



1318-66 central ave. # 704.334.3303  
charlotte, nc 28205 # 704.334.3305  
urbandesignpartners.com

Premier Storage  
Investors, LLC  
Jay Tillman  
530 Oak Court Drive, Suite 1185  
Memphis, TN 38117

# Lancaster Highway Self Storage Facility

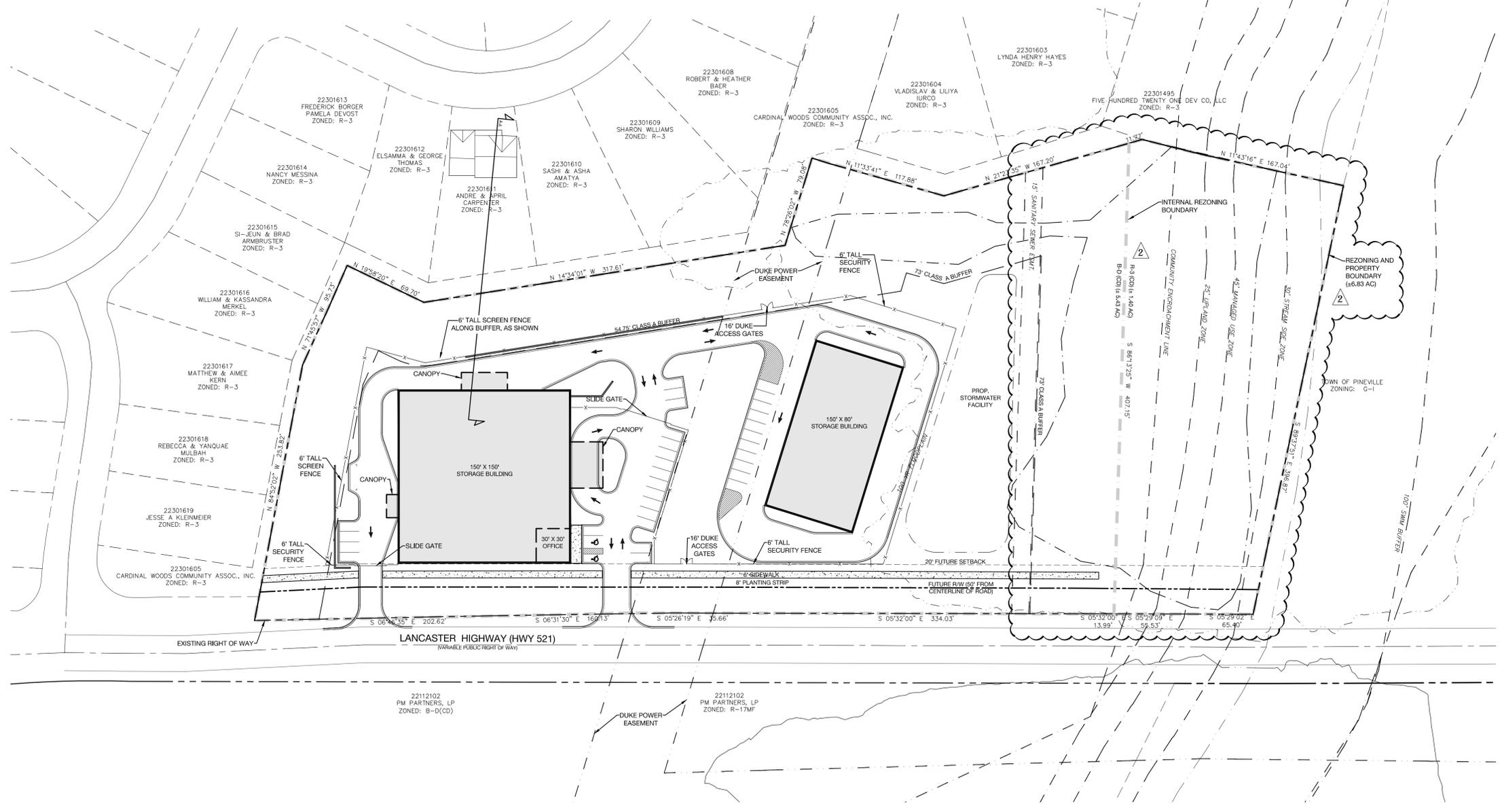
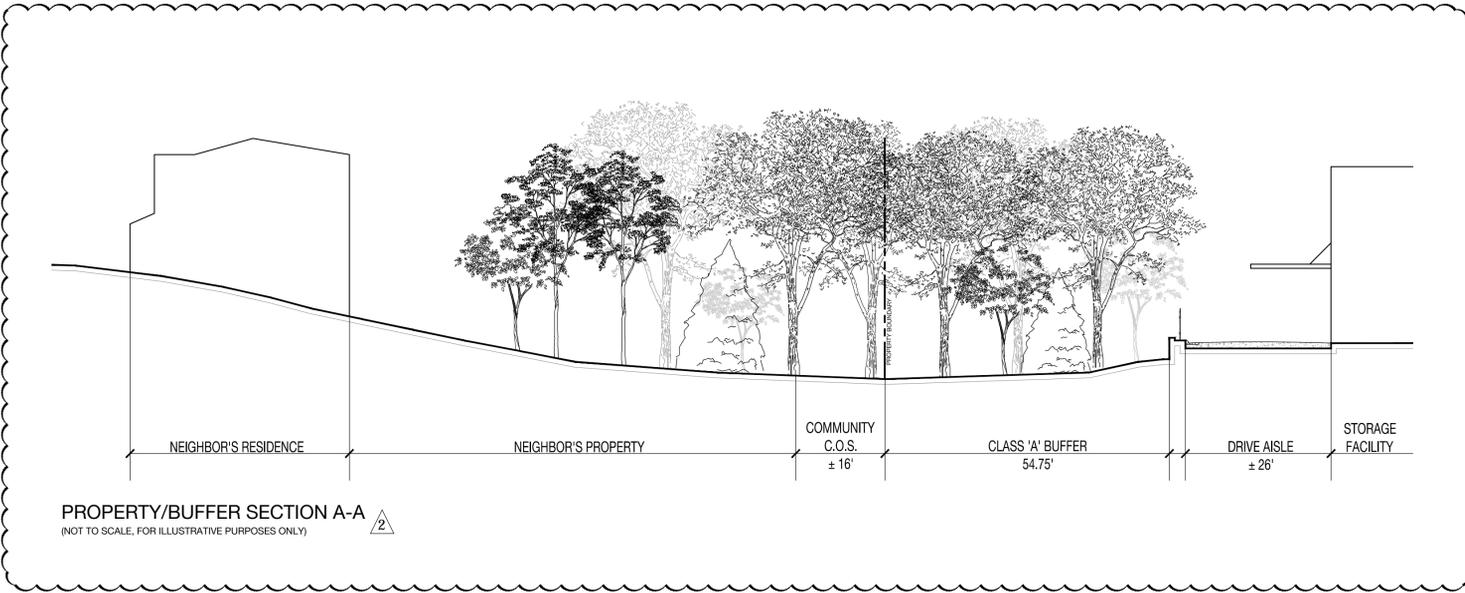
Rezoning Site Plan  
Mecklenburg County, North Carolina

| NO. | DATE      | BY  | REVISIONS          |
|-----|-----------|-----|--------------------|
| 01  | 5.23.2016 | UDP | PER STAFF COMMENTS |
| 02  | 6.24.2016 | UDP | PER STAFF COMMENTS |

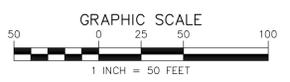
Project No: 15-122  
Date: March 28, 2016  
Designed by: udp  
Drawn By: udp  
Scale: 1" = 50'  
Sheet No:

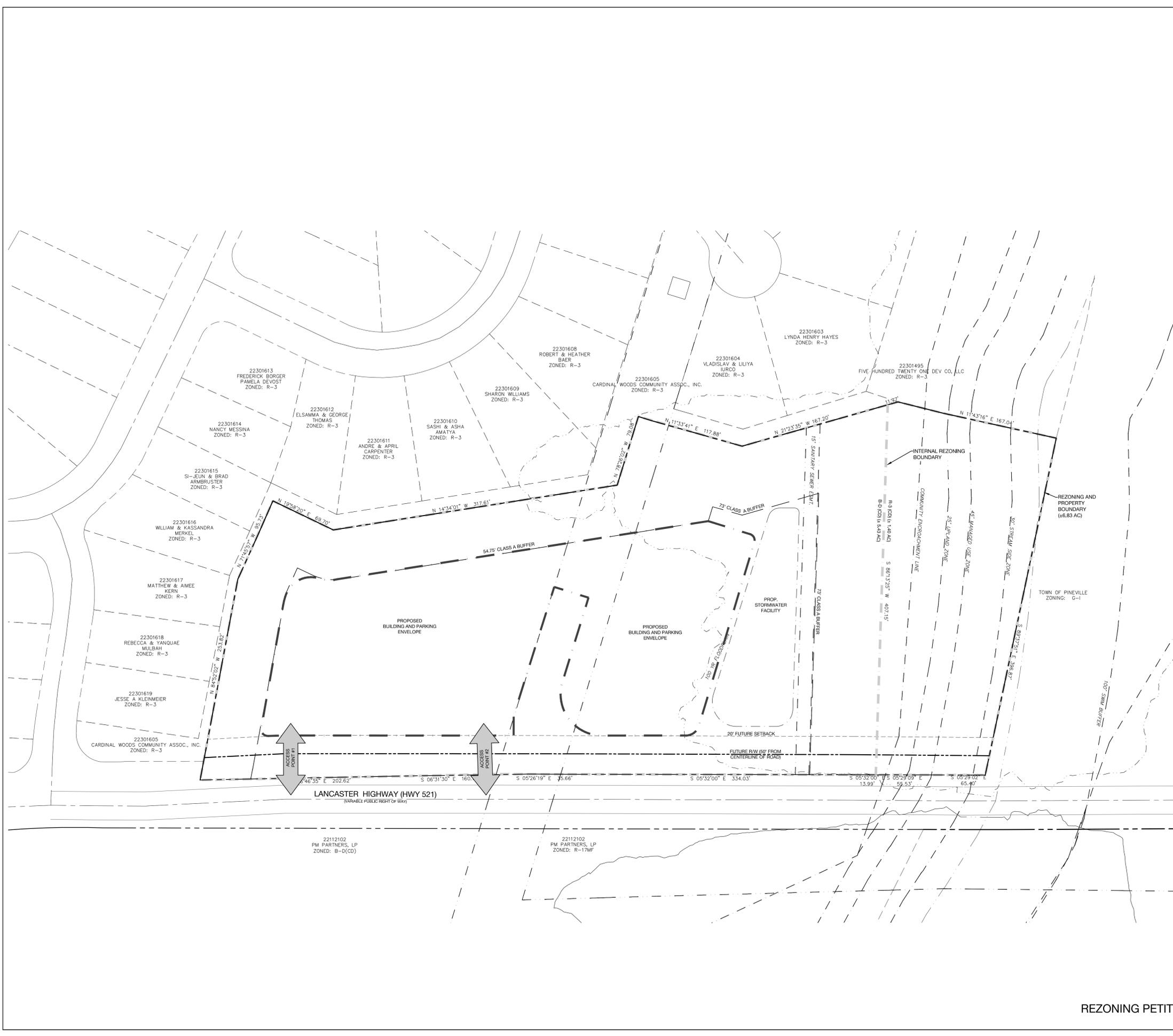
# RZ-1.0

| DEVELOPMENT SUMMARY     |  |
|-------------------------|--|
| TAX PARCEL ID #:        | 223-012-08   |
| TOTAL SITE AREA:        | ±6.83 AC   |
| B-D (CD) REZONING AREA: | ±5.43 AC   |
| R-3 (CD) REZONING AREA: | ±1.40 AC   |
| EXISTING ZONING:        | O-1(CD)  |
| PROPOSED ZONING:        | B-D (CD) & R-3 (CD)  |
| PROPOSED USE:           | STORAGE  |
| SETBACKS:               |  |
| FRONT:                  | 20'  |
| SIDE:                   | 10'  |
| REAR:                   | 10'  |
| BUILDING AREA:          | 95,000 SF MAX.   |
| MAX. BUILDING HEIGHT:   | PER ORDINANCE  |
| PARKING:                |  |
| VEHICULAR               | 4 PER 1000 SF (WAREHOUSE USE)<br>1 PER 100 SF (OFFICE USE) |
| BICYCLE LONG TERM       | 2  |
| BICYCLE SHORT TERM      | 1% OF AUTO PARKING   |



REZONING PETITION: 2016-001(C)





**General Provisions.**

- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Mecklenburg County Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.
- The Petitioner acknowledges that other standard development requirements imposed by other County ordinances, such as those that may regulate streets, sidewalks, trees, bicycle parking, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other County ordinances.
- Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

**Purpose**  
The purpose of this Rezoning application is to provide for the development of this site to accommodate a conditioned self storage. To achieve this purpose, the application seeks the rezoning of the site from the current O-1(CD) classification to the BD (CD) and R-3 (CD).

**Permitted Uses**  
The site may be used for conditioned self storage space but no outside storage of any type, and as may be further limited by this site plan.

The following restrictions will also apply to the development and operation of the site.

- Hours of Operation: The property will not have 24 hour access. Access to the facilities will be limited to 6:00 AM till 10:00 PM seven days a week.
- The office hours of the facility will not exceed the above hours of operations.
- The project will not have a resident on site manager.
- Renters of the units will not be permitted to have customers meet at the rental units. No retail sales shall occur from inside the individual rental units.
- The property will be secured with a fence as generally depicted on the site plan and access to the site will be controlled by security gates.

**Transportation**

- The site will have up to two driveway access points to Old Lancaster Highway as generally depicted on the site plan.
- Parking areas are generally depicted on the concept plan for the site.
- The Petitioner will install an 8' planting strip and a 6' sidewalk within the future right of way subject to the approval of NCDOT. The withholding of such approval by NCDOT will not impair the Petitioner's ability to receive all necessary administrative approvals for the complete development and use of the site and buildings on the site.

**Architectural Standards**  
The Petitioner has provided typical elevation images of the buildings that represent the overall scale, character, and quality of the building proposed to be constructed on the site although the building height and the overall length and width of the buildings may vary due to topography subject to the limits of this plan. The Petitioner reserves the right to make minor architectural changes to these building designs but the overall design, materials and construction character will be as illustrated. Accent coloring on the buildings will reflect the corporate colors of the operator but will be in keeping with the overall color and intensity of the main portions of the building.

**Streetscape and Landscaping**  
Reserved

**Environmental Features**  
A significant portion of the site will remain in a natural state and not be included in the developed area of the site as is depicted on the site plan including but not limited to the area zoned R-3 (CD).

**Parks, Greenways, and Open Space**  
The Petitioner will work with the Mecklenburg County Parks department regarding the dedication of portions of the Petitioner's site to the County for use as part of a greenway network. The exact area to be dedicated will be mutually agreed upon by the Petitioner and the County. Petitioner will dedicate and convey, at a minimum, the 100-foot SWIM Buffer to Mecklenburg County for future greenway use prior to the issuance of the first Certificate of Occupancy. Additional dedication area may be determined during the construction permitting process in coordination with Mecklenburg County Parks and Recreation.

**Fire Protection**  
Reserved

**Signage**  
Reserved

**Lighting**  
No freestanding lighting will be installed on the site. The Petitioner does reserve the right to install lights on bollards, fences, or walls to illuminate the drive aisles serving the site for safety and security. All site lighting will be designed so that light generated from sources on the site measured at the property line will not exceed 0 foot candles for any exterior property line that adjoin residentially zoned property. Architectural lighting will be allowed on the buildings but it will be directed toward the building or toward the ground.

**Phasing**  
Reserved

Initial Submission- 3-25-16. 1.0  
Revised per staff comments- 5-23-16. 1.2  
Revised per staff analysis- 6-24-16. 1.3.1



Premier Storage  
Investors, LLC  
Jay Tillman  
530 Oak Court Drive, Suite 185  
Memphis, TN 38117

# Lancaster Highway Self Storage Facility

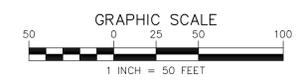
## Technical Data Sheet & Notes

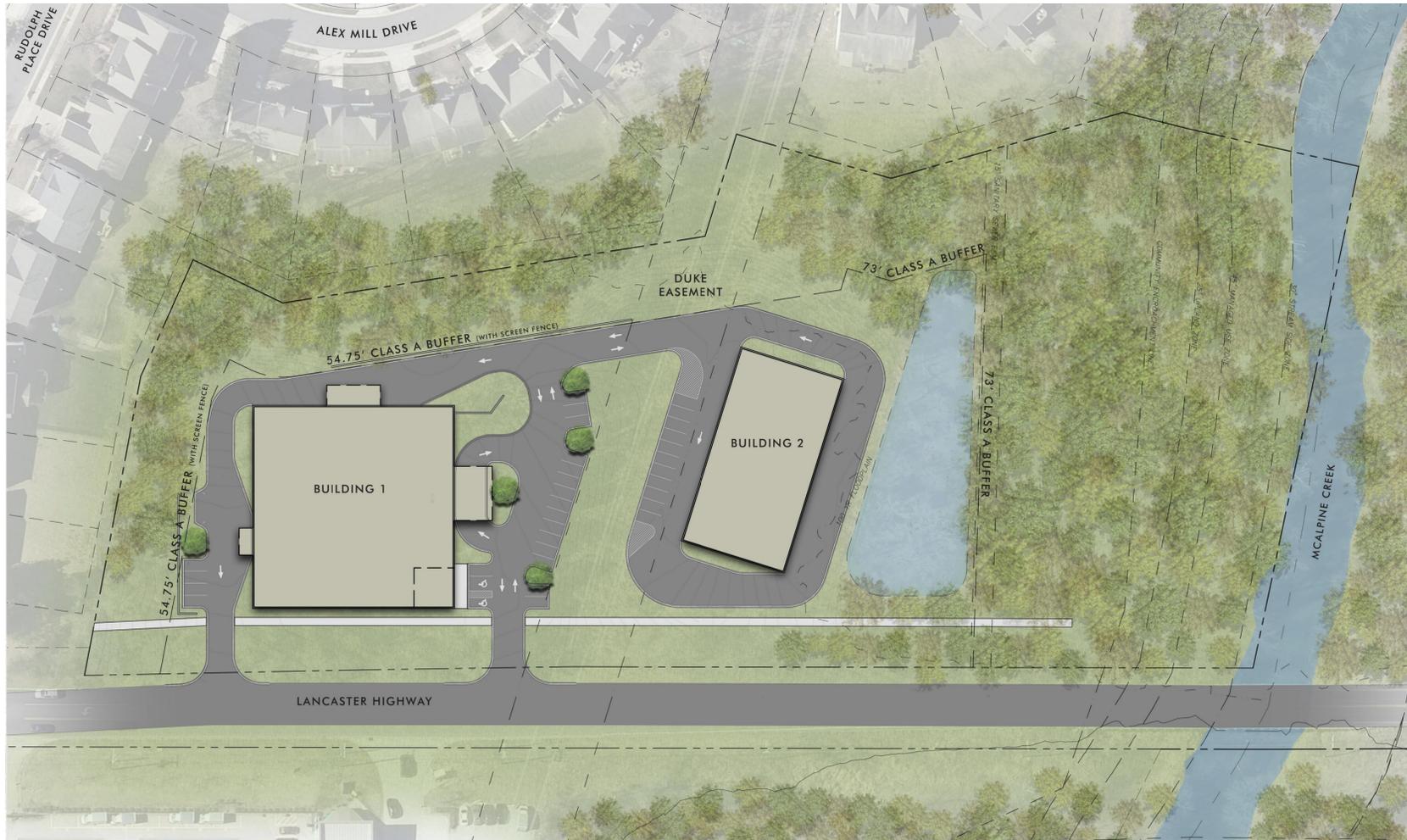
Mecklenburg County, North Carolina

| NO. | DATE      | BY: | REVISIONS:         |
|-----|-----------|-----|--------------------|
| 01  | 5-23-2016 | UDP | PER STAFF COMMENTS |
| 02  | 6-24-2016 | UDP | PER STAFF COMMENTS |

Project No: 15-122  
Date: March 28, 2016  
Designed by: udp  
Drawn By: udp  
Scale: 1" = 50'  
Sheet No: **RZ-2.0**

REZONING PETITION: 2016-001(C)





ILLUSTRATIVE SITE PLAN  
(PRELIMINARY RENDERING FOR ILLUSTRATIVE PURPOSES ONLY)



ILLUSTRATIVE PERSPECTIVE 1  
(PRELIMINARY RENDERING FOR ILLUSTRATIVE PURPOSES ONLY)



ILLUSTRATIVE PERSPECTIVE 2  
(PRELIMINARY RENDERING FOR ILLUSTRATIVE PURPOSES ONLY)



ILLUSTRATIVE PERSPECTIVE 3  
(PRELIMINARY RENDERING FOR ILLUSTRATIVE PURPOSES ONLY)

REZONING PETITION: 2016-001(C)



1318-e6 central ave. # 704-334-3303  
charlotte, nc 28205 # 704-334-3305  
urbandesignpartners.com

Premier Storage  
Investors, LLC

Jay Tillman  
530 Oak Court Drive, Suite 185  
Memphis, TN 38117

# Lancaster Highway Self Storage Facility

Illustrative Renderings  
Mecklenburg County, North Carolina

| NO. | DATE      | BY: | REVISIONS:         |
|-----|-----------|-----|--------------------|
| 01  | 5/23/2016 | UDP | PER STAFF COMMENTS |
| 02  | 6/24/2016 | UDP | PER STAFF COMMENTS |

Project No: 15-122  
Date: March 28, 2016  
Designed by: udp  
Drawn By: udp  
Scale: NTS  
Sheet No:

RZ-3.0  
2