

PAS-22-00005 (Legislative)

PD-22-00007 (Quasi-Judicial)

(Adoption Hearing BCC Land Use Meeting 03-28-2022)

Rapid Building Solutions, LLC



CHARLOTTE COUNTY
FLORIDA

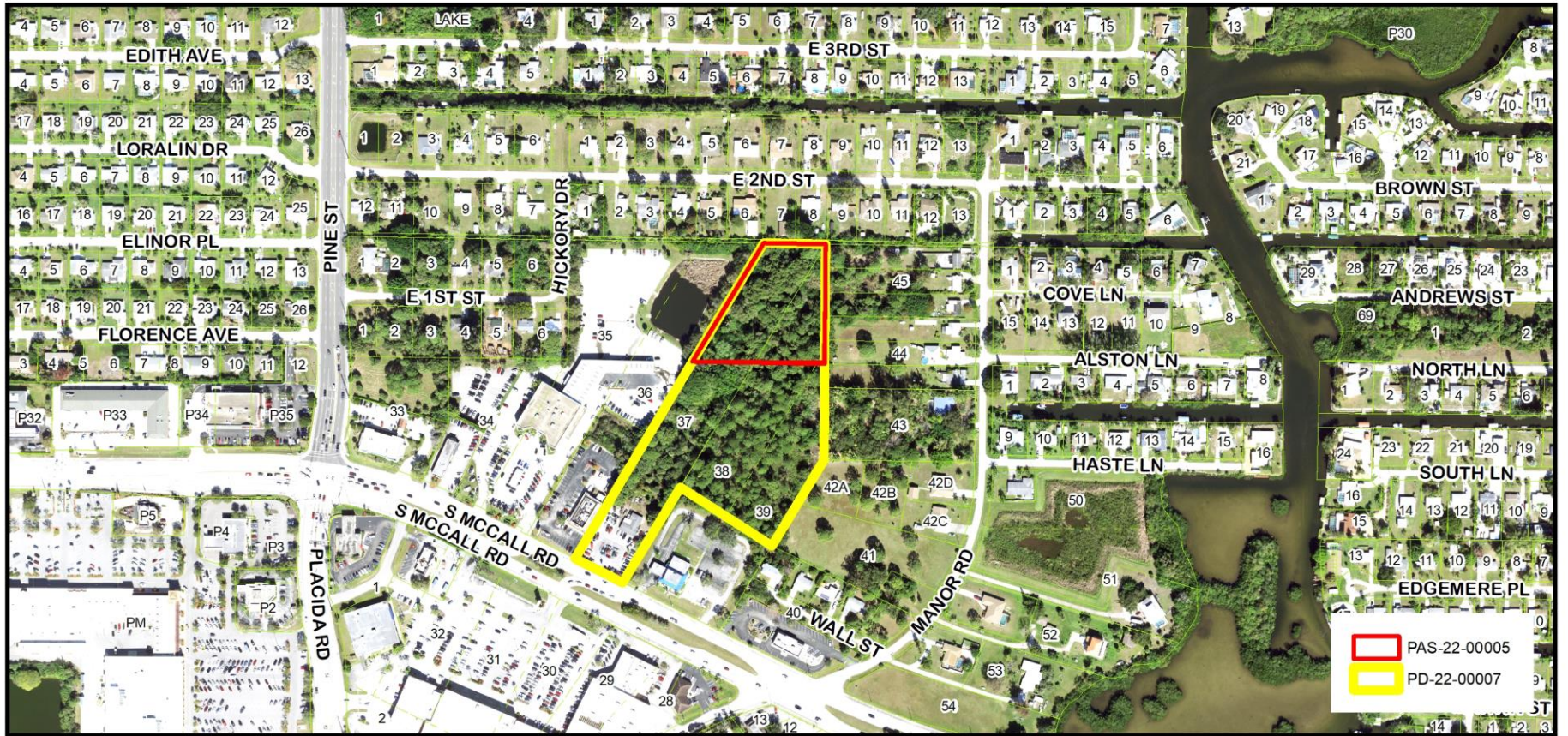
Proposed Changes

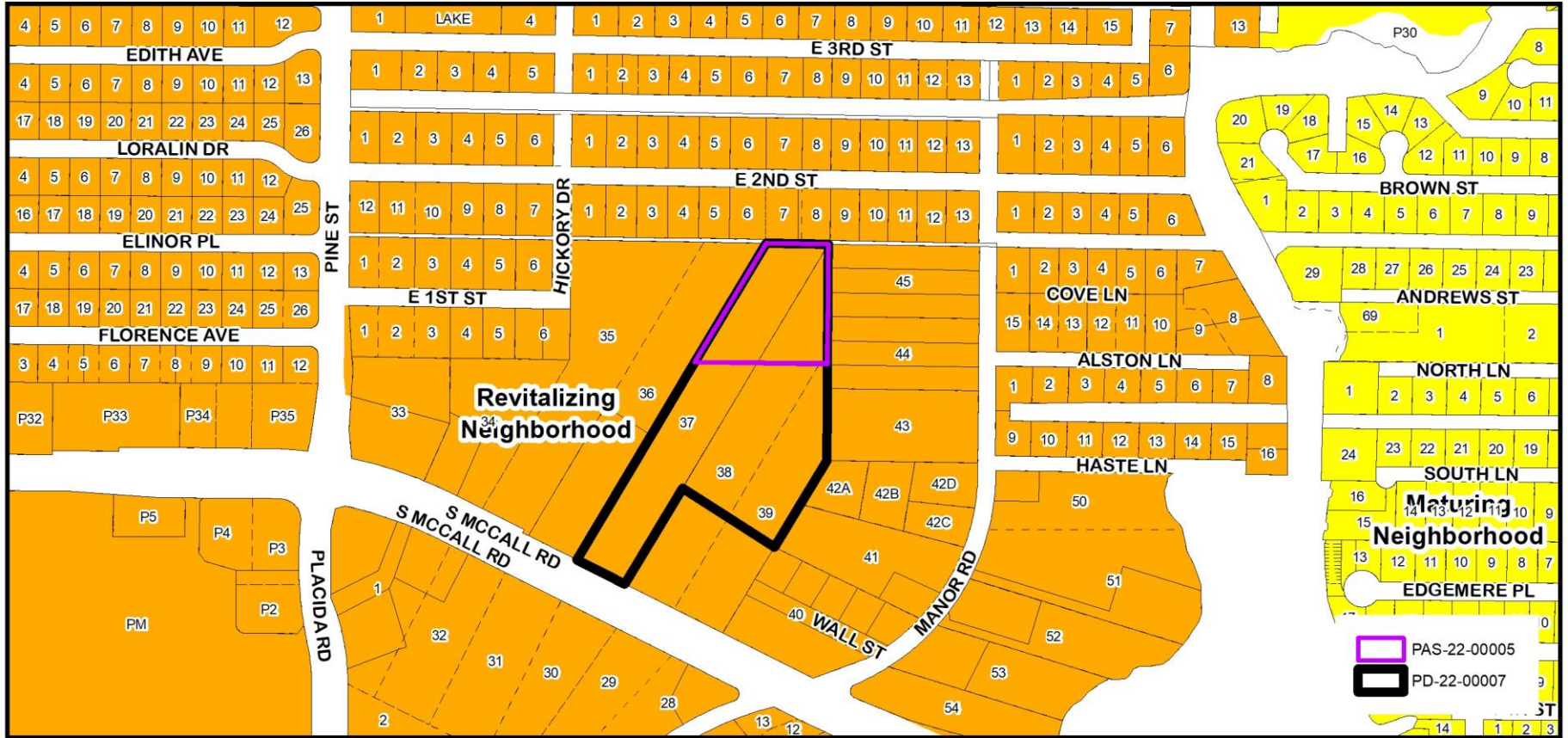
- A small scale plan amendment from Medium Density Residential (MDR) to Commercial (COM) for 2.066± acres.
- A rezoning from Commercial General (CG) and Residential Multi-family 10 (RMF-10) to Planned Development (PD) for 7.37± acres.
- Adopting a General PD Concept Plan.
- Properties located in Commission District III.



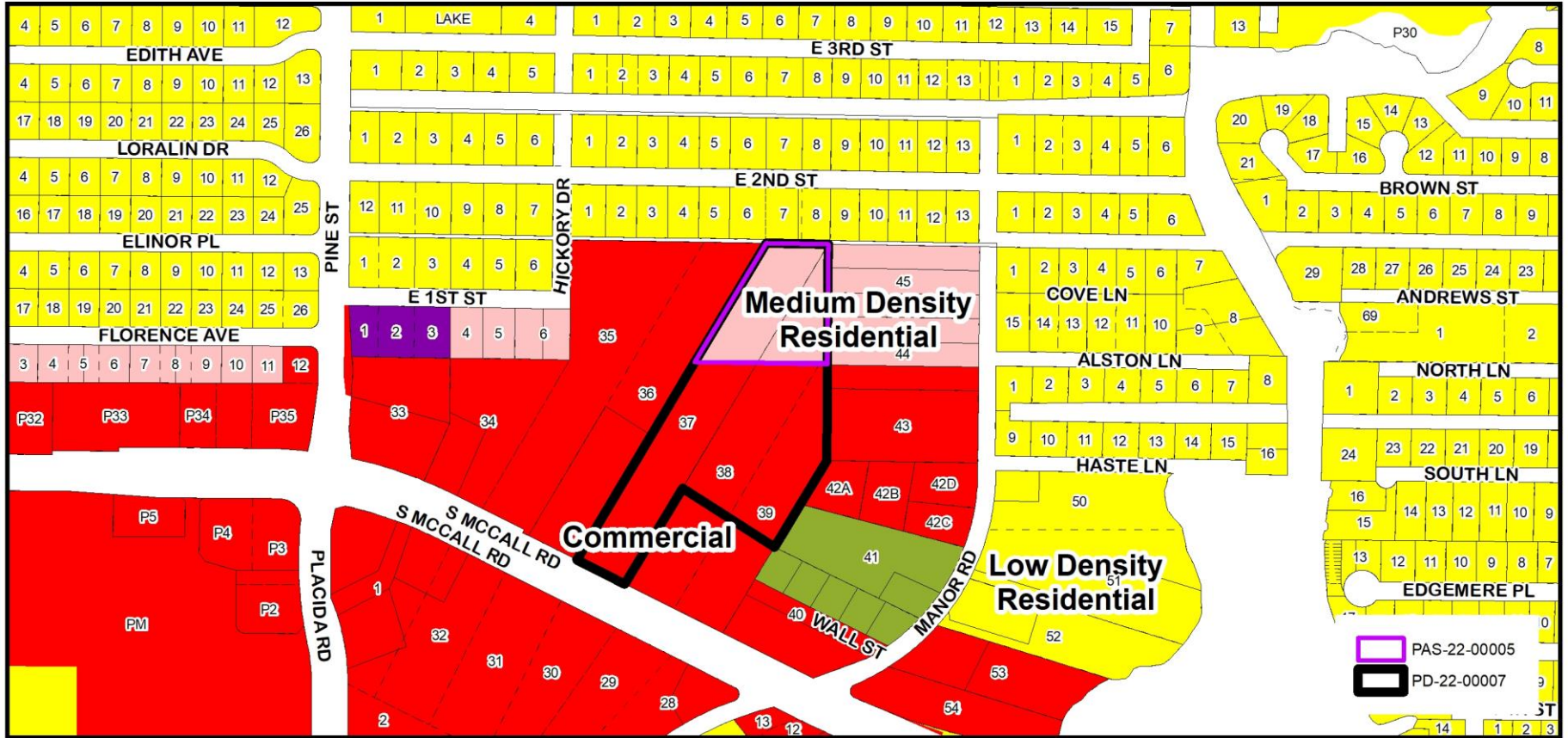


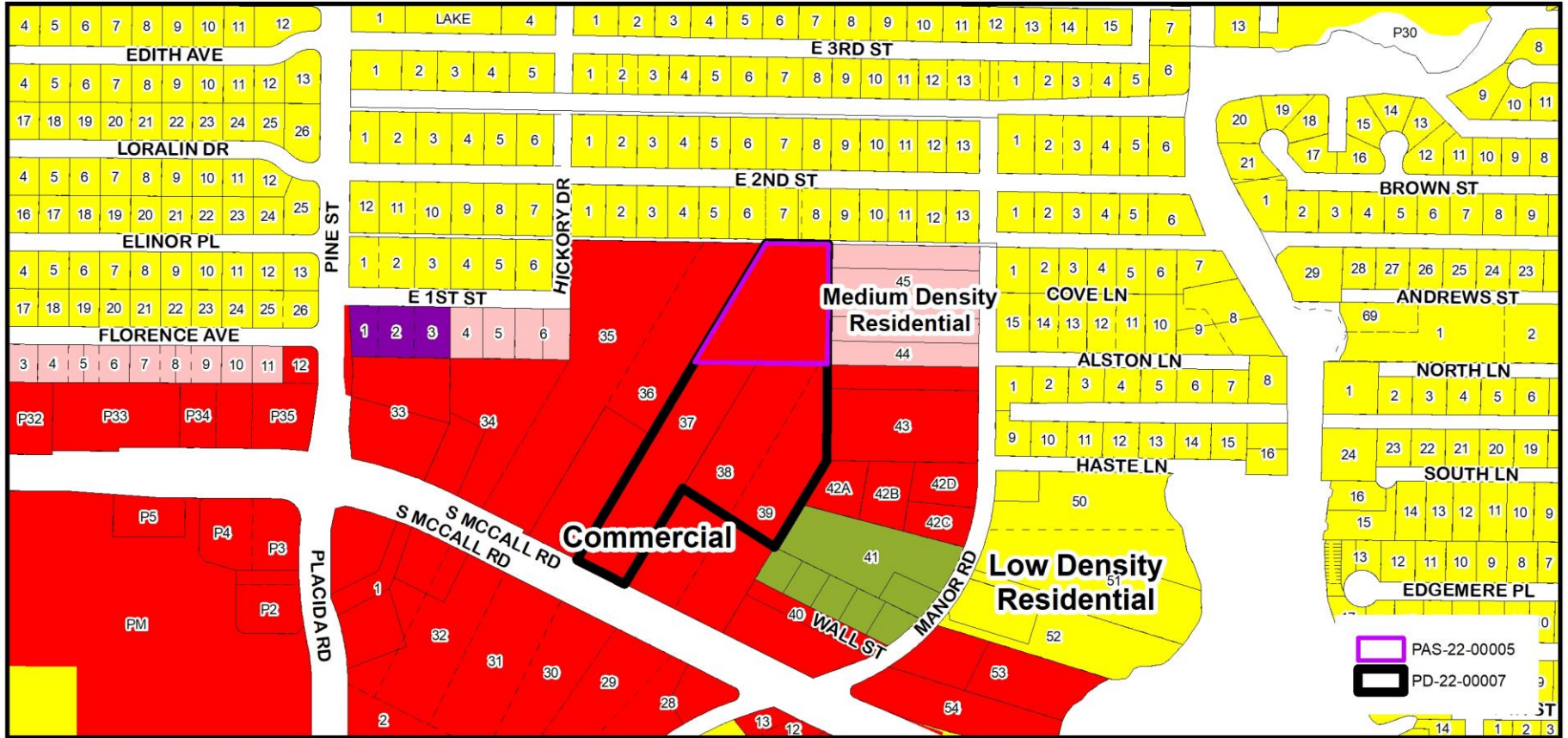
PAS-22-00005 and PD-22-00007 1000' Buffer Map

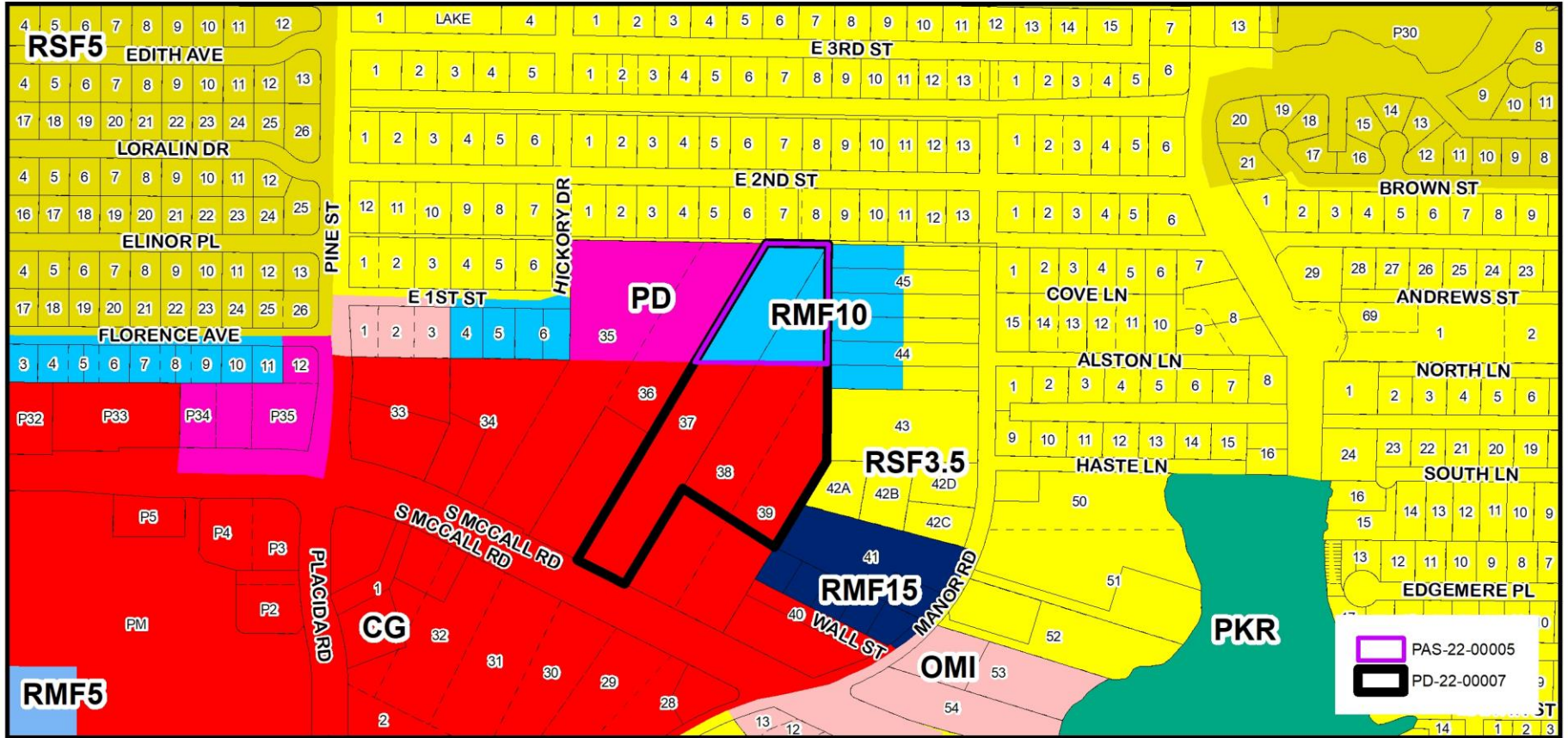




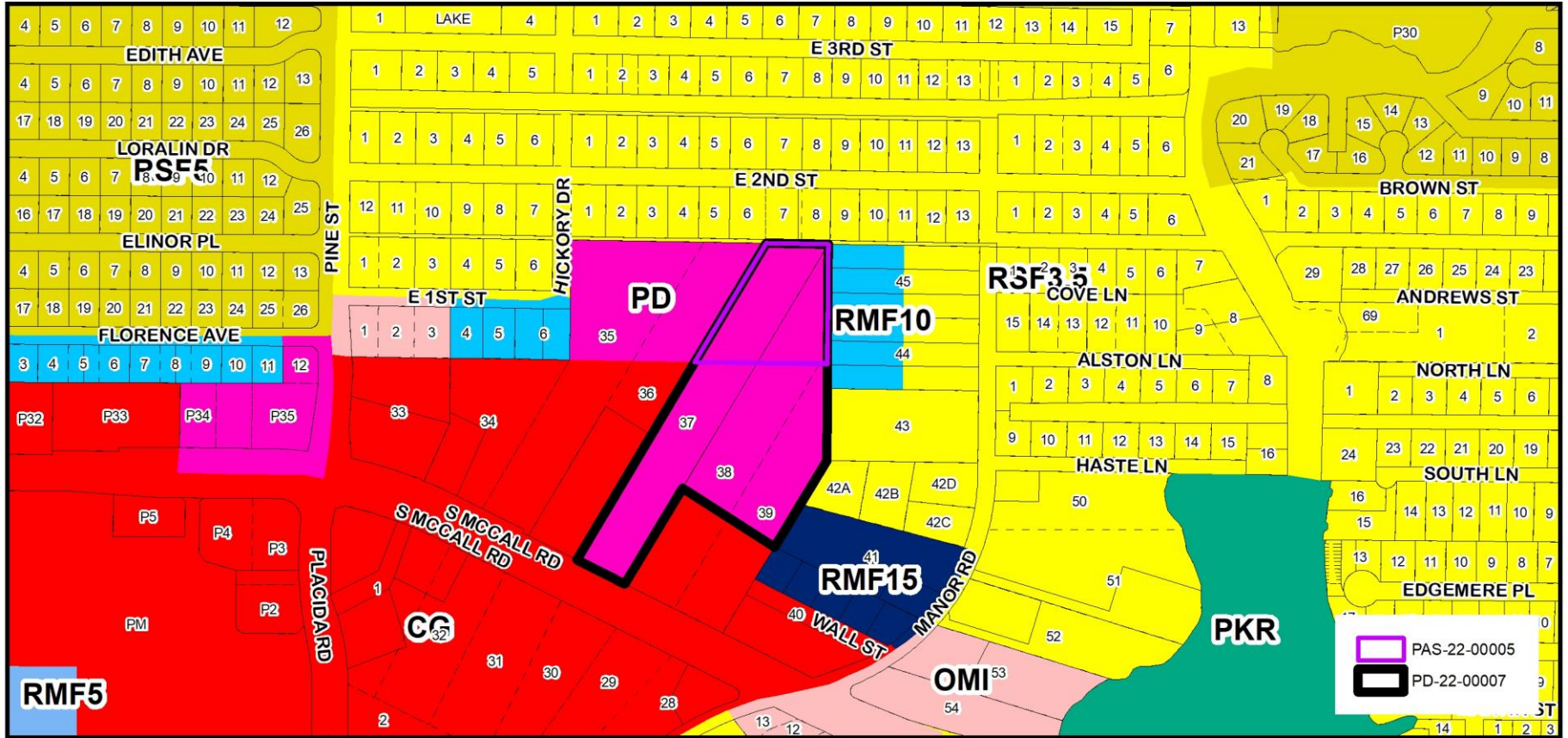
PAS-22-00005 and PD-22-00007 Framework



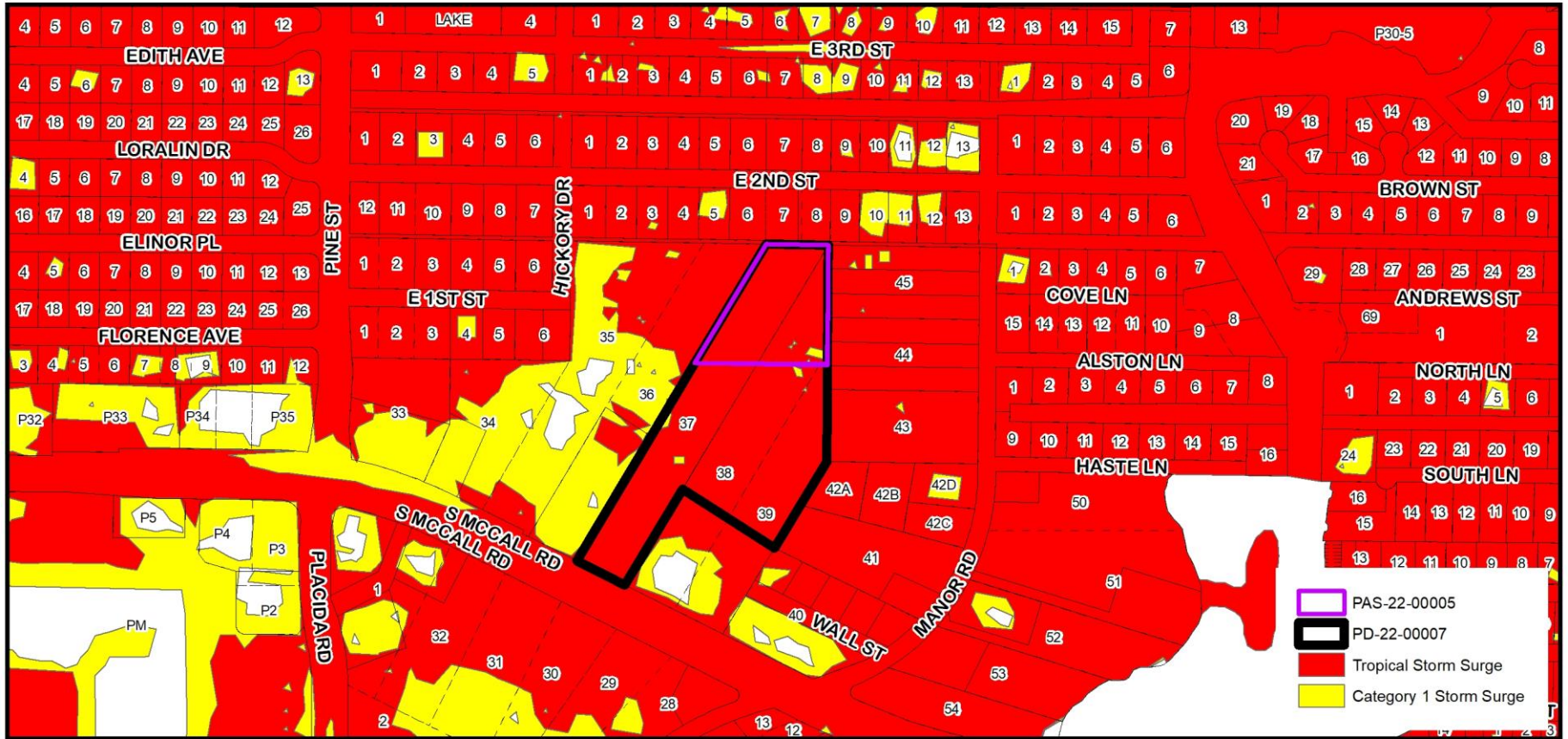




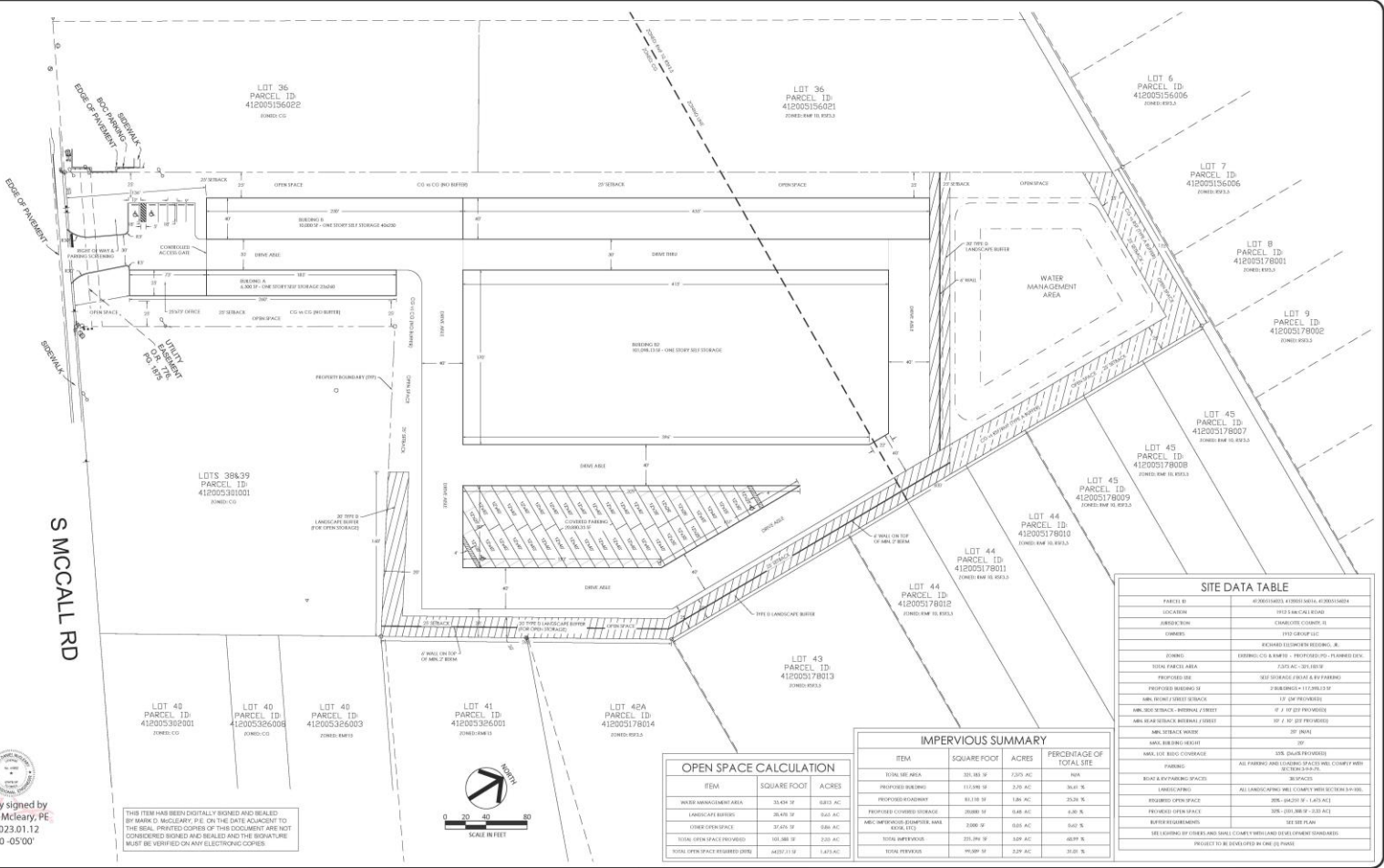
PAS-22-00005 and PD-22-00007 Existing Zoning Designations



10 PAS-22-00005 and PD-22-00007 Proposed Zoning Designations



PAS-22-00005 and PD-22-00007 Coastal High Hazard Area



S MCCALL RD



Digitally signed by
Mark D McNeary, P.E.
Date: 2023.01.12
16:00:10 -0500'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MARK D. MCNEARY, P.E. ON THE DATE ADJACENT TO THIS SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



ITEM	SQUARE FOOT	ACRES
WATER MANAGEMENT AREA	35,476 SF	0.813 AC
LANDSCAPE BUFFER	28,476 SF	0.648 AC
OPEN SPACE	37,476 SF	0.86 AC
TOTAL OPEN SPACE PROVIDED	101,428 SF	2.33 AC
TOTAL OPEN SPACE REQUIRED	142,313 SF	3.24 AC

IMPERVIOUS SUMMARY		
ITEM	SQUARE FOOT	ACRES
TOTAL SITE AREA	351,462 SF	8.03 AC
PROPOSED BUILDING	111,006 SF	2.54 AC
PROPOSED ROADWAY	81,116 SF	1.86 AC
PROPOSED COVERED STORAGE	29,898 SF	0.68 AC
IMP. IMPROVED EXISTING, ANVA	3,000 SF	0.07 AC
TOTAL IMPERVIOUS	265,126 SF	6.07 AC
TOTAL PERVIOUS	86,336 SF	1.96 AC

SITE DATA TABLE	
PARCEL ID	412005156002-412005178010
LOCAL NAME	WELLS SPECIAL HOME
JURISDICTION	CHARLOTTE COUNTY, NC
CARRIER	UTD GROUP LLC
ZONING	RESIDUAL (SINGLE-FAMILY), R-1
TOTAL PARCEL AREA	5,370 AC - 231,807 SF
PROPOSED USE	SELF STORAGE (BY-APARTMENT)
PROPOSED BUILDING SF	298,898 = 112,006 SF
MIN. FRONT YARD SETBACK	10 SF FRONT
MIN. SIDE YARD - DRIVEWAY / DRIVE	5 FT (5' SET FRONT)
MIN. REAR YARD - DRIVEWAY / DRIVE	5 FT (5' SET FRONT)
MIN. STREET WIDTH	30' (MIN)
MIN. SIDE WALKWAY	5' (MIN)
MIN. SIDE WALKWAY COVERAGE	50% (MIN) PROVIDED
PARKING	ALL PARKING AND LOADING SPACES WILL COMPLY WITH SECTION 2.2.1.2
ROAD & BY-PASSING SPACES	30 SPACES
LANDSCAPING	ALL LANDSCAPING WILL COMPLY WITH SECTION 2.2.1.2.1
IMPROVED OPEN SPACE	101,428 SF = 2.33 AC
PROPOSED OPEN SPACE	101,428 SF = 2.33 AC
BARRIER REQUIREMENTS	SEE SITE PLAN
SEE LOCATION OF OTHER AND SHAWL COUNTY UTILITIES AND DEVELOPMENT STANDARDS	PROJECT TO BE DEVELOPED BY THE DEVELOPER

MCP	<h2>MASTER CONCEPT PLAN</h2>	PROJECT NO. <u> </u> SCALE: <u>1"=20'</u> DRAWN BY: <u> </u> CHECKED BY: <u> </u> DATE: <u>01/12/2023</u>	 CE-SITE <small>civil engineering • surveying • project management</small> <small>1848 PARKWAY SOUTH, SUITE 103-106</small> <small>WILSON, NORTH CAROLINA 27157</small> <small>Telephone: (704) 851-5555</small>	PROJECT: <h3>RAPID BUILDING STORAGE MCP</h3>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	REVISION	DATE						
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