



MERCHANTS RETAIL
PARTNERS

**Crozet Self-Storage
ARB Conceptual Plan /
Advisory Review**

STORAGE CONSIDERATIONS

Compatible & Appropriate?

- Passive Operations
- Low Light, Low Noise - “A Quiet Presence”
- Secure Operation – Hi Tech Security & 20+ Video Monitors
- Average 6-8 renters per day (1 renter every 1.5 hours)
- Low Parking Requirements relative to alternate uses
- Low Traffic Volumes
- No Rowdy Customers, No Alcohol, No Drive Thru windows

Self Storage Use

Macro

- Urbanization of America
- Aging, Affluent Baby Boomers
- Exponential Apartment Growth
- High-Rise Mixed Use Projects in Downtown Areas
- Accelerated Growth in Residential Construction

Demographic Drivers

- Life Event Business
- Millennial Job Hopping
- Job Longevity is Shrinking
- Employee Relocations

Low Defaults

- Institutional Worthy Asset Class
- Investors have Appetite for New Product
- Lack of Capable Development Platforms

DEVELOPMENT CONSIDERATIONS



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**Is The
Project
The Highest
& Best
Use for
this Site?**

- Design Allows Maximum Utilization of the Parcel
- Design Allows for a Complimentary Use that will not adversely affect the neighbors.
- Design has minimal traffic impact making it ideal for surrounding area.
- Design Allows a quiet, benign use proximate to retail

Key Development Impact Comparison



Retail/Residential Mixed Use

Very high traffic Impact:
Parking: 1.5/ room + 5 /1ksf retail = 300+

Late night activity challenges (noise and lights)

Tenants, College Kids, Security Issues

Operational Challenges –
Odors from refuse generation, high water user



Self Storage

Less traffic generation than existing c-store
Only a few parking spaces needed

Low impact on neighborhood: (no noise or obtrusive lighting)

24 hour security, electronic access (key fobs)

Low Operational Impact -
No odors, low water and sewer use

Aerial Photo



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Street Views – Hwy 250, aka Rockfish Gap Turnpike



Eastbound



Westbound



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Street Views – Crozet Ave



Northbound



Southbound

ALTA Survey with Topo



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NOTES

- OWNERSHIP:
PARCEL 1
YOUSSEF, L.C.
D.B. 2045 PG. 14
D.B. 276 PG. 244 (PLAT)
PARCEL ID: 05600-00-00-03240
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT BY FREELTY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 05200818 EFFECTIVE DATE OCTOBER 7, 2020 AT 8:00 A.M.
- EXCEPTIONS OF SCHEDULE B-SECTION 8 OF THE ABOVE REFERENCED TITLE COMMITMENT:
1.) NOT ADDRESSED
2.) STANDARD EXCEPTIONS
A. NOT ADDRESSED
B. NOT ADDRESSED
C. NOT ADDRESSED
D. SHOWN HEREIN
3.) NOT ADDRESSED
4.) NOT ADDRESSED
5.) NOT ADDRESSED
6.) VIRGINIA PUBLIC SERVICE COMPANY EASEMENT IN D.B. 241 PG. 41 -- DOES NOT PERTAIN TO THE SUBJECT PROPERTY
7.) R/W DEDICATION IN D.B. 249 PG. 399 -- SHOWN HEREIN
8.) COVENANTS, CONDITIONS AND RESTRICTIONS IN D.B. 277 PG. 84 -- PERTAINS TO THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY
9.) EASEMENT AGREEMENT IN D.B. 559 PG. 644 -- PERTAINS TO THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY
10.) DWP MAINTENANCE AGREEMENT IN D.B. 3471 PG. 399 -- PERTAINS TO THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY
11.) PLAT RECORDED WITH DEED OF TRUST IN D.B. 2078 PG. 542 -- EXISTING IMPROVEMENTS SHOWN HEREIN.
- THIS PROPERTY LIES IN ZONE "X" OF THE FEMA DEFINED FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 510000000D, EFFECTIVE DATE FEBRUARY 4, 2008.
- DURING THE PROCESS OF OUR PHYSICAL IMPROVEMENT SURVEY NO INDICATIONS OF A CEMETERY WERE FOUND. NO FURTHER INSPECTION OF THE PROPERTY HAS BEEN MADE FOR POSSIBLE CEMETERIES.
- HORIZONTAL: THE MERIDIAN SOURCE OF THIS PLAT IS BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983/1983 (HARN). COORDINATE VALUES SHOWN ARE EXPRESSED IN U.S. SURVEY FEET. VERTICAL: NAVD 88 DATUM.
- UNDERGROUND UTILITIES MARKED BY ACCUMARK, INC. AND FIELD LOCATED.

PARCEL 2
YOUSSEF, L.C.
D.B. 2045 PG. 14
D.B. 276 PG. 244 (PLAT)
PARCEL ID: 05600-00-00-03200

LEGAL DESCRIPTION - PARCEL 1

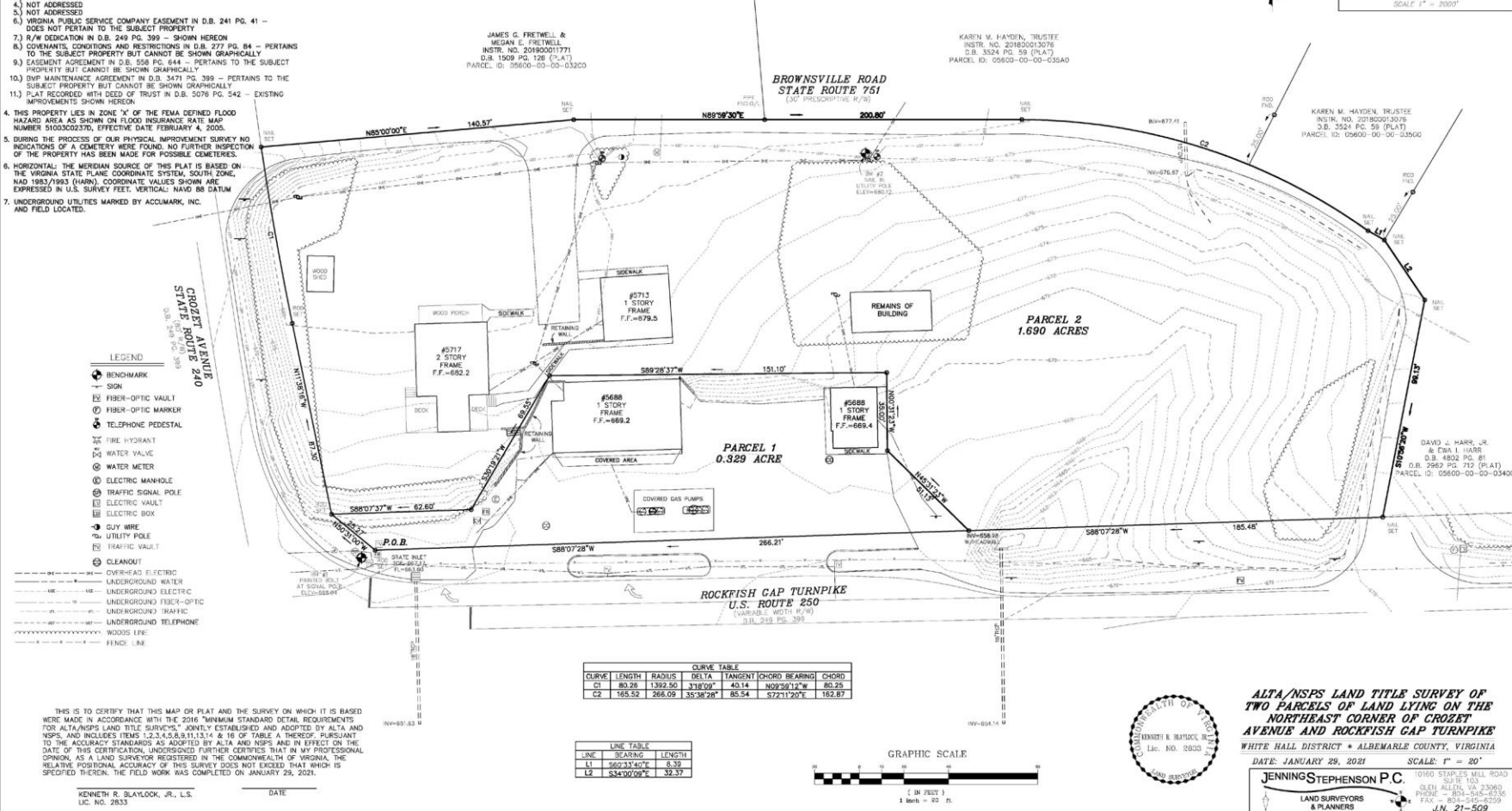
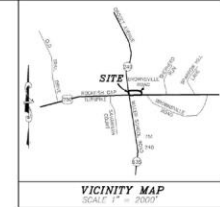
BEGINNING AT A POINT MARKED P.O.B. SAID POINT BEING AT THE INTERSECTION OF THE EAST LINE OF CROZET AVENUE (STATE ROUTE 240) AND THE NORTH LINE OF ROCKFISH GAP TURNPIKE (U.S. ROUTE 250); THENCE ALONG THE EAST LINE OF CROZET AVENUE N50°31'00"W 25.27' TO A POINT; THENCE LEAVING THE EAST LINE OF CROZET AVENUE N89°07'37"E 62.60' TO A POINT; THENCE N50°19'27"E 68.25' TO A POINT; THENCE N89°28'37"E 151.10' TO A POINT; THENCE S00°31'23"E 35.00' TO A POINT; THENCE S49°31'23"E 51.13' TO A POINT ON THE NORTH LINE OF ROCKFISH GAP TURNPIKE; THENCE ALONG THE NORTH LINE OF ROCKFISH GAP TURNPIKE S88°07'28"W 266.21' TO THE POINT OF BEGINNING, MARKED P.O.B. AND CONTAINING 0.329 ACRES.

LEGAL DESCRIPTION - PARCEL 2

BEGINNING AT A POINT MARKED P.O.B. SAID POINT BEING AT THE INTERSECTION OF THE EAST LINE OF CROZET AVENUE (STATE ROUTE 240) AND THE NORTH LINE OF ROCKFISH GAP TURNPIKE (U.S. ROUTE 250); THENCE ALONG THE EAST LINE OF CROZET AVENUE N50°31'00"W 25.27' TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE EAST LINE OF CROZET AVENUE N11°38'16"W 87.30' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A LENGTH OF 80.26', A RADIUS OF 1,392.55', A CHORD BEARING OF N09°07'17"W AND A CHORD OF 85.25' TO A POINT AT THE CENTERLINE OF BROWNVILLE ROAD (STATE ROUTE 751); THENCE LEAVING THE EAST LINE OF CROZET AVENUE AND CONTINUING ALONG THE CENTERLINE OF BROWNVILLE ROAD N85°00'00"E 140.57' TO A POINT; THENCE N89°50'30"E 200.80' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A LENGTH OF 165.52', A RADIUS OF 266.09', A CHORD BEARING OF S72°11'20"E AND A CHORD OF 162.87' TO A POINT; THENCE S60°33'40"E 6.30' TO A POINT; THENCE S54°00'09"E 32.37' TO A POINT; THENCE S70°50'20"W 99.13' TO A POINT ON THE NORTH LINE OF ROCKFISH GAP TURNPIKE; THENCE LEAVING THE CENTERLINE OF BROWNVILLE ROAD AND CONTINUING ALONG THE NORTH LINE OF ROCKFISH GAP TURNPIKE S88°07'28"W 185.48' TO A POINT; THENCE LEAVING THE NORTH LINE OF ROCKFISH GAP TURNPIKE N45°31'23"W 51.13' TO A POINT; THENCE N00°31'23"W 35.00' TO A POINT; THENCE S89°28'37"W 151.10' TO A POINT; THENCE S30°19'21"W 69.55' TO A POINT; THENCE S88°07'37"W 62.60' TO THE TRUE POINT OF BEGINNING AND CONTAINING 1.690 ACRES.

JAMES G. FRETWELL, JR.
&
MEDAN E. FRETWELL
INSTR. NO. 201900011771
D.B. 1509 PG. 128 (C.A.T.)
PARCEL ID: 05600-00-00-03200

KAREN M. HAYDEN, TRUSTEE
INSTR. NO. 201900013078
D.B. 3524 PG. 59 (PLAT)
PARCEL ID: 05600-00-00-03540



THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 "MINIMUM STANDARD DETAIL REQUIREMENTS" FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES THEREIN SCHEDULE A & B OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSTANDING FURTHER CERTAIN THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE COMMONWEALTH OF VIRGINIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. THE FIELD WORK WAS COMPLETED ON JANUARY 29, 2021.

KENNETH R. BLAYLOCK, JR., L.S.
LIC. NO. 2833

DATE

ALTA/NSPS LAND TITLE SURVEY OF TWO PARCELS OF LAND LYING ON THE NORTHEAST CORNER OF CROZET AVENUE AND ROCKFISH GAP TURNPIKE

WHITE HALL DISTRICT • ALBEMARLE COUNTY, VIRGINIA

DATE: JANUARY 29, 2021

SCALE: 1" = 20'

JENNINGSTEPHENSON P.C.

LAND SURVEYORS & PLANNERS

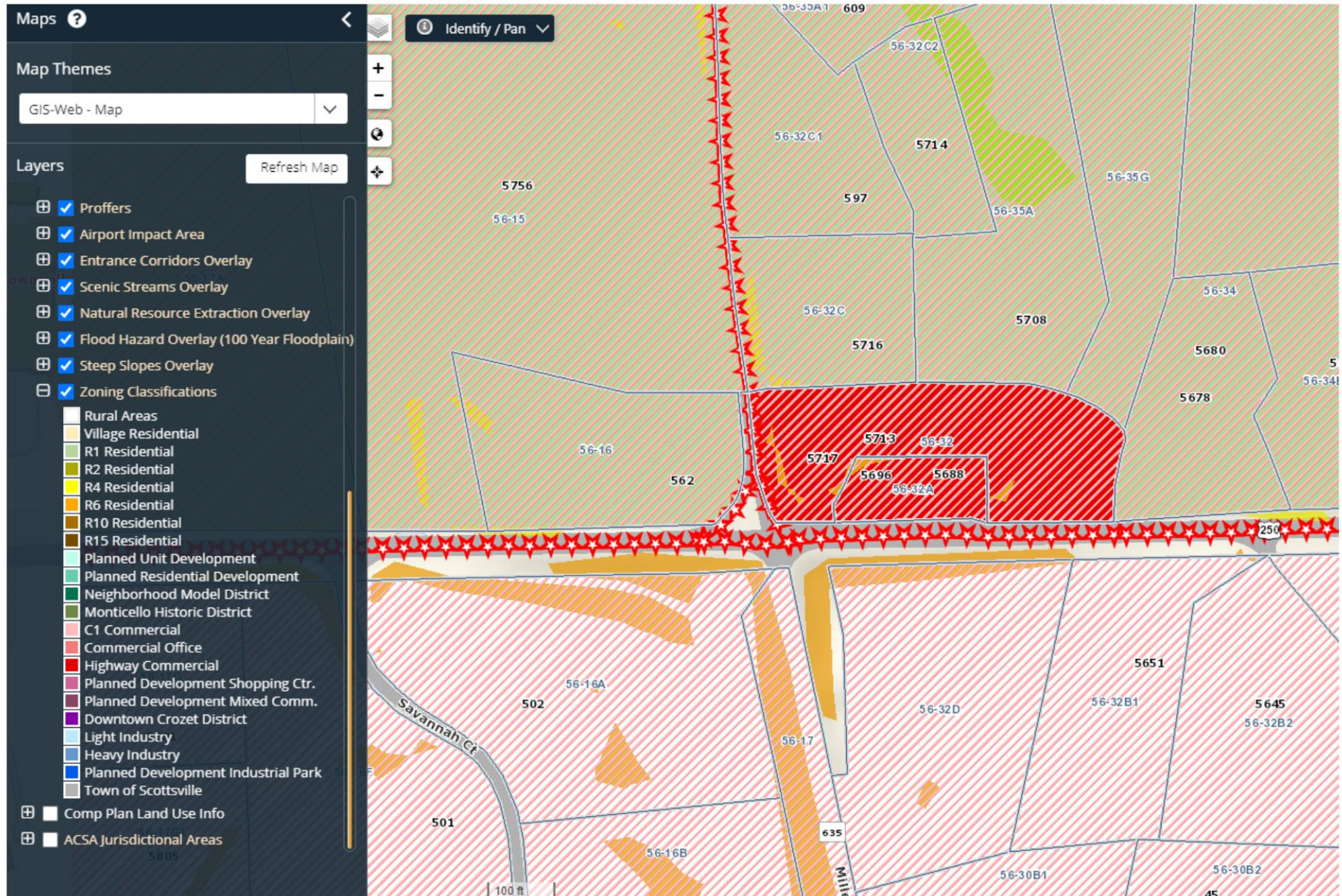
10160 STAPLES MILL ROAD
SUITE 101
GLENN ALLEN, VA 23060
PHONE - 804-545-6735
FAX - 804-545-6739
J.N. 21-509

Parcel Zoning and Surrounding Zoning

Highway Commercial - self storage use is "by right"



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VICINITY MAP
SCALE: 1" = 1000'

PLAN PREPARED BY:
TIMMONS GROUP
608 PRESTON AVE., SUITE 200
CHARLOTTESVILLE, VA
CONTACT: CLINT SHIFFLETT
434-962-4337

DEVELOPER/APPLICANT:
MERCHANTS RETAIL PARTNERS
PROTECTIVE CENTER, 2801 US-280 #345
BIRMINGHAM, AL
CONTACT: ANDREW LEWIS
205-296-5324

Site Details:

- 90,000 SF 3-STORY SELF-STORAGE BUILDING**
- 2.11 ACRES ZONED: HIGHWAY COMMERCIAL**
- DOMESTIC AND FIRE WATER SERVICE**
- DUMPSTER PAD AND ENCLOSURE**
- VOOT STD. CG-12 CURB RAMP**
- RAIN FACILITY**
- 32' LANDSCAPE BUFFER**
- 15' BUILDING SETBACK (TYP.)**
- APPROX. LOCATION OF EX. PRIVATE SS/RW PUMP & FM**
- APPROX. LOCATION OF EX. WATERLINE**
- APPROX. LOCATION OF EX. STORM CULVERT**

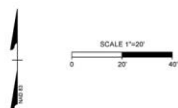
Surrounding Properties:

- TMP 86-302**
FRETWELL, JAMES G. & MEGAN
DB 8235-263
ZONED: R1 RESIDENTIAL
- TMP 86-324**
HAYDON, KAREN
DB 8117-183
ZONED: R1 RESIDENTIAL
- TMP 86-363**
MORRICK TRUST
DB 8117-183
ZONED: R1 RESIDENTIAL
- TMP 86-34**
DAVID JAMES HARR JR.
DB 8652-81
ZONED: R1 RESIDENTIAL
- TMP 86-18**
PLOWINS, CELESTE
DB 1305-134
ZONED: R1 RESIDENTIAL

Other Features:

- 30' PREScriptive EASEMENT (TYP.)**
- PROPOSED 15' PUBLIC RIGHT-OF-WAY DEDICATION**
- LANDSCAPE SCREENING BUFFER**
- APPROX. LOCATION OF EX. EDGE OF PAVEMENT**
- EXISTING BOUNDARY LINE**
- BROWNSVILLE RD**
- APPROX. LOCATION OF EX. WATERLINE**
- STREET TREES TYP.**
- EXISTING BOUNDARY LINE TO BE VACATED**
- 32' LANDSCAPE BUFFER**
- 15' BUILDING SETBACK (TYP.)**
- APPROX. LOCATION OF EX. EDGE OF PAVEMENT**
- APPROX. LOCATION OF EX. STORM CULVERT**

SKETCH PLAN - July 21, 2021



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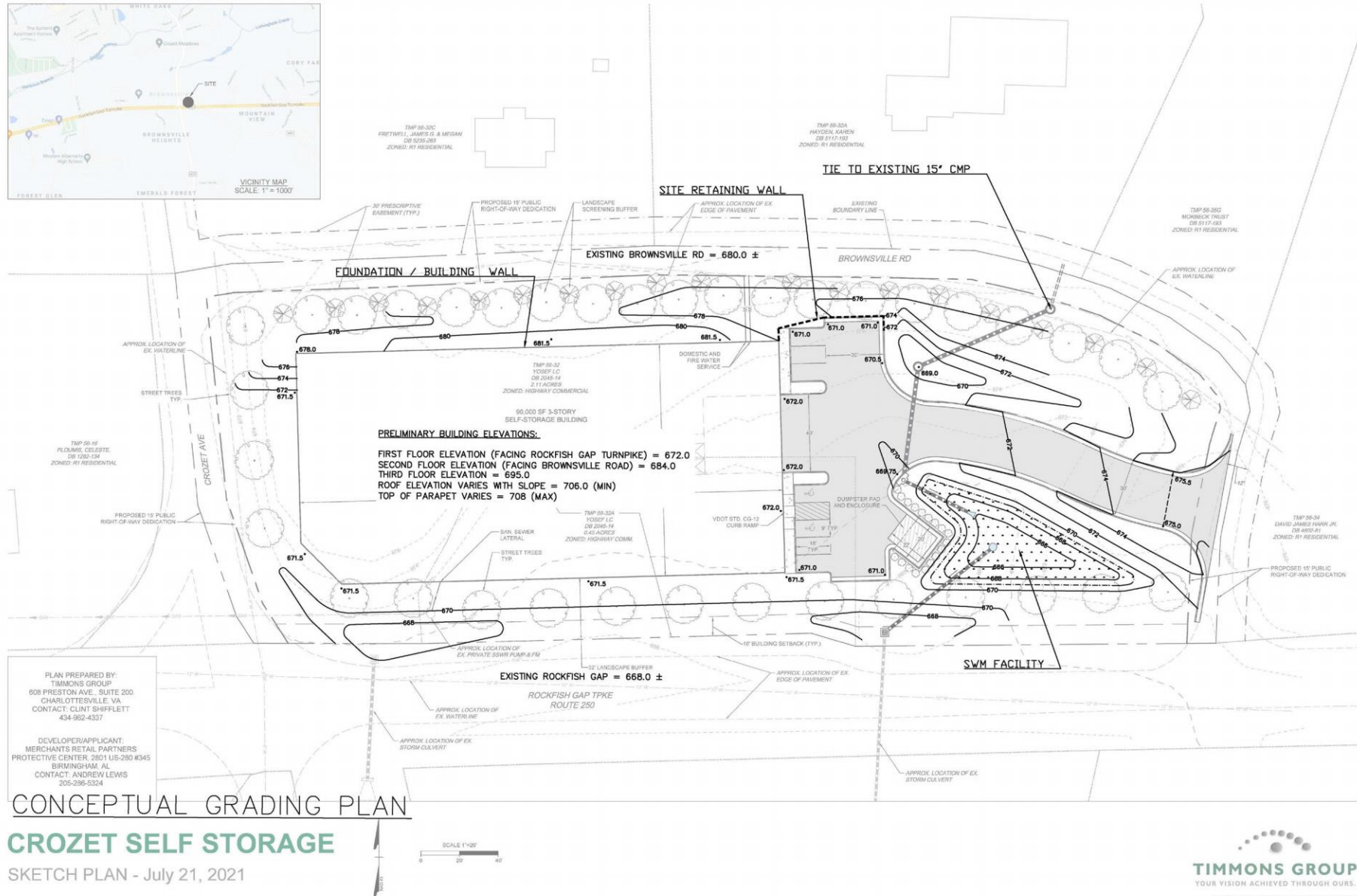


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Concept Grading Plan



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DESIGN CONSIDERATIONS



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**Is the Design
& Scope of
The Project
Compatible
& Appropriate?**

- Aesthetically Pleasing within Existing Commercial Node
- Architectural Context with Community Uses
- Upgraded Architectural Elements built for the Long Term
- “Passive” Self-Storage - Hidden, Not Dominating

ARCHITECTURAL SYMMETRY

Existing Architectural Style



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ARCHITECTURAL SYMMETRY

Example of Proposed Architectural Style



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ARCHITECTURAL SYMMETRY

Example of Proposed Architectural Style



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ARCHITECTURAL SYMMETRY

Example of Proposed Architectural Style



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PROPOSED NORTH ELEVATION

1" = 20'-0"



PROPOSED EAST ELEVATION

1" = 20'-0"



CLIMATE CONTROLLED STORAGE FACILITY
PROPOSED EXTERIOR ELEVATIONS
HOLLY MEADE - US 29 ALBERMARLE COUNTY CHARLOTTESVILLE, VA

