



CONDITIONAL DEVELOPMENT NOTES:

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 SELF STORAGE FACILITY. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE FROM R-3 TO O-1(CD).

## PERMITTED USES

THE SITE MAY BE USED FOR SELF STORAGE SPACE, (CONDITIONED AND UNCONDITIONED) WITH NO OUTSIDE STORAGE.

TRANSPORTATION

- A. THE SITE WILL HAVE A DRIVEWAY ACCESS TO OLD PLANK ROAD AS DEPICTED ON SHEET RZ1.0  
B. PARKING AREAS ARE INDICATED ON THE CONCEPT PLAN FOR THE SITE.

## ARCHITECTURAL STANDARDS

THE PETITIONER HAS PROVED ELEVATIONS OF THE BUILDING. BUILDING CONSTRUCTION AND MATERIALS WILL CONSIST OF BRICK PRECAST ARCHITECTURAL PANELS, METAL PANELS AND BANDING, CLEARING GLASS ENTRY LOBBIES AND OFFICE/SALES ARE DIRECTLY ACCESSIBLE FROM SIDEWALKS SERVING THE SITE. THE BUILDING DESIGN WILL INCLUDE CHANGES IN MATERIALS 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 REQUIRED BY CODE.

METER BANKS WILL BE SCREENED

## 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

THE SIGNAGE SHOWN ON THE SITE PLAN IS NOT INCLUDED IN THE APPROVAL OF THE REZONING SITE PLAN AND THAT ALL SIGNS WILL COMPLY WITH THE ORDINANCE STANDARDS.

## LIGHTING

FREESTANDING LIGHTING ON THE SITE WILL UTILIZE FULL CUT-OFF LUMINARIES AND NO "WALL PAK" TYPE LIGHTING WILL BE UTILIZED, EXCEPT THAT ARCHITECTURAL LIGHTING ON THE EXTERIOR OF BUILDINGS WILL BE PERMITTED. DETACHED LIGHTING NOT TO EXCEED 20'.

PHASING

RESERVED



TOTAL PROPERTY AREA: 5.958 ACRES  
TAX PARCELS: 03515802, 03515803, 03515804  
EXISTING ZONING: O-1(CD), R-3  
PROPOSED ZONING: BD(CD)  
EXISTING USE: VACANT  
PROPOSED USE: MINI STORAGE  
PARKING PROVIDED: PER ORDINANCE  
MAX BUILDING AREA: 100,000 S.F.  
MAX BUILDING HEIGHT: 1-STORY  
LOT SETBACK:

FRONT: 27' SETBACK  
REAR: N/A'  
SIDE: 13.5'

PETITION #20XX-XX

**PLANK ROAD MINI STORAGE**  
3716 OLD PLANK ROAD

CHARLOTTE, NORTH CAROLINA

Title: REZONING PLAN

File #:	05170-PB.DWG	Date:	10/18/16	Project Egr:	BTU
<b>THE ISAACS GROUP</b> CIVIL ENGINEERING DESIGN AND SURVEYING				Design By:	BTU
				Drawn By:	CBH
				Scale:	1" = 40'

8720 RED OAK BOULEVARD, SUITE 420  
CHARLOTTE, N.C. 28217  
PHONE (704) 527-3440 FAX (704) 527-8335

RZ1.0

PRELIMINARY  
DO NOT USE FOR CONSTRUCTION

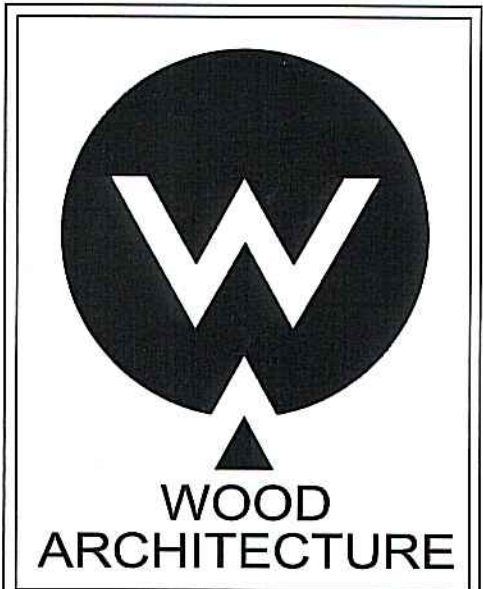
[illegible]

GRAPHIC SCALE

40 0 20 40 80

1 INCH = 40 FEET





206 EAST TREMONT AVE.  
SUITE A  
CHARLOTTE, N.C.  
28203  
704-358-9393



SIDE ELEVATION DIAGRAM



PLANK ROAD ELEVATION DIAGRAM