CIP Construction Co.
Development Standards
09/25/2017
Rezoning Petition No. 2017-107

Site Development Data:

--Acreage: ± 1.25 acres
--Tax Parcel #s: 147-011-73 and 147-011-74
--Existing Zoning: I-1
--Proposed Zoning: MUDD-O
--Existing Uses: Commercial and Vacant
--Proposed Uses: Warehousing within an enclosed building for a self-storage storage facility and non-residential uses as allowed by right and under prescribed conditions in the MUDD zoning district except that convenience stores, check cashing establishments, EDEE Type 1 and 2, and residential uses shall not be allowed. Accessory uses, as allowed in the MUDD-O zoning district are also allowed.
--Maximum Gross Square feet of Development: Up to 110,000 square feet of gross floor area of warehousing within an enclosed building for a self-storage facility, and non-residential uses as allowed by right and under prescribed conditions in the MUDD zoning district.
--Maximum Building Height: The maximum allowed building height will be five (5) stories not to exceed 65 feet; building height will be measured as defined by the Ordinance).
--Parking: As required by the Ordinance and modified by the Optional Provisions below.

1. General Provisions:

a. Site Location. These Development Standards, the Technical Data Sheet, Schematic Site Plan and other graphics set forth on attached Sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by The Carroll Companies ("Petitioner") to accommodate the development of a high quality indoor climate control storage facility on an approximately 1.25 acre site located at 2625 and 2705 S Tryon Street (the "Site").

b. Zoning Districts/Ordinance. Development of the Site will be governed by the Rezoning Plan the associated Optional Provisions as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the MUDD-O zoning classification together with the Optional Provisions shall govern all development taking place on the Site.

c. Graphics and Alterations. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

i. minor and don't materially change the overall design intent depicted on the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

d. Number of Buildings Principal and Accessory. Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site will be limited to one (1). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building(s).

2. Optional Provisions:

The following Options Provisions shall apply to the Site:

a. To allow two (2) wall signs on the building to have up to 200 square feet of sign area or 10% of the wall area whichever is the least, as generally illustrated on the attached building elevations. This represents a change from 100 square feet or 5% of the wall area whichever is the least for these two proposed signs, all other signs will be in compliance with the MUDD standards.

b. To reduce the number of required spaces for the Site to 20 spaces as generally depicted on the Rezoning Plan. A total of 29 spaces are currently required.

c. To reduce the setback along S. Tryon Street to nine (9) feet as measured from the proposed on-street parking and 16.5 feet as measured from the curb bump outs and the future back of curb as generally depicted on the Rezoning Plan. The required setback is 24 feet as measured from the future back of curb.

Note: *The optional provision regarding signs is an addition/modification to the standards for signs in the MUDD district and is to be used with the remainder of MUDD standards for signs not modified by these optional provisions.*

Additional signs as allowed by the MUDD zoning district will be allowed on the building.

The graphic representations of the proposed signs set forth on the Rezoning Plan are illustrative and alternative graphic designs are allowed within the size limits set forth.

3. Permitted Uses, Development Area Limitations:

a. Subject to the restrictions and limitations listed below in b. c. and d, the principal building constructed on the Site may be developed with up to 110,000 square feet of gross floor area of warehousing within an enclosed building for a self-storage facility and non-residential uses as allowed by right and under prescribed conditions together with accessory uses allowed in the MUDD-O zoning district.

b. Outdoor storage will not be allowed.

c. Truck rental associated with the climate controlled storage facility will not be allowed.

d. The following uses will not be allowed on the Site; convenience stores, check cashing establishments, EDEE Type 1 & 2, and residential uses.

e. The Petitioner will not lease out the proposed parking area for special events or for Panther football game day parking.

For purposes of the development limitations set forth in these Development Standards (but not to be construed as a limitation on FAR requirements), the following items will not be counted as part of the allowed gross floor area (floor area as defined by the Ordinance) for the Site: surface or structured parking facilities, and all loading dock areas (open or enclosed).

4. Access:

a. Access to the Site will be from S. Tryon Street as generally depicted on the Rezoning Plan, subject to adjustments as set forth below.

b. The Petitioner will replace the existing sidewalk along S Tryon Street with a new amenity zone that will vary between nine (9) and 16.5 feet wide and located behind the future back of curb as generally depicted on the Rezoning Plan.

c. The exact alignment, dimensions and location of the access point to the Site, the driveway on the Site may be modified from the elements shown on the Rezoning Plan provided that the overall design intent is not materially altered and requirements described in this Section 3 are met.

d. The Petitioner will improve S. Tryon Street to add on-street parking, a bike lane and street trees in grates as generally depicted on the Rezoning Plan and subject to NCDOT approval. If NCDOT does not allow for these improvements to occur the Petitioner will provide at a minimum an eight (8) foot sidewalk as measured from the face of the building and trees in a planting strip.

e. The proposed roadway improvements will be approved and constructed before the Site's first certificate of occupancy is issued. The Petitioner may post a bond or a letter of credit with the City for any improvements not in place at the time the first certificate of occupancy is issued.

f. The Petitioner will dedicate and convey via a fee simple conveyance a minimum of 40 feet of right-of-way along S. Tryon Street to the City of Charlotte prior to the issuance of the first certificate of occupancy on the Site. The Petitioner will provide an 16.5 foot wide sidewalk and utility easement behind the proposed right-of-way.

g. The northern driveway on the Site along S. Tryon Street will be designed to align property with the existing driveway on the west side of S. Tryon Street, if the Site's property boundary allows the driveways to align properly.

5. Setbacks, Buffers and Screening.

a. Along S. Tryon Street a nine (9) foot setback as measured from the proposed on-street parking and a 16.5 foot setback as measured from the curb bump outs and the future back of curb as generally depicted on the Rezoning Plan will be provided.

b. A 40 foot Buffer with a mix of evergreen trees will be provided at the rear of the Site as generally depicted on the Rezoning Plan. A minimum of 30 evergreen trees will be provided within the 40 foot buffer.

c. The Petitioner will install a six (6) foot high black vinyl chain link fence along the southern property boundary as generally depicted on the Rezoning Plan.

6. Architectural Standards Design Guidelines.

a. The principal building constructed on the Site may use a variety of building materials. The building materials used for buildings will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, precast concrete, synthetic stone, stucco, cementitious siding (such as hardi-plank), metal panels (on north and west elevations only), EIFS or wood. Vinyl as a building material will not be allowed except on windows and soffits.

b. The attached illustrative building elevation is included to reflect an architectural style and a quality of the building elevations that may be constructed (the actual building elevation for may vary in minor respects from these illustration provided that the design intent is preserved).

c. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.

d. Dumpster areas and recycling areas will be enclosed by a solid wall or fence with one side being a decorative gate. The wall or fence used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal building. The location of the proposed dumpster and recycling areas is generally depicted on the Rezoning Plan.

e. Direct access to the individual self-storage units located in the building shall not be provided from the exterior of the building. Access to the individual self-storage storage units shall be provided only by internal hallways.

7. Environmental Features:

a. The Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance. The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

b. The Site will comply with Tree Ordinance.

8. Signage:

a. Wall signs as proposed by the Optional Provisions and allowed by the MUDD Zoning District will be allowed.

9. Lighting:

a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas. The maximum height of the detached lighting will be 15 feet.

b. Lighting fixtures that are decorative, capped and downwardly directed will be allowed on the proposed building walls. Lighting attached to the building will not be located any higher on the building than 16 feet as measured from the average grade at the base of the building.

10. Amendments to the Rezoning Plan:

a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners in accordance with the provisions herein and of Chapter 6 of the Ordinance.

11. Binding Effect of the Rezoning Application:

a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

CHARLOTTE. Planning Department
APPROVED BY CITY COUNCIL
October 16, 2017

CURRENT MODIFICATIONS

STORAGE AND WINE CELLARS
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PRELIMINARY

BEE SAFE STORAGE
S.TRYON ST., CHARLOTTE, NC

DATE 8/14/17

MK	DATE	DESCRIPTION
#1	9/25/17	CITY COMMENTS

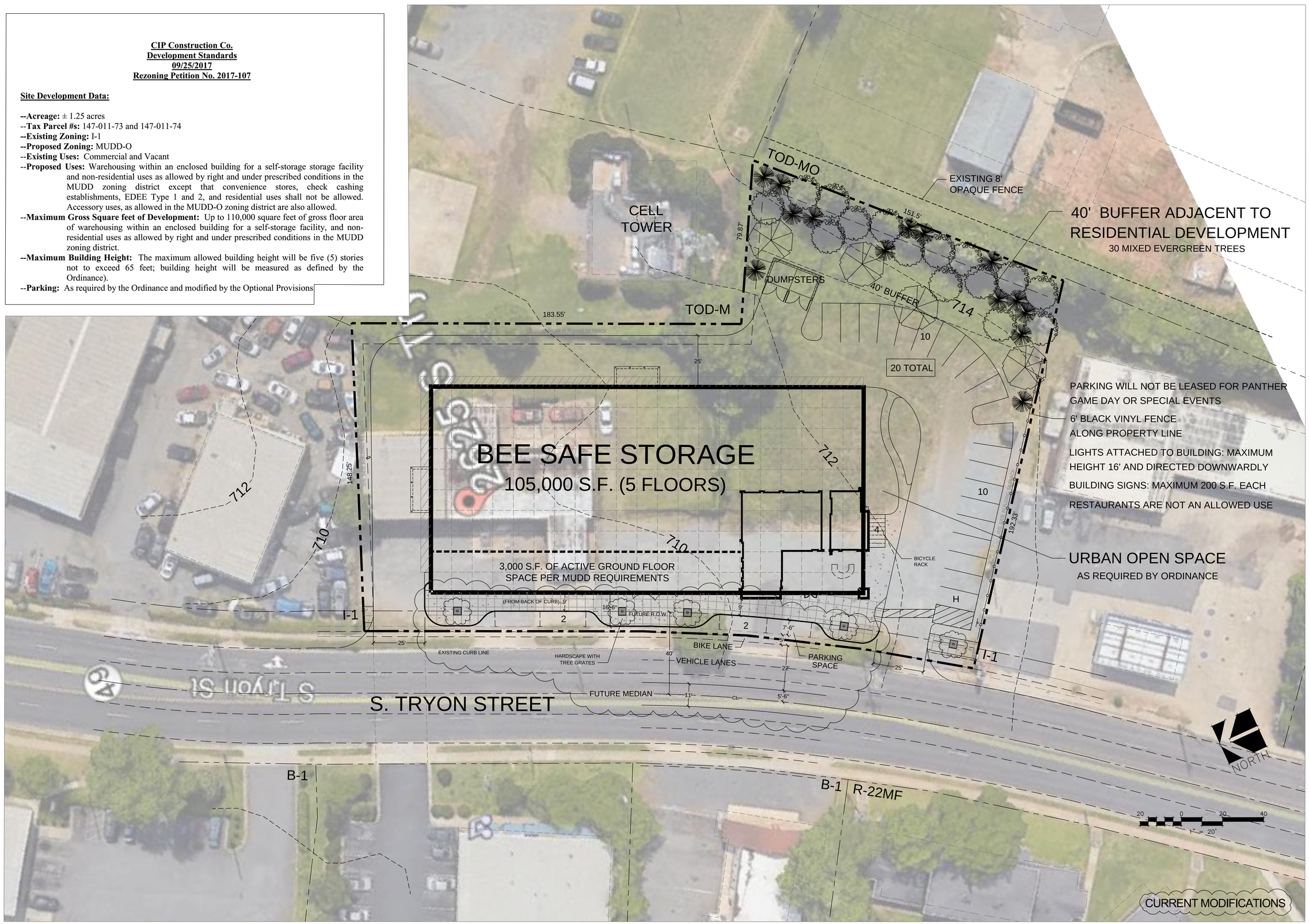
SITE CONCEPT PLAN

SHEET
RE-ZONING EXHIBIT 2 OF 2

CIP Construction Co.
Development Standards
09/25/2017
Rezoning Petition No. 2017-107

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PRELIMINARY

BEE SAFE STORAGE
S.TRYON ST., CHARLOTTE, NC

DATE 8/14/17

	DATE	REVISION
#1	9/25/17	CITY COMMENTS

SITE CONCEPT PLAN

SHEET
RE-ZONING EXHIBIT 1 OF 2



WEST ARCHITECTS SYSTEM

EAST (REAR) ELEVATION

South Tryon Street Charlotte, NC

BEE SAFE STORAGE AND WINE CELLAR



NORTH (LEFT) ELEVATION

South Tryon Street Charlotte, NC

WEST ARCHITECTS SYSTEM

BEE SAFE STORAGE AND WINE CELLAR



SOUTH (RIGHT) ELEVATION

South Tryon Street Charlotte, NC

WEST ARCHITECTS SYSTEM

BEE SAFE STORAGE AND WINE CELLAR



WEST (SOUTH TRYON STREET) ELEVATION

South Tryon Street Charlotte, NC

WEST ARCHITECTS STEM

BEE SAFE STORAGE AND WINE CELLAR



WEST SYSTEM ARCHITECTS
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