



ODa
overcash demmitt

2010 south tryon st. suite 1a
charlotte north carolina 28203
office .704.332.1615
web .www.odarch.com

MINOR MODIFICATION TO
APPROVED REZONING
PETITION #2016-094

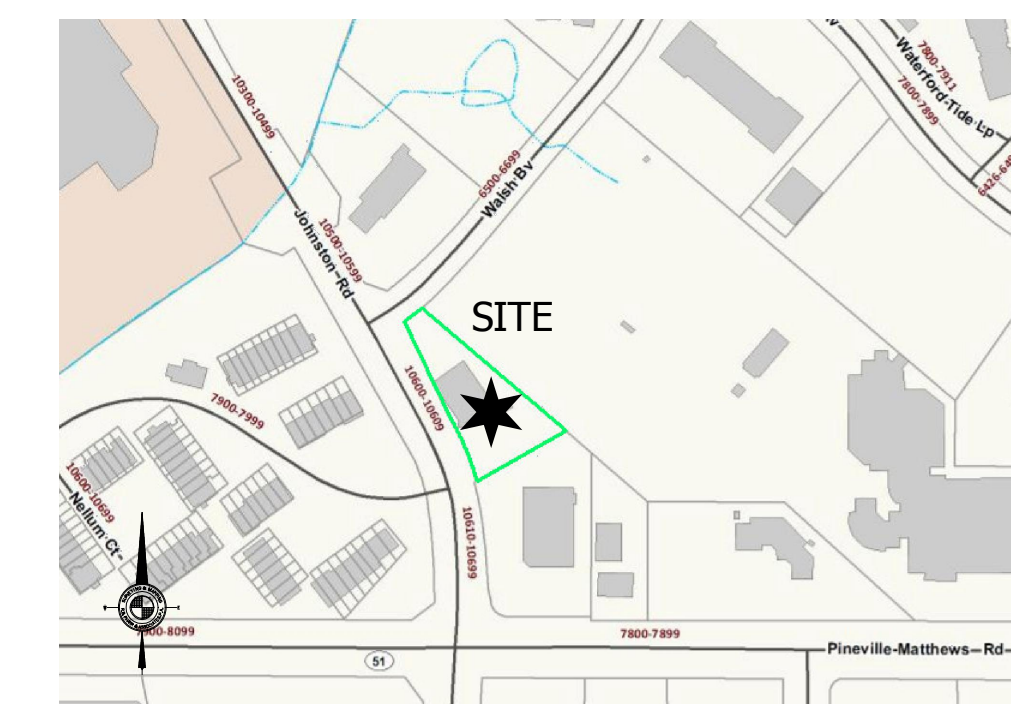
PETITION NO.
2019-xxx
FOR PUBLIC
HEARING

Submittal	:04.13.2016
Re-Submittal	:07.21.2016
Final Submittal	:08.11.2016
Zoning Option	:05.20.2019
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ILLUSTRATIVE
PLAN & NOTES

RZ-1

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ODA No. 163066 3066-RZ-1.dwg



03 VICINITY MAP

scale: NTS

Development Data Table:

Site Area:	.72 AC
Tax Parcels:	20924304
Existing Zoning:	MUDD-O
Proposed Zoning:	MUDD-O
Existing Use:	Self Storage Facility - Under Construction
Proposed Uses:	Self Storage, Self Storage Office, and allowed uses including Retail, Office, eating/drinking/entertainment establishments
Maximum Building Height:	Up to 65 feet
Urban Open Space:	1,200 square feet required, up to 4,000 square feet provided

04 SITE DATA

1. General Provisions

Development of the Site will be governed by the accompanying Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The Rezoning Plan is intended to reflect maximum development rights, building envelopes, the arrangements and locations of access points.

Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the MUDD Zoning District shall govern all development taking place on the Site.

Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development proposed or significantly alter the Rezoning Plan or these Development Standard, constitute changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

2. Permitted Uses

The Site may be devoted to storage facility uses together with any incidental or accessory uses associated therewith, including office space associated with the storage facility and future leasable unit on the ground floor, as permitted under 2015-084. Future leasable unit permitted uses include retail, office, and eating /drinking /entertainment establishments.

3. Maximum Development

Maximum development should reflect a minimum of 4,000 square feet of retail, eating/drinking/entertainment use, and/or office not related to the storage facility; 1,000 square feet maximum for the office associated with the storage facility; and 100,000 maximum for the storage facility for a total of 105,000 square feet.

4. Transportation

Vehicular access points shall be limited to two driveways on Johnston Road, as generally depicted on the rezoning plan. New waiting pad for the existing bus stop on Johnston Road shall be provided.

5. Architectural Standards

a. The petitioner is proposing a combination of brick, stucco or synthetic stucco, decorative metal panel, and glass.

6. Environmental Features

Petitioner shall satisfy the requirements of the Post Construction Controls Ordinance.

7. Lighting

All free-standing lighting fixtures will be shielded with full cut-off fixtures

8. Optional Signage Provision

Petitioner requests signage square footage up to 200 square feet or 10% of street facing elevation, whichever is less.
Petitioner request that signage be installed and maintained above the third floor.

9. Optional Provision

Petitioner requests optional provision to provide a minimum of 50% active space along the front elevation because of the end conditions of the building on the first level due to the IN/OUT drive aisles that serve the under-building parking.

10. Amendments to Rezoning Plan

Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of a particular Tract within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

11. Binding Effect of the Rezoning Documents and Definitions

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.

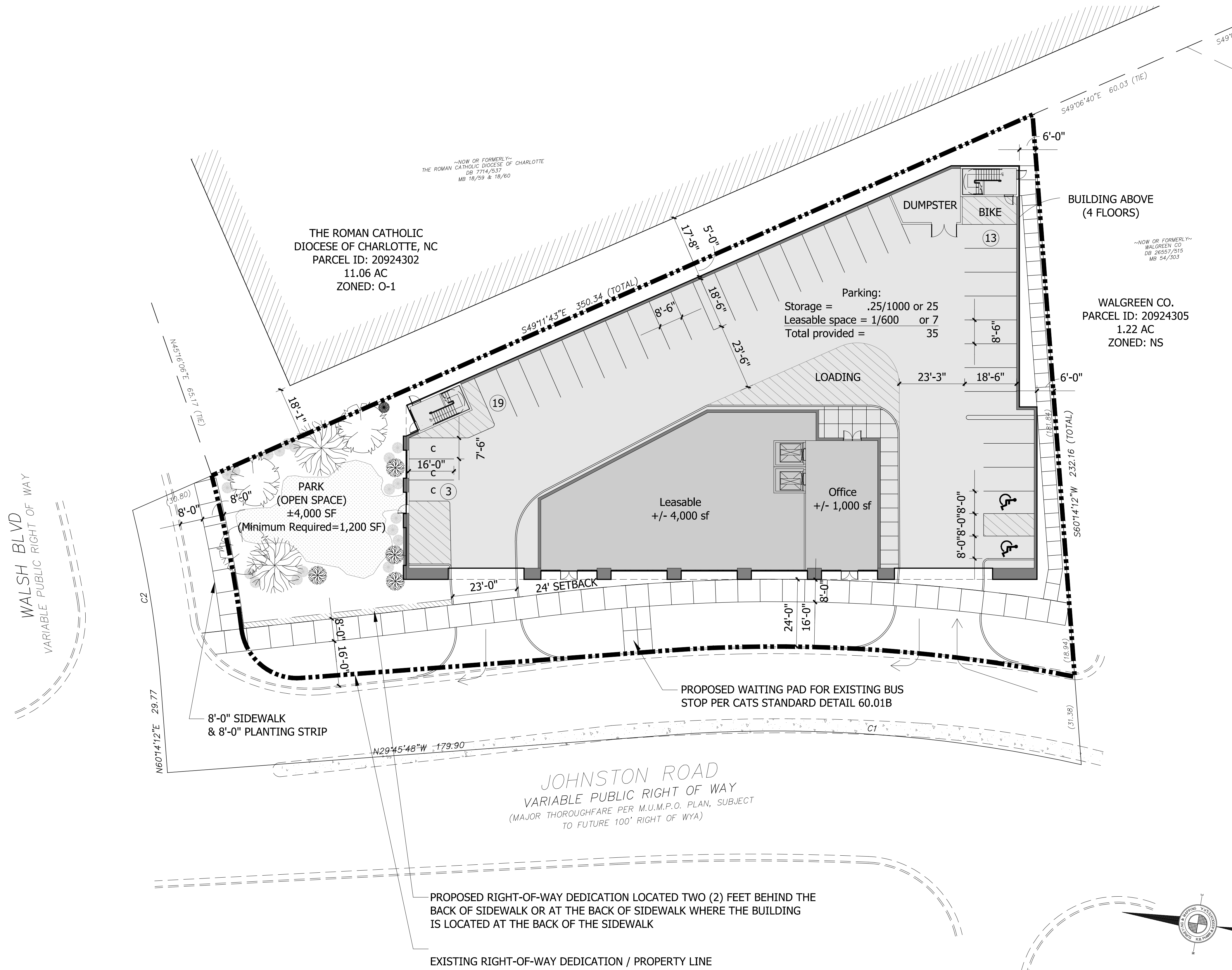
Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

02 NOTES

scale: NTS

01 SITE PLAN - EXISTING

scale: 1/20" = 1'-0"





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03 WALSH BLVD RENDERING - EXISTING

scale: NTS



02 JOHNSTON ROAD RENDERING - EXISTING

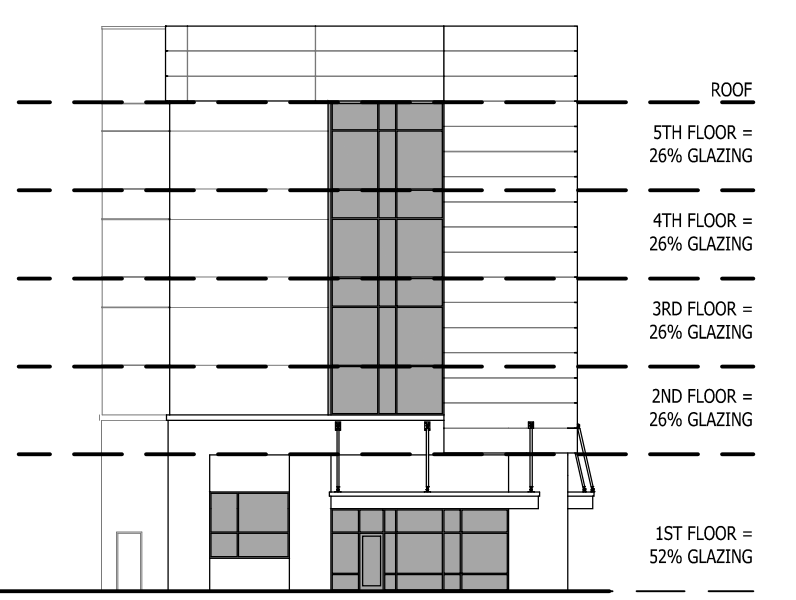
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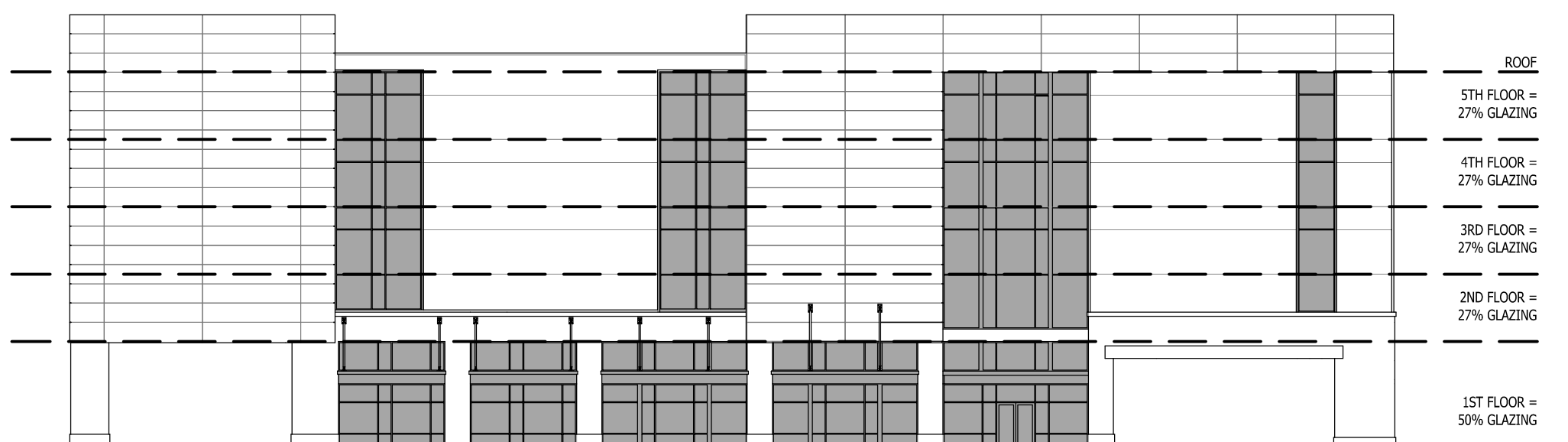
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WALSH BOULEVARD GLAZING AREA		
FLOOR	LENGTH OF ENTIRE FACADE	TOTAL GLAZING LENGTH
1ST	58'-0"	30'-0" (52%)
2ND	58'-0"	15'-0" (26%)
3RD	58'-0"	15'-0" (26%)
4TH	58'-0"	15'-0" (26%)
5TH	58'-0"	15'-0" (26%)



B: WALSH BOULEVARD

JOHNSTON ROAD GLAZING AREA		
FLOOR	LENGTH OF ENTIRE FACADE	TOTAL GLAZING LENGTH
1ST	210'-0"	105'-0" (50%)
2ND	210'-0"	57'-0" (27%)
3RD	210'-0"	57'-0" (27%)
4TH	210'-0"	57'-0" (27%)
5TH	210'-0"	57'-0" (27%)



A: JOHNSTON ROAD

01 STREET FRONTAGE GLAZING AREA (CALCULATED BY FLOOR) - EXISTING

scale: NTS

PROPOSED
EXTERIOR
ELEVATIONS AND
RENDERINGS

RZ-2