Site Development Date:

- Acreage: ± 1.25 acres
- Tax Parcel No: 147-01-133 and 147-01-74
- 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 and check cashing establishments 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 90 feet, building height will be measured as defined by the Ordinance.
- Parking: As required by the Ordinance and modified by the Optional Provisions below.

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

TRANSIT SUPPORTIVE SPACE ON FIRST FLOOR
10,000 S.F.

URBAN OPEN SPACE
1,288 S.F.

S. TRYON STREET

CELL TOWER

6' FENCE

40' BUFFER ADJACENT TO RESIDENTIAL DEVELOPMENT

10' REAR BUILDING SETBACK

0'/5' SIDE BUILDING SETBACK

0'/5' SIDE BUILDING SETBACK

URBAN OPEN SPACE
1,288 S.F.

16' BICYCLES

FUTURE CURB LINE

EXISTING CURB LINE

B-1

R-22MF

105,000 S.F. (5 FLOORS)

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10,000 S.F.

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The Carroll Companies  
STORAGE FIRST  2017-14

Site Development Plans

- Street Design
- Site Design
- Landscape Design
- Stormwater Management
- Parking Design
- Utilities

This drawing contains the preliminary design for the RE-ZONING EXHIBIT 2 OF 2. It is not final and may be subject to change. The final plans will be subject to the approval of the appropriate City of Charlotte Departments and the City Planning Commission. The final plans will include details such as the final layout of buildings, streets, and utilities. The Preliminary Plans are subject to site conditions and may be revised as necessary. The Preliminary Plans are not intended to be a substitute for the final plans. The Preliminary Plans are not intended to be a substitute for the final plans. The Preliminary Plans are not intended to be a substitute for the final plans. The Preliminary Plans are not intended to be a substitute for the final plans.