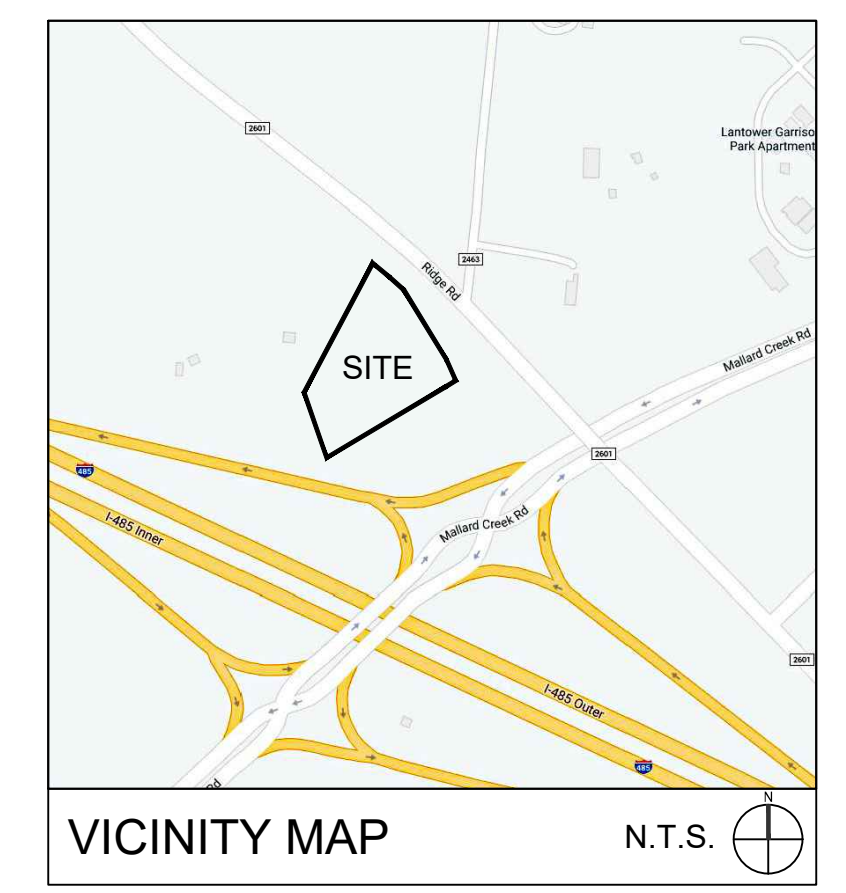


Planning Department
APPROVED BY CITY COUNCIL
 December 20, 2021



VICINITY MAP
 N.T.S.

BACKGROUND DISCLAIMER
 BACKGROUND INFORMATION FROM MECKLENBURG COUNTY GIS.

DEVELOPMENT SUMMARY:

PARCEL ID: 0297210
 OWNER NAME: RUTH W BEARD C/O JOSEPH W BEARD
 OWNER ADDRESS: 2900 BEARD RD, CHARLOTTE, NC 28269
 DEVELOPER NAME: APPALOOZA REAL ESTATE PARTNERS, LLC
 DEVELOPER ADDRESS: 2603 SELWYN AVENUE, STE 618, CHARLOTTE, NC 28209
 TAX PARCEL NUMBER: 029-721-10
 TOTAL PARCEL SIZE: ± 3.55 ACRES (BASED ON GIS)

EXISTING ZONING: R-3
 EXISTING USE: VACANT
 PROPOSED ZONING: B-D
 PROPOSED USES: UP TO 120,000 SF INDOOR, CLIMATE-CONTROLLED SELF STORAGE

B-D ZONING PROVISIONS:
 MINIMUM FRONT SETBACK: 30' (DUE TO ADJACENT RESIDENTIAL USES)
 MINIMUM REAR YARD: 10'
 MINIMUM SIDE YARDS: 10'

BUFFER: REQUIRED: 43' OR 32.25' WITH FENCE PROVIDED: 43' PROVIDED

STREET TREES REQUIRED: 1 LARGE TREE PER 40 LF, OR 1 SMALL TREE PER 30 LF

MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT:
 UP TO 120,000 SF OF GROSS FLOOR AREA OF INDOOR CLIMATE CONTROL STORAGE AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE B-D ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED IN THE DEVELOPMENT STANDARDS BELOW).

MAXIMUM BUILDING HEIGHT:
 THE MAXIMUM ALLOWED BUILDING HEIGHT WILL BE AS PERMITTED BY ORDINANCE.

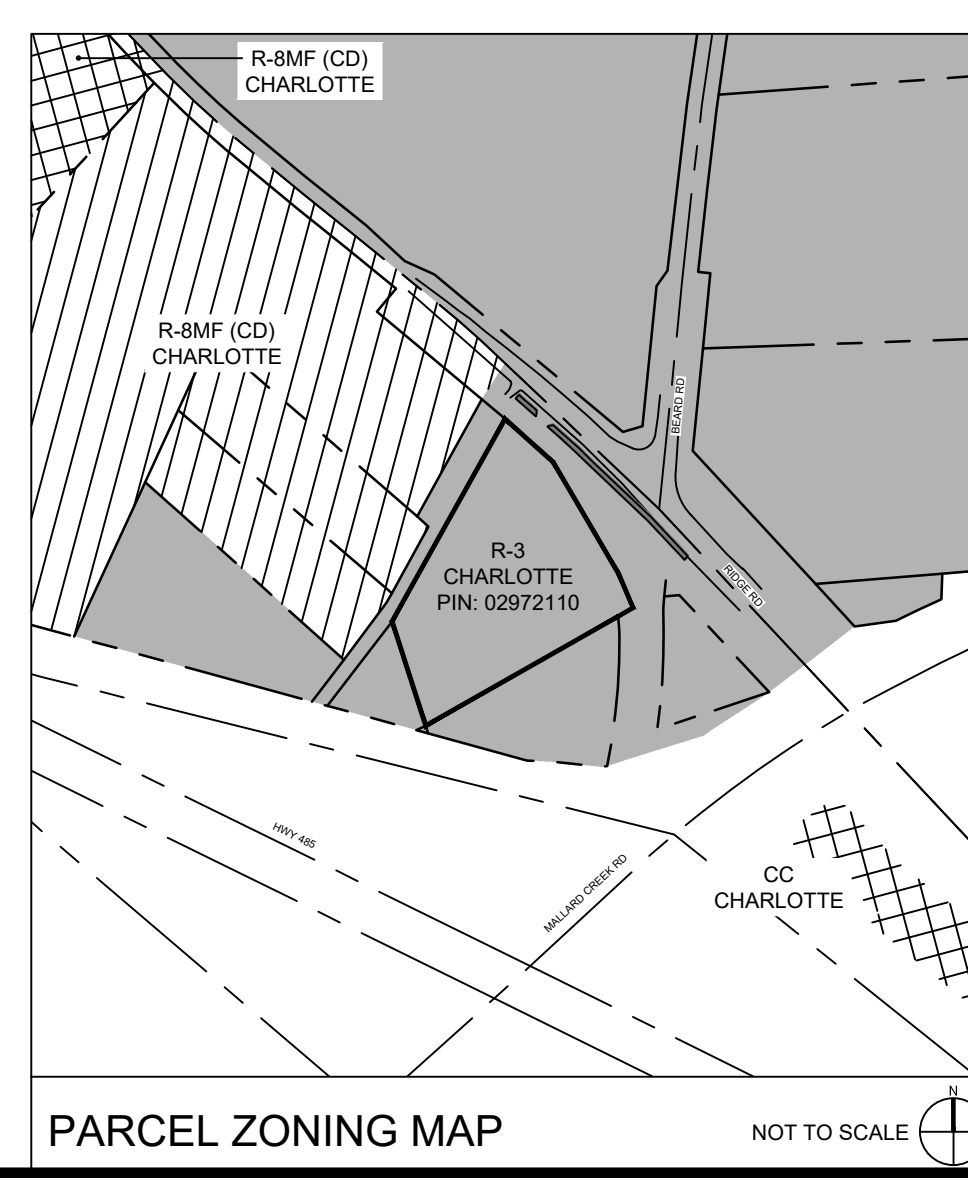
PARKING: AS REQUIRED BY THE ORDINANCE FOR THE PROPOSED USE.

TREE SAVE: REQUIRED: 15% (15 X 3.55 AC) = 0.53 AC PROVIDED: 0.53 MIN

OPEN SPACE: REQUIRED: 20% (20 X 3.55 AC) = 0.71 AC PROVIDED: 0.71 MIN

DEVELOPMENT STANDARDS
 APRIL 19, 2021

- GENERAL PROVISIONS:**
 - 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 APPALOOZA REAL ESTATE PARTNERS, LLC (PETITIONER) TO ACCOMMODATE THE DEVELOPMENT OF A HIGH QUALITY INDOOR CLIMATE CONTROL STORAGE FACILITY ON AN APPROXIMATELY 3.55 ACRE SITE LOCATED ON RIDGE ROAD (THE "SITE").
 - 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 B-D ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.
 - 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.
- PERMITTED USES, DEVELOPMENT AREA LIMITATIONS:**
 - 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 120,000 SQUARE FEET OF GROSS FLOOR AREA OF INDOOR CLIMATE CONTROLLED STORAGE USES (WAREHOUSING WITHIN AN ENCLOSED BUILDING).**
 - OUTDOOR STORAGE WILL NOT BE ALLOWED.
 - TRUCK RENTAL ASSOCIATED WITH THE CLIMATE CONTROLLED STORAGE FACILITY WILL NOT BE ALLOWED.
- ACCESS:**
 - ACCESS TO THE SITE WILL BE FROM RIDGE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN, SUBJECT TO ADJUSTMENTS AS SET FORTH BELOW.
 - PETITIONER WILL PROVIDE A NEW TEN (10) FOOT WIDE MULTI-USE PATH AND EIGHT (8) FOOT WIDE PLANTING STRIP (THE WIDTH OF THE PLANTING STRIP MAY BE ADJUSTED TO AVOID EXISTING UTILITY POLES) ON RIDGE ROAD.
 - 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.
 - THE PETITIONER WILL DEDICATE BY FEE SIMPLE CONVEYANCE ADDITIONAL RIGHT-OF-WAY ALONG RIDGE ROAD AS INDICATED ON THE REZONING PLAN. THIS ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
 - THE REQUIRED TRANSPORTATION IMPROVEMENT WILL BE CONSTRUCTED AND APPROVED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
 - ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDDT AND INCDOT AS APPLICABLE TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD NORTH EASTERN MECKLENBURG AREA BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.
- PARKING AREAS, ACCESS AND CIRCULATION DESIGN GUIDELINES:**
 - THE LOADING AREAS ASSOCIATED WITH THE PROPOSED INDOOR CLIMATE CONTROLLED STORAGE FACILITY MAY NOT BE LOCATED ON THE SIDE OF THE PROPOSED BUILDING FACING RIDGE ROAD.



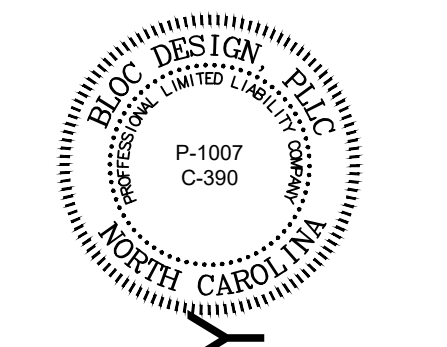
bloc
 Bloc Design
 2923 S. Tryon Street, Suite 320
 Charlotte, NC 28203
 phone: 704-940-2883
 www.bloc-nc.com

landscape architecture | planning | civil engineering

REVISIONS

NO.	DATE	DESCRIPTION
1	10.11.21	CITY COMMENTS
2	11.18.21	CITY COMMENTS

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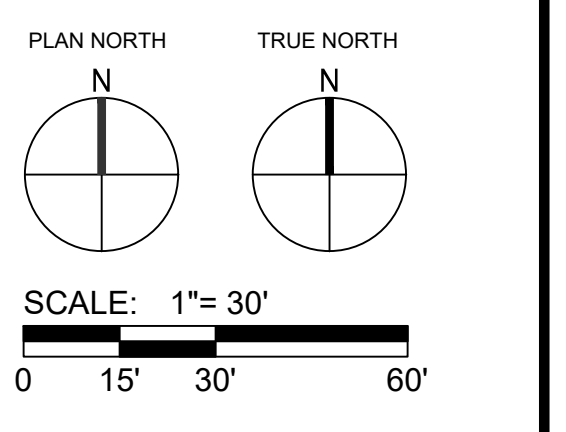


FOR REVIEW ONLY

ZONING PETITION:
 2021-114

Ridge Road Self Storage
 Self Storage

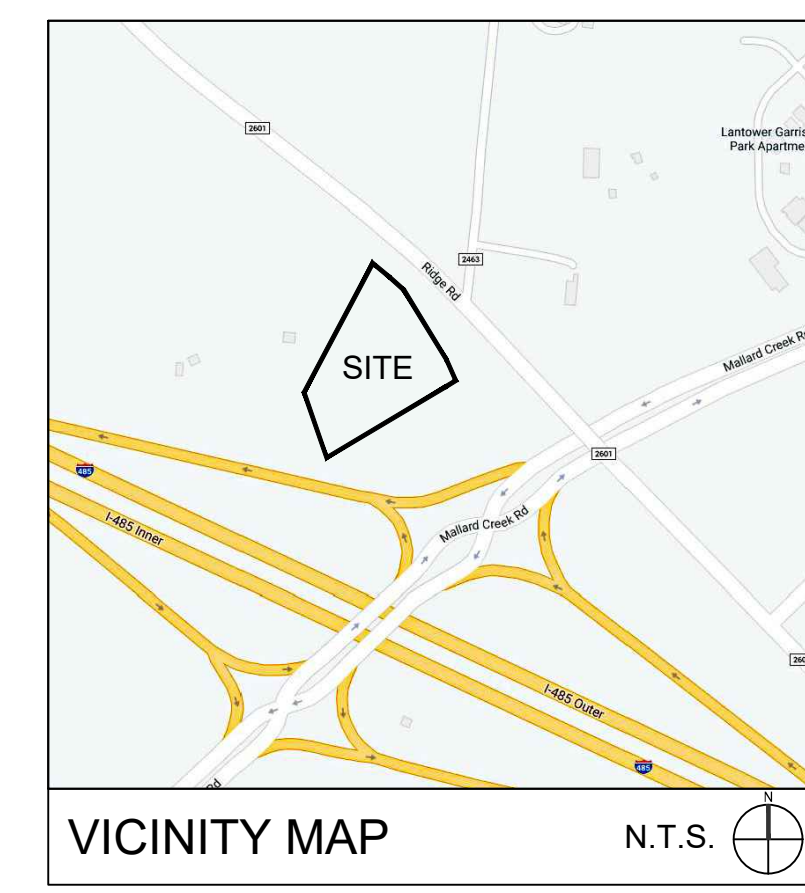
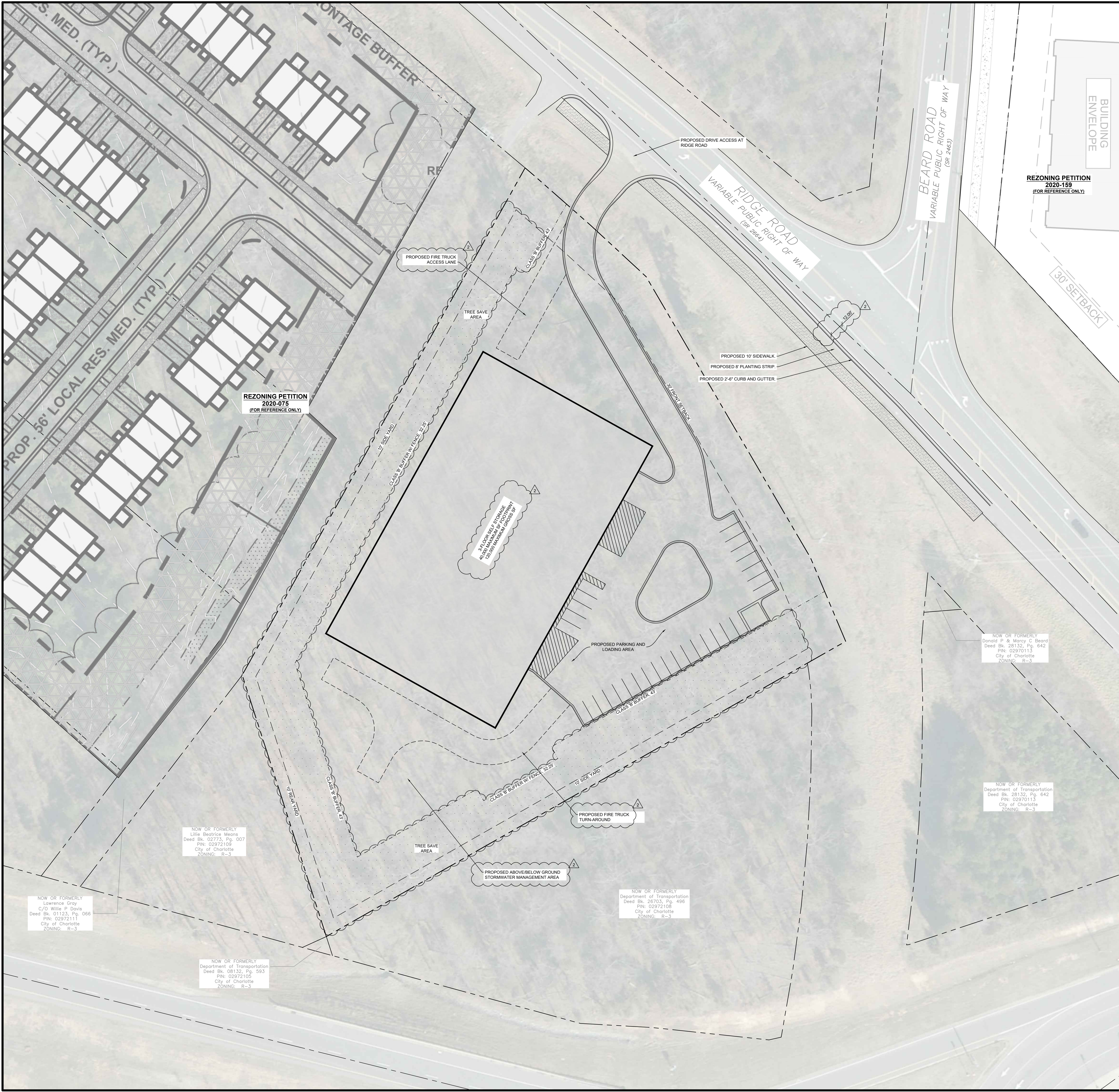
2601 Ridge Rd
 Charlotte, NC 28269



DATE: 04/19/2021 MPIC: WLL
 DRAWN BY: DSB CHECKED BY: RAC
 PROJECT NUMBER: 00867 00
 SCALE: 1" = 30'

TITLE:
TECHNICAL DATA PLAN

SHEET NO:
RZ-1



BACKGROUND DISCLAIMER
BACKGROUND INFORMATION FROM MECKLENBURG COUNTY GIS.

SEE RZ-1 FOR TECHNICAL DATA NOTES AND ZONING SUMMARY

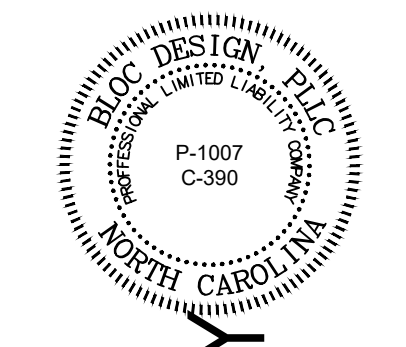
NOTE:
THE BUILDING SIZE AND LOCATION MAY BE ADJUSTED AS PERMITTED BY ORDINANCE; PARKING AREAS ARE CONCEPTUAL IN NATURE AND MAY BE INCREASED WITHIN THE BUILDING AND/OR PARKING ENVELOPE.

Bloc Design
2923 S. Tryon Street, Suite 320
Charlotte, NC 28203
phone: 704-940-2883
www.bloc-nc.com

landscape architecture | planning | civil engineering

REVISIONS		
NO.	DATE	DESCRIPTION
1	10.11.21	CITY COMMENTS
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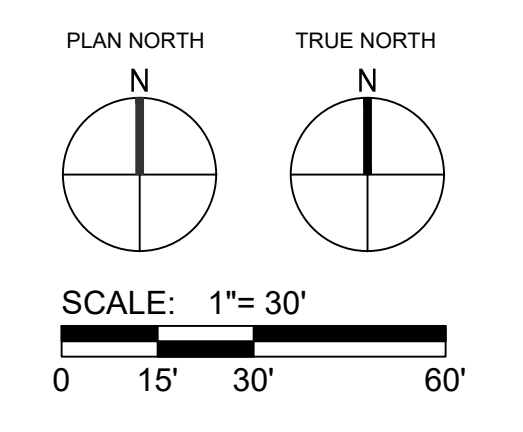


FOR REVIEW ONLY

ZONING PETITION:
2021-114

**Ridge Road Self Storage
Self Storage**

2601 Ridge Rd
Charlotte, NC 28269



DATE: 04/19/2021	MPIC: WILL
DRAWN BY: DSB	CHECKED BY: RAC
PROJECT NUMBER: 00867.00	
SCALE: 1"= 30'	
TITLE: CONCEPTUAL SITE PLAN	

SHEET NO:
RZ-2