1. General Provisions

Development of the Site will be governed by the accompanying Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The Rezoning Plan is intended to reflect maximum development rights, building envelopes, the arrangements and locations of access

Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the MUDD Zoning District shall govern all development taking place on the

Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development proposed or significantly alter the Rezoning Plan or these Development Standard, constitute changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

#### 2. Permitted Uses

The Site may be devoted to storage facility uses together with any incidental or accessory uses associated therewith, including office space associated with the storage facility and future leasable unit on the ground floor, as permitted under 2015-084. Future leasable unit permitted uses include retail, office, and eating /drinking /entertainment establishments.

#### 3. Maximum Development

Maximum development should reflect a minimum of 4,000 square feet of retail, eating/drinking/entertainment use, and/or office not related to the storage facility; 1,000 square feet maximum for the office associated with with the storage facility; and 100,000 maximum for the storage facility for a total of 105,000 square feet.

## 4. Transportation

Vehicular access points shall be limited to two driveways on Johnston Road, as generally depicted on the rezoning plan. New waiting pad for the existing bus stop on Johnston Road shall be provided.

## 5. Architectural Standards

a. The petitioner is proposing a combination of brick, stucco or synthetic stucco, decorative metal panel, and

## 6. Environmental Features

Petitioner shall satisfy the requirements of the Post Construction Controls Ordinance.

## 7. Lighting

All free-standing lighting fixtures will be shielded with full cut-off fixtures

## 8. Optional Signage Provision

Petitioner requests signage square footage up to 200 square feet or 10% of street facing elevation, whichever is less.

## **Optional Provision**

Petitioner requests optional provision to provide a minimum of 50% active space along the front elevation because of the end conditions of the building on the first level due to the IN/OUT drive aisles that serve the under-building parking.

## 10. Amendments to Rezoning Plan

Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of a particular Tract within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

## 11. Binding Effect of the Rezoning Documents and Definitions

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.

Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

#### **Development Data Table:**

Site Area: .72 AC 20924304 Tax Parcels: 0-1 Existing Zoning: MUDD-O Proposed Zoning:

Business (Existing Taekwando Academy) Existing Use:

Self Storage, Self Storage Office, and allowed uses including Proposed Uses: Retail, Office, eating/drinking/entertainment establishments

Maximum Building Height:

1,200 square feet required, up to 4,000 square feet provided **Urban Open Space:** 

Storage = .25/1000 or 25

Leasable space = 1/600 or 7

23'-3" 18'-6"

Total provided =

LOADING

+/-1,000 sf

PROPOSED WAITING PAD FOR EXISTING BUS

STOP PER CATS STANDARD DETAIL 60.01B

**04** SITE DATA

Leasable

+/- 4,000 sf

VARIABLE PUBLIC RIGHT OF WAY (MAJOR THOROUGHFARE PER M.U.M.P.O. PLAN, SUBJECT

TO FUTURE 100' RIGHT OF WYA)

PROPOSED RIGHT-OF-WAY DEDICATION LOCATED TWO (2) FEET BEHIND THE

BACK OF SIDEWALK OR AT THE BACK OF SIDEWALK WHERE THE BUILDING

IS LOCATED AT THE BACK OF THE SIDEWALK

EXISTING RIGHT-OF-WAY DEDICATION / PROPERTY LINE

THE ROMAN CATHOLIC

DIOCESE OF CHARLOTTE, NC PARCEL ID: 20924302

11.06 AC

ZONED: O-1

23'-0"

(OPEN SPACE)

±4,000 SF

(Minimum Required=1,200 SF)

8'-0" SIDEWALK

& 8'-0" PLANTING STRIP



**03** VICINITY MAP

**BUILDING ABOVE** 

(4 FLOORS)

WALGREEN CO.

PARCEL ID: 20924305

1.22 AC

**ZONED: NS** 

APPROVED BY

CITY COUNCIL

SEP 1 9 2016

scale: NTS

overcash demmitt

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

# Petition No. 2016-094 For Public Hearing

Submittal	:04.13.2016
Re-Submittal	:07.21.2016
Final Submittal	:08.11.2016
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ILLUSTRATIVE PLAN & NOTES

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ODA No. 163066 Overcash Demmitt Architects
3066-RZ-1.dwa

**01** SITE PLAN

scale: NTS

BLVD RIGHT OF

SH

scale: 1/20" = 1'-0"

**02** NOTES



**03** WALSH BLVD RENDERING

02 JOHNSTON ROAD RENDERING



## ROOF

WALSH BOULEVARD

GLAZING AREA

FLOOR LENGTH OF ENTIRE FACADE TOTAL GLAZING LENGTH

1ST 58'-0" 30'-0" (52%)
2ND 58'-0" 15'-0" (26%)
3RD 58'-0" 15'-0" (26%)
5TH 58'-0" 15'-0" (26%)
5TH 58'-0" 15'-0" (26%)
5TH 58'-0" 15'-0" (26%)

TOTAL GLAZING LENGTH

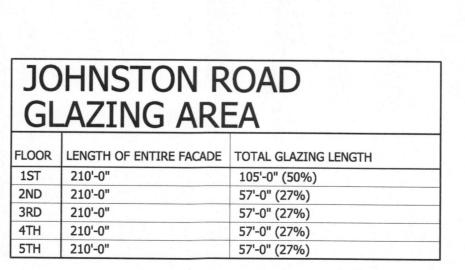
1ST FLOOR = 2% GAZING

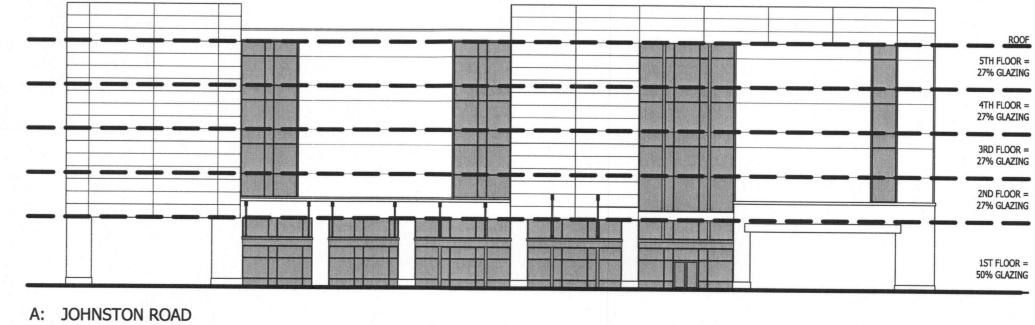
1ST FLOOR = 5% GAZING

1ST FLOOR = 5% GAZING

1ST FLOOR = 5% GAZING

B: WALSH BOULEVARD





01 STREET FRONTAGE GLAZING AREA (Calculated by floor)

scale: NTS

scale: NTS

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Su	ubmittal	:04.13.2016	
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Fi	nal Submittal	:08.11.2016	
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PROPOSED
EXTERIOR
ELEVATIONS AND
RENDERINGS

RZ-2

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