



K&H Development, Inc.

Waxhaw, NC 28173

# Steele Creek Climate Controlled Storage

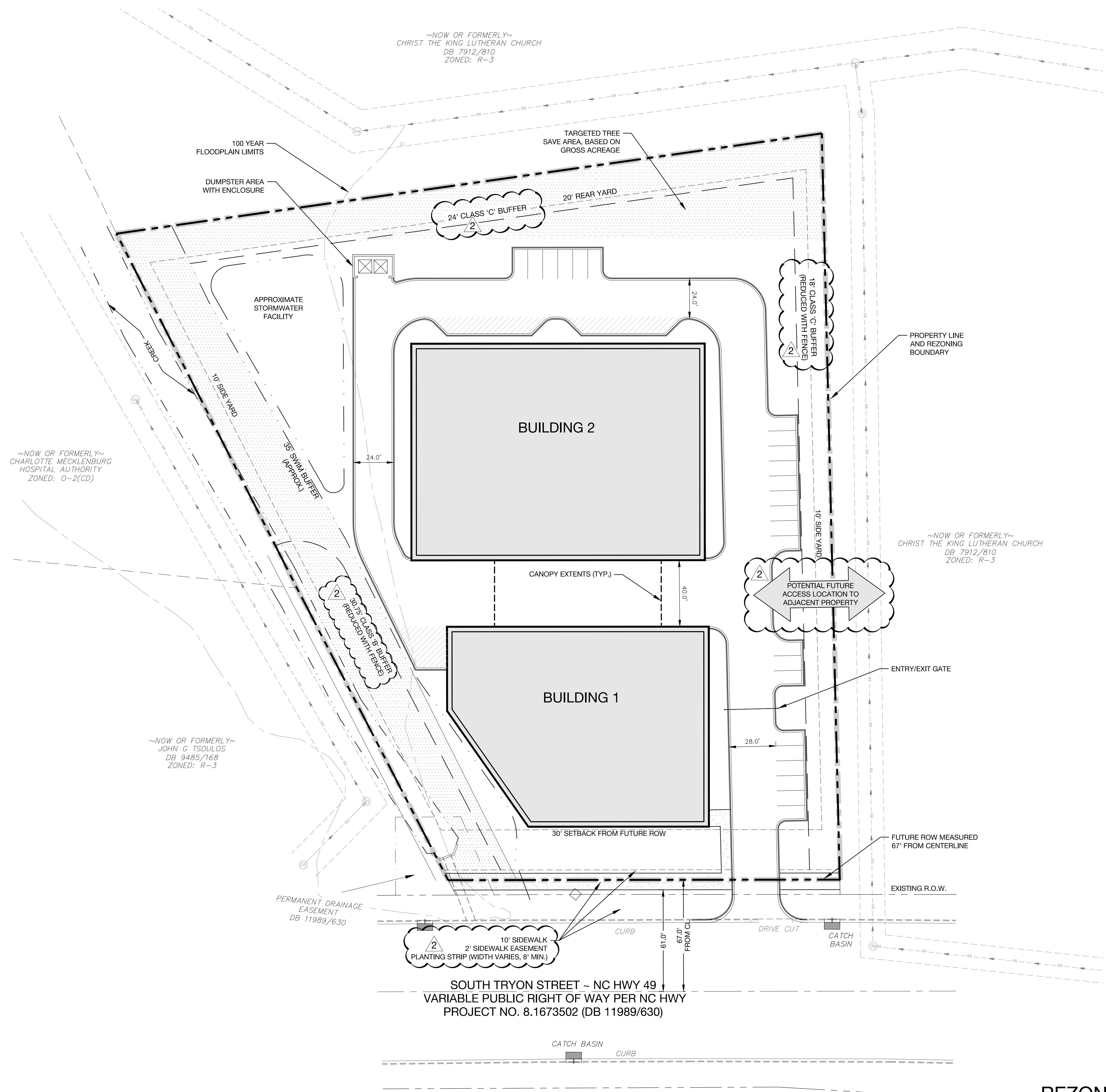
# Rezoning Site Plan

## Charlotte, North Carolina

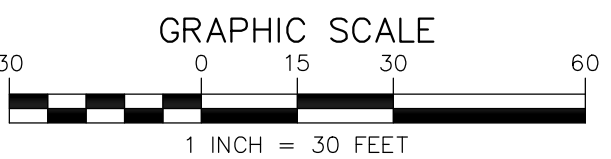
NO.	DATE:	BY:	REVISIONS:
1	10.24.16	UDP	PER CITY COMMENTS
2	11.23.16	UDP	PER CITY COMMENTS

Project No: 16-078  
Date: 08.22.2016  
Designed by: udp  
Drawn By: udp  
Scale: 1"=30'  
Sheet No:

RZ-1.0



REZONING PETITION #2016-133



Site Development Data:

- Acreage: ± 3.28 acres  
--Tax Parcel #: 219-121-12  
--Existing Zoning: O-1(CD)  
--Proposed Zoning: BD(CD)  
--Existing Uses: Single Family.  
--Proposed Uses: Indoor climate control storage uses, as permitted by right and under prescribed conditions together with accessory uses, as allowed in the BD zoning district (as more specifically described in the Development Standards below).  
--Maximum Gross Square feet of Development: Up to 80,000 square feet of gross floor area of indoor climate control storage; all as allowed by right and under prescribed conditions in the BD 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 Sheet RZ-1 form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by K & H Holdings, Inc. ("Petitioner") to accommodate the development of a high quality indoor climate control storage facility on an approximately 3.28 acre site located on South Tryon Street (the "Site").
- b. **Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan 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 BD 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:

- i. minor and don't materially change the overall design intent depicted on the Rezoning Plan.

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.

- d. **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 two (2). 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. Permitted Uses, Development Area Limitations:

- a. Subject to the restrictions and limitations listed below in b. and c., the principal building constructed on the Site may be developed with up to 80,000 square feet of gross floor area of indoor climate controlled storage uses ("warehousing within an enclosed building") together with accessory uses allowed in the BD 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 following items will not be counted as part of the allowed gross floor area (floor area as defined by the Ordinance) for the Site: surface or structured parking facilities, and all loading dock areas (open or enclosed).

3. Access:

- a. Access to the Site will be from South Tryon Street as generally depicted on the Rezoning Plan, subject to adjustments as set forth below.



PROPOSED NORTH/SOUTH ELEVATION, LOOKING EAST



PROPOSED NORTH/SOUTH ELEVATION, LOOKING WEST



PERSPECTIVE: LOOKING SOUTH

- b. Petitioner will provide a new 10 foot wide sidewalk and 8 foot wide planting strip (the width of the planting strip may be adjusted to avoid existing utility poles) on South Tryon Street. The sidewalk will fulfill the required sidewalk requirement as well as provide an overland connector for the Walker Branch Tributary Greenway.
- c. The exact alignment, dimensions and location of the access point and parking and maneuvering to the Site, and the driveways 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.
- d. A future vehicular or pedestrian access to the adjoining property (tax parcel # 219-121-14) may be provided if the two property owners can agree on a joint or cross access easement.
- e. The Petitioner will dedicate by fee simple conveyance additional right-of-way along S. Tryon Street as indicated on the Rezoning Plan. This additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy.
- f. The required transportation improvement will be constructed and approved before the Site's first building certificate of occupancy is issued.

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 side of Building 1 that faces South Tryon Street (i.e. side facing the northern property line).

5. Setbacks, Buffers and Screening:

- a. The Ordinance required setback is 30 feet from future right of way. The provided building setback areas will contain areas of existing trees, new trees/ and/or landscaping (the landscaping within the setback will be a combination of trees, ornamental and accent planting areas that enhance the appearance of the building from S. Tryon Street).
- b. As generally depicted on the Rezoning Plan, a 30.75 foot reduced Class B Buffer will be provided along the Site's northern property line, a 24 foot Class C Buffer will be provided along the Site's eastern property line, and an 18.0 foot reduced Class C Buffer will be provided along the Site's southern property line. Subject to Section 5.b. above, utility lines may cross the buffer at angles no greater than 75 degrees.

6. Architectural Standards Design Guidelines:

- a. 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), metal panels (excluding the Building 1 façade on South Tryon), 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 buildings that will be constructed on the Site (the actual buildings constructed on the Site may vary from these illustrations provided that the design intent is preserved).
- c. 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.
- d. Direct access to the individual self-storage units located in the building shall not be provided from the exterior of the building. Access to the individual self-storage storage units shall be provided only by internal hallways.
- e. The buildings shall meet the following additional design requirements:
- i. The façade of Building #1 abutting S. Tryon Street, and parallel to S. Tryon Street shall at the ground floor of the building have a minimum of 25% clear vision glass principally comprised of windows and, as applicable, building entrance in a zone 12 feet in height from the base of the building; and the upper story (if provided) shall have a minimum of 25% clear vision and/or spandrel glass principally comprised of windows in a zone 12' in height measured from a minimum of 2' below the parapet and above the midpoint of the façade. The above 25% standard will be determined by a horizontal measurement within said zones.
- ii. Where expanses of solid walls are necessary on elevations, other than noted above, the facade of any floor of the building(s) (including a facades that do not front a public street, but are fully visible from a public street), may not have a blank or unarticulated wall that exceeds twenty (20) feet in length. Design elements that may be utilized to break up expanses of solid wall include, without limitation, ornamentation, molding, string courses, belt courses and/or changes in material or color. This standard will not apply to walls facing or oriented toward abutting properties that are not fully visible from S. Tryon Street.
- iii. Pedestrian entrances will be easily identified and will have architecture features such as canopies, or awnings, and/or window features.



PERSPECTIVE: LOOKING NORTH



PERSPECTIVE: LOOKING EAST

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. Above ground Water Quality and Detention BMPs will be aesthetically appealing through the use of grass, landscaping, water features, rain gardens, or other like forms. The Petitioner reserves the right to provide BMPs as above ground or underground facilities.
- b. The Site will comply with Tree Ordinance. Tree save area will be calculated based on the gross acreage (acreage before additional right-of-way is dedicated).
- c. The Petitioner will submit, as part of the land development approval process for the Site, a tree survey for all trees that are two (2) inches or larger located in the rights-of-way of S. Tryon Street. In addition, the survey shall include all trees that are eight (8) inches or larger in the setback of S. Tryon Street.

8. Signage:

- a. Wall signs must 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.
- b. One ground mounted sign may be located at the entrance along South Tryon Street; such ground mounted sign shall have a maximum height of nine (9) 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.
- c. Signs are not permitted on windows with clear vision glass.
- d. Signs are permitted on non-clear vision glass windows and will be treated as wall signs.

9. Lighting:

- a. 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.
- b. Detached lighting on the Site, except street lights located along public streets, will be limited to 22 feet in height.
- c. Lighting fixtures that are decorative, capped and downwardly directed will be allowed on the proposed building walls.

10. Additional Security Measures:

- a. The indoor climate controlled self-storage building will be fully enclosed with access points to the interior storage units controlled by key pad entry.
- b. The hours of access for the building shall be limited to 6:00 AM to 10:00 PM E.S.T.
- c. Security cameras for the interior and exterior of the building shall be provided.
- d. The exterior of the buildings will be illuminated with downward casting building lights.

11. Greenway Dedication along Walker Branch Tributary:

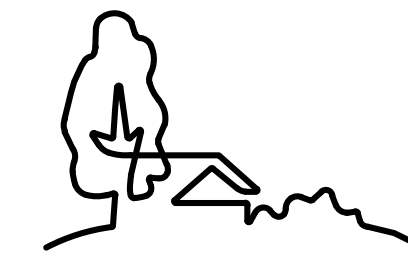
- a. The Petitioner agrees to provide at a minimum a permanent 35 foot wide access easement through the 35' SWIM buffer along the entire length of the Site's northern boundary for future greenway use. The final location of the easement will be determined during the Design development, construction and permitting phases of the project.

12. 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.

12. 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.



URBAN  
DESIGN  
PARTNERS

1318-e6 central ave. p 704.334.3303  
charlotte, nc 28205 f 704.334.3305  
urbandesignpartners.com

K&H Development, Inc.

PO Box 1259  
Waxhaw, NC 28173

Steele Creek Climate  
Controlled Storage  
Development Standards, Notes  
and Illustrative Illustrations  
Charlotte, North Carolina

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