

Site Development Data:

- --Acreage: \pm 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 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 nonresidential uses as allowed by right and under prescribed conditions in the MUDD
- -- 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
- --Parking: As required by the Ordinance and modified by the Optional Provisions below.

1. General Provisions:

- a. <u>Site Location</u>. 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 Companie ("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.

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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

d. <u>Number of Buildings Principal and Accessory</u>. 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 wall signs to have up to 200 square feet of sign area or 10% of the wall area whichever is the least. This represents a change from 100 square feet or 5% of the wall area whichever is the least.
- 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 16 feet as measured from 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.

3. <u>Permitted Uses, Development Area Limitations</u>:

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 <u>not</u> be allowed.

c. Truck rental associated with the climate controlled storage facility will <u>not</u> be allowed.

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d. The following uses will not be allowed convenience stores and check cashing establishments and residential uses shall not be allowed.

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).

- 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 8 foot wide sidewalk and 8 foot wide planting strip.
- 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

Setbacks, Buffers and Screening.

- a. A 16 foot setback as measured from the future back of curb will be provided along S. Tryon Street as generally depicted on the Rezoning Plan.
- b. A 40 foot Class C Buffer will be provided at the rear of the Site as generally depicted on the Rezoning Plan. The Petitioner reserves the right to install a five (5) foot high black vinyl chain link fence on the interior side of the Class C Buffer.

Architectural Standards Design Guidelines.

- 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

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. <u>Environmental Features:</u>

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.

- Wall signs as allowed by the MUDD Zoning District and Optional Provisions will be
- b. On premises directional and instructional signs may be located throughout the Site per the standards of the Ordinance.

10. Amendments to the Rezoning Plan:

may be applied for by the then Owner or Owners in accordance with the provisions herein and of Chapter 6 of the Ordinance.

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.

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b. The Site will comply with Tree Ordinance.

- 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.
- Lighting fixtures that are decorative, capped and downwardly directed will be allowed on the proposed building walls.

a. Future amendments to the Rezoning Plan (which includes these Development Standards)

11. <u>Binding Effect of the Rezoning Application</u>:



OTTE, CHARL ST. S.TRYON

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6/21/17

DATE REVISION

MK DATE DESCRIPTION

CONCEPT

RE-ZONING EXHIBIT 2 OF 2