

REZONING PETITION  
FOR PUBLIC HEARING  
2016-XXX

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

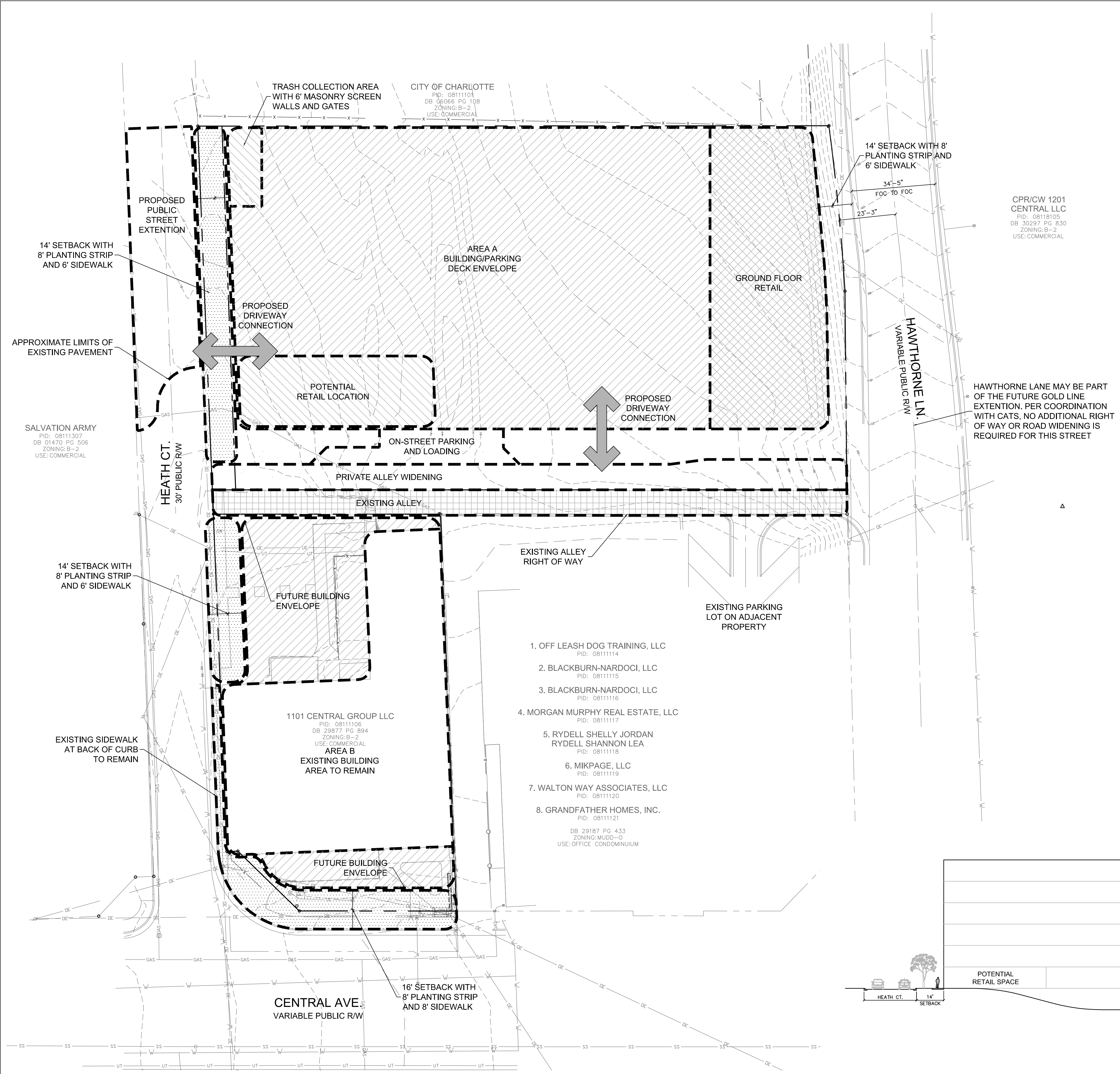
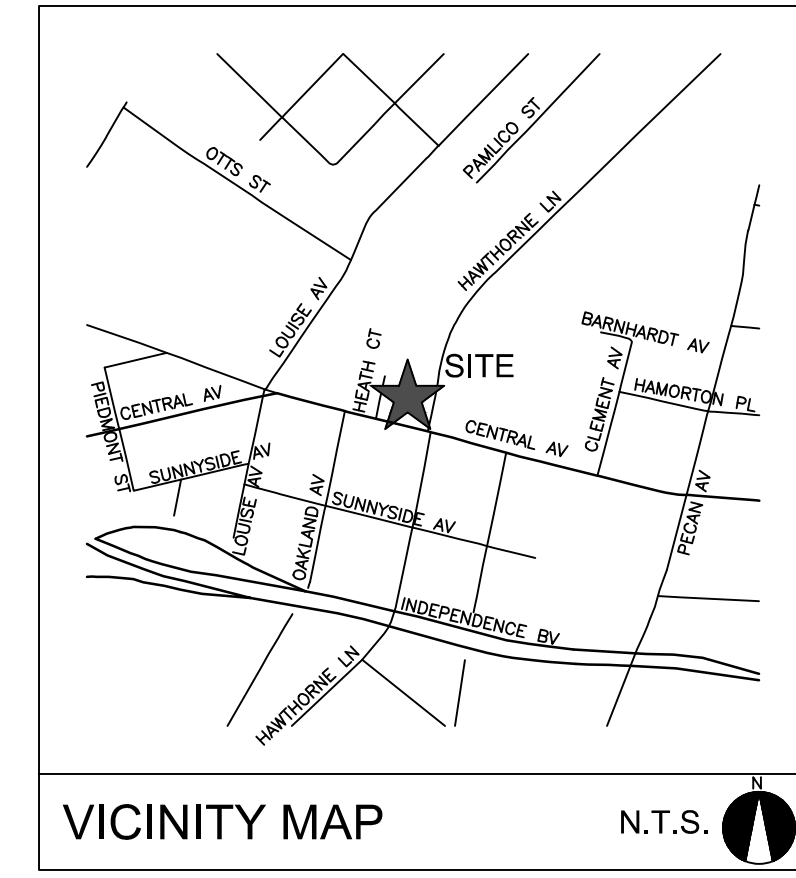
JANUARY 21, 2016

REVISIONS:

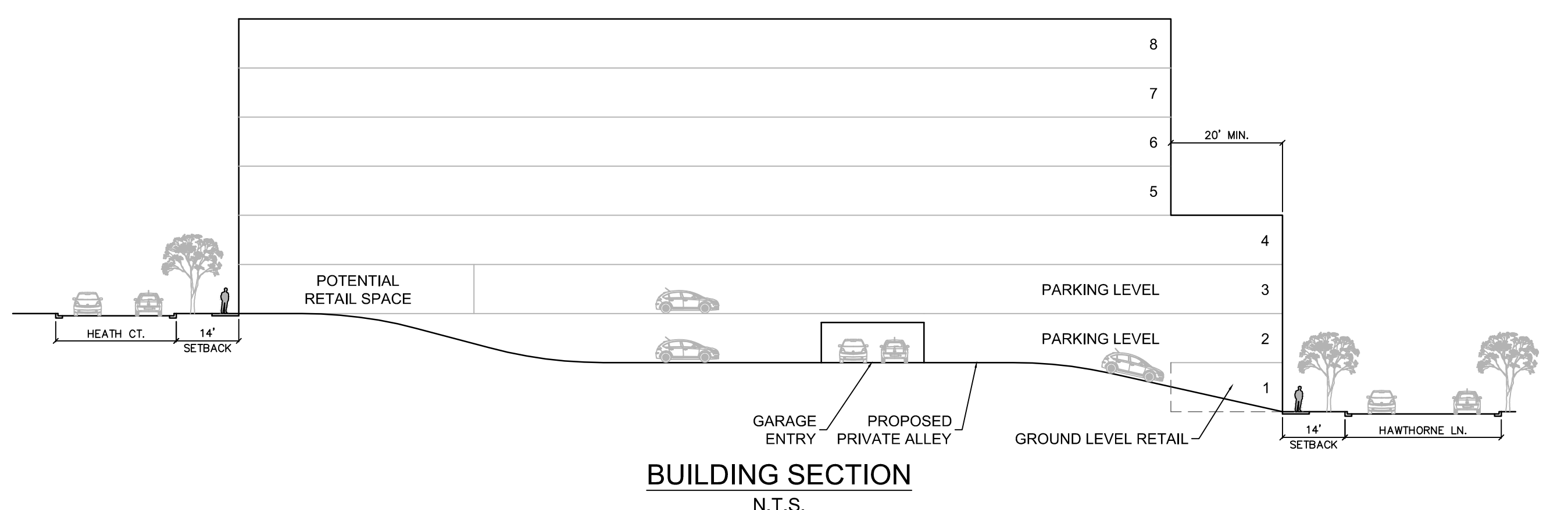
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DEVELOPMENT DATA TABLE

SITE ACREAGE:	1.2418 AC (54,092 SF)
TAX PARCEL:	081-111-13 & 081-111-06
EXISTING ZONING:	B-2
PROPOSED ZONING:	MUDD-O
SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE (RETAIL, OFFICE INDUSTRIAL, ETC.)	
AREA A RETAIL:	±3,000 SF
OFFICE:	±1,200 SF
STORAGE:	±125,800 SF
TOTAL:	±130,000 SF
AREA B EXISTING COMMERCIAL:	±8,400 SF
COMMERCIAL EXPANSION:	±4,700 SF
OFFICE (ABOVE):	±16,900 SF
TOTAL:	±30,000 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:	±140
OPEN SPACE:	PER ORDINANCE REQUIREMENTS



- GENERAL PROVISIONS
- 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.
- 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 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.
- OPTIONAL PROVISIONS
- ORDINANCE REQUIRES 50% OF ALL PROJECT FRONTAGES ON PUBLIC STREETS TO BE RETAIL. THE PETITIONER SEEKS TO PROVIDE THIS MINIMUM RETAIL FRONTAGE ENTIRELY ON HAWTHORNE STREET, AS HEATH IS A DEAD END STREET WITHOUT ADEQUATE CIRCULATION FOR Viable RETAIL USES. HOWEVER, THE PETITIONER MAY ELECT TO LOCATE THE PROPOSED SALES SPACE FOR THE STORAGE UNITS ON HEATH STREET TO ACTIVATE THIS STREETSCAPE AS GENERALLY INDICATED IN THE REZONING PLAN.
- PERMITTED USES
- AS PERMITTED BY THE ORDINANCE.
- TRANSPORTATION
- 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).
- THE DEAD END PORTION OF HEATH COURT WILL BE EXTENDED AND IMPROVED AS DEPICTED ON THE REZONING PLAN WITHIN THE EXISTING RIGHT OF WAY.
- ARCHITECTURAL STANDARDS
- 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.
- 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 FOOTPRINT.
- 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 VISION GLASS, SPANDREL GLASS, SCREENED FRAMED OPENING. BUILDING ENTRANCES WILL HAVE ARCHITECTURAL METAL OR FABRIC CANOPIES AND AWNINGS.
- STREETSCAPE AND LANDSCAPING
- 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 WITH THE EXCEPTION OF THE PORTION OF HEATH STREET ADJACENT TO THE EXISTING BUILDING IN AREA B. IN THIS AREA, THE EXISTING CURB AND SIDEWALK SHALL REMAIN IN ITS CURRENT CONDITION.
- THE PROJECT EDGE OF HAWTHORNE LANE SHALL BE IMPROVED WITH A 6 FOOT SIDEWALK AND AN 8 FOOT PLANTING STRIP.
- 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.
- TRASH COLLECTION AREA WILL BE WELL SCREENED WITH SPECIAL LANDSCAPING AND DECORATIVE PAVING/WALL/FENCE DESIGN.
- ENVIRONMENTAL FEATURES
- THE PETITIONER WILL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED POST CONSTRUCTION CONTROLS ORDINANCE.
- THE PETITIONER WILL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED TREE ORDINANCE.
- PARKS, GREENWAYS AND OPEN SPACE
- THE SITE WILL MEET THE PRIVATE AND PUBLIC OPEN SPACE REQUIREMENTS.
- FIRE PROTECTION
- 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.
- SIGNAGE
- THE PETITIONER WILL COMPLY WITH THE SIGN ORDINANCE.
- LIGHTING
- 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.
- THE MAXIMUM HEIGHT OF ANY PEDESTRIAN SCALE, FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED 20 FEET.
- AMENDMENTS TO THE REZONING PLAN
- 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.
- BINDING EFFECT OF THE REZONING APPLICATION
- 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.
- 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.



BUILDING SECTION  
N.T.S.