SITE CONCEPT PLAN

BEEF SAFE STORAGE

S.TRYON ST., CHARLOTTE, NC

Date: 8/14/17

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Site Development:

- Area(s): 1.25 acres
- Tax Parcel(s): 147-061-73 and 147-061-74
- Existing Zoning: I-1
- Proposed Zoning: MUDD-O
- Existing Uses: Commercial and Vacant
- Proposed Uses: Warehousing within an enclosed building for a self-storage 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, EIDC Type 1 and 2, and residential uses shall not be allowed. Ancillary 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.
- Building Height: The maximum allowed building height will be five (5) stories not to exceed 65 feet; building height to be measured as defined by the Ordinance.
- Parking: As required by the Ordinance and modified by the Optional Provisions.

BEE SAFE STORAGE
105,000 S.F. (5 FLOORS)

3,000 S.F. OF ACTIVE GROUND FLOOR SPACE PER MUDD REQUIREMENTS

URBAN OPEN SPACE
AS REQUIRED BY ORDINANCE

40' BUFFER ADJACENT TO RESIDENTIAL DEVELOPMENT
30 MIXED EVERGREEN TREES

PARKING WILL NOT BE LEASED FOR PANTHER GAME DAY OR SPECIAL EVENTS
6 BLACK VINYL FENCE ALONG PROPERTY LINE
LIGHTS ATTACHED TO BUILDING: MAXIMUM HEIGHT 16' AND DIRECTED DOWNWARDLY
BUILDING SIGNS: MAXIMUM 200 S.F. EACH
RESTAURANTS ARE NOT AN ALLOWED USE

EXISTING 8' OPAQUE FENCE
30 MIXED EVERGREEN TREES
URBAN OPEN SPACE AS REQUIRED BY ORDINANCE
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