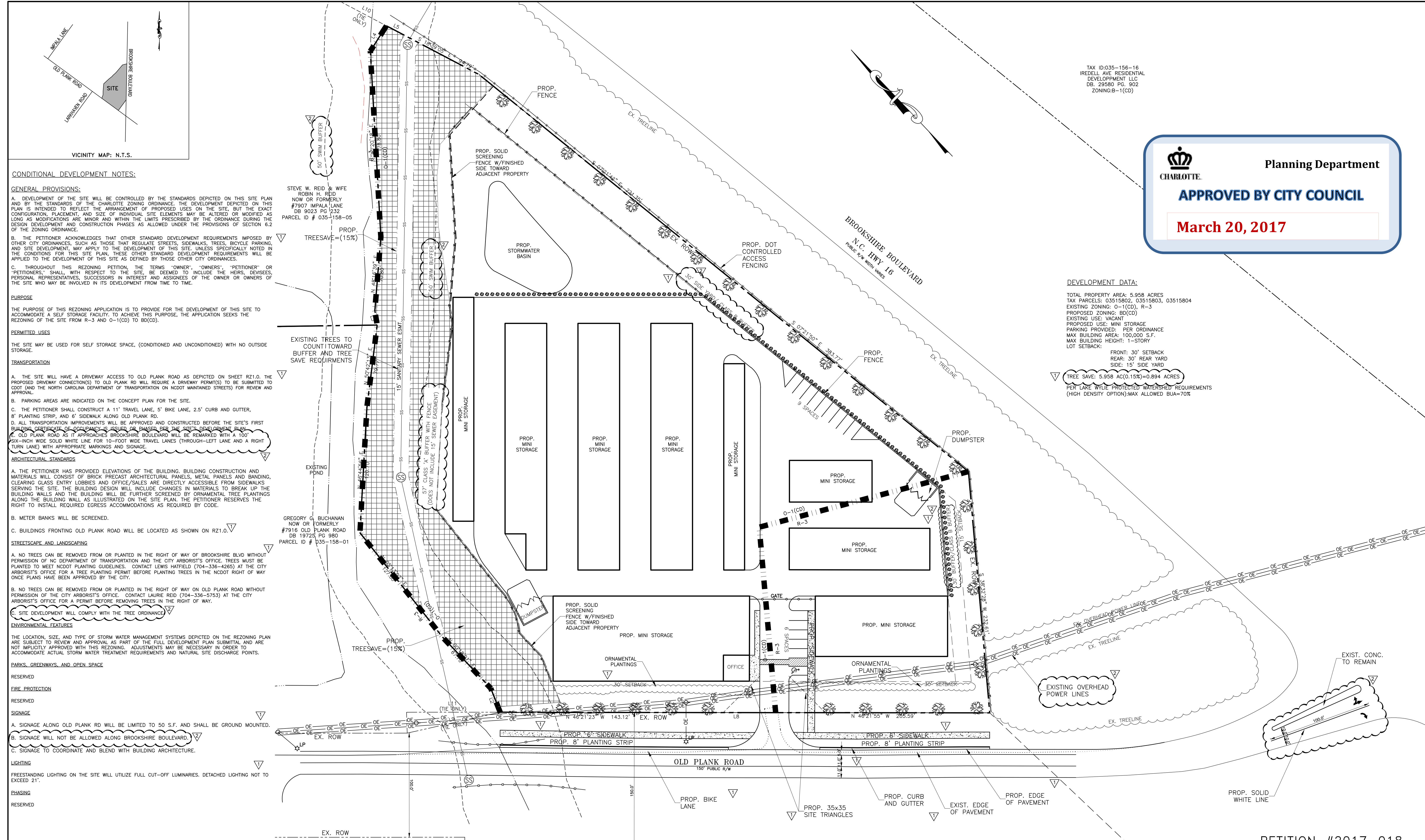


TAX ID:035-156-16
IREDELL AVE RESIDENTIAL
DEVELOPMENT LLC
DB. 29580 PG. 902
ZONING:B-1(CD)

Charlotte Planning Department
APPROVED BY CITY COUNCIL
March 20, 2017

DEVELOPMENT DATA:
 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: 30' SETBACK
 REAR: 30' REAR YARD
 SIDE: 15' SIDE YARD

TREE SAVE: 5.958 AC(0.15%)=0.894 ACRES
 PER LAKE WYLC PROTECTED WATERSHED REQUIREMENTS
 (HIGH DENSITY OPTION)-MAX ALLOWED BUA=70%



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 AS LONG AS MODIFICATIONS ARE MINOR AND 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, 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 AND O-1(CD) TO BD(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. THE PROPOSED DRIVEWAY CONNECTION(S) TO OLD PLANK RD WILL REQUIRE A DRIVEWAY PERMITS(S) TO BE SUBMITTED TO CDOT (AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ON NCDOT MAINTAINED STREETS) FOR REVIEW AND APPROVAL.
 B. PARKING AREAS ARE INDICATED ON THE CONCEPT PLAN FOR THE SITE.
 C. THE PETITIONER SHALL CONSTRUCT A 11' TRAVEL LANE, 5' BIKE LANE, 2.5' CURB AND GUTTER, 8' PLANTING STRIP, AND 6' SIDEWALK ALONG OLD PLANK RD.
 D. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED OR PHASES FOR THE SITE'S DEVELOPMENT PLAN.
 E. OLD PLANK ROAD AS IT APPROACHES BROOKSHIRE BOULEVARD WILL BE REMARKED WITH A 100'-SIX-INCH WIDE SOLID WHITE LINE FOR 10-FOOT WIDE TRAVEL LANES (THROUGH-LEFT LANE AND A RIGHT TURN LANE) WITH APPROPRIATE MARKINGS AND SIGNAGE.

ARCHITECTURAL STANDARDS

A. THE PETITIONER HAS PROVIDED 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.
 B. METER BANKS WILL BE SCREENED.
 C. BUILDINGS FRONTING OLD PLANK ROAD WILL BE LOCATED AS SHOWN ON RZ1.0.

STREETSCAPE AND LANDSCAPING

A. NO TREES CAN BE REMOVED FROM OR PLANTED IN THE RIGHT OF WAY OF BROOKSHIRE BLVD WITHOUT PERMISSION OF NC DEPARTMENT OF TRANSPORTATION AND THE CITY ARBORIST'S OFFICE. TREES MUST BE PLANTED TO MEET NCDOT PLANTING GUIDELINES. CONTACT LEWIS HATFIELD (704-336-4265) AT THE CITY ARBORIST'S OFFICE FOR A TREE PLANTING PERMIT BEFORE PLANTING TREES IN THE NCDOT RIGHT OF WAY ONCE PLANS HAVE BEEN APPROVED BY THE CITY.
 B. NO TREES CAN BE REMOVED FROM OR PLANTED IN THE RIGHT OF WAY ON OLD PLANK ROAD WITHOUT PERMISSION OF THE CITY ARBORIST'S OFFICE. CONTACT LAURIE REID (704-336-5753) AT THE CITY ARBORIST'S OFFICE FOR A PERMIT BEFORE REMOVING TREES IN THE RIGHT OF WAY.
 C. SITE DEVELOPMENT WILL COMPLY WITH THE TREE ORDINANCE.

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

A. SIGNAGE ALONG OLD PLANK RD WILL BE LIMITED TO 50 S.F. AND SHALL BE GROUND MOUNTED.
 B. SIGNAGE WILL NOT BE ALLOWED ALONG BROOKSHIRE BOULEVARD.
 C. SIGNAGE TO COORDINATE AND BLEND WITH BUILDING ARCHITECTURE.

LIGHTING

FREESTANDING LIGHTING ON THE SITE WILL UTILIZE FULL CUT-OFF LUMINAIRES. DETACHED LIGHTING NOT TO EXCEED 21'.

PHASING

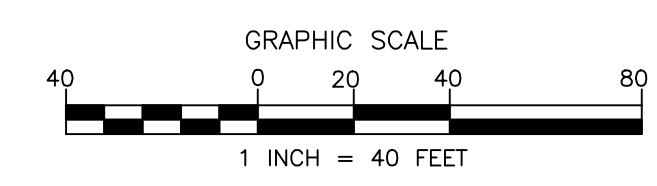
RESERVED

TAX ID:035-156-01
JASON BUCK
DB. 28166 PG. 942
ZONING:R-3

TAX ID:035-156-15
WESTBOURNE INC
DB. 01872 PG. 386
ZONING:B-1(CD)

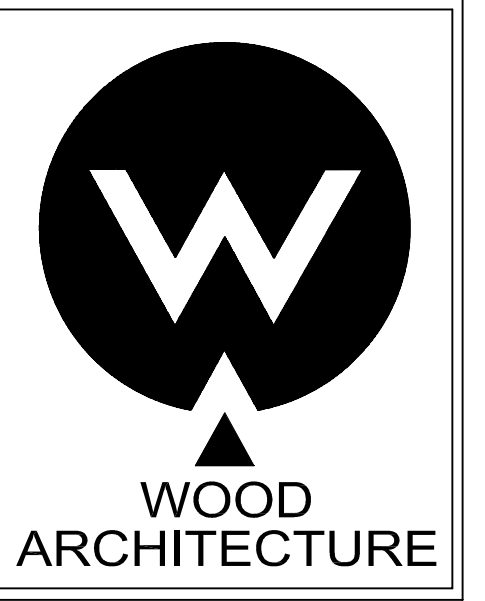
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PRELIMINARY
DO NOT USE FOR CONSTRUCTION

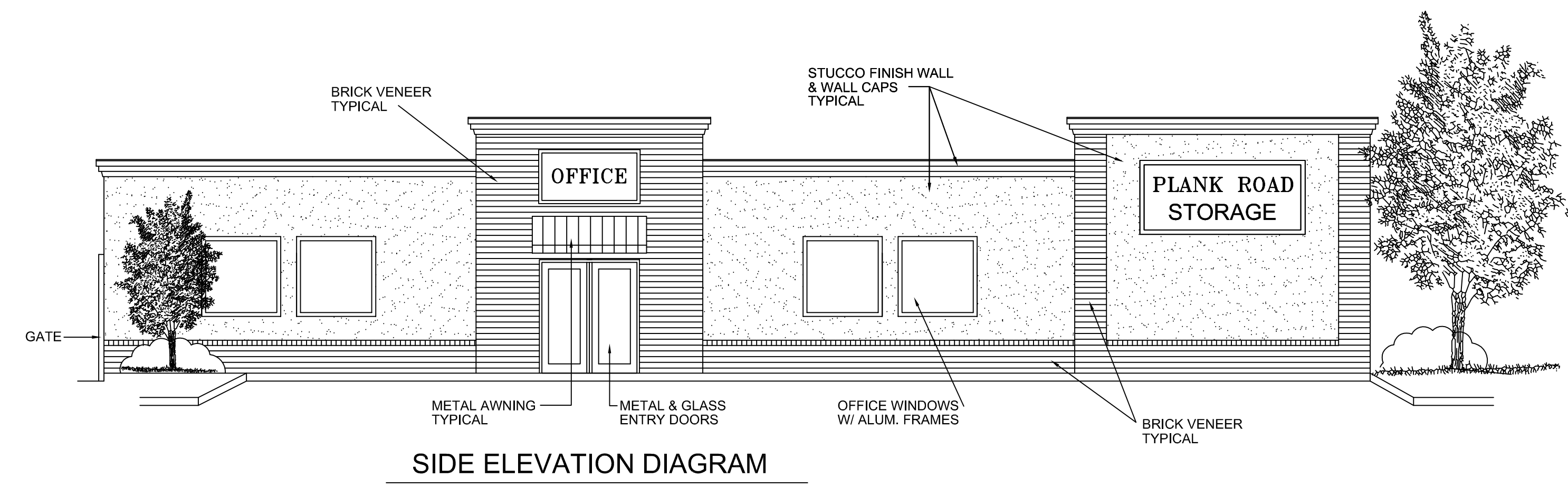



NO.	BY	DATE	REVISION
1	CBH	01/23/17	PER CITY COMMENTS
2	CBH	02/22/17	PER CITY COMMENTS

PETITION #2017-018
PLANK ROAD MINI STORAGE
 7716 OLD PLANK ROAD
 CHARLOTTE, NORTH CAROLINA
REZONING PLAN
 File #: 05170-PB.DWG | Date: 10/18/16 | Project Egr: BTU
ISAACS GROUP
 CIVIL ENGINEERING DESIGN AND SURVEYING
 8720 RED OAK BOULEVARD, SUITE 420
 CHARLOTTE, N.C. 28217
 PHONE (704) 527-3440 FAX (704) 527-8335
RZ1.0

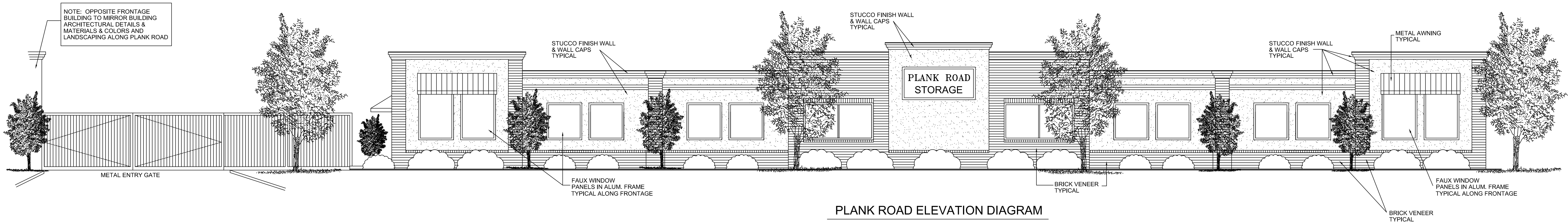


206 EAST TREMONT AVE.
SUITE A
CHARLOTTE, N.C.
28203
704-358-9393



 **Planning Department**
APPROVED BY CITY COUNCIL
March 20, 2017

SIDE ELEVATION DIAGRAM



NOTE: OPPOSITE FRONTAGE BUILDING TO MIRROR BUILDING ARCHITECTURAL DETAILS & MATERIALS & COLORS AND LANDSCAPING ALONG PLANK ROAD

PLANK ROAD ELEVATION DIAGRAM