

- 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 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.



Site Development Data:

1. General Provisions:

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

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

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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:**

- ## 5. Setbacks, Buffers and Screening.

- ## 6. Architectural Standards Design Guidelines.

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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:

8. **Signage:**
- a. Wall signs as allowed by the MUDD Zoning District and Optional Provisions will be allowed.

- 10. Amendments to the Rezoning Plan:**

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

△#	DATE	REVISION
MIK	DATE	DESCRIPTION

SITE CONCEPT PLAN