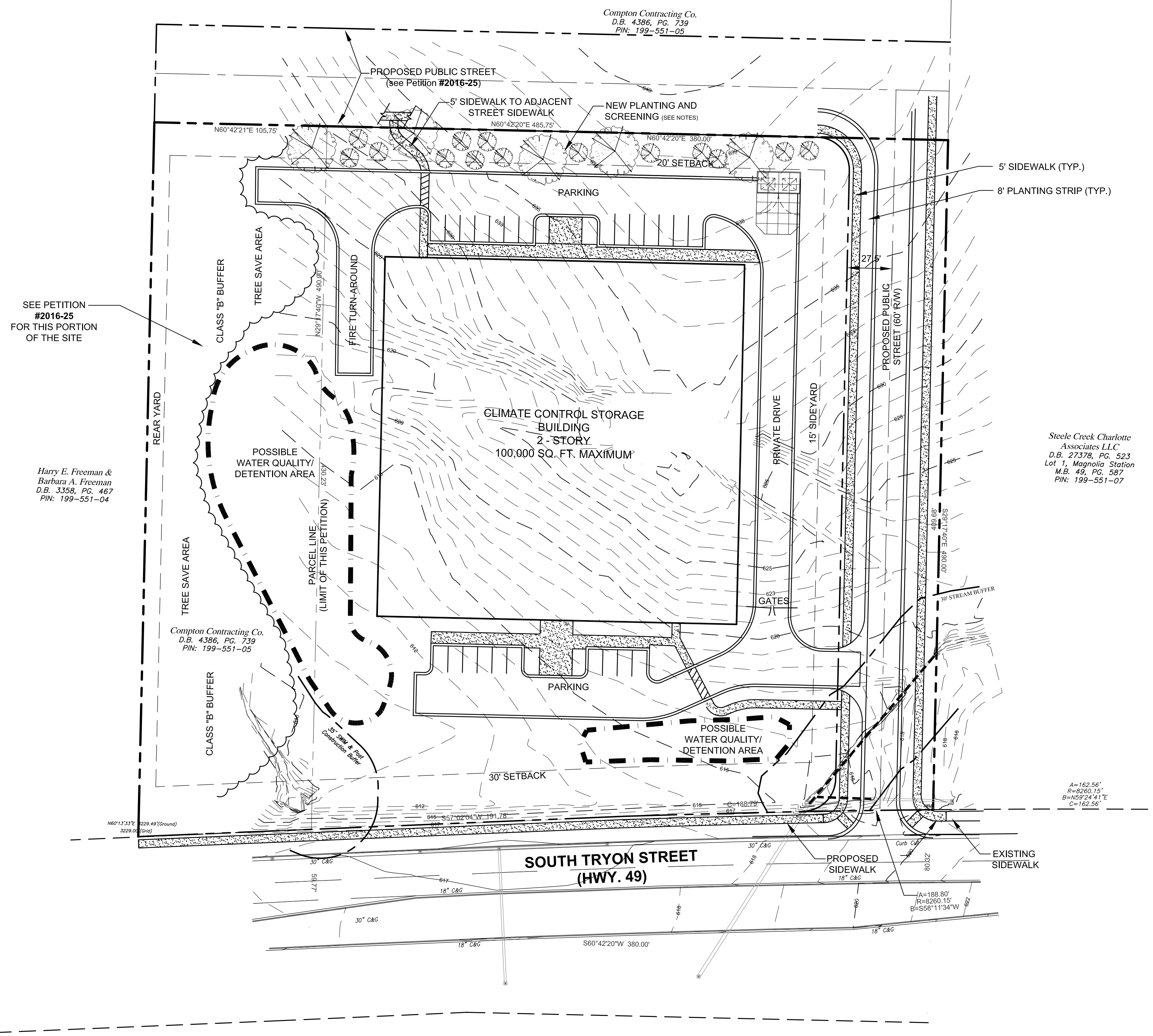




VICINITY MAP - NTS



**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

**CONDITIONAL DEVELOPMENT STANDARDS**

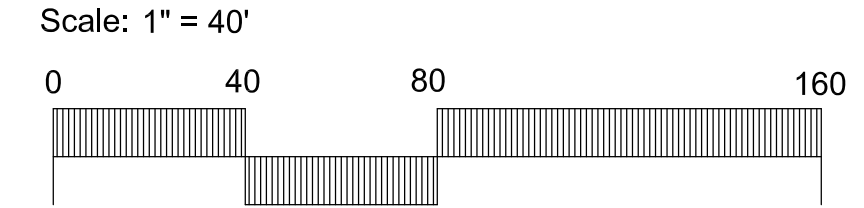
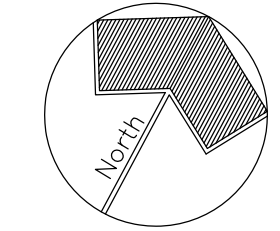
- GENERAL PROVISIONS**
- a. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, 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.
  - b. 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.
  - c. 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 facility. To achieve this purpose, the application seeks the rezoning of the site from the current R-3 classification to BD (CD). This site has been planned in conjunction with the adjoining site located to the north that is proposed to be developed for a new town home community. The two development plans have coordinated their designs to share a single access point to York Road (South Tryon Street). If for any reason the new public street is not constructed to provide access to the adjacent parcel, 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.
- 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**
- a. 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. These connections are generally depicted on the site plan.
  - b. Parking areas are generally depicted on the concept plan for the site.
- ARCHITECTURAL STANDARDS**
- Reserved
- 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.
- 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

SEE PETITION #2016-25 FOR THIS PORTION OF THE SITE

Harry E. Freeman & Barbara A. Freeman  
D.B. 3338, PG. 467  
PIN: 199-551-04

Compton Contracting Co.  
D.B. 4386, PG. 739  
PIN: 199-551-02

Steele Creek Charlotte Associates LLC  
D.B. 27378, PG. 523  
Lot 1, Magnolia Station  
M.B. 48, PG. 587  
PIN: 199-551-07



PETITION NUMBER: 2016-028

# STOR-ALL STORAGE ON TRYON

13400 SOUTH TRYON STREET  
CHARLOTTE, NORTH CAROLINA

DPR COMM. #: 15044  
DATE: 11-20-2015  
DATE: 01-15-2016 (PER CITY COMMENTS)

**DPR** landscape architecture  
civil engineering  
planning  
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