

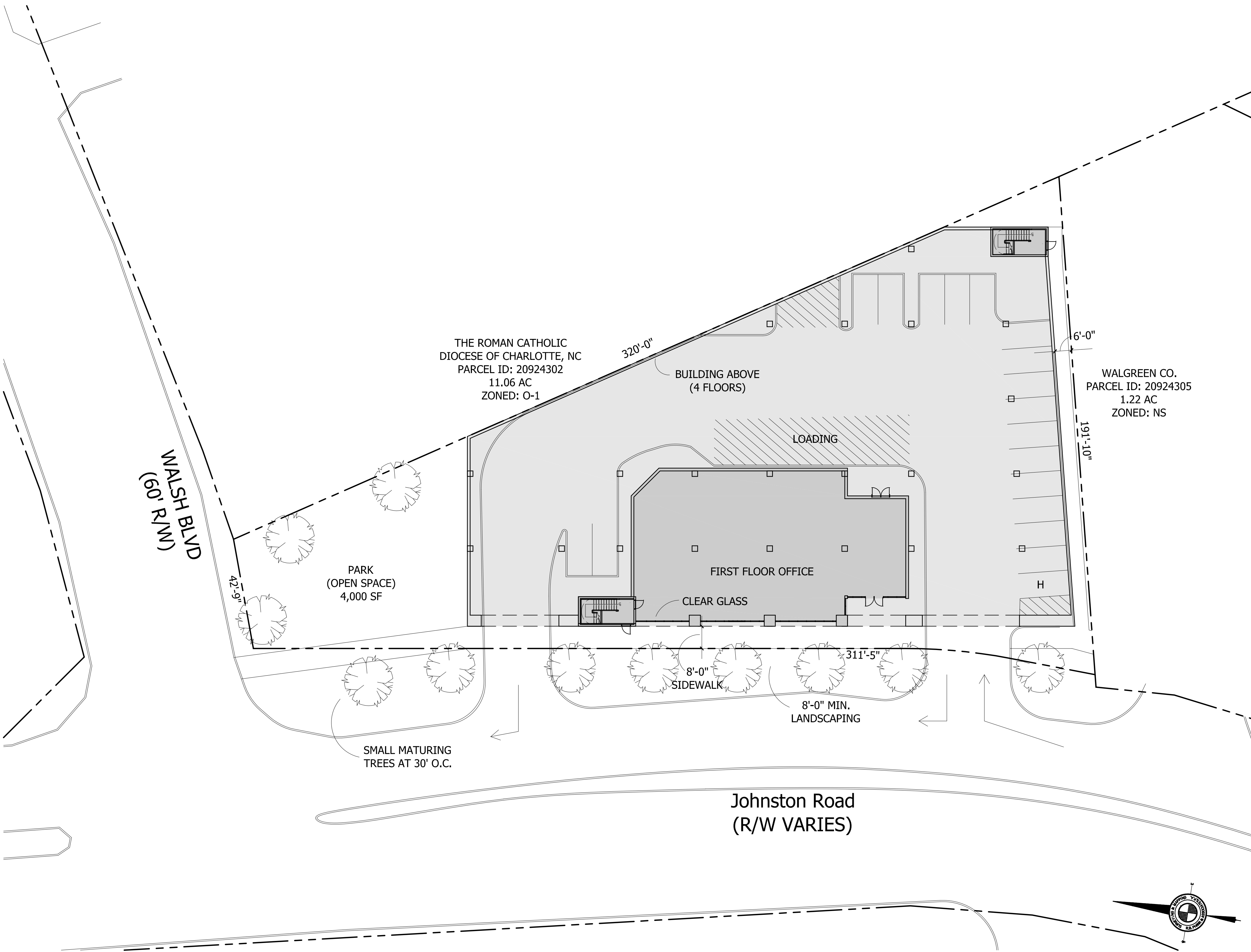
**02** NOTES scale: NTS

**01** | SITE PLAN scale: 1/20" = 1'-0"

<b>03</b>	<b>VICINITY MAP</b>	scale: NTS
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<b>04</b>	SITE DATA	
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Site Area:	.72 AC
Tax Parcels:	20924304
Existing Zoning:	O-1
Proposed Zoning:	MUDD-O
Existing Use:	Business
Proposed Uses:	Self Storage
Maximum Development:	Development intensity shall not exceed limits of MUDD-O
Maximum Building Height:	Up to 120 feet
Parking:	Office 1,200 sf / 600 = 2 spaces Storage 105,000 sf (.25/1000sf) = 26 spaces Total 28 spaces
Urban Open Space:	4,000 square feet



## 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-O Zoning District shall govern all development taking place on the Site.

Alterations or modification 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 Standards 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.

### 3. Maximum Development

Conditioned square footage is not to exceed 105,000 sq

#### 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 Provision.**

Parking requirement to be reduced to the proposed 18 spaces.

## 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.

Petition No.  
XXX-XX  
For Public Hearing

[illegible]

# ILLUSTRATIVE PLAN & NOTES

# RZ-1

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