



REZONING PETITION  
FOR PUBLIC HEARING  
2016-046

REZONING PLANS

CENTRAL STORAGE  
CHARLOTTE, NORTH CAROLINA  
1101 CENTRAL GROUP, LLC  
P.O. BOX 958  
DAVIDSON, NC 28036

SCHEMATIC  
SITE PLAN

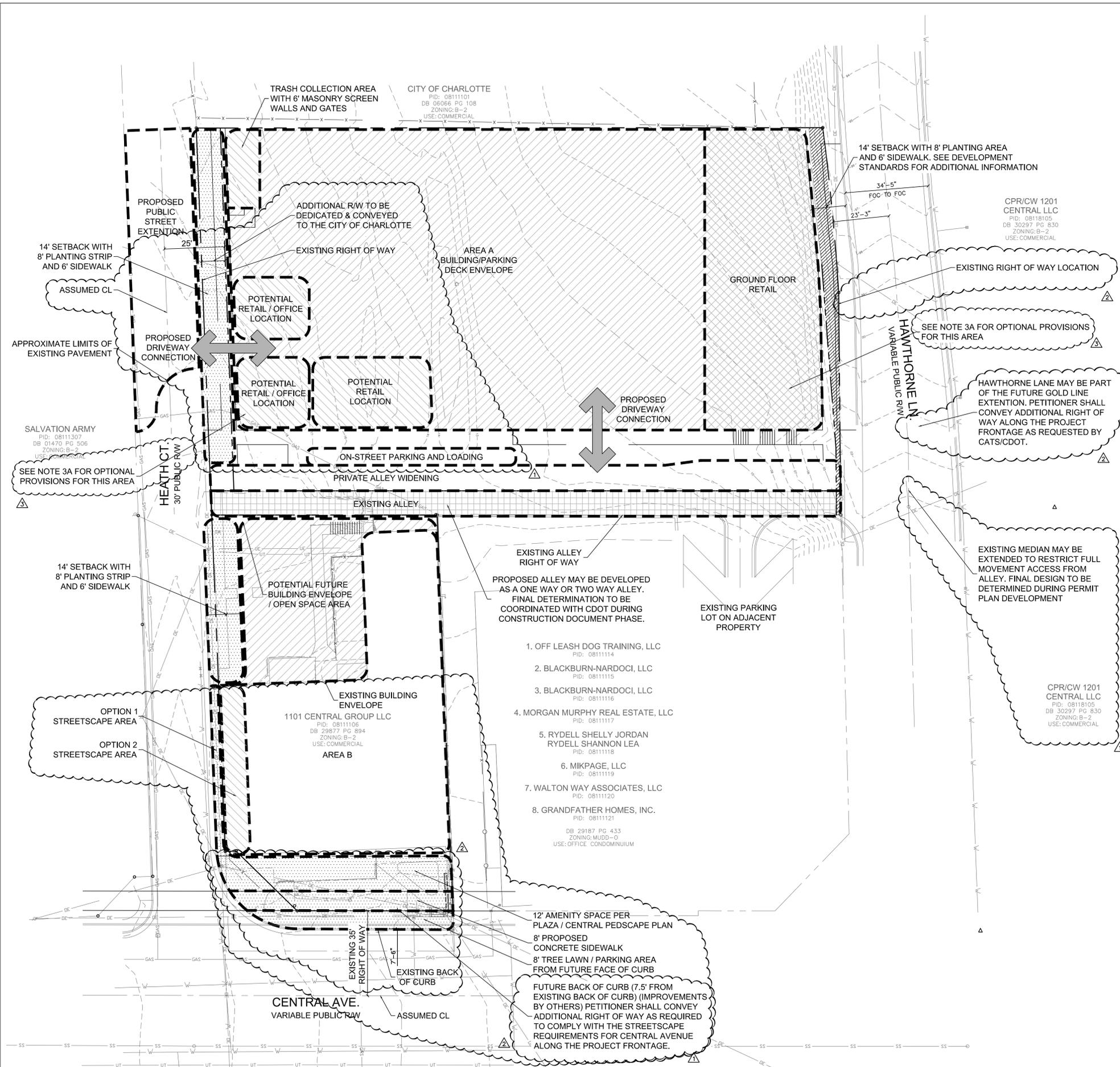
SCALE: 1" = 20'

PROJECT #: 588-001  
DRAWN BY: DK  
CHECKED BY: TH

JANUARY 21, 2016

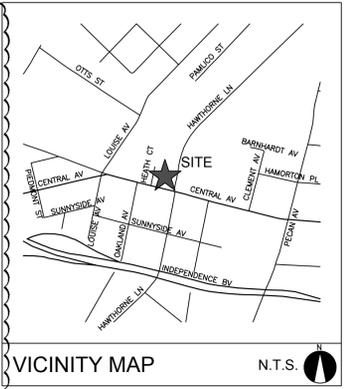
REVISIONS:  
 1. 03.21.16 PER CITY REVIEW  
 2. 04.18.16 PER CITY REVIEW  
 3. 05.18.16 PER CITY REVIEW

RZ1.00



**DEVELOPMENT DATA TABLE**

SITE ACREAGE:	1.2418 AC (54,092 SF)
TAX PARCEL:	081-111-13 & 081-111-06
EXISTING ZONING:	B-2
PROPOSED ZONING:	MUDD-0
SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE (RETAIL, OFFICE INDUSTRIAL, ETC.):	
AREA A RETAIL:	+4,000 SF
OFFICE:	+12,000 SF
STORAGE:	+124,800 SF
TOTAL:	+130,000 SF
AREA B OPTION 1 COMMERCIAL:	+8,400 SF
COMMERCIAL EXPANSION:	+4,700 SF
OFFICE (ABOVE):	+16,900 SF
TOTAL:	+30,000 SF
OPTION 2 COMMERCIAL (GROUND FLOOR):	+12,000 SF
OFFICE (2ND AND 3RD FLOORS ABOVE):	+24,000 SF
TOTAL:	+36,000 SF
MAX. BUILDING HEIGHT:	AREA A: 8 STORIES AREA B: 3 STORIES
MAX. # OF BUILDINGS:	AREA A: 1 BLDG. AREA B: 1 BLDG.
# OF PARKING SPACES:	APPROXIMATELY 140 SPACES



**2. GENERAL PROVISIONS**

A. THE FOLLOWING DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLANS FILED BY THE PETITIONER, TO ACCOMMODATE THE DEVELOPMENT OF SELF-STORAGE, OFFICE, RETAIL, RESTAURANTS AND ASSOCIATED PARKING ON 2 PARCELS, APPROXIMATELY 1.24 ACRES AT THE INTERSECTION OF CENTRAL AVENUE, HEATH COURT AND HALF A BLOCK DOWN HAWTHORNE LANE.

B. SITE DEVELOPMENT WILL BE GOVERNED BY THE REZONING PLAN AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE, UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS THE REGULATION UNDER THE ORDINANCE FOR MUDD & PED OVERLAY ZONING CLASSIFICATION SHALL GOVERN.

THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS TO THE SITE. ACCORDINGLY, THE PLAN MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES AS PERMITTED BY THESE DEVELOPMENT STANDARDS AND THE ORDINANCE.

**3. OPTIONAL PROVISIONS**

A. BUILDING AREA A: ORDINANCE REQUIRES 50% OF ALL PROJECT FRONTAGES ON PUBLIC STREETS TO BE RETAIL. THE PETITIONER COMMITS TO EXCEED THE MINIMUM 50% RETAIL REQUIREMENTS ALONG THE HAWTHORNE LANE BUILDING FRONTAGE AND PROVIDE 100% OF THE FRONTAGE ON HAWTHORNE LANE, WITH THE EXCEPTION OF A STAIRWELL AND ELEVATOR LOBBY (WHICH WILL NOT EXCEED 25% OF THE BUILDING LENGTH) AS RETAIL, PERSONAL SERVICES, AND/OR EATING/DRINKING/ENTERTAINMENT ESTABLISHMENTS. PETITIONER SHALL PROVIDE APPROXIMATELY 47 LINEAR FEET OF THE BUILDING FRONTAGE ON HEATH COURT AS RETAIL, PERSONAL SERVICES, AND/OR EATING/DRINKING/ENTERTAINMENT ESTABLISHMENTS. THE SALES OFFICE FOR THE SELF STORAGE SHALL BE LOCATED ON HEATH COURT WITHIN THE RETAIL SPACE AREA, AS GENERALLY INDICATED ON THE REZONING PLAN.

B. BUILDING AREA B: THE EXISTING BUILDING IN AREA B MAY OR MAY NOT REMAIN.

OPTION 1: IF THE EXISTING BUILDING REMAINS, IT COULD REMAIN AS CURRENTLY EXISTS. STREETSCAPE REQUIREMENTS, INCLUDING RIGHT OF WAY DEDICATION, PLANTING STRIPS, SIDEWALKS, ETC ALONG HEATH COURT WOULD NOT BE ESTABLISHED IN THE AREA WHERE THE EXISTING BUILDING IS LOCATED. AN ADDITIONAL 2 STORIES OF OFFICE SPACE OVER THE EXISTING BUILDING CAN BE DEVELOPED. ADDITIONALLY, THE AREA SHOWN ON THE PLANS AS POTENTIAL BUILDING ENVELOPE MAY BE DEVELOPED AS A THREE STORY BUILDING. THE MAXIMUM HEIGHT FOR ALL STRUCTURES IN THIS AREA SHALL BE 55'.

OPTION 2: IF THE PETITIONER ELECTS TO REMOVE THE EXISTING BUILDING, THE NEW BUILDING ENVELOPE WOULD COMPLY WITH STREETSCAPE REQUIREMENTS AS GENERALLY INDICATED ON THE REZONING PLAN. NEW BUILDINGS WOULD BE A MAXIMUM OF 3 STORIES AND 55' IN HEIGHT AND SHALL COMPLY WITH THE DESIGN STANDARDS OF THE PED OVERLAY DISTRICT, SECTION 10.813.

C. PARKING FOR THE PROPOSED DEVELOPMENT OF AREA B, IN EITHER OPTION, SHALL BE PROVIDED WITHIN THE LIMITS OF THE PARKING DECK PROPOSED AS PART OF AREA A. PARKING FOR BOTH AREA A & B SHALL COMPLY WITH MUDD STANDARDS.

**4. PERMITTED USES**

A. AS PERMITTED BY THE ORDINANCE.

**5. TRANSPORTATION**

A. THE SITE WILL BE ACCESSED FROM HAWTHORNE LANE, HEATH COURT, AND THE EXISTING PUBLIC ALLEY/PRIVATE ALLEY WIDENING, AS GENERALLY SHOWN ON THE REZONING PLAN. SUBJECT TO MINOR MODIFICATIONS REQUIRED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT).

B. THE DEAD END PORTION OF HEATH COURT WILL BE EXTENDED AND IMPROVED AS DEPICTED ON THE REZONING PLAN WITHIN THE EXISTING RIGHT OF WAY.

**6. ARCHITECTURAL STANDARDS**

A. THE PROPOSED BUILDING IN AREA A SHALL NOT EXCEED 8 STORIES. THE UPPER STORIES, FLOOR 5-8, SHALL BE STEPPED BACK A MINIMUM OF 20' FROM HAWTHORNE LANE TO REDUCE PERCEIVED BUILDING HEIGHT ALONG THIS FRONTAGE.

B. THE EXISTING BUILDING IN AREA B IS INTENDED TO REMAIN WITH POTENTIAL EXPANSION TO THE LIMITS SHOWN ON THE REZONING PLAN. ADDITIONAL EXPANSION MAY ALSO OCCUR WITHIN THIS ENVELOPE WITH UP TO TWO ADDITIONAL STORIES. ANY EXPANSION TO THIS BUILDING SHALL COMPLY WITH ORDINANCE PARKING STANDARDS. PARKING FOR THIS EXISTING BUILDING AND ANY FUTURE EXPANSION SHALL BE ACCOMMODATED WITHIN THE LIMITS OF THE BUILDING A BUILDING AREA.

C. THE BUILDING MATERIALS WILL BE A COMBINATION OF PORTIONS OF SOME OR ALL OF THE FOLLOWING: BRICK, CONCRETE, DECORATIVE CONCRETE MASONRY UNITS, EIFS, EIFS BRICK, ARCHITECTURAL METAL, METAL PANELS, STOREFRONT CLEAR GLASS, SPANDREL GLASS, ARCHITECTURAL METAL AND VINYL RAILINGS AND ACCESSORIES. WINDOWS WILL BE A COMBINATION OF CLEAR FABRIC CANOES AND ANNINGS. BUILDING ENTRANCES WILL HAVE ARCHITECTURAL METAL OR FABRIC CANOES AND ANNINGS.

**7. STREETSCAPE AND LANDSCAPING**

A. HEATH COURT WILL BE EXTENDED WITHIN THE EXISTING RIGHT OF WAY UP TO THE END OF THE PROJECT LIMITS AS INDICATED ON THE REZONING PLAN. STREETSCAPE IMPROVEMENTS ALONG THE PROJECT SIDE OF THIS STREET WILL INCLUDE A 6 FOOT SIDEWALK AND 8 FOOT PLANTING STRIP AS REQUIRED BY THE ORDINANCE. SEE THE OPTIONAL PROVISIONS ABOVE FOR A SPECIAL EXEMPTION THAT MAY BE UTILIZED.

B. THE PROJECT EDGE OF HAWTHORNE LANE SHALL BE IMPROVED WITH A MINIMUM 6 FOOT SIDEWALK AND AN 8 FOOT PLANTING AREA. THE PLANTING AREA MAY BE A PLANTING STRIP, RAISED CURB, TREE VAULTS, OR OTHER TREE PLANTING AREAS AS APPROVED BY CITY STAFF DURING PERMIT DRAWING DEVELOPMENT.

C. A NEW 10' WIDE PRIVATE ALLEY SHALL BE CONSTRUCTED DIRECTLY ADJOINING THE EXISTING 10' PUBLIC ALLEY TO PROVIDE A 20' PAVEMENT SECTION, AS GENERALLY INDICATED IN THE REZONING PLAN, TO PROVIDE ADDITIONAL ROOM FOR CIRCULATION, FIRE TRUCK ACCESS, AND THE ADDITION OF ON STREET PARKING AND LOADING SPACES. THIS ALLEY MAY BE A ONE WAY OR TWO WAY ALLEY, TO BE DETERMINED DURING PERMIT DRAWING DEVELOPMENT.

D. TRASH COLLECTION AREA WILL BE WELL SCREENED WITH SPECIAL LANDSCAPING AND DECORATIVE PAVING/WALL/FENCE DESIGN AND SHALL NOT BE LOCATED IN ANY RIGHT OF WAY OR SETBACK.

**8. ENVIRONMENTAL FEATURES**

A. THE PETITIONER WILL COMPLY THE CHARLOTTE CITY COUNCIL APPROVED POST CONSTRUCTION CONTROLS ORDINANCE.

B. THE PETITIONER WILL COMPLY THE CHARLOTTE CITY COUNCIL APPROVED TREE ORDINANCE.

**9. PARKS, GREENWAYS AND OPEN SPACE**

A. THE SITE WILL MEET THE PRIVATE AND PUBLIC OPEN SPACE REQUIREMENTS FOR PED DISTRICTS. OPEN SPACE FOR TOTAL PROJECT SHALL BE PROVIDED IN AREA B ENVELOPE. FINAL SIZE AND LOCATION TO BE DETERMINED DURING CONSTRUCTION PHASE.

**10. FIRE PROTECTION**

A. FIRE TRUCK ACCESSIBILITY TO THE SITE SHALL BE PROVIDED BY AN ADDITIONAL PRIVATE ALLEY ADJACENT TO THE EXISTING ALLEY TO PROVIDE THE MINIMUM 20' PAVEMENT WIDTH REQUIRED FOR FIRE TRUCK ACCESS.

**11. SIGNAGE**

A. THE PETITIONER WILL COMPLY WITH THE SIGNAGE ORDINANCE.

**12. LIGHTING**

A. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING STREET LIGHTS, LOWER DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS, AND LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.

B. THE MAXIMUM HEIGHT OF ANY PEDESTRIAN, FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED 20 FEET.

**13. AMENDMENTS TO THE REZONING PLAN**

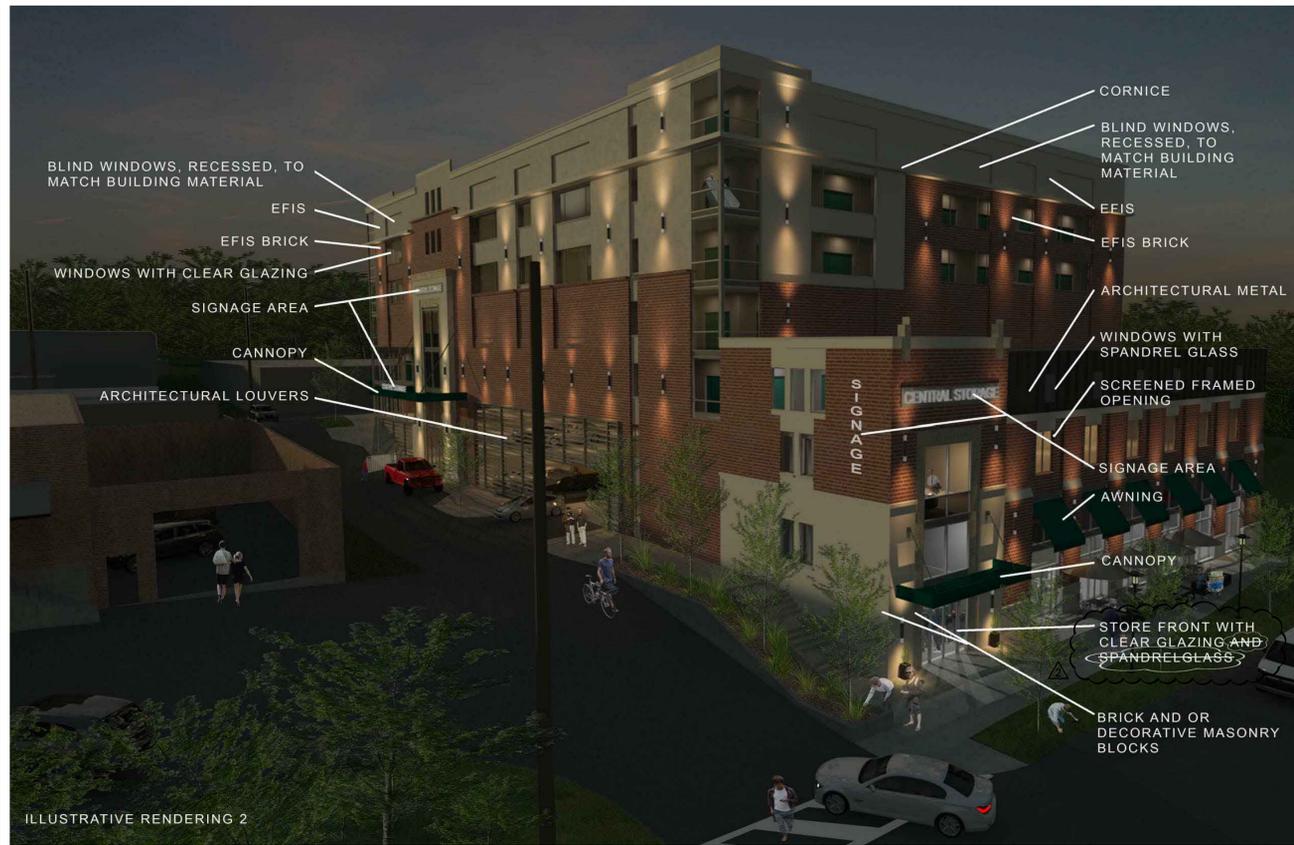
A. CURRENT APPLICANT OR SUCCESSORS WITH THE CONSENT OF THE OWNER OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT MAY APPLY FOR FUTURE AMENDMENTS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

**14. BINDING EFFECT OF THE REZONING APPLICATION**

A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.

B. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.





GENERAL NOTE:  
 THESE RENDERINGS ARE CONCEPTUAL IN NATURE, AND ARE INTENDED TO ILLUSTRATE THE GENERAL APPEARANCE OF THE BUILDING. CHANGES AND ALTERATIONS WHICH DO NOT SUBSTANTIALLY AFFECT THE OVERALL APPEARANCE SHALL BE PERMITTED BASED ON THE FINAL DESIGN AND CONSTRUCTION DRAWINGS.



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ILLUSTRATIVE  
 RENDERINGS

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