

SITE DATA CONT.:

TOTAL EXISTING SITE PARKING:	85 STALLS
HANDICAP:	3 STALLS
STANDARD (8'-6" X 18'-6"):	82 STALLS
TOTAL EXISTING BIKE PARKING:	0 UNITS
LONG TERM:	0 UNITS
SHORT TERM:	0 UNITS

IMPERVIOUS SURFACES:	
BUILDING A:	17,000 SQ.FT.
BUILDING B:	14,000 SQ.FT.
PARKING AND WALKS:	41,957.0 SQ.FT.
TOTAL:	72,957.0 SQ.FT. 89%

PERVIOUS SURFACES:	
LANDSCAPE:	8,903.0 SQ.FT.
TOTAL:	8,903.0 SQ.FT. 11%

TOTAL SITE AREA: 81,860 / 1.88 SQ.FT. / ACRES

NOTES:  
REFER TO SHEET RZ-3.0 FOR DEVELOPMENT NOTES.

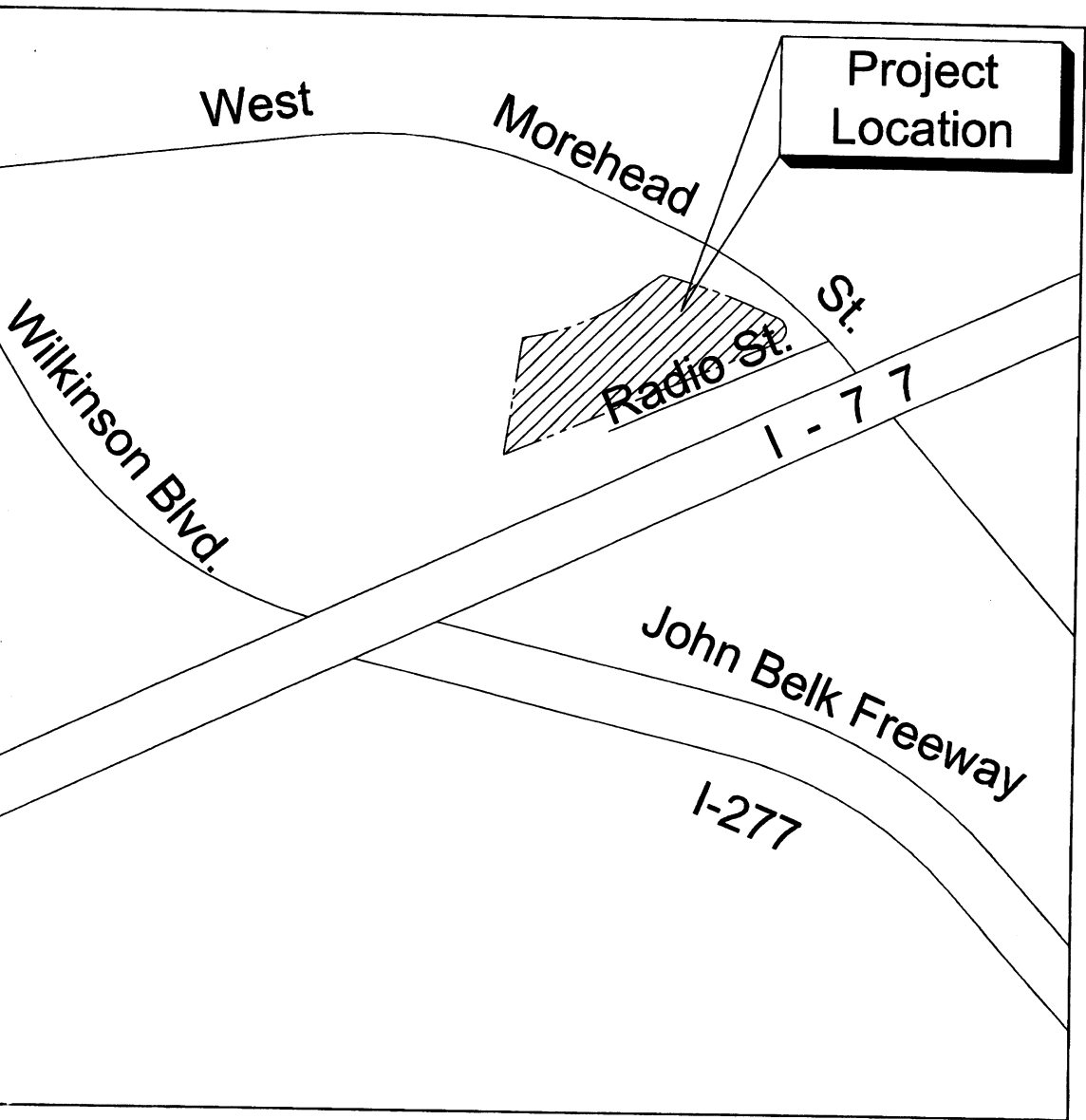
SITE LEGEND:

- APPROXIMATE LOCATION OF 100 YEAR FLOOD PLAN.
- APPROXIMATE LOCATION OF 100' S.W.I.M. BUFFER.
- SETBACK LOCATIONS (FRONT 22', REAR 10', & SIDEYARD 0'-5').

PROPOSED USES:

- OFFICE/STORAGE.
- SIZE:
  - BUILDING GROSS FLOOR PLATE - 32,650 SQ.FT.
  - OVERALL BUILDING GROSS - 195,900 SQ.FT.
  - 10-14% GROSS OFFICE - 20,000-28,000 SQ.FT.
  - 88% GROSS STORAGE - 172,400 SQ.FT.
- HEIGHT:  
PROPOSED BUILDING HEIGHT SHALL NOT EXCEED MAXIMUM HEIGHT OF 75' AS MEASURED FROM THE MAIN ENTRY OF THE GROUND LEVEL OF THE BUILDING TO THE TOP OF THE ROOF STRUCTURE, EXCLUDING ARCHITECTURAL TOWERS FEATURES AND/OR ELECTRICAL/MECHANICAL PENTHOUSES OR SCREENS.
- PARKING:
  - (40) 9' X 18' PARKING STALLS REQUIRED @ 1 STALLS/600 SQ.FT. (P.E.D)
  - (4) 10' X 30' LOADING SPACES PROVIDED

VICINITY MAP



SITE DATA:	
EXISTING ZONING:	B-1 (BUSINESS DISTRICT)
TOTAL SITE AREA:	±1.849 ACRES
PROPOSED ZONING:	B-D (CD) PED

PARCELS INCLUDED IN REZONING:

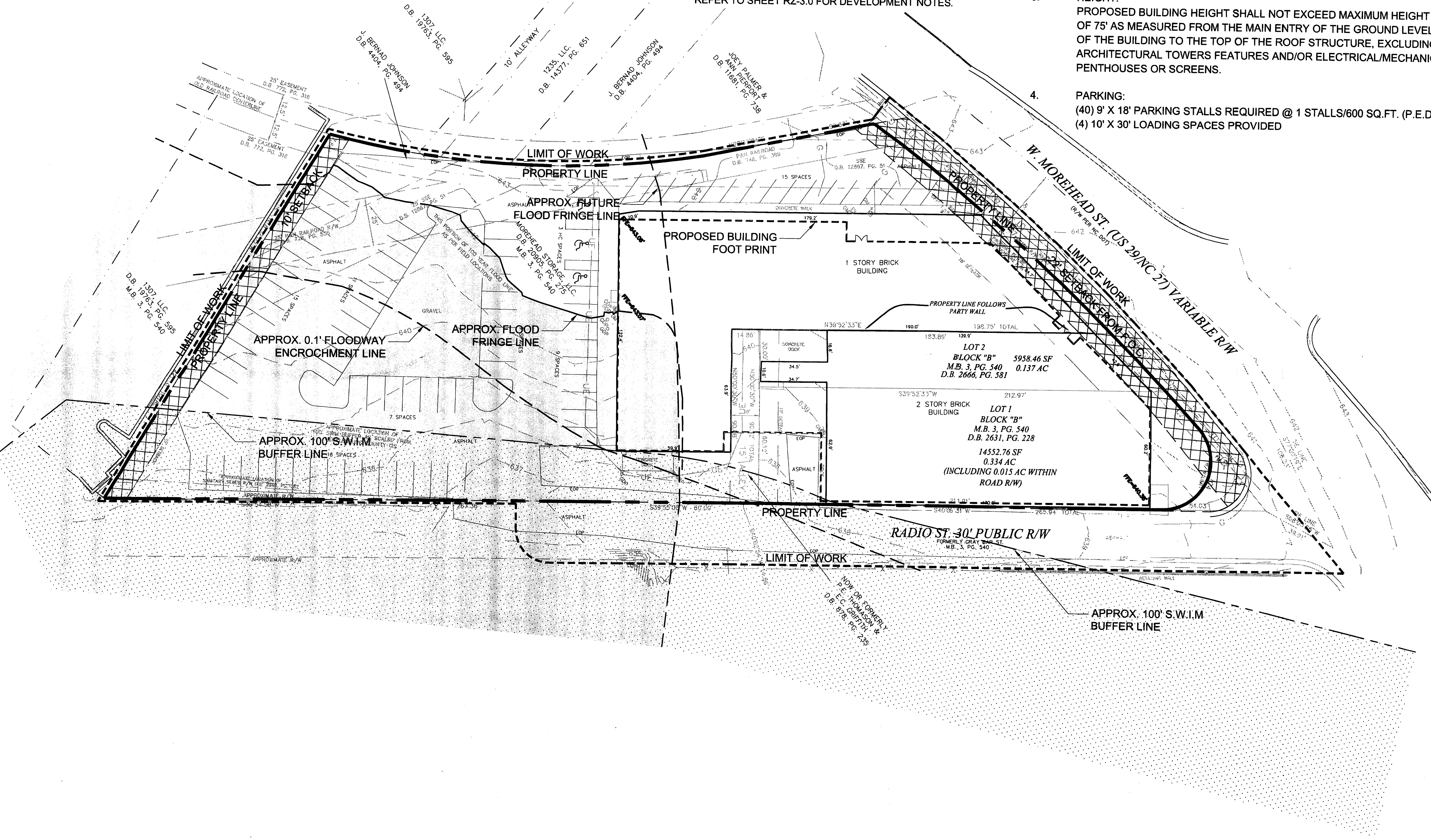
- B-1 (BUSINESS DISTRICT)  
JOHN CAMPBELL, A. SCOTT CAMPBELL,  
& CHARLES A. DIGGERS  
D.B. 2631 PG. 228  
PARCEL ID# 07325401
- B-1 (BUSINESS DISTRICT)  
JOHN CAMPBELL, A. SCOTT CAMPBELL,  
& CHARLES A. DIGGERS  
D.B. 2666 PG. 540  
PARCEL ID# 07325402
- B-1 (BUSINESS DISTRICT)  
MOREHEAD STORAGE, LLC.  
D.B. 20905 PG. 275  
PARCEL ID# 07325403

ADJOINERS PARCELS:

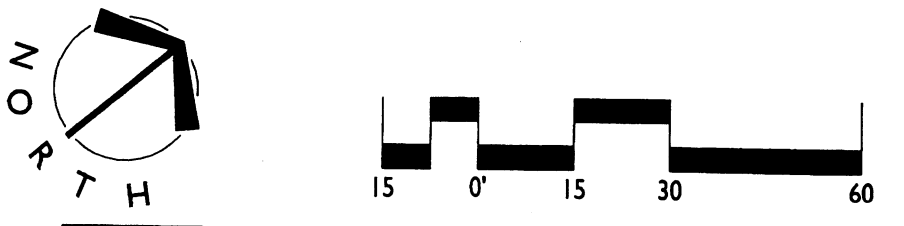
- MUDD-0 (MIXED USE BUSINESS DISTRICT)  
JOEY PALMER & ANNE PIERPORT  
D.B. 11681 PG. 738  
PARCEL ID# 07325404
- B-1 (BUSINESS DISTRICT)  
J. BERNAD JOHNSON  
D.B. 4404 PG. 494  
PARCEL ID# 07325405
- B-1 (BUSINESS DISTRICT)  
1235, LLC.  
D.B. 14377 PG. 851  
PARCEL ID# 07325406
- MUDD (MIXED USE DEVELOPMENT DISTRICT)  
1307, LLC  
D.B. 19763 PG. 595  
PARCEL ID# 07325407
- MUDD (MIXED USE DEVELOPMENT DISTRICT)  
1307, LLC  
D.B. 19763 PG. 595  
PARCEL ID# 07325411

SITE TABULATION:

EXISTING BUILDING 'A':	+/- 17,000 SQ.FT.
EXISTING BUILDING 'B':	+/- 14,000 SQ.FT.
EXISTING SITE PARKING:	85 STALLS



DISCLAIMER: ALL EXISTING LAND INFRASTRUCTURE AND ENVIRONMENTAL CONDITIONS INFORMATION WAS TAKEN FROM THE CITY OF CHARLOTTE'S GIS/PLANIMETRIC DATA.



CHARLOTTE/MECKLENBURG	
REQUIREMENTS:	PETITION #:
"FOR PUBLIC HEARING"	2003-117



**SITE DATA:**  
EXISTING ZONING: B-1 (BUSINESS DISTRICT)  
TOTAL SITE AREA: ±1.849 ACRES  
PROPOSED ZONING: B-D (CD) PED

SITE TABULATION:		
PROPOSED BUILDING GROSS	184,782 SQ.FT.	
FIRST FLOOR GROSS:	30,797 SQ.FT.	OFFICE/STORAGE
SECOND FLOOR GROSS:	30,797 SQ.FT.	STORAGE
THIRD FLOOR GROSS:	30,797 SQ.FT.	STORAGE
FOURTH FLOOR GROSS:	30,797 SQ.FT.	STORAGE
FIFTH FLOOR GROSS:	30,797 SQ.FT.	STORAGE
SIXTH FLOOR GROSS:	30,797 SQ.FT.	OFFICE/STORAGE

TOTAL PROPOSED SITE PARKING:	85 STALLS
HANDICAP:	4 STALLS
STANDARD (8'-6" X 18'-6"):	77 STALLS
TRUCK LOADING (10' X 30'):	4 STALLS

TOTAL PROPOSED BIKE PARKING:	7 UNITS
LONG TERM:	4 UNITS
SHORT TERM:	5 UNITS

IMPERVIOUS SURFACES:	
BUILDING:	30,797 SQ.FT.
PARKING AND WALKS:	40,896 SQ.FT.
TOTAL:	71,693 SQ.FT. 88%

PERVIOUS SURFACES:	
LANDSCAPE:	10,167 SQ.FT.
TOTAL:	10,167 SQ.FT. 12%

TOTAL SITE AREA: 81,860 / 1.88 SQ.FT. / ACRES

**PROPOSED USES:**

- OFFICE/STORAGE.
- SIZE:  
-BUILDING GROSS FLOOR PLATE -30,797 SQ.FT.  
-OVERALL BUILDING GROSS - 184,782 SQ.FT.  
-10-14% GROSS OFFICE - 18,000-26,000 SQ.FT.  
(FIRST FLOOR 10,000/SECOND 12,000)  
-88% GROSS STORAGE - 162,608 SQ.FT.
- HEIGHT:  
PROPOSED BUILDING HEIGHT SHALL NOT EXCEED  
MAXIMUM HEIGHT OF 75' AS MEASURED FROM THE MAIN  
ENTRY OF THE GROUND LEVEL OF THE BUILDING TO THE  
TOP OF THE ROOF STRUCTURE, EXCLUDING  
ARCHITECTURAL TOWERS FEATURES AND/OR  
ELECTRICAL/MECHANICAL PENTHOUSES OR SCREENS.
- PARKING:  
(40) 8.5' X 18.5' PARKING STALLS REQUIRED @  
1 STALLS/600 SQ.FT. OFFICE AND (40) REQUIRED  
@ 1 STALL/4000 SQ.FT. STORAGE (4) 10' X 30' LOADING  
SPACES PROVIDED (PER P.E.D. REQUIREMENTS)

**NOTES:**  
REFER TO SHEET RZ-3.0 FOR DEVELOPMENT NOTES.

PROPOSED TRASH  
ENCLOSURE LOCATION W/  
6' HIGH MASONRY WALLS  
AND STEEL DOORS

PROPOSED RAIN  
GARDENS/ SWALES WITH  
EVERGREEN TREE  
PLANTINGS & ACCENT  
SHRUBS.

EXISTING ASPHALT  
PARKING LOT

PROPOSED NEW DRIVE  
ACCESS

APPROX. FLOOD  
FRINGE LINE

LIMIT OF WORK  
PROPERTY LINE

OFFICE/STORAGE  
1213 W. MOREHEAD ST.

BUILDING GROSS PLATE 30,797 SQ.FT.  
OFFICE - 22,174 SQ.FT. GROSS  
STORAGE - 162,608 SQ.FT. GROSS  
TOTAL BUILDING GROSS - 184,782 SQ.FT.

SITE DISTANCE

ENTRANCE ENLARGEMENT  
REFER TO ENLARGEMENT  
BELOW.

PROPOSED 8'-0" WIDE  
SIDEWALK TO ALIGN WITH  
ADJACENT WALK PER P.E.D.  
REQUIREMENTS.

22'-0" FRONT SET BACK TO  
BE MESURED FROM  
EXISTING CURB OR  
PROPOSED CURB WHICH  
EVER IS GREATER, PER  
P.E.D. REQUIREMENTS.

EXISTING STRIPED MEDIAN

PROPOSED NEW 8' WIDE, 6"  
HIGH CONCRETE MEDIAN  
WITH ROLLED CURB

ACCENT PAVING BAND  
AROUND BUILDING

PROPOSED NEW 8'-0"  
WIDE PARKWAY  
PLANTING PER P.E.D.  
REQUIREMENTS.

PROVIDE NEW 8' WIDE, 6"  
HIGH CONCRETE MEDIAN  
WITH ROLLED CURB

PLAZA ENLARGEMENT  
REFER TO ENLARGEMENT  
BELOW.

PROPERTY LINE

PRIVATE RADIO ST. 30' ROW

APPROX. 100' S.W.I.M  
BUFFER LINE

LIMIT OF WORK

PROPOSED 5'

TRUCK LOADING ZONE.

APPROX. 100' S.W.I.M  
BUFFER LINE

EXISTING WEST MOREHEAD STREET/ US 29/NC 27.

PROPOSED NEW 8'-0" WIDE MIN. SIDEWALK, PER P.E.D. REQUIREMENTS.

PROPOSED BUILDING

PROPOSED NEW 8'-0" WIDE PARKWAY PLANTING PER P.E.D. REQUIREMENTS.

ACCENT PAVING BAND AROUND BUILDING

DECORATIVE BLOCK PILASTER WITH BRICK ACCENTS.

LOW BLOCK SEAT WALL WITH BRICK CAP.

EXISTING SIDEWALK AND CRUB RAMP.

ACCENT PLANTING & DECIDUOUS TREES.

DECORATIVE PAVING WITH ACCENT BAND.

DECORATIVE FOUNTAIN WITH BUBBLERS.

LOW BLOCK WALL WITH DECORATIVE IRON FENCE.

SITE DIST

LONG-TERM AND  
TEMPORARY BIKE  
STORAGE

PROPOSED DRIVE

EXISTING WEST  
MOREHEAD  
STREET/US29/NC27

PROPOSED NEW 8'-0"  
WIDE MIN SIDEWALK, PER  
P.E.D. REQUIREMENTS

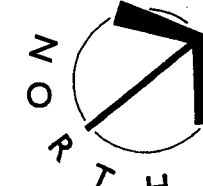
PROPOSED NEW 8'-0"  
WIDE PARKWAY  
PLANTING PER P.E.D  
REQUIREMENTS

DECORATIVE PAVING  
WITH ACCENT BAND

STONE PATH THROUGH  
RAIN GARDEN

ACCENT PLANTINGS WITH  
RAIN GARDEN FOR  
STORMWATER  
RETENTION

PROPOSED BUILDING



PLAZA ENLARGEMENT  
SCALE: 1" = 10'

ENTRANCE ENLARGEMENT  
SCALE: 1" = 10'

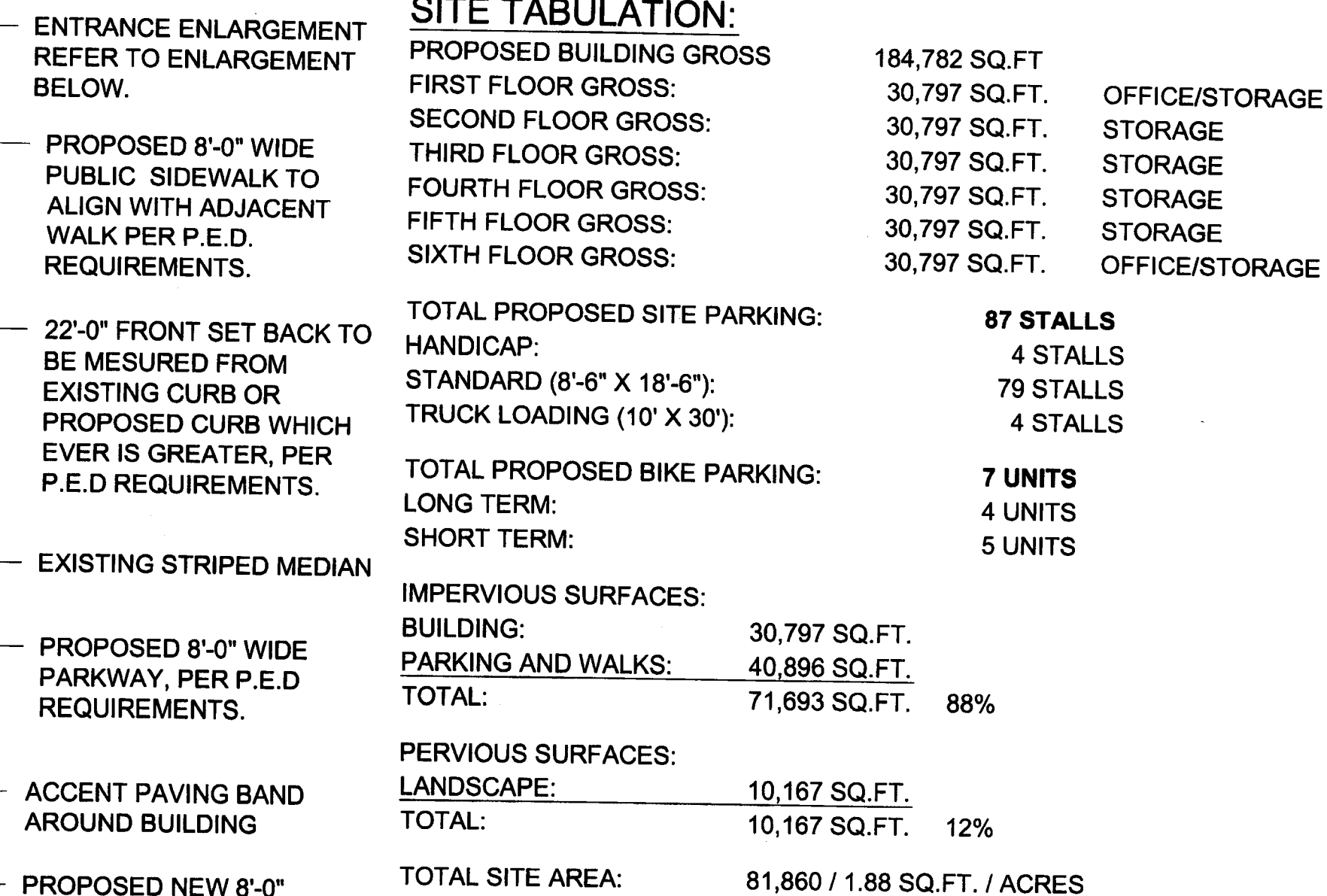
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FROM THE CITY OF CHARLOTTE'S GIS/PLANIMETRIC DATA.

**CHARLOTTE/MECKLENBURG**

REQUIREMENTS:  
"FOR PUBLIC HEARING"

PETITION #:  
2003-117





EXISTING ZONING: B-1 (BUSINESS DISTRICT)  
TOTAL SITE AREA: ±1.849 ACRES  
PROPOSED ZONING: B-D (CD) PED

PROPOSED BUILDING GROSS	184,782 SQ.FT	
FIRST FLOOR GROSS:	30,797 SQ.FT.	OFFICE/STORAGE
SECOND FLOOR GROSS:	30,797 SQ.FT.	STORAGE
THIRD FLOOR GROSS:	30,797 SQ.FT.	STORAGE
FOURTH FLOOR GROSS:	30,797 SQ.FT.	STORAGE
FIFTH FLOOR GROSS:	30,797 SQ.FT.	STORAGE
SIXTH FLOOR GROSS:	30,797 SQ.FT.	OFFICE/STORAGE

TOTAL PROPOSED SITE PARKING:	<b>87 STALLS</b>
HANDICAP:	4 STALLS
STANDARD (8'-6" X 18'-6"):	79 STALLS
TRUCK LOADING (10' X 30'):	4 STALLS
 TOTAL PROPOSED BIKE PARKING:	 <b>7 UNITS</b>
LONG TERM:	4 UNITS
SHORT TERM:	5 UNITS

BUILDING:	30,797 SQ.FT.	
PARKING AND WALKS:	40,896 SQ.FT.	
<u>TOTAL:</u>	<u>71,693 SQ.FT.</u>	88%

LANDSCAPE:	10,167 SQ.FT.	
TOTAL:	10,167 SQ.FT.	12%

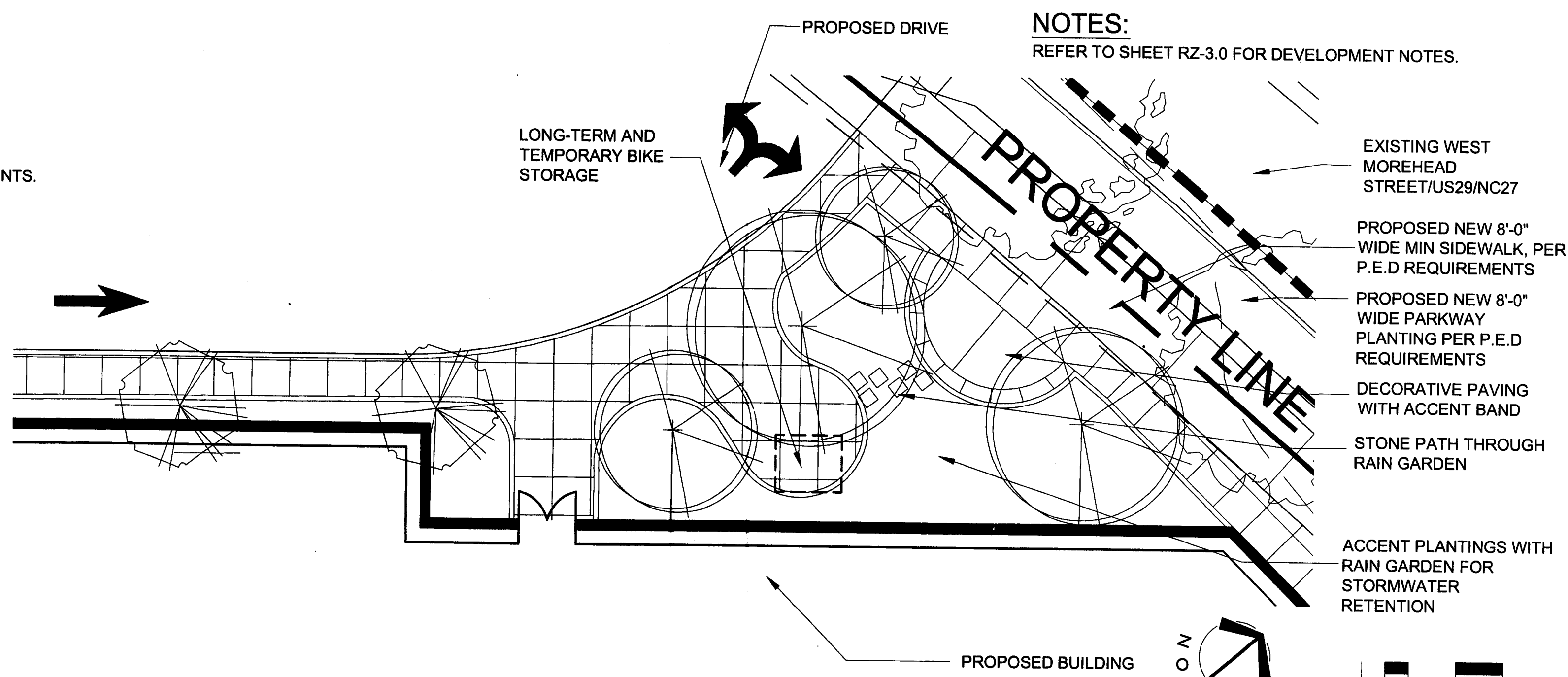
TOTAL SITE AREA: 81,860 / 1.88 SQ.FT. / ACRES

1. OFFICE/STORAGE.
2. SIZE:
  - BUILDING GROSS FLOOR PLATE -30,797 SQ.FT.
  - OVERALL BUILDING GROSS - 184,782 SQ.FT.
  - 10-14% GROSS OFFICE - 18,000-26,000 SQ.FT.  
(FIRST FLOOR 10,000/SECOND 12,000)
  - 88% GROSS STORAGE - 162,608 SQ.FT.
3. HEIGHT:

PROPOSED BUILDING HEIGHT SHALL NOT EXCEED MAXIMUM HEIGHT OF 75' AS MEASURED FROM THE MAIN ENTRY OF THE GROUND LEVEL OF THE BUILDING TO THE TOP OF THE ROOF STRUCTURE, EXCLUDING ARCHITECTURAL TOWERS FEATURES AND/OR ELECTRICAL/MECHANICAL PENTHOUSES OR SCREENS.
4. PARKING:

(40) 8.5' X 18.5' PARKING STALLS REQUIRED @ 1 STALLS/600 SQ.FT OFFICE AND (40) REQUIRED @ 1 STALL/4000 SQ.FT. STORAGE (4) 10' X 30' LOADING SPACES PROVIDED (PER P.E.D REQUIREMENTS)

REFER TO SHEET RZ-3.0 FOR DEVELOPMENT NOTES.



SCALE: 1" = 10'

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REQUIREMENTS: " FOR PUBLIC HEARING"	PETITION #: 2003-117
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DEVELOPMENT STANDARDS

September 26, 2007

GENERAL PROVISIONS

Unless more stringent standards are established by the Technical Data Sheet or these Development Standards, and subject to the optional provisions set out below, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the B-D zoning district classification and the Pedestrian Overlay District classification ("PED") shall be followed in connection with development taking place on the Site. As provided in the Ordinance, the standards and requirements of the PED, subject to the optional provisions set out below, shall take precedence over the standards and requirements of the B-D zoning district.

The development depicted on the Schematic Site Plan is intended to reflect the arrangement of proposed uses on the Site, but the final configuration, placement and size of the individual site elements may be altered or modified within the limits prescribed by the Ordinance and the standards established by the Technical Data Sheet and these Development Standards during design development and construction phases. Parking layouts may be modified to accommodate the final building location.

PERMITTED USES/MAXIMUM GROSS FLOOR AREA

1.

The Site may be devoted only to the following uses:
- (a)

a self storage facility, such facility's rental and management office and any accessory uses that are clearly incidental and related thereto; and
- (b)

office uses and any accessory uses that are clearly incidental and related thereto.
2.

All storage shall be located within the building located on the Site, and outside storage of any type, including the outside storage of moving vans, trailers, vehicles and boats, shall not be permitted.
3.

The storage of hazardous materials is prohibited.
4.

The total maximum gross floor area of the building to be constructed on the Site shall be 184,782 square feet. A minimum of 18,000 square feet and a maximum of 26,000 square feet of the gross floor area of the building to be constructed on the Site shall be devoted to office uses, with the remainder of the building being devoted to self storage uses.
5.

A minimum of 9,000 square feet of the gross floor area of the first floor of the building to be constructed on the Site shall be devoted to office uses, and a minimum of 9,000 square of the gross floor area of the sixth floor of the building shall be devoted to office uses.

SETBACKS, SIDE YARDS AND REAR YARDS

6.

As depicted on the Technical Data Sheet, development of the Site shall comply with the setback, side yard and rear yard requirements established under the Ordinance for the PED.
7.

As provided under the Ordinance, the minimum setback shall be measured from the back of the existing or future curb line of West Morehead Street, whichever is greater.
8.

No buildings, parking spaces or maneuvering areas may be located within the setback.

SCREENING/TREE ORDINANCE/LANDSCAPING

9.

Screening shall conform with the standards and treatments specified in Section 10.803(8) of the Ordinance.
10.

All roof mounted mechanical equipment placed on the building to be constructed on the Site will be screened from view at grade from adjoining public rights of way and abutting properties.
11.

Pursuant to Section 10.803(8)(b) of the Ordinance, dumpsters or trash handling areas must always be screened from adjacent property and from public view with a minimum 6-foot high solid and finished masonry wall with a solid and closeable gate. A solid wooden fence may be substituted if the dumpsters or trash handling areas are not visible from a public street or transitway. Dumpsters are not allowed in any required setback or yard space.
12.

Development of the Site shall comply with the City of Charlotte Tree Ordinance.
13.

Development of the Site shall meet the landscaping requirements of the Ordinance.

PARKING

14.

Off-street vehicular parking will be provided at the rate of 1 parking space per 600 square feet of floor area devoted to office uses pursuant to Section 10.803(6)(a) of the Ordinance.
15.

Pursuant to Sections 10.808 through 10.811 of the Ordinance [Optional Provisions], off-street vehicular parking will be provided at the rate of .25 parking spaces per 1,000 square feet of floor area devoted to self storage uses.
16.

Bicycle parking will meet the minimum requirements set out in the Ordinance.

DEVELOPMENT STANDARDS CONT.

LIGHTING

1.

The maximum height of the light source (light bulb) detached from a building shall be 20 feet.
2.

All free standing lighting fixtures installed on the Site shall be capped and fully shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site. Consideration will be given to the impact of lighting both within and without the perimeter of the Site. Items for consideration will include intensity, cut-off angles, color, energy efficiency and shielding of sources of light, the intent being to eliminate glare towards public streets and adjacent properties.
3.

No wall pack style light fixtures will be permitted on the Site, and any wall mounted light fixtures installed on the Site shall be capped and fully shielded so that illumination does not extend past any property line of the Site.
4.

Light fixtures shall not be installed within the tree islands located in the parking areas on the Site.

SIGNS

5.

All signs placed on the Site will be erected in accordance with the requirements of Section 10.804(1)(e) and Chapter 13 of the Ordinance.
6.

Pursuant to Section 10.804(1)(e)(1) of the Ordinance, signs located on any building wall shall have a maximum sign surface of all signs on one wall not to exceed 5% of the building wall area to which the signs are attached, up to a maximum of 100 square feet. Wall signs may be increased by 10% per sign in lieu of a ground mounted or monument sign.

ACCESS POINTS (DRIVEWAYS)

7.

The number of vehicular access points to the Site shall be limited to the number depicted on the Technical Data Sheet.
8.

The placement and configuration of each access point are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the City of Charlotte Department of Transportation and/or the North Carolina Department of Transportation.

FIRE PROTECTION

Adequate fire protection in the form of fire hydrants will be provided to the Mecklenburg County Fire Marshal's specifications. Plans for the building to be constructed on the Site will be submitted to the Fire Marshal's office for approval before the construction of the building commences.

SIDEWALKS

9.

Sidewalks and plaza areas will be installed as generally depicted on the Schematic Site Plan.
10.

As generally depicted on the Schematic Site Plan, an 8 foot planting strip and an 8 foot sidewalk shall be installed along the Site's frontage on West Morehead Street.

ARCHITECTURAL CONTROLS

11.

The maximum height of the building to be constructed on the Site shall be 6 stories and 75 feet.
12.

The total maximum gross floor area of the building to be constructed on the Site shall be 184,782 square feet. The building to be constructed on the Site must be located within the building envelope lines depicted on the Technical Data Sheet.
13.

Attached are architectural renderings of the elevations of the front, rear, right side and left side facades of the building to be constructed on the Site, and they are intended to portray the basic character and quality of the building proposed to be constructed on the Site. Accordingly, the building to be constructed on the Site shall be designed and constructed so that each facade is substantially similar in appearance to the corresponding attached architectural rendering. The primary exterior building materials to be utilized shall be masonry with pre-cast accents on the first 5 stories of the building and stucco on the sixth story. The windows on the sixth floor shall be a storefront system with steel or aluminum cornice.
14.

Direct access to the individual self storage units located in the building to be constructed on the Site will not be provided from the exterior of the building, as access to the individual storage units will be provided by internal hallways. Covered unloading and loading areas into the building will be provided.
15.

Office uses shall be located on perimeter portions of the first floor and the sixth floor of the building to be constructed on the Site as more particularly depicted on the attached Conceptual First Floor Plan and Conceptual Sixth Floor Plan.
16.

The design of the building to be constructed on the Site shall comply with the urban design standards of the PED set out in Section 10.804 of the Ordinance.

DEVELOPMENT STANDARDS CONT.

STORM WATER

The Petitioner shall construct water quality best management practices ("BMPs") to achieve 85% total suspended solid removal for the entire post-development runoff volume for the runoff generated from the first 1-inch of rainfall. BMPs must be designed and constructed in accordance with the N.C. Department of Environment and Natural Resources Best Management Practices Manual, April 1999, Section 4.0 (Design Standards shall be met according to the City of Charlotte Best Management Practices Manual, when available). Use of Low Impact Development techniques is optional.

OPTIONAL PROVISIONS

- Pursuant to Sections 10.808 through 10.811 of the Ordinance, the Petitioner requests the approval of the following optional provisions:
1.

Off-street vehicular parking will be provided at the rate of .25 parking spaces per 1,000 square feet of floor area devoted to self storage uses.
2.

Maneuvering areas for vehicles may be located within the right of way of Radio Road.

AMENDMENTS TO REZONING PLAN

Future amendments to the Technical Data Sheet and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

BINDING EFFECT OF THE REZONING APPLICATION

If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under these Development Standards and the Technical Data Sheet 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 heirs, devisees, personal representatives, successors in interest or assigns.

1213 MOREHEAD  
REZONING PETITION-2007-113  
CHARLOTTE, NORTH CAROLINA  
DEVELOPMENT STANDARDS

LandDesign®  
223 N Graham Street Charlotte, NC 28202  
V: 704.333.0325 F: 704.332.3246  
www.LandDesign.com

REVISIONS  
CHARMECK PLANNING - 09/26/07

DATE: 06/04/07  
DESIGNED BY: JDB  
DRAWN BY: LDB  
CHECKED BY: MRC  
Q.C. BY: MRC  
SCALE: NONE  
PROJECT #: 1006186  
SHEET #:

RZ-3.0

CHARLOTTE/MECKLENBURG	
REQUIREMENTS:	PETITION #:
" FOR PUBLIC HEARING"	2003-117