to the Site, the driveways on the Site and streetscape cross-sections for the private drive 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 3. are met.

4. Parking Areas, Access and Circulation Design Guidelines.

- a. The loading areas associated with the proposed climate controlled storage facility may not be located on the portions of the climate controlled storage facility that faces N. Community House Road or Ardrey Kell Road.

- c. Within Development Area A parking areas or spaces may not be located between the building(s) and (i) Ardrey Kell Road, and (ii) N. Community House Road (but may be located to the side and rear of such building).

5. Setbacks, Buffers and Screening.

- a. A 40 foot setback will be provided along N. Community House Road and a 15 foot setback will be provided along Ardrey Kell Road as generally depicted on the Rezoning Plan.
- b. A 34 foot Class C Buffer will be provided along the Site's northern and western property lines adjacent to Ardrey Kell High School as generally depicted on the Rezoning Plan; provided, however, this buffer may be reduced in width as allowed by the Ordinance. Utility lines may cross the buffer at angles no greater than 75 degrees. The Petitioner reserves the right to install a five (5) foot high black vinyl chain link fence on the interior side of the Class C Buffer (this fence may not be used to reduce the width of the buffer but an opaque fence may be installed and result in such a reduction).
- c. Due to the presence of an existing buffer on the adjacent Ardrey Kell High School, the Petitioner reserves the right to apply for an "Alternative Buffer" approval per Section 12.304 of the Ordinance. The "Alternative Buffer" approval may reduce or eliminate the amount of landscape material that is required to be installed as part of a Class C Buffer.

- d. A majority of the existing trees within the 40 foot setback along N. Community House Road within Development Area B will be preserved. The existing trees that are preserved within this 40 foot setback will be supplemented with additional landscape materials so the combination of existing trees and new landscape material meets the standards of a Class C Buffer as outlined in the Ordinance.

- e. Parking areas located along Ardrey Kell Road will be screened by a low wall (3.0' to 3.5' feet high) and with low accent plantings; and such wall will be constructed of building materials generally compatible with the buildings to which they relate.

- f. The corner of N. Community House Road and Ardrey Kell Road will be attractively landscaped with a variety of landscape materials (trees, shrubs, ornamental grasses, grass, and/or areas of seasonal color) as conceptually illustrated and generally depicted on the Rezoning Plan.

6. Architectural Standards Design Guidelines.

- a. The principal buildings 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 hardi-panels), EIFS or wood. Vinyl as a building material will not be allowed except on windows and soffits.

- b. The attached illustrative building elevations are included to reflect an architectural style and a quality of the buildings that may be constructed on the Site (the actual buildings constructed on the Site may vary from these illustrations provided that the design intent is preserved).

- c. The buildings constructed within Development Area A will utilize clear glass on the windows that face N. Community House Road and Ardrey Kell Road.

- d. Meter banks will be screened from adjoining properties and from N. Community House Road and Ardrey Kell Road.

- e. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.

- f. Dumpster areas and recycling areas 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. The location of the proposed dumpster and recycling areas is generally depicted on the Rezoning Plan.

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 implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

- b. The Site will comply with Tree Ordinance.

8. Signage:

- a. Wall signs within Development Area B will be limited to 100 square feet of sign surface area per wall or 5% of the wall area to which they are attached, whichever is less. The sign area of the wall signs may be increased by 10% if individual letters are used.
- b. Wall signs within Development Area A will be allowed as allowed by the Ordinance.

- c. Detached signs along N. Community House and Ardrey Kell Road must be ground mounted signs. The maximum height of the detached signs along N. Community House Road will be four (4) feet and may not contain more than 32 square feet of sign area. The maximum height of the detached signs located along Ardrey Kell Road will be seven (7) feet and may not contain more than 64 square feet of sign area.

- d. The uses located within Development Areas A and B will be allowed one detached ground mounted sign per development area along on Ardrey Kell Road and N. Community House Road per the standards above (i.e. a total of two detached signs per street front).

- e. On premises directional and instructional signs may be located throughout the Site per the standards of the Ordinance.
- f. Signs may not be placed on windows with clear vision glass.

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.
- b. Detached lighting on the Site, except street lights located along public streets, will be limited to 20 feet in height.

- c. Wall pole type lighting shall not be allowed. However other lighting fixtures that are decorative, capped and downwardly directed will be allowed on the proposed building walls.

10. Phasing:

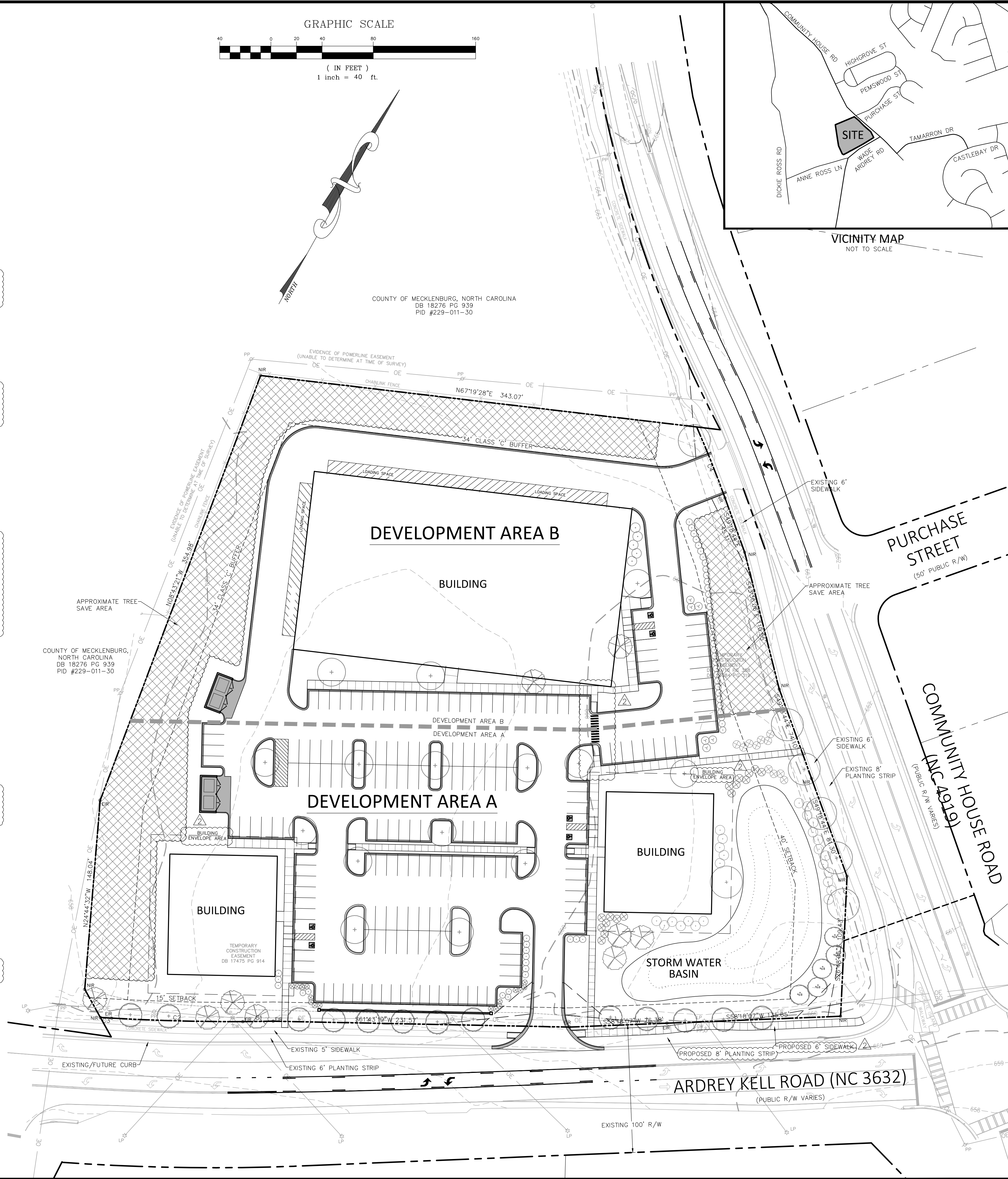
- a. As part of the construction of the first building on the Site, either in Development Area A or B, the proposed access points and associated roadway improvements will be installed. The Petitioner will also implement the landscaping specified at the corner of N. Community House Road and Ardrey Kell Road.

11. 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 Development Area portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

12. 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, successors in interest or assigns.



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SCHEMATIC SITE PLAN PETITION #2015-078
FOR
BALLANTYNE SELF STORAGE
CHARLOTTE, NORTH CAROLINA

TAYLOR/THEUS
DEVELOPMENT
HOLDINGS, LLC.
1213 LADY STREET
SUITE 300
COLUMBIA, SC 29201

NORTH CAROLINA
GENERAL CONVEYANCE
C-3139
RECORDING

DATE	REVISED PER STAFF COMMENTS	REVISED PER STAFF COMMENTS
07/23/15	06/18/15	

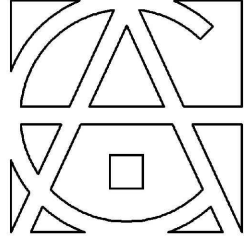
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DATE:	04/22/15
SCALE:	1" = 40'
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APPROVED BY:	JCO
RZ-1	

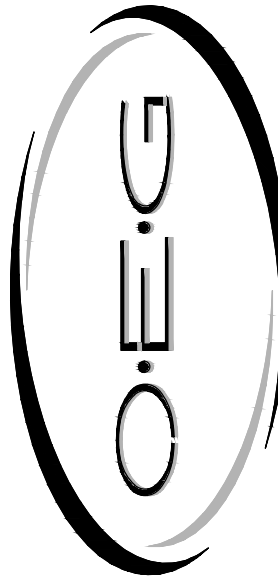


SELF STORAGE BUILDING
(VIEW FROM ARDREY KELL ROAD)



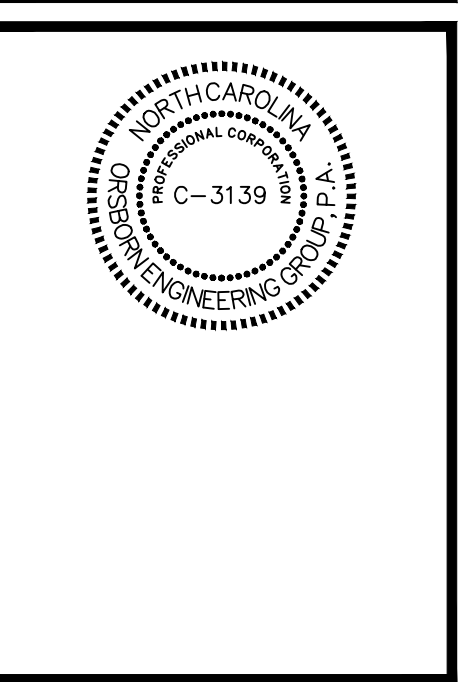
SELF STORAGE BUILDING
(VIEW FROM SOUTHBOUND COMMUNITY HOUSE ROAD)


C O T H R A N H A R R I S
A R C H I T E C T U R E


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SCHEMATIC SITE PLAN PETITION #2015-000
FOR
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NO.	DATE	REVISED PER STAFF COMMENTS	REVISIONS
0000000000	06/18/15	REVISED PER STAFF COMMENTS	
01	07/23/15	REVISED PER STAFF COMMENTS	

JOB #	14039
DATE:	04/22/15
SCALE:	NTS
DRAWN BY:	JAW
APPROVED BY:	JCO

RZ-2

NOTE:
THIS ELEVATION IS PROVIDED TO REFLECT THE ARCHITECTURAL STYLE
AND QUALITY OF THE BUILDINGS THAT MAY BE CONSTRUCTED ON THE
SITE (THE ACTUAL BUILDINGS CONSTRUCTED ON THE SITE MAY VARY
FROM THESE ILLUSTRATIONS AS LONG AS THE GENERAL ARCHITECTURAL
CONCEPTS AND INTENT ILLUSTRATED IS MAINTAINED).