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 CIVIL ENGINEERING
 LAND PLANNING
 619 S. CEDAR STREET, SUITE L
 CHARLOTTE, NC 28202
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SEALS:
 PROJECT:

ADAMS ROCKY RIVER CHURCH ROAD REZONING
 11520 ROCKY RIVER CHURCH RD
 CHARLOTTE, NC 28215
 RZP - 2021-214

CLIENT / PETITIONER:
 ADAMS PROPERTY GROUP
 2298 MT. PLEASANT STREET
 CHARLESTON, NC 29403
 (843) 941-4027

DRAWN: DRB
 DATE: 08/27/2021
 REVISIONS:
 02/14/22 CITY COMMENTS
 03/23/22 CITY STORMWATER CMT
 JOB NO: 21-139
 SHEET TITLE:

TECHNICAL DATA SHEET

SCALE: 1"=30'
 SHEET NO.:
RZ - 101
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Adams Property Group
 Development Standards
 03/23/2022
 Rezoning Petition No. 2021-214

Site Development Data:
 --Acreage: ± 1.95 acres
 --Tax Parcel #: 111-233-45
 --Existing Zoning: B-1(CD)
 --Proposed Zoning: MUDD-O
 --Existing Uses: Vacant
 --Proposed Uses: Warehousing within an enclosed building for a self-storage facility and non-residential uses as allowed by right and under prescribed conditions in the MUDD zoning district except that convenience stores, check cashing establishments, and residential uses shall not be allowed. Accessory uses, as allowed in the MUDD-O zoning district are also allowed.
 --Maximum Gross Square Feet of Development: Up to 110,000 square feet of gross floor area of warehousing within an enclosed building for a self-storage facility, and non-residential uses as allowed by right and under prescribed conditions in the MUDD zoning district. The allowed 110,000 square feet of gross floor area includes a minimum of 3,000 square feet of gross floor area of other non-residential uses as allowed and restricted in the MUDD zoning district when part of a self-storage facility.
 --Maximum Building Height: The maximum allowed building height will not exceed 55 feet; building height will be measured as defined by the Ordinance.
 --Parking: As required by the Ordinance.

1. General Provisions:

a. **Site Location:** These Development Standards, the Technical Data Sheet, Schematic Site Plan and other graphics set forth on attached sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Adams Property Group ("Petitioner") to accommodate the development of a high-quality indoor climate control storage facility on an approximately 1.95-acre site located at 11520 Rocky River Church Rd (the "Site").

b. **Zoning Districts/Ordinance:** Development of the Site will be governed by the Rezoning Plan the associated Optional Provisions 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 MUDD-O zoning classification together with the Optional Provisions 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 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 buildings).

2. Optional Provisions:

The following Options Provisions shall apply to the Site:

a. To allow vehicular circulation between the proposed building and Rocky River Church Rd. as generally depicted on the Rezoning Plan. The vehicular circulation will be screened from Rocky River Church Rd. by a low (4-foot high) masonry wall.

b. To allow the non-storage related uses required to be provided along the ground floor of the building facing Rocky River Church Rd. to be located along Woodland Beaver Rd. as generally depicted on the Rezoning Plan. A minimum of 3,000 gross square feet of allowed non-residential uses, plus the storage office area will be provided along the Woodland Beaver Rd. frontage as generally depicted on the Rezoning Plan.

3. 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 110,000 square feet of gross floor area of warehousing within an enclosed building for a self-storage facility and non-residential uses as allowed by right and under prescribed conditions together with accessory uses allowed in the MUDD-O zoning district.

b. The allowed square footage includes a minimum of 3,000 square feet of gross floor area of other non-residential uses as allowed and restricted in the MUDD zoning district when part of a self-storage facility. These proposed non-residential uses will be located along Woodland Beaver Rd. as generally depicted on the Rezoning Plan. The square footage may be broken up into separate spaces/tenants or consolidated into one single space.

c. Outdoor storage will not be allowed.

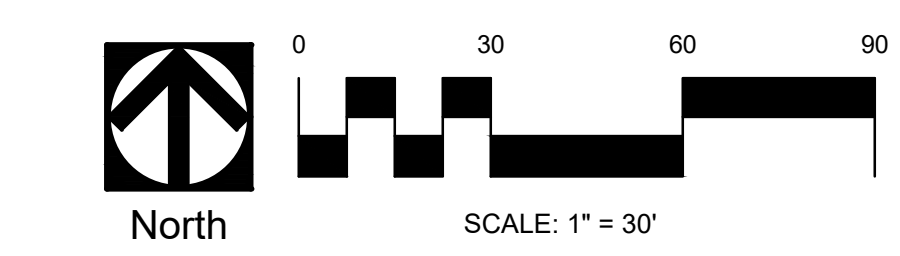
d. The following uses will not be allowed on the Site: convenience stores, check cashing establishments, residential uses, and uses with accessory drive-through windows.

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 (area as defined by the Ordinance) for the Site: surface or structured parking facilities, and all loading dock areas (open or enclosed).

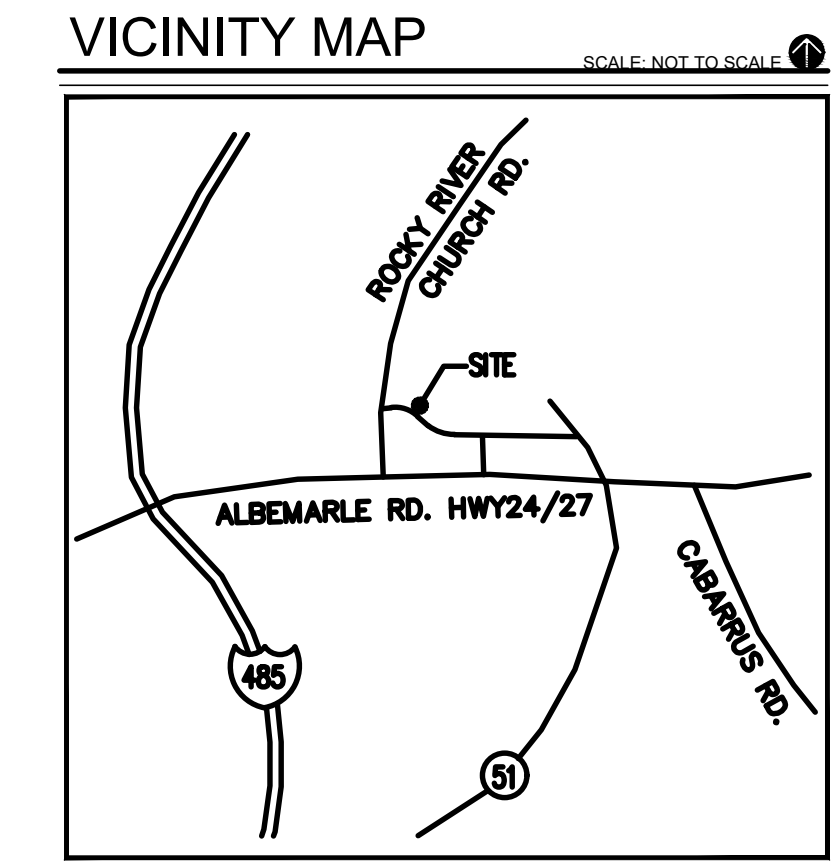
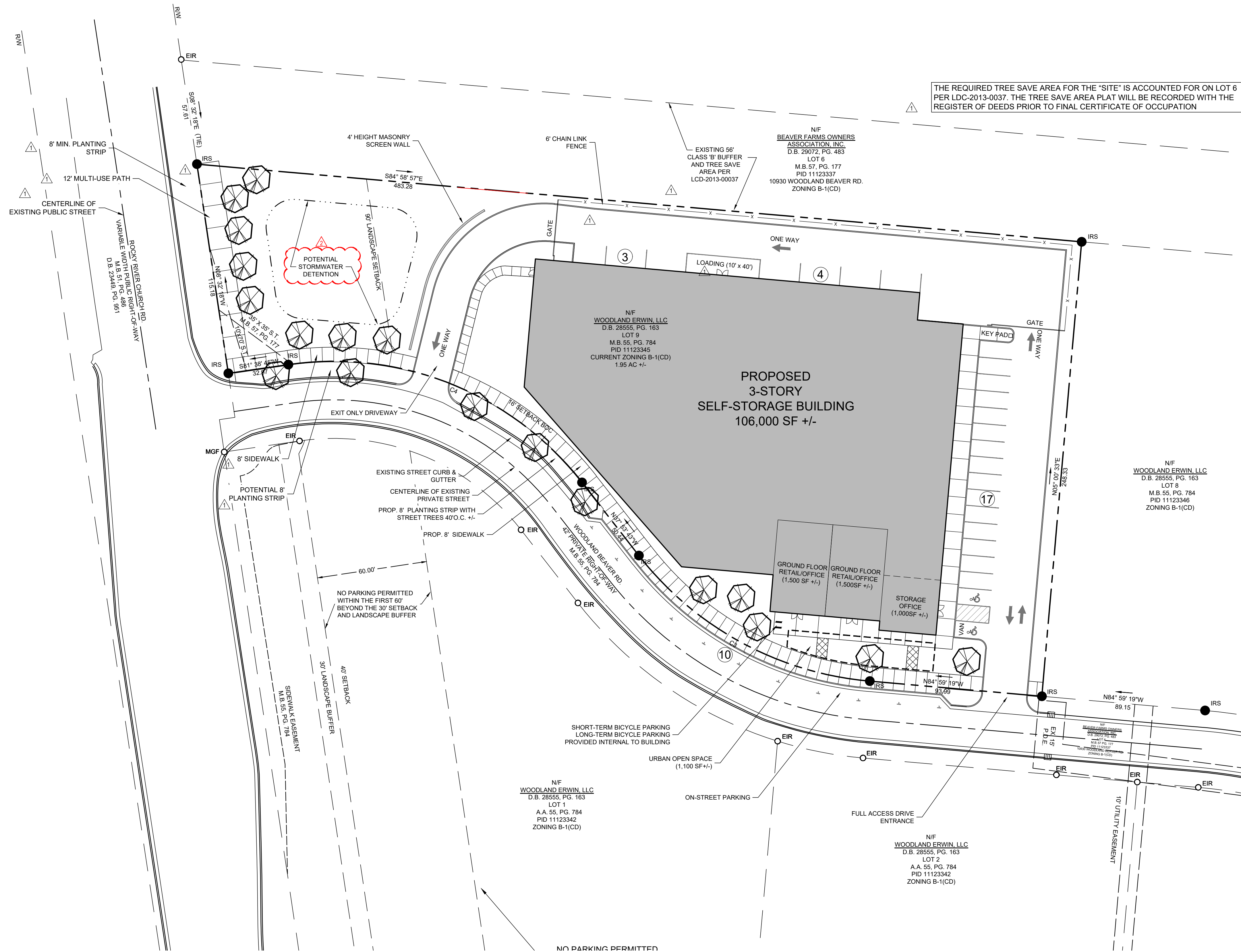
4. Access:

a. Access to the Site will be from Woodland Beaver Rd. as generally depicted on the Rezoning Plan, subject to adjustments as set forth below.

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SCHEMATIC SITE PLAN

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RZ - 102
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