

**NOTE:**  
THE PETITIONER PREFERS TO COORDINATE THE DEVELOPMENT OF THIS SITE WITH THE DEVELOPMENT OF THE ADJACENT PROPERTY AS CONTEMPLATED BY PETITION 2016-025. TO THAT END, IF PETITION 2016-025 AND THIS PETITION ARE BOTH APPROVED, THIS PETITION WILL BE DEVELOPED AS SHOWN ON ALTERNATE PLAN (RZ-1A), AND PART OF ADJACENT PROPERTY (PROPOSED AS BD(CD) AND TO THE SOUTHWEST OF THIS PETITION) WILL BE DEVELOPED AS SHOWN ON ALTERNATE PLAN (RZ-1A).

PETITION NUMBER: 2016-028

# STOR-ALL STORAGE ON TRYON

13400 SOUTH TRYON STREET  
CHARLOTTE, NORTH CAROLINA

## DEVELOPMENT DATA

### EXISTING SITE

TAX PARCEL NO.: 19955106  
TOTAL SITE AREA: ± 3.65 Ac.  
EXIST. ZONING: R-3

### PROPOSED:

PROPOSED ZONING: BD (CD)  
PROPOSED USE: CLIMATE CONTROLLED, ENCLOSED STORAGE FACILITY AND ACCESS TO ADJACENT PROPERTY  
MAXIMUM BUILDING AREA: 100,000 Sq. Ft.  
BUILDING HEIGHT: PER ORDINANCE REQUIREMENT  
MINIMUM PARKING REQUIRED: PER ORDINANCE REQUIREMENT  
MINIMUM TREE SAVE: PER ORDINANCE REQUIREMENT  
SETBACKS, SIDEYARDS, REAR YARD, AND BUFFERS: PER ORDINANCE REQUIREMENT



VICINITY MAP - NTS

## CONDITIONAL 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 Charlotte 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 city ordinances, such as those that 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 city 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 R-3 classification to the BD (CD). The site plan for that development is provided on Sheet RZ-1 which accompanies the application. However, this site has been planned in conjunction with another site located to the north that is proposed to be developed for a new town home community by rezoning Petition 2016-025. The two development plans have coordinated their designs to share a single access point to York Road (South Tryon Street). This is the Petitioners preferred plan for the site and is represented by the site plan provided on Sheet RZ-1A. If for any reason the new public street is not constructed to provide access to the adjacent parcel or if Petition 2016-025 is not approved, the Petitioner reserves the right to construct a private driveway to provide access to the Petitioner's site in the same general location as the proposed public street as reflected by the plan shown on Sheet RZ-1.

### PERMITTED USES

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

### TRANSPORTATION

- The site will have a driveway access to a new street that will connect York Rd. (South Tryon Street) to a new residential community north of the site as depicted on Sheet RZ-1A. Alternatively, the Petitioner may install a private driveway from the site to York Road as generally depicted on site plan RZ-1.
- Parking areas are generally depicted on the concept plan for the site.
- The Petitioner will dedicate right-of way along NC 49 to meet the requirements of NCDOT if such right-of way is not already in place.

### ARCHITECTURAL STANDARDS

- The petitioner has provided representative elevations of the 4 sides of the building. Building construction and materials shall be consistent with the attached representative building elevations. Building materials will consist of brick, precast architectural panels, metal panels and banding, clear glass entry lobbies and office/sales area directly accessible from sidewalks serving the site. The entrances will be identified by awnings that will be part of the building exterior design. The building design will include changes in materials and panel orientation to break up the building walls and the building will be further screened by ornamental tree plantings along the building wall as illustrated on the site plan. The petitioner reserves the right to install required egress accommodations as may be required by code.
- The petitioner will include central and corner architectural elements that will extend beyond the façade of the building on the east and south elevations. These extensions will typically be from 4" to 6" from the facade. In addition, the Petitioner will use either recessed panels or projecting vertical element (column) extensions or a combination of both to articulate the walls and vary the plane of the east and south elevations. These recessions or extensions will typically result in an offset of between 4" to 6" from the wall plane.

### STREETSCAPE AND LANDSCAPING

Reserved

### ENVIRONMENTAL FEATURES

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. Area for water quality and detention BMPs will be aesthetically appealing through the use of grass, landscaping, water features, rain gardens or other like forms.

### PARKS, GREENWAYS, AND OPEN SPACE

Reserved

### FIRE PROTECTION

Reserved

### SIGNAGE

Reserved

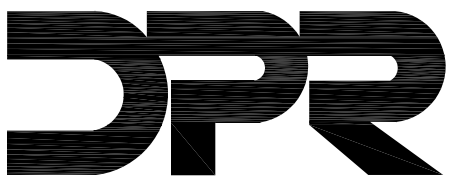
### LIGHTING

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

### PHASING

Reserved

Initial Submission- 11-23-15, 1.0  
Revised per staff comments- 01-15-16, 1.1  
Revised per additional staff comments- 2-19-16, 1.2  
Revised per staff analysis - 3-24-16  
Revised per zoning committee approval- 4-7-16, 1.5



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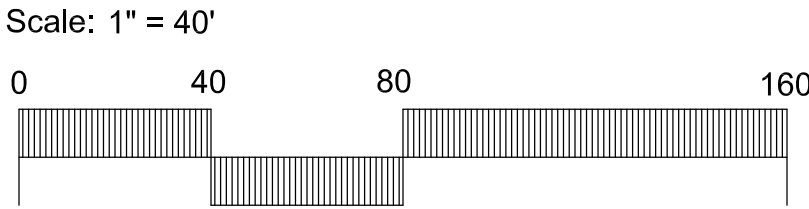
Sheet Number

RZ-1

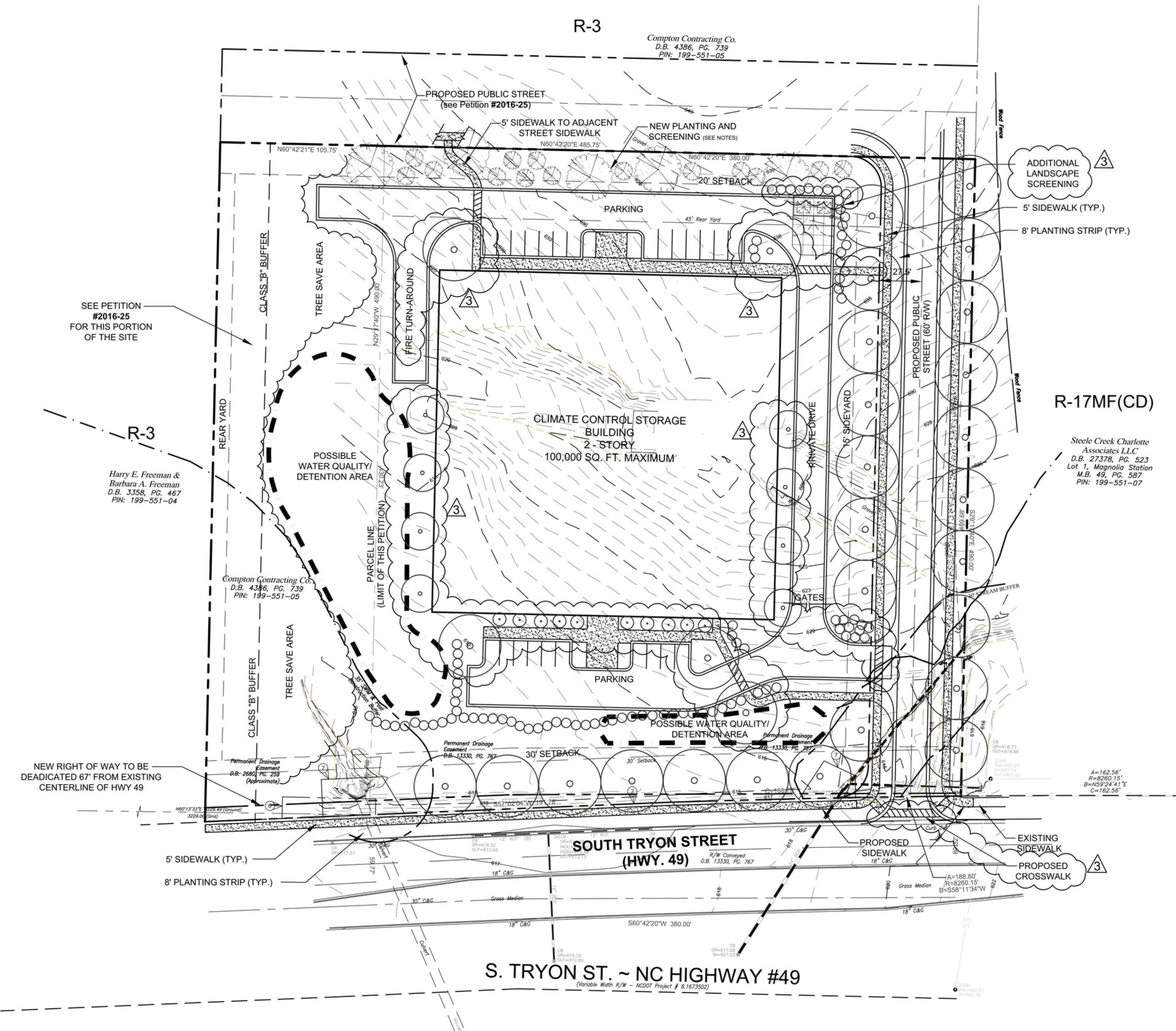
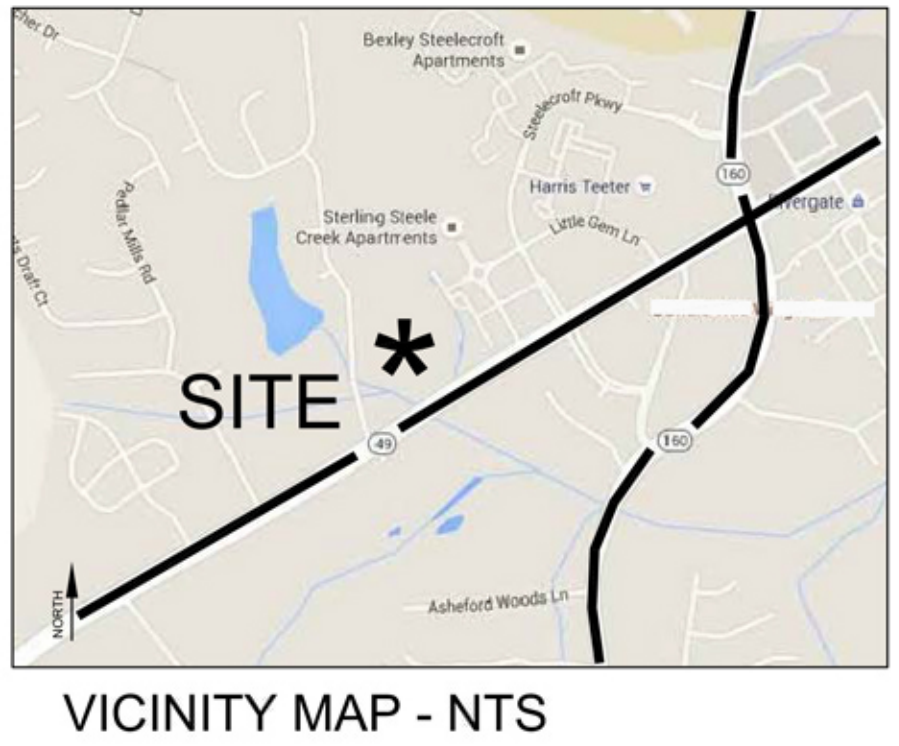
Sheet 1 of 1

DATE: 11-20-2015  
REVISION 1: 01-15-2016 (PER CITY COMMENTS)  
REVISION 2: 02-19-2016 (PER CITY COMMENTS)  
REVISION 3: 03-24-2016 (PER CITY COMMENTS)  
REVISION 4: 04-07-2016 (PER ZONING COMMITTEE APPROVAL)

DPR COMM. #: 15044

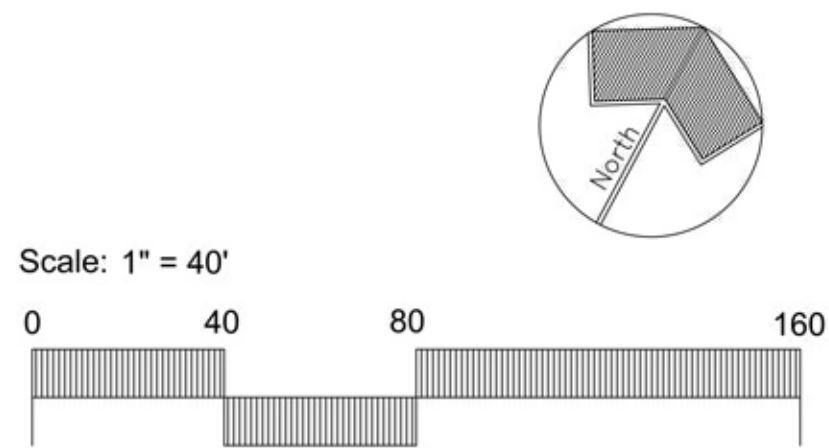






**NOTE:**  
PETITIONERS FOR CASES 2016-025 AND 2016-028 WISH TO COORDINATE THE DEVELOPMENT OF THEIR PROPERTIES AS SHOWN ON THIS ALTERNATE PLAN. THE USES SHOWN ON THIS PLAN WILL GOVERN DEVELOPMENT OF THE PROPERTY IF BOTH PETITIONS 2016-025 AND 2016-028 ARE APPROVED.

PETITION NUMBER: 2016-028  
ALTERNATE PLAN  
**STOR-ALL STORAGE ON TRYON**  
13400 SOUTH TRYON STREET  
CHARLOTTE, NORTH CAROLINA



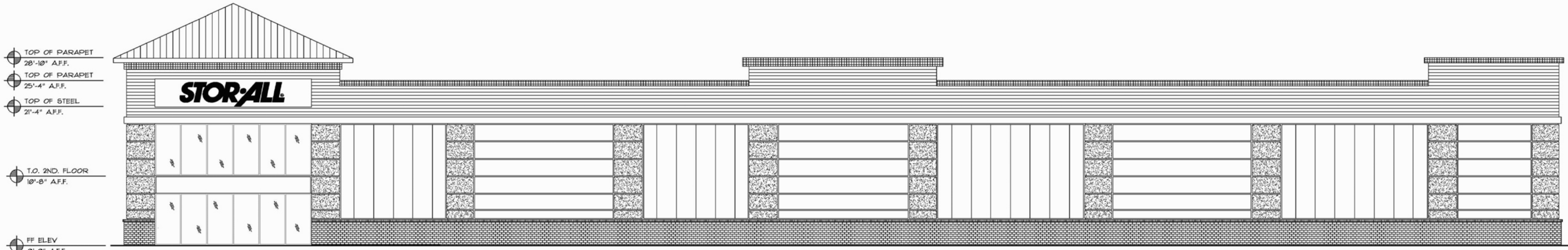
DPR COMM. #: 15044  
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REVISION 2: 02-19-2016 (PER CITY COMMENTS)  
REVISION 3: 03-24-2016 (PER CITY COMMENTS)

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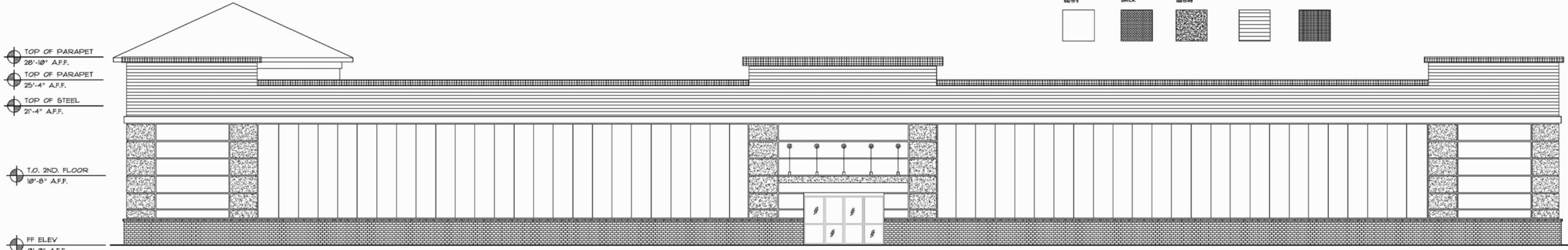
SOUTH ELEVATION  
NOT TO SCALE



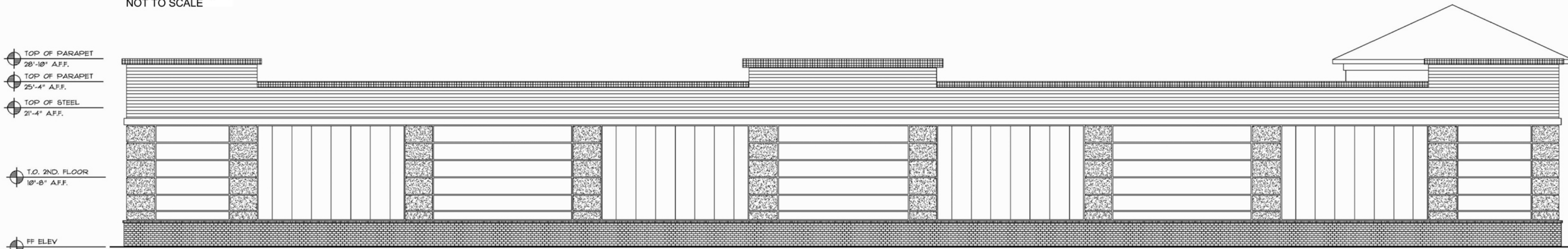
EAST ELEVATION  
NOT TO SCALE

MATERIAL LEGEND

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NORTH ELEVATION  
NOT TO SCALE



WEST ELEVATION  
NOT TO SCALE

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ALTERNATE PLAN  
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