Faylor Theus Holdings, In Development Standards 3/28/16

Rezoning Petition No. 2016-000

Site Development Data:

--Acreage: ± 5.67 acres

- --Tax Parcel #s: 229-011-23
- --Existing Zoning: R-3 --Proposed Zoning: I-1(CD)
- --Existing Uses: Vacant.
- --Proposed Uses: Indoor climate control storage uses, as permitted by right and under prescribed conditions together with accessory uses, as allowed in the I-1 zoning district (as more specifically described in the Development Standards below). --Maximum Gross Square feet of Development: Up to 135,000 square feet of gross floor area of indoor climate control storage; all as allowed by right and under prescribed conditions in the I-1 zoning district (as more specifically described in
- the Development Standards below). --Maximum Building Height: The maximum allowed building height will be three (3) stories not to exceed 40 feet; building height will be measured as defined by the Ordinance)
- --Parking: As required by the Ordinance for the proposed use.
- 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 Holdings, Inc. ("Petitioner") to accommodate the development of a high quality indoor climate control storage facility 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 n 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 I-1 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, and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should 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:
- 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
- ii. modifications to move structures graphically depicted on the Rezoning Plan closer to adjacent properties but no closer than the setback lines 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.

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 to one (1). 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).

2. <u>Permitted Uses, Development Area Limitations:</u>

- Subject to the restrictions and limitations listed below, the principal building constructed on the Site may be developed with up to 135,000 square feet of gross floor area of indoor climate controlled storage uses ("warehousing within an enclosed building") together with accessory uses allowed in the I-1 zoning district.
- b. Outdoor storage will not be allowed.
- c. 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 "aross 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 a. provided as required by the Ordinance or these development standards).

- 3. Access:
- a. Access to the Site will be from 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.
- c. The existing sidewalk and planting strip will be maintained along N. Community House Road
- d. The Petitioner will provide a sidewalk and a cross-walk network that links the building and parking areas on the Site to sidewalk along the abutting Ardrey Kell and the internal private drive. The minimum width for these internal sidewalks will be five (5) feet.
- e. The exact alignment, dimensions and location of the access point to the Site, the driveway 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 indoor climate controlled storage facility may not be located on the portions of the indoor climate controlled storage facility that faces N. Community House Road or Ardrey Kell Road.
- 5. Setbacks, Buffers and Screening.
- a. A 155 foot building setback will be provided along N. Community House Road and a 95 foot building setback will be provided along Ardrey Kell Road as generally depicted on the Rezoning Plan. These proposed setback areas will predominately contain areas of existing trees, new landscaping, and the required water quality/storm water detention area designed as a shallow grassed detention area that will store/treat water only during rain/storm events. Only limited areas for access and parking for the building will be located within the setbacks in the manner 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 Ordnance. 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.
- The corner of N. Community House Road and Ardrey Kell Road will include the above-referenced wall treatment and 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
- e. The Petitioner will replace a portion of the existing sidewalk along Ardrey Kell Road with a new six (6) foot sidewalk with an eight (8) foot planting strip (the width of the planting strip may be increased to avoid existing utility poles). The portion of sidewalk to be replaced will be the sidewalk located between N. Community House Road and the proposed driveway into the Site from Ardrey Kell Road as generally depicted on the Rezoning Plan.

6. Architectural Standards Design Guidelines.

- The principal building 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-plank), 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 building(s) that may be constructed on the Site (the actual buildings constructed on the Site may vary in minor respects from these illustrations provided that the design intent is preserved).
- Meter banks will be screened from adjoining properties and from N. Community House Road and Ardrey Kell Road.
- HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.
- 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.
- The Site will comply with Tree Ordinance.

Open Space/Tree Save Areas:

a. The Petitioner will set aside a minimum of 35% of the Site as areas with existing trees and areas that will be replanted with new trees. A minimum of 25% of the Site will be left as undisturbed tree save areas as generally depicted on the Rezoning Plan. The average depth of tree save along each street frontage will be no less than 40 feet with a minimum depth of 30 feet. The area used to access the Site from Ardrey Kell Road located within the existing trees area will not be used to calculate the 40 foot average depth requirement.

9. <u>Signage:</u>

- a. Wall signs will be limited to 110 square feet of sign surface area per wall or 5% of the wall area to which they are attached, whichever is less. These wall signs mus utilize individual letters that are LED internally illuminated and shall not use box/cabinet signage (other than for the logo sign portion). Digital/reader board type or neon wall signs will not be allowed. These wall signs are generally depicted on the attached Rezoning Sheets (exact locations and exact **#** of signs may vary but within the commitments herein).
- c. The proposed detached sign must be a ground mounted signs. The maximum height of the detached sign located at the intersection of Ardrey Kell Road and N. Community House Road will be seven (7) feet and may not contain more than 64 square feet of sign area. No pole signs shall be allowed. Digital/reader board type or neon ground mounted signs will not be allowed.
- 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.

10. <u>Lighting:</u>

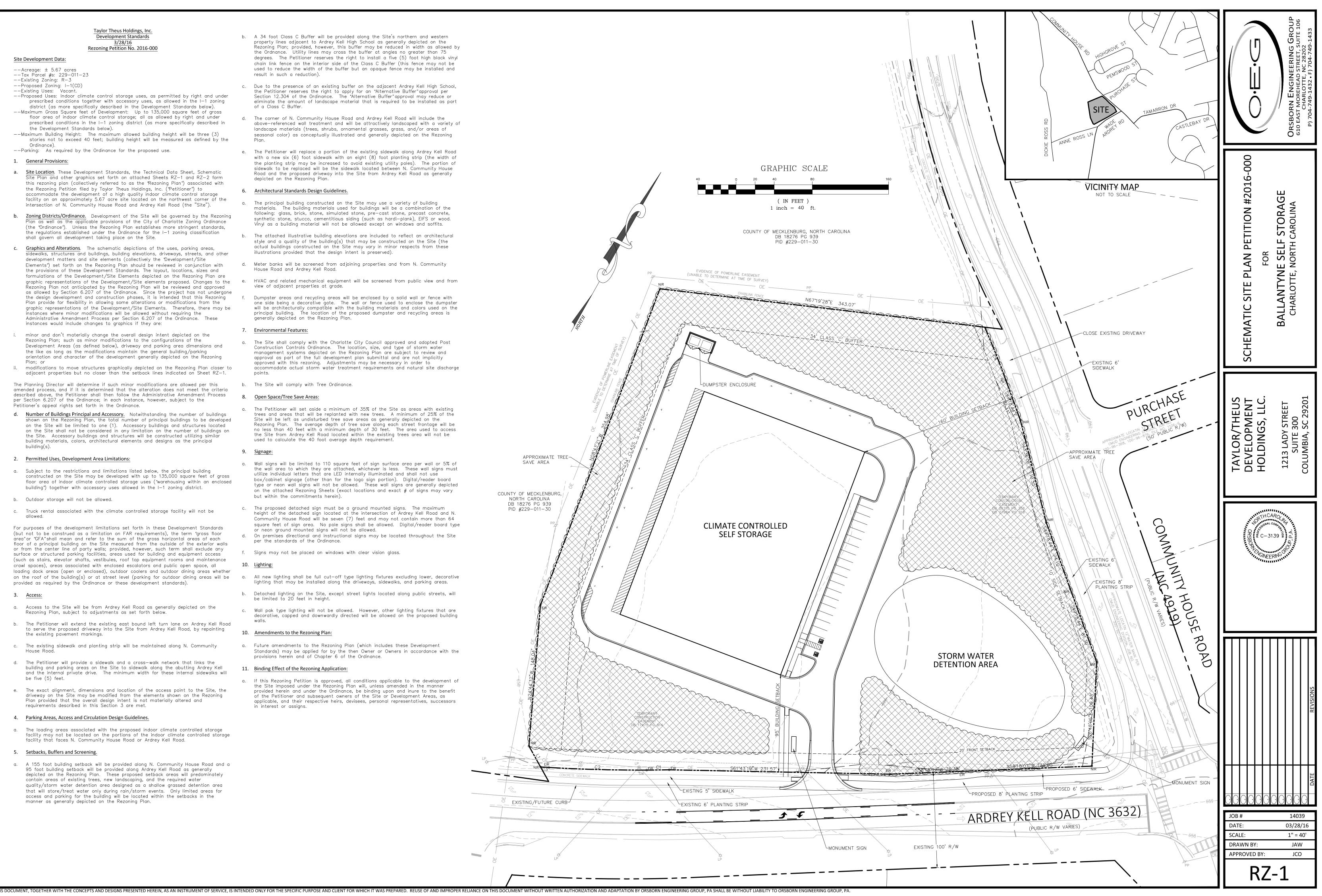
- All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.
- Detached lighting on the Site, except street lights located along public streets, will be limited to 20 feet in height.
- c. Wall pak type lighting will not be allowed. However, other lighting fixtures that are decorative, capped and downwardly directed will be allowed on the proposed building walls

10. 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 in accordance with the provisions herein and of Chapter 6 of the Ordinance.

11. 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.





THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY ORSBORN ENGINEERING GROUP, PA SHALL BE WITHOUT LIABILITY TO ORSBORN ENGINEERING GROUP, PA.

Aarch 28, 2016 - 1:53pm By: JWissler ::\Users\jwissler\desktop\autosave\AcPublish_4360\14039 RZ-1 REZONING.dwg

ш 000 9 PETITION #201 ш E STORAGE CAROLINA BALLANTYNE SELF CHARLOTTE, NORTH AN OR Ы SCHEMATIC SITE TAYLOR/THEUS DEVELOPMENT HOLDINGS, LLC. 29201 / STREET 300 . SC 2920 1213 LADY SUITE 3 OLUMBIA, 9 JOB # 14039 DATE: 03/28/16 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).



View 1 – From Corner of Ardrey Kell Rd and Community House Rd



A RESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT, TOGETHER WITH OUT LIABILITY TO ORSBORN ENGINEERING GROUP, PA

