DATE:	April 17th, 2018
DESCRIPTION:	Site Plan for Public Storage on Stough Road
CASE NUMBER:	SP-01-18
APPLICANT/OWNER:	Public Storage (PS NC III LP)
LOCATION:	4971 Stough Road, Concord, NC 28027
PARCEL PIN:	55280536450000; 55280511690000
AREA:	9.31 acres
ZONING:	I-1 (Light Industrial)
REPORT PREPARED BY:	Julian Burton, AICP; Development Review Administrator

BACKGROUND

The proposed site plan is located on two parcels at the intersection of Stough Road and Highway 49. The northern-most parcel was partially developed under the County's jurisdiction as a self-storage facility, and was annexed into the city in August of 2017 with an I-1 zoning designation. The southern-most parcel was annexed into the city in 2008 with a C-2 zoning designation, but was recently rezoned to I-1 by the current property owner to help accommodate the proposed self-storage expansion.

The expansion includes a 3-story building totaling approximately 150,000 square feet, parking, and a wet detention pond on the southern-most parcel. Any non-residential structures greater than 100,000 square feet are required to obtain Commission approval. The technical plans are currently being reviewed by both the City and the County and any approval from the commission should be contingent on technical site plan approval. The elevations have been reviewed by staff and they meet the non-residential design standards in the CDO.

Staff Recommendation

Approve the site plan and the elevations subject to technical site plan approval and issuance of a zoning clearance permit from the City of Concord Development Review Committee.

Concord
NORTH CAROLINA
High Performance Living

Application for
Site Plan Approval

(Please type or print)

1. Name of development: Stough Rd. Public Storage
2. Name, address, telephone number, and fax number of owner(s)/developer(s): PS NC III LP
   Attn: Blair Sweeney; 701 Western Ave., Glendale, CA 91201; Phone: 770-438-1095 x3127
3. Name, address, telephone number, and fax number of surveyor/engineer: Austin Watts, P.E.
   200 South Tryon, Suite 200, Charlotte, NC 28202; Phone: 704-319-5698
4. Name, address and e-mail address of person to whom comments should be sent:
   Kinsey Hogue; 200 South Tryon, Suite 200, Charlotte, NC 28202; kinsey.hogue@kimley-horn.com
5. Telephone number of person to whom comments should be sent: 704-409-1813
   Fax:
6. Location of development: 4971 Stough Rd., Concord, NC 28027
7. Cabarrus County P.I.N.#: 55280536450000, 55280511690000
8. Current zoning classification: I-1
9. Total acres: 9.31 Total lots: 2

REQUIRED ATTACHMENTS/SUBMITTALS

1. A fee of $100.00 for land less than 2 acres, $200.00 2-10 acres, $300.00 10-25acres, $ 400.00 for more than 25 acres shall accompany the application.
2. Legal deed description of the property.
3. Six (6) **FOLDED** black/blue line copies of the plan are required for internal staff review, at the time of submission. Sixteen (16) **FOLDED** black/blue line copies of the plan (showing all corrected comments) will be required for Planning and Zoning Commission review.
4. One (1) set of colored renderings/elevations of the building(s) that will be located on site for internal staff review, at the time of submission. Sixteen (16) **FOLDED** copies (showing all corrected comments) will be required for Planning and Zoning Commission review.
5. List of surrounding property owner's information.
6. Completed checklist (Optional)

1/24/2018
Date

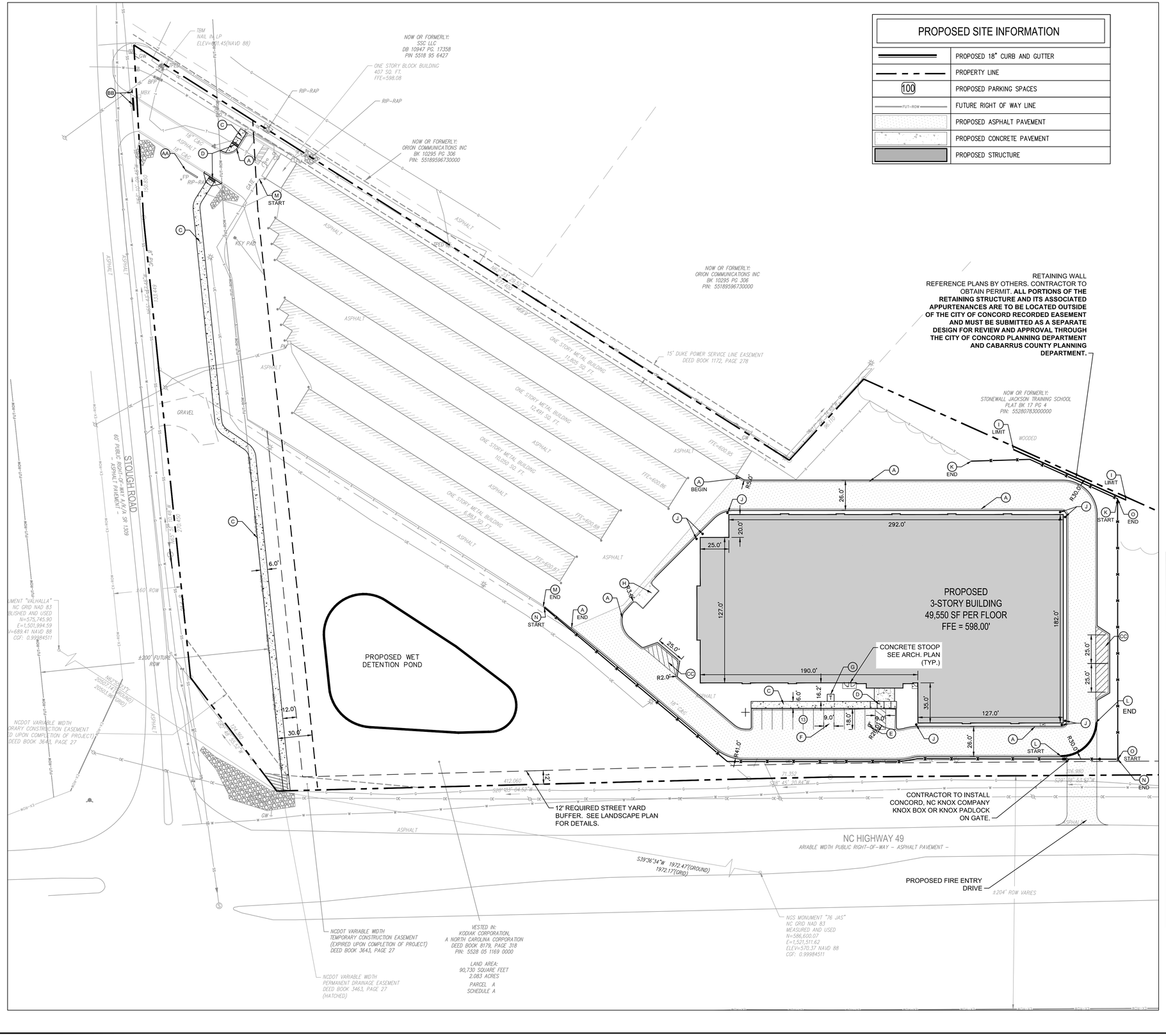
PS NC III, LP, By: [signature]
Signature of Owner/Agent T. Blair Sweeney, VP

NOTE: *By affixing his or her signature hereto, the sub divider acknowledges understanding of and agreement to comply with all provisions of the Concord Subdivision Regulations which include, but are not limited to, the requirement to pay costs of construction inspections of improvements to be owned and maintained by the City of Concord as conditions precedent to approval of the final plat for recording.*

Staff Use Only:

Fee: _____ Received by: _____ Date: _____

Planning & Neighborhood Development
66 Union St S • P. O. Box 308 • Concord, NC 28025
Phone (704) 920-5152 • Fax (704) 786-1212 • www.concordnc.gov



ZONING CODE SUMMARY

PROJECT NAME: CONCORD STOUGH RD. PUBLIC STORAGE
CURRENT OWNERS OF RECORD: PS NC III, LP

PLANS PREPARED BY: KIMLEY-HORN AND ASSOCIATES
PHONE# (704)333-5131
TAX PARCEL ID: 55280536450000, 5528051169000
STREET ADDRESS: 4971 STOUGH RD. CONCORD, NC EXISTING ZONING: I-1
PROPOSED USE: MINI-STORAGE
TOTAL LOT SIZE: ±9.31 ACRES
JURISDICTION: CITY OF CONCORD, NC

BUILDING SETBACK REQUIREMENTS:
SETBACK (FRONT): 30'
SIDE SETBACK: N/A
MAXIMUM BUILDING HEIGHT: 72'

SITE AREA BREAKDOWN

TOTAL IMPERVIOUS AREA: 4.05 ACRES (43.5% OF TOTAL AREA)
BUILDING AREA: 2.11 ACRES (22.7% OF TOTAL AREA)

PARKING SUMMARY

PARKING REQUIREMENT: 1 SPACE / 200 RENTAL SPACES
1 ADA SPACE / 25 SPACES
3 LOADING SPACES

TOTAL PARKING REQUIRED: 7 SPACES REQUIRED
TOTAL PARKING PROVIDED: 13 SPACES INC. 1 HANDICAP (1 VAN)

SITE NOTES

1. SEE EXISTING CONDITIONS SHEET FOR COMPLETE BOUNDARY DESCRIPTION, ADJOINING PROPERTIES, ZONING AND USE.
2. SEE GENERAL NOTES SHEET FOR SITE GENERAL NOTES AND ZONING NOTES.
3. ALL DIMENSIONS SHOWN ARE MEASURED FROM THE FACE OF CURB TO FACE OF CURB, UNLESS OTHERWISE NOTED. DIMENSIONS LABELED "EOP" ARE MEASURED FROM LIP OF GUTTER TO LIP OF GUTTER.
4. DIMENSIONS TO THE BUILDING ARE MEASURED TO THE EXTERIOR OF THE FOUNDATION WALL UNLESS OTHERWISE SHOWN.
5. BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE. REFER TO RECORDED PLATS AND SURVEYS FOR ADDITIONAL PROPERTY INFORMATION.
6. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
7. ALL ON-SITE STRIPING IS TO BE PAINTED, UNLESS OTHERWISE NOTED. ALL STRIPING IN PUBLIC RIGHT-OF-WAY TO BE THERMOPLASTIC STRIPING.
8. ALL PAVEMENT MARKINGS SHALL BE INSTALLED WITH SLIP RESISTANT PAINT.
9. LIGHTING SHALL BE AIMED, DIRECTED, FULLY SHIELDED OR ARRANGED SO THE LIGHT SOURCES FOR SUCH FACILITIES DO NOT CAUSE UNDUE GLARE ON NEIGHBORING PROPERTIES OR INTERFERE WITH THE SAFE USE OF PUBLIC RIGHTS-OF-WAY.
10. SEE "SITE DETAIL" SHEETS FOR DETAILS REFERENCED ON THE SITE PLANS.

SITE PLAN KEY NOTES

SEE "SITE DETAILS" SHEETS FOR DETAILS REFERENCED ON THIS SHEET.

- (A) 18" STANDARD CURB AND GUTTER
- (B) NOT USED.
- (C) CONCRETE SIDEWALK PER DETAIL. WIDTH PER PLAN. 2% MAX. CROSS SLOPE, 5% MAX LONGITUDINAL SLOPE.
- (D) ADA ACCESSIBLE RAMP. TO CONFORM TO FEDERAL, STATE, AND LOCAL ACCESSIBILITY GUIDELINES.
- (E) ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL FOR PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN"-INDICATES VAN ACCESSIBLE SPACE). 2% MAX SLOPE IN ANY DIRECTION.
- (F) PARKING STANDARDS - PARKING ANGLE 90° - TYPICAL STALL 9' W x 18' L. PAINTED WITH SWSL/4" - SINGLE WHITE SOLID LINE - 4" WIDE
- (G) CONCRETE TRANSFORMER PAD PER LOCAL POWER COMPANY STANDARDS AND DETAILS.
- (H) DUMPSTER AND RECYCLE AREA. REFER TO ARCHITECTURAL PLAN FOR DESIGN INFORMATION.
- (I) SEGMENTAL RETAINING WALL (SRW). FURNISHING AND CONSTRUCTION OF A SRW SYSTEM IN ACCORDANCE WITH NCMA BEST PRACTICE GUIDLINES IN GENERAL CONFORMITY WITH THE LINES, GRADES, DESIGNS, AND DIMENSIONS SHOWN ON THESE PLANS. A) CUT WALL B) FILL WALL
- (J) 6" DIAMETER PIPE BOLLARD, PAINTED TRAFFIC YELLOW, CONCRETE FILLED.
- (K) NEW 6' HIGH CHAIN LINK FENCE
- (L) MOUNTABLE CURB. WIDTH PER PLAN. TRANSITIONAL CURB AT EACH END.
- (M) REPLACE EXISTING CHAIN LINK FENCE WITH DECORATIVE FENCE.
- (N) NEW DECORATIVE FENCE
- (O) CHAIN LINK FENCE UNLESS IT CAN BE SEEN TRAVELING DOWN STOUGH ROAD

SITE SIGNAGE

- (AA) PYLON SIGN TO BE RELOCATED. SEE DEMO PLAN FOR ORIGINAL LOCATION.

PAVEMENT MARKINGS

- (BB) PAINTED STOP BAR AND STOP SIGN. SEE SITE DETAILS.
- (CC) SWSL /4" - SINGLE WHITE SOLID LINE - 4" WIDE - ANGLED 45 DEGREES

Know what's below. Call before you dig.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON ST, SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 030261 AUSTIN L. WATTS

PERMIT SET

KHA PROJECT 017030013
DATE 01/17/2018
SCALE AS SHOWN
DESIGNED BY KLH
DRAWN BY KLH
CHECKED BY ALW

SITE PLAN

STOUGH ROAD PUBLIC STORAGE
4971 STOUGH ROAD
CONCORD, CABARRUS CO., NC 28207

PS SOUTHEAST TWO LLC.
1867 SAVOY DRIVE
CHAMBLEE, GA 30341

SHEET NUMBER
SP-1

Plotted By:Strobridge, kelsey Sheet Set:STOUGH ROAD PUBLIC STORAGE Layout:C3-1 SITE PLAN February 06, 2018 09:22:38am K:\CHL_PRJ\017030 public storage\013 stough road concord\02 - DWG\plansheets\C3-1 SITE PLAN.dwg
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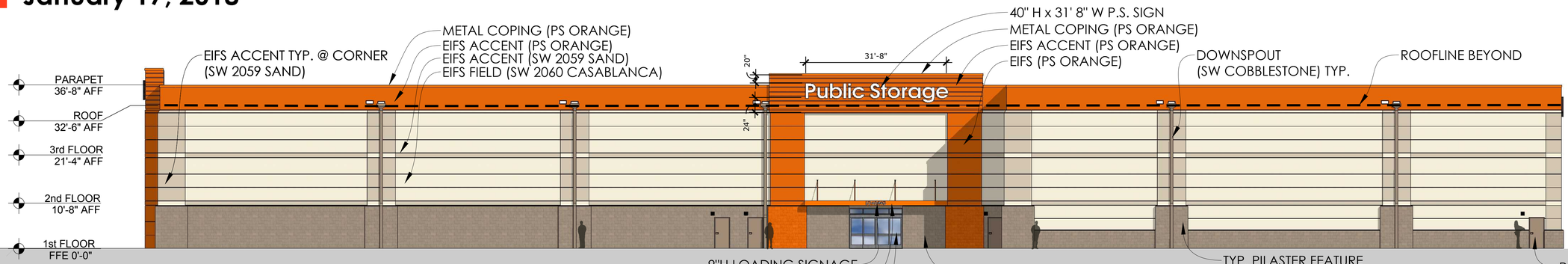
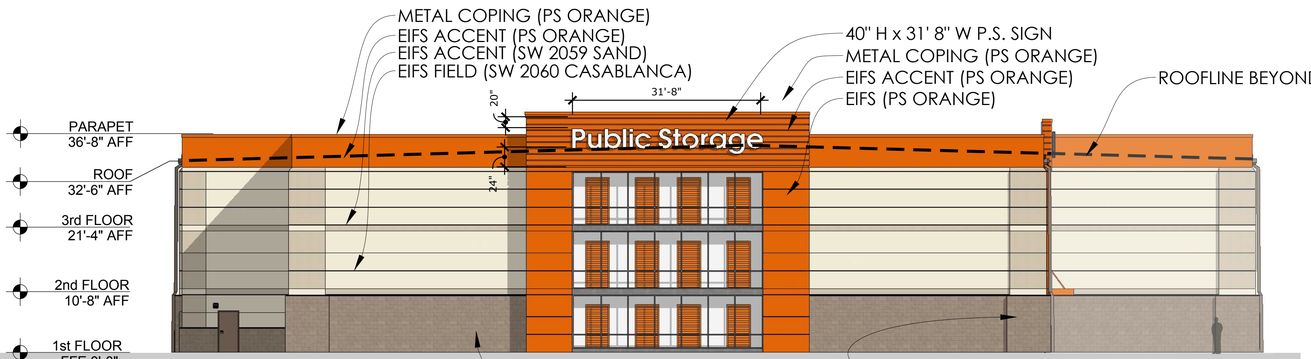
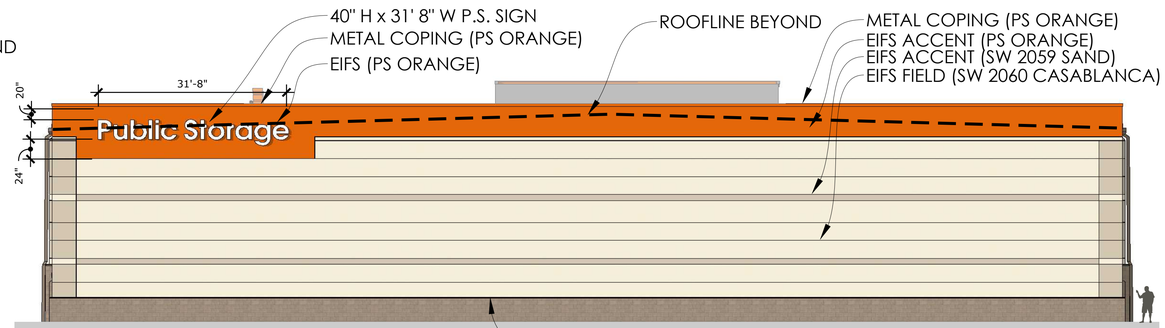
PUBLIC STORAGE - CONCORD, NC
STOUGH ROAD, HWY 49
January 17, 2018



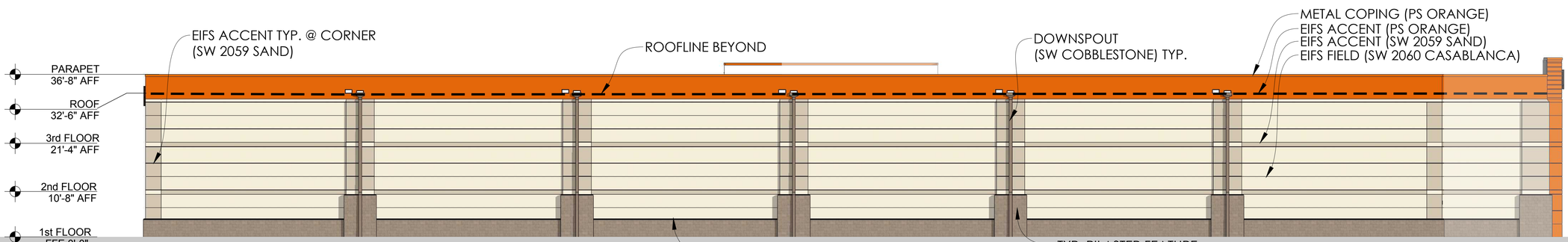
EAST ELEVATION - NC HWY 49
SCALE: 1" = 12'



SOUTH ELEVATION - STOUGH RD.
SCALE: 1" = 12'



NORTH ELEVATION
SCALE: 1" = 12'



WEST ELEVATION
SCALE: 1" = 12'

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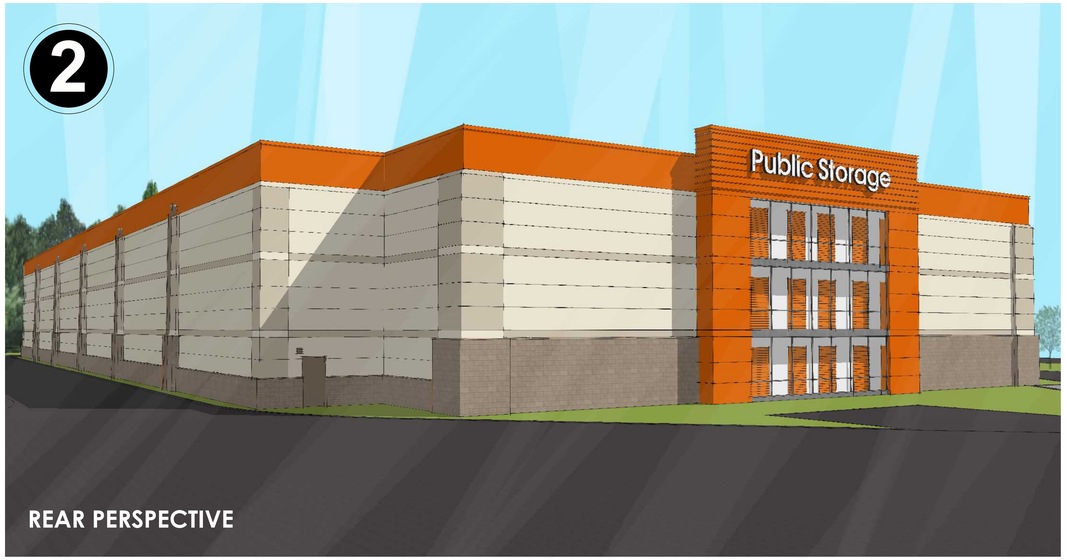
DIVERSIFIED ARCHITECTURAL CONSULTING

Public Storage®

PUBLIC STORAGE - CONCORD, NC
STOUGH ROAD, HWY 49
January 17, 2018

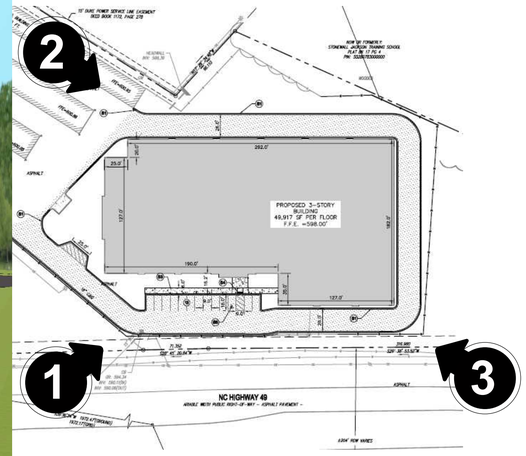
FRONT PERSPECTIVE



REAR PERSPECTIVE

FRONT PERSPECTIVE

PERSPECTIVE KEY PLAN



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DIVERSIFIED ARCHITECTURAL CONSULTING

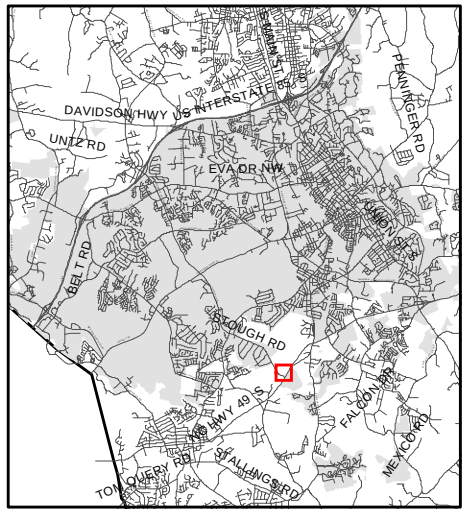
Public Storage®

SP-01-18
Aerial

Stough Road Public Storage

Preliminary site plan approval for a structure exceeding 100,000 sq. ft.

4971 Stough Rd
PIN's: 5528-05-3645 &
5528-05-1169



Source: City of Concord
Planning Department

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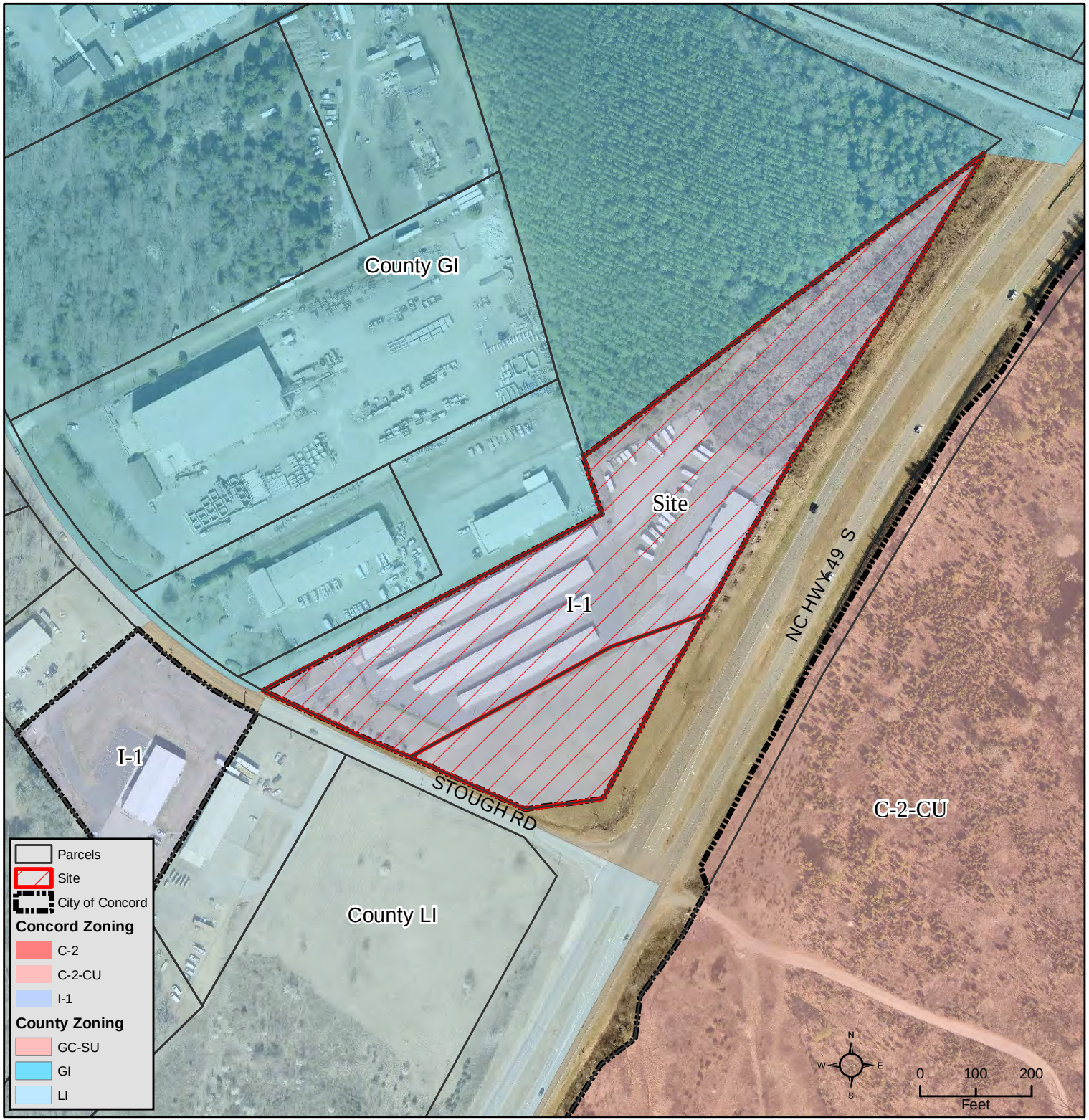
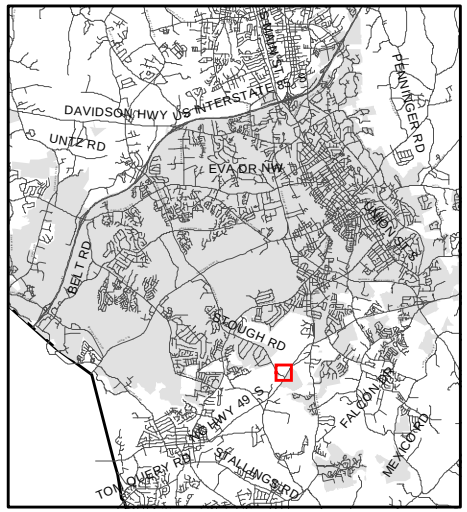
SP-01-18
Zoning Map

Stough Road Public Storage

Preliminary site plan approval for a structure exceeding 100,000 sq. ft.

4971 Stough Rd
PIN's: 5528-05-3645 &
5528-05-1169





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