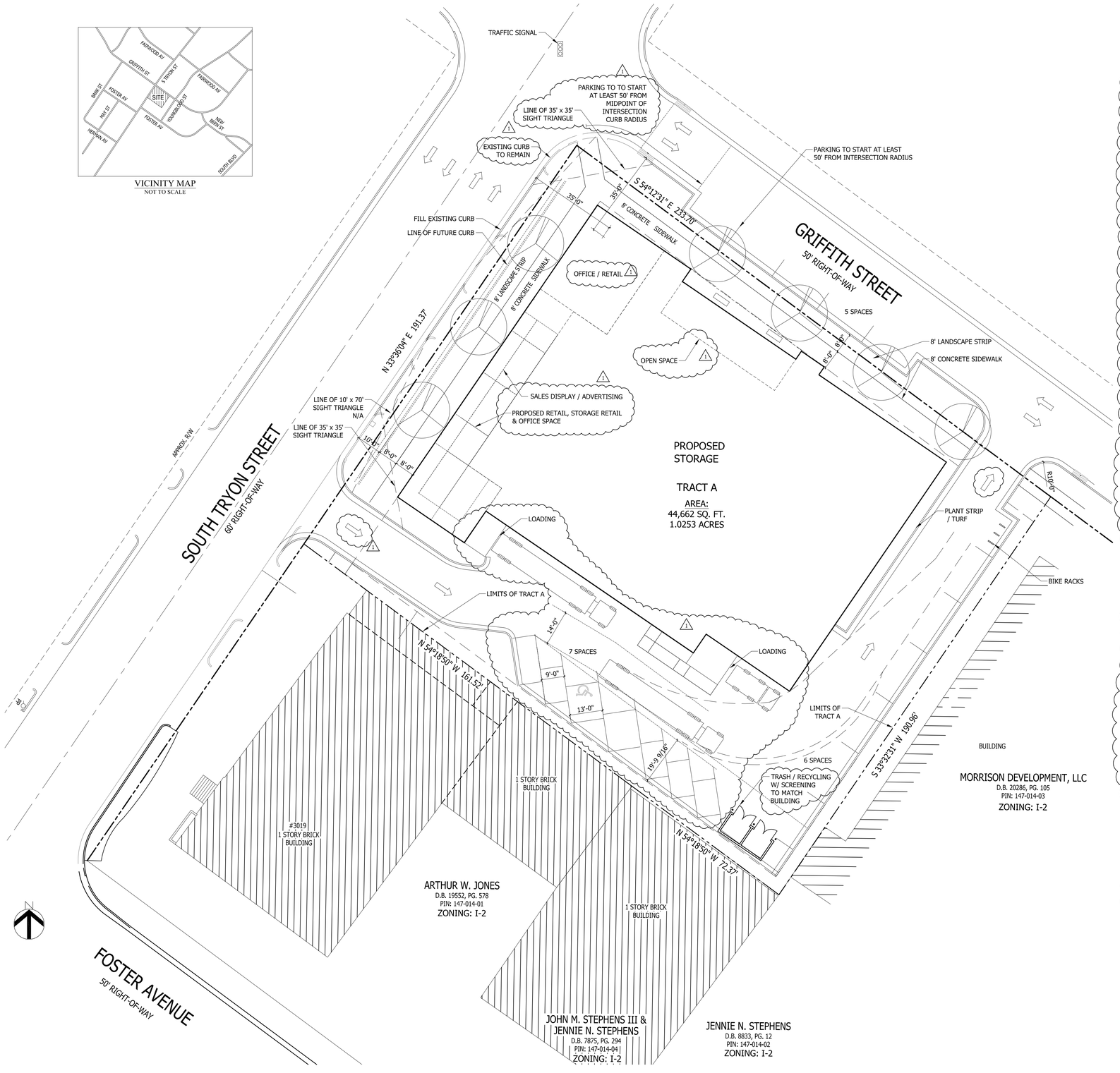
VICINITY MAP
NOT TO SCALE



1. DEVELOPMENT DATA TABLE

a. Total Site Acreage: 44,662 s.f. or 1.0253 Acres
b. Tax Parcel ID#: 147-014-01
c. Existing Zoning: I-2
d. Proposed Zoning: I-2 TS-O
e. Existing Uses: Warehousing
f. Proposed Uses: Indoor Storage with all I-2 TS uses allowed on the ground floor.
g. Setback Requirements:
South Tryon St.: 16' from the future back of curb (8' planting strip & 8' sidewalk).
Griffith St.: 16' from the proposed back of curb (8' planting strip & 8' sidewalk).
h. Rear & Side yards: 0' or 5'
i. Maximum Building Square Footage: 115,000 s.f. (111,700 s.f. storage & 3,300 s.f. storage retail and any other T.S. uses allowed on the ground floor.)
j. Floor Area Ratio (F.A.R.): 2.56
k. Maximum Building Height: 60' and limited to five stories.
l. Provided: 18 Parking Spaces
Maximum per 12.202: .25/1000 storage warehouse + either 2,300 sf / 250 sf or 2,300 / 300 for other uses.
28 cars for storage + 10 for other uses= 38 cars max.
m. Loading: 1-10'x25' Truck. Provided
n. Open space 575 s.f.

2. GENERAL PROVISIONS

a. The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist.

b. The Site Plan is schematic in nature and represents a firm concept of development with regard to the arrangement of buildings, parking, and circulation patterns. Minor changes of detail which do not alter the basic layout and relationships to abutting sites are permitted as a matter of right for the petitioner / developer and shall be handled in accordance to the Zoning Ordinance, Section 6.207.

3. OPTIONAL PROVISIONS

a. Modify the setback / streetscape requirements along South Tryon Street from a 24 foot setback from the back of future curb to 16 feet with an 8-foot planting strip and an 8 foot sidewalk.

b. Modify the setback / streetscape requirements along Griffith Street from a 22 foot setback from the back of proposed curb to 16 feet with an 8-foot planting strip and an 8 foot sidewalk.

c. An optional provision to provide 50% of the required 1% of the building square footage as open space is requested.

4. PERMITTED USES

a. The majority of the proposed building will be indoor storage. The ground floor of the building may contain any use allowed within the I-2 TS district.

5. TRANSPORTATION

a. Vehicular access points shall be limited to those shown on the site plan. The exact location may vary from that depicted, but shall comply with all applicable design requirements of the Charlotte Department of Transportation and / or North Carolina Department of Transportation. Additional right-of-way measuring 40' from the centerline of South Tryon Street will be dedicated and conveyed prior to building permits being issued.

b. The proposed vehicular connections to the abutting properties shall be built to the property line as shown as part of the proposed development project. The exact locations may vary somewhat from the depicted plan.

c. The existing curb line along South Tryon Street will remain at it's current location and all existing driveways will be closed and replaced with curb and gutter.

6. ARCHITECTURAL STANDARDS

a. Refer to the attached building elevations for architectural design standards.

7. STREETSCAPE & LANDSCAPING

a. An 8' sidewalk and 8' planting strip shall be provided along South Tryon Street frontage and along Griffith Street frontage.

b. Street Trees along South Tryon Street will be planted behind the future curb line.

c. The street trees along Griffith Street will be placed in tree grates or planters with raised curbs so that hardscape abuts the recessed on street parking.

8. ENVIRONMENTAL FEATURES

a. The site shall comply with all City environmental regulations.

9. PARKS, GREENWAYS, AND OPEN SPACE

a. An open space area will be improved with the use of plantings, seating, and shaded or screened areas. An optional provision to provide 50% of the required 1% of the building square footage as open space is requested.

10. FIRE PROTECTION

a. Fire truck access lane provided.

11. SIGNAGE

a. Signage will be proposed to meet the requirments of the TS overlay.

12. LIGHTING

a. The maximum height of any freestanding light fixture shall not exceed 30 feet including it's base. All lighting within the site shall utilize full cut-off type lighting fixtures.

13. PHASING - N/A

14. OTHER - N/A

ODa
overcash demmitt
2010 south tryon st. suite 1a
charlotte north carolina 28203
office.704.332.1615
web.www.odarch.com

MSC DEVELOPMENT,LLC

MIXED USE DEVELOPMENT
3115 Griffith St.
Charlotte, NC

REZONING PETITION
NUMBER 2013-041
FOR PUBLIC HEARING

Rezoning Submittal	:	02.22.2013
1 Rezoning Comments	:	04.19.2013
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SITE PLAN

01 ARCHITECTURAL SITE PLAN

1"= 20'

RZ1.0

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