

# **DEVELOPMENT SUMMARY**

TAX PARCEL ID #: 223-012-08 TOTAL SITE AREA: ±6.83 AC REZONING SITE AREA: ±5.35 AC O-1(CD) **EXISTING ZONING:** PROPOSED ZONING: B-D (CD) PROPOSED USE: STORAGE

SETBACKS: FRONT: SIDE: REAR:

**BUILDING AREA:** 95,000 SF MAX.

MAX. BUILDING HEIGHT: PER ORDINANCE PARKING: PER ORDINANCE (VEHICULAR AND

BICYCLE)

# 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 Mecklenburg County 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 County ordinances, such as those that may 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 County 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. To achieve this purpose, the application seeks the rezoning of the site from the current O-1(CD) classification to the BD (CD). The site is currently permitted to allow up to 20,000 sq. ft. of office space or up to 60 multifamily units.

### Permitted Uses

The site may be used for conditioned self storage space, and a small amount of non-conditioned storage space, but 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 Old Lancaster Highway as 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 Reserved

Parks, Greenways, and Open Space Reserved

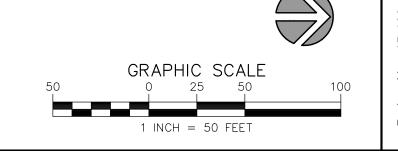
Fire Protection

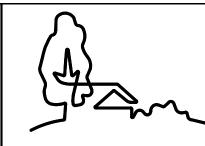
Reserved

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.

Reserved Initial Submission- 3-25-16. 1.0





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