Development Data Table:

Site Area:	.72 AC
Tax Parcels:	20924304
Existing Zoning:	O-1
Proposed Zoning:	MUDD-CD
Existing Use:	Business (Existing Taekwando Academy)
Proposed Uses:	Self Storage
Maximum Development:	Development intensity shall not exceed limits of MUDD
Maximum Building Height:	Up to 90 feet allowed - 65 feet anticipated
Parking:	Office 1,000 sf / 600 = 2 spaces
(Shall Meet TA 2015-084)	Storage 100,000 sf (.25/1000sf) = 26 spaces
	Total 28 spaces
Urban Open Space:	4,000 square feet

04 SITE DATA

03 VICINITY MAP

scale: NTS

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 points.

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 Site.

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 and future leasable unit on the ground floor, as permitted under 2015-084.

3. **Maximum Development**

Conditioned square footage is not to exceed 105,000 sf (Includes Office and Future Leasable space)

4. **Transportation**

Vehicular access points shall be limited to two driveways on Johnston Road, as generally depicted on the rezoning plan.

5. **Architectural Standards**

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

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.

9. Optional Provision

Petitioner requests optional provision to allow less than 100% 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.

8. **Parking**.

Parking shall meet requirements of TA 2015-084.

9. **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.

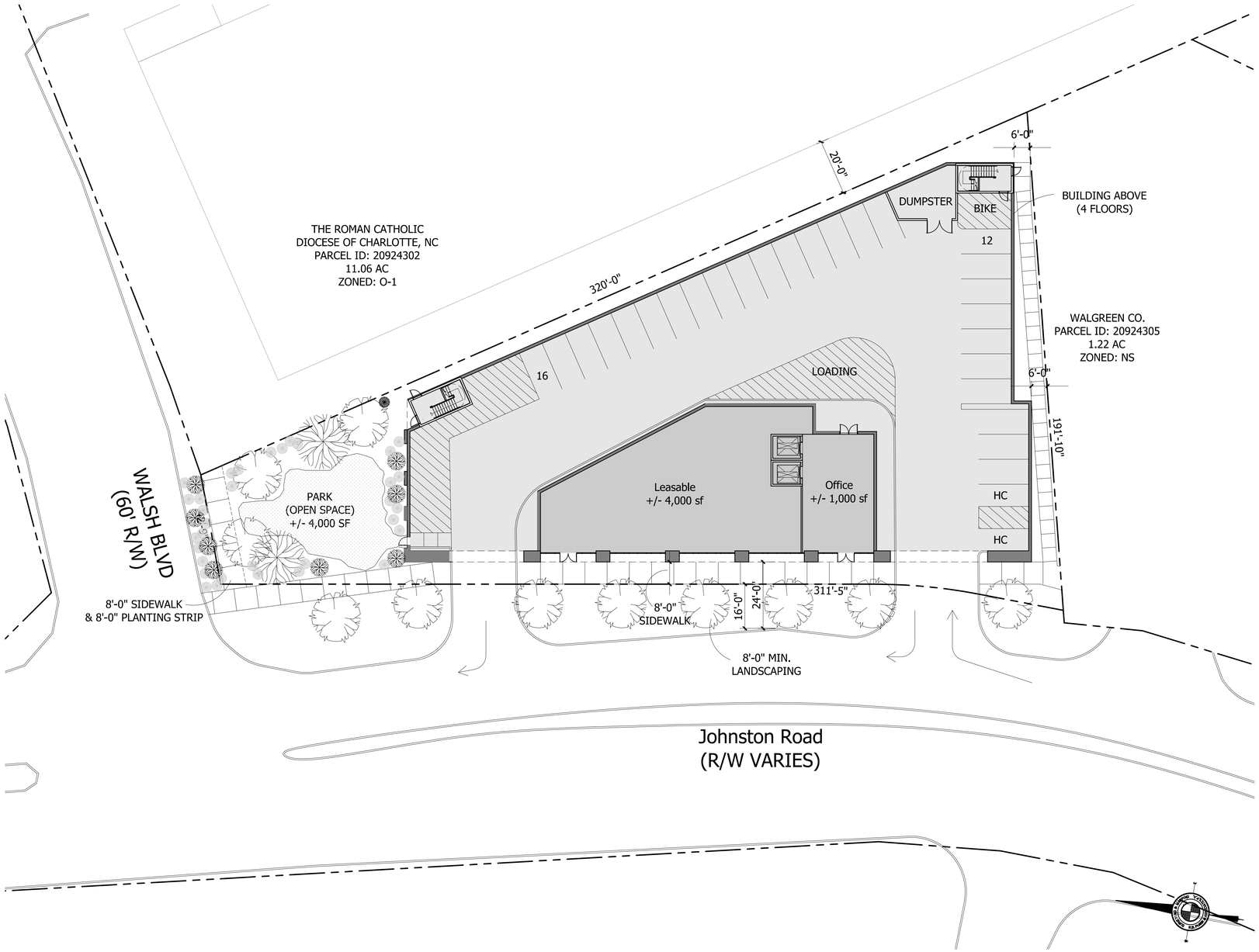
10. **Binding Effect of the Rezoning Documents and Definitions**

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.

02 NOTES

scale: NTS



01 SITE PLAN

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

ODa
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
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ILLUSTRATIVE
PLAN & NOTES

RZ-1

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