

DEVELOPMENT SUMMARY	
TAX PARCEL ID #:	223-012-08
TOTAL SITE AREA:	±6.83 AC
REZONING SITE AREA:	
B-D (CD)	±5.35 AC
R-3 (CD)	±1.48 AC
EXISTING ZONING:	O-1(CD)
PROPOSED ZONING:	B-D (CD) & R-3 (CD)
PROPOSED USE:	CONDITIONED STORAGE
SETBACKS:	
FRONT:	20'
SIDE:	10'
REAR:	10'
BUILDING AREA:	95,000 SF MAX.
MAX. BUILDING HEIGHT:	3 STORIES, NOT TO EXCEED 50'
PARKING:	PER ORDINANCE (VEHICULAR AND BICYCLE)

DEVELOPMENT STANDARDS

- 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
Reserved

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.

Parks, Greenways, and Open Space
Reserved

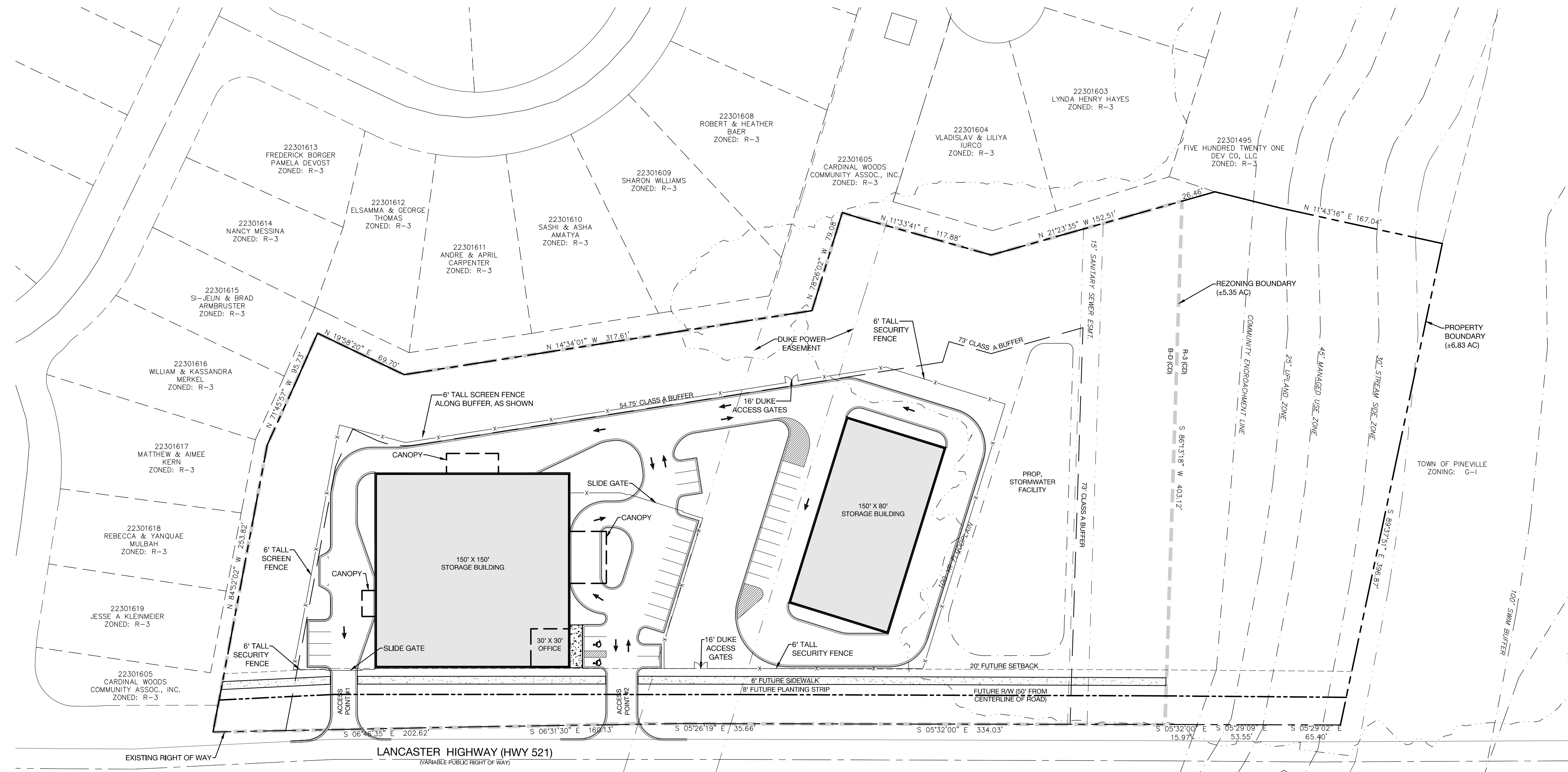
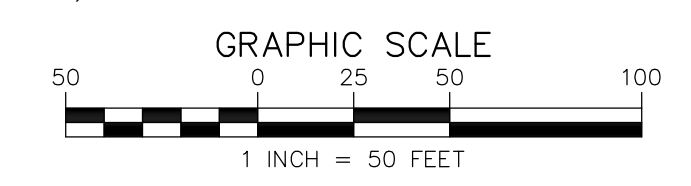
Fire Protection
Reserved

Signage
Reserved

Lighting
Freestanding light will be fully shielded and downwardly directed. All new detached lighting installed on the site will be limited to 20' in height. The 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



Premier Storage Investors, LLC
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Lancaster Highway Self Storage Facility

Rezoning Site Plan
Mecklenburg County, North Carolina

NO.	DATE	BY	REVISIONS:
01	5.23.2016	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