

LARRY MICHAEL ALEXANDER
TIMOTHY CURTIS ALEXANDER
DEBORAH ANN SMITH
PID #10325103
ZONING: R-17MF
LAND USE: MULTI-FAMILY
EXISTING USE: VACANT

SXCW PROPERTIES II, LLC
PID #10917104
ZONING: B-2(CD)
LAND USE: MULTI-FAMILY
EXISTING USE: VACANT

SXCW PROPERTIES II, LLC
PID #10917105
ZONING: B-2(CD)
LAND USE: MULTI-FAMILY
EXISTING USE: VACANT

STORAGE TRUST PROPERTIES L.P.
PID #10325112
ZONING: B-D(CD)
LAND USE: MINI-WAREHOUSE
EXISTING USE: MINI-WAREHOUSE

HICKORY PROPERTY INC.
PID #10325102
ZONING: B-2
LAND USE: COMMERCIAL
EXISTING USE: RETAIL

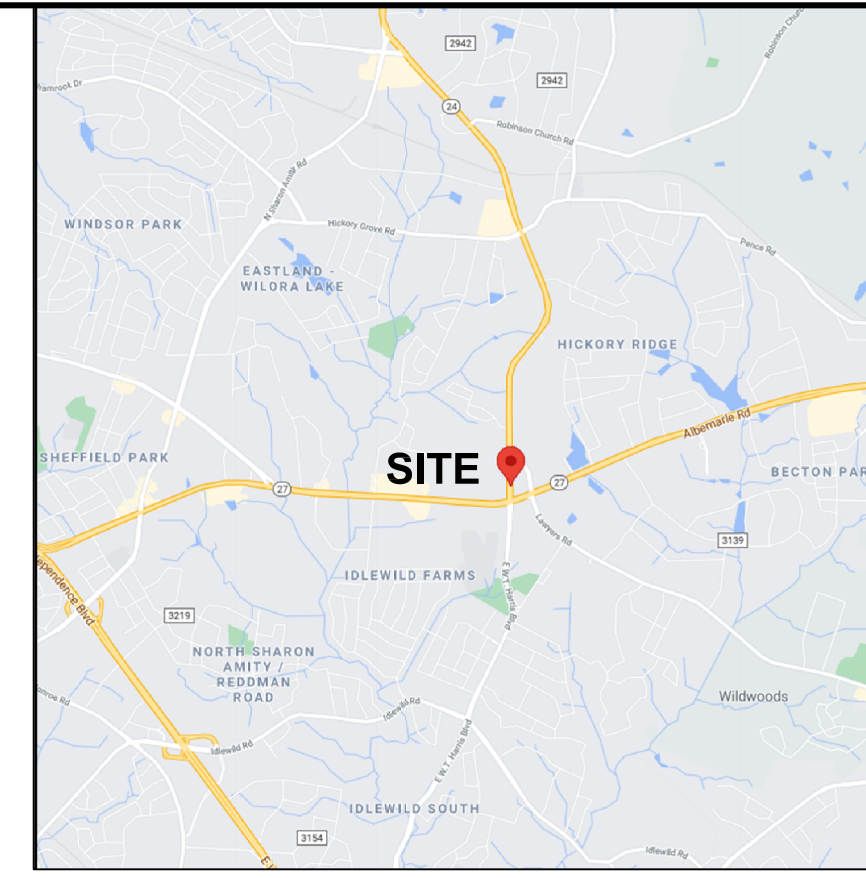
TAG VENTURES, LLC
PID #10917107
ZONING: B-2
LAND USE: COMMERCIAL
EXISTING USE: FAST FOOD

MOORE BEAUTY INVESTMENTS, LLC
PID #10917115
ZONING: B-2
LAND USE: COMMERCIAL
EXISTING USE: RESTAURANT

CITY OF CHARLOTTE
PID #10917110
ZONING: O-2
LAND USE: COMMERCIAL
EXISTING USE: PARKING

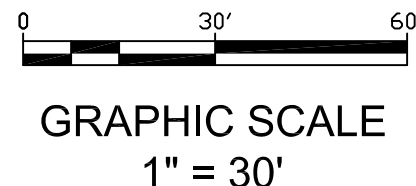
DEVELOPMENT DATA TABLE:

SITE ACREAGE:	1.23 AC
TAX PARCELS INCLUDED:	109-171-06 AND 109-171-16
EXISTING ZONING:	O-1 AND B-2
PROPOSED ZONING:	MUDD-O
ZONING OVERLAY:	NONE
EXISTING USES:	VACANT LAND AND AUTO SALES / REPAIR
NUMBER OF RESIDENTIAL UNITS:	N/A
RESIDENTIAL DENSITY:	N/A
NON-RESIDENTIAL USES:	UP TO 95,000 SQUARE FEET OF INDOOR SELF-STORAGE USES PLUS UP TO 1,500 SQUARE FEET OF OTHER USES AS FURTHER DESCRIBED THE DEVELOPMENT STANDARDS, BELOW
FLOOR AREA RATIO:	1.8
MAXIMUM BUILDING HEIGHT:	55 FEET (SEE ARCHITECTURAL STANDARDS BELOW)
MAXIMUM NUMBER OF BUILDINGS:	1
PARKING REQUIRED:	27 PARKING (0.25 SPACE / 1,000 SF SELF STORAGE PLUS 1 SPACE PER 600 SF OFFICE), PLUS 1 LOADING SPACE
PARKING PROPOSED:	24 PARKING PLUS 1 LOADING SPACE (SEE OPTIONAL PROVISIONS REQUEST BELOW)
OPEN SPACE:	1,000 SF URBAN OPEN SPACE



DEVELOPMENT STANDARDS:

- I. GENERAL PROVISIONS
 - A. THESE DEVELOPMENT STANDARDS FORM PART OF THE REZONING PETITION ASSOCIATED WITH THE REZONING PETITION FILED BY FOURSTORE, LLC (THE "PETITIONER") TO ACCOMMODATE A COMMERCIAL DEVELOPMENT, INCLUDING INDOOR CLIMATE-CONTROLLED SELF-STORAGE UNITS AND OTHER COMMERCIAL USES ON THE 1.24-ACRE SITE LOCATED AT 8529-8603-8607 EAST W. HARRIS BLVD., MORE PARTICULARLY DESCRIBED AS TAX PARCEL NUMBERS 109-171-06 AND 109-171-16 (THE "SITE").
 - B. DEVELOPMENT OF THE SITE SHALL 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 REFLECT MAXIMUM DEVELOPMENT RIGHTS, BUILDING ENVELOPES, THE ARRANGEMENTS AND LOCATIONS OF ACCESS POINTS.
 - C. 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.
 - D. 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 STANDARDS, OR 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.
- II. OPTIONAL PROVISIONS
 - A. THE PETITIONER REQUESTS AN OPTIONAL PROVISION TO ALLOW A DEVIATION FROM THE MUDD PARKING AND LOADING REQUIREMENTS FOR WAREHOUSING USES. THE PETITIONER SHALL PROVIDE A MINIMUM OF TWENTY-FOUR (24) PARKING SPACES AND ONE (1) LOADING SPACE FOR ALL USES AT THE SITE.
- III. PERMITTED USES, MAXIMUM DEVELOPMENT & LIMITATIONS
 - A. SUBJECT TO THE MAXIMUM DEVELOPMENT PROVISIONS SET FORTH BELOW, THE SITE MAY BE DEVOTED TO ANY COMMERCIAL USES PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE MUDD ZONING DISTRICT, TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH.
 - B. THE SITE MAY BE DEVOTED TO A MAXIMUM OF (1) 95,000 SQUARE FEET OF INDOOR CLIMATE-CONTROLLED SELF-STORAGE USES AND (2) 1,500 SQUARE FEET OF OTHER COMMERCIAL USES, INCLUDING PROFESSIONAL BUSINESS, GENERAL OFFICES, RETAIL SALES (EXCLUDING CONVENIENCE STORES AND CHECK CASHING ESTABLISHMENTS) AND EATING/ DRINKING/ ENTERTAINMENT ESTABLISHMENTS (EDEE) USES ASSOCIATED THEREWITH AS PERMITTED IN THE MUDD ZONING DISTRICT.
 - C. OUTDOOR STORAGE WILL NOT BE ALLOWED.
 - D. TRUCK RENTAL ASSOCIATED WITH CLIMATE-CONTROLLED SELF-STORAGE FACILITY WILL NOT BE ALLOWED.
- IV. TRANSPORTATION
 - A. VEHICULAR ACCESS WILL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE LOCATION AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS SHOWN ON THE REZONING PLAN ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED BY CDDOT FOR APPROVAL.
 - B. WHERE NECESSARY, THE PETITIONER SHALL DEDICATE AND CONVEY IN FE SIMPLE ALL RIGHTS-OF-WAY TO THE CITY OF CHARLOTTE BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
 - C. ALL TRANSPORTATION IMPROVEMENTS SHALL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
 - D. THE APPLICANT SHALL DEDICATE 50' RIGHT-OF-WAY FROM THE ROAD CENTERLINE AS DEPICTED ON THE SITE PLAN.
 - E. THE APPLICANT SHALL CONSTRUCT BICYCLE FACILITIES BY INSTALLING A 12' MULTI-USE PATH AND 8' PLANTING STRIP TO MEET THE CHARLOTTE WALKS AND CHARLOTTE BIKES POLICIES AS DEPICTED ON SITE PLAN.
 - F. THE APPLICANT SHALL DEDICATE A SIDEWALK UTILITY EASEMENT EXTENDING 2 FEET BEHIND THE BACK OF THE PROPOSED MULTI-USE PATH.
- V. ARCHITECTURAL STANDARDS
 - A. THE PROPOSED 4 STORY BUILDING WILL HAVE ARCHITECTURAL ARTICULATION AND DETAILING OF THE FACADE TO APPEAR AS A 2 STORY BUILDING. THE BUILDING SHALL NOT EXCEED 55' IN HEIGHT AS MEASURED PER ORDINANCE DEFINITION.
 - B. THE BUILDING WILL BE CONSTRUCTED OF BRICK, STONE, STUCCO OR SYNTHETIC STUCCO, OR SMOOTH OR CORRUGATED METAL PANELS. MINIMUM MASONRY REQUIREMENT WILL BE 20% CUMULATIVE OF ALL SIDES. ANY SLOPING METAL ROOFS SHALL BE STANDING SEAM METAL OR SIMILAR MATERIAL AS APPROVED BY THE PLANNING DIRECTOR.
 - C. DIRECT ACCESS TO INDIVIDUAL SELF-STORAGE UNITS LOCATED IN THE BUILDING WILL NOT BE PROVIDED FROM THE EXTERIOR OF THE BUILDINGS. ACCESS TO THE INDIVIDUAL SELF-STORAGE UNITS WILL BE PROVIDED VIA INTERNAL HALLWAYS.
 - D. THE GROUND FLOOR BUILDING FACADE FRONTING PUBLIC STREET(S) SHALL BE WRAPPED WITH USES AS DESCRIBED IN THE MUDD PRESCRIBED CONDITIONS FOR SELF-STORAGE. NO MORE THAN 50% OF THE GROUND FLOOR BUILDING FACADE FRONTING A PUBLIC STREET MAY BE WRAPPED WITH THE RENTAL AND MANAGEMENT OFFICE ASSOCIATED WITH THE SELF-STORAGE FACILITY.
 - E. BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FACADE TO ALL STREETS
 - F. FACADES FRONTING STREETS SHALL INCLUDE A COMBINATION OF WINDOWS AND OPERABLE DOORS FOR A MINIMUM OF 60% OF EACH FRONTAGE ELEVATION TRANSPARENT GLASS BETWEEN 2' AND 10' ON THE FIRST FLOOR. UP TO 20% OF THIS REQUIREMENT MAY BE COMPRISED OF DISPLAY WINDOWS. THESE DISPLAY WINDOWS MUST MAINTAIN A MINIMUM OF 3"-0" CLEAR DEPTH BETWEEN WINDOW AND REAR WALL. WINDOWS WITHIN THIS ZONE SHALL NOT BE SCREENED BY FILM, DECALS, AND OTHER OPAQUE MATERIAL, GLAZING FINISHES OR WINDOW TREATMENTS. THE MAXIMUM SILL HEIGHT FOR REQUIRED TRANSPARENCY SHALL NOT EXCEED 4'-0" ABOVE ADJACENT STREET SIDEWALK.
 - G. THE FACADES OF FIRST/GROUND FLOOR OF THE BUILDINGS ALONG STREETS SHALL INCORPORATE A MINIMUM OF 30% MASONRY MATERIALS SUCH AS BRICK OR STONE.
 - H. DIRECT PEDESTRIAN CONNECTION SHOULD BE PROVIDED BETWEEN STREET FACING DOORS, CORNER ENTRANCE FEATURES TO SIDEWALKS ON ADJACENT STREETS.
 - I. BUILDING ELEVATIONS SHALL NOT HAVE EXPANSIONS OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS BUT TO LIMITED TO BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.
 - J. BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FEATURES WHICH SHALL INCLUDE A COMBINATION OF AT LEAST THREE OF THE FOLLOWING: A COMBINATION OF EXTERIOR WALL OFFSETS (PROJECTIONS AND RECESSES), COLUMNS, PLASTER, CHANGE IN MATERIALS OR COLORS, AWNINGS, ARCADES, OR OTHER ARCHITECTURAL ELEMENTS
 - K. BUILDINGS SHOULD BE A MINIMUM HEIGHT OF 22'.
- VI. SETBACKS, BUFFERS AND SCREENING
 - A. PARKING AREAS SHALL BE SCREENED AS REQUIRED UNDER THE ORDINANCE.
 - B. PERIMETER TREES SHALL MEET NCDOT PLANTING GUIDELINES OR OTHERWISE COORDINATE TREE PLANTINGS ALONG SITE'S FRONTAGE OF EAST W.T. HARRIS BLVD. WITH NCDOT DURING THE PERMITTING PHASE OF THE DEVELOPMENT.
- VII. ENVIRONMENTAL FEATURES
 - A. THE PETITIONER SHALL SATISFY THE REQUIREMENTS OF THE POST CONSTRUCTION STORMWATER ORDINANCE AND CITY OF CHARLOTTE TREE ORDINANCE.
 - B. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS 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.
 - C. THE PETITIONER SHALL ANALYZE THE ADEQUACY OF THE EXISTING STORM WATER CONVEYANCE TO THE NEAREST PUBLIC RIGHT-OF-WAY. IF THE EXISTING STORM WATER CONVEYANCE IS FOUND TO BE INADEQUATE, THE PETITIONER SHALL MAKE A GOOD FAITH EFFORT TO IMPROVE THE STORM WATER CONVEYANCE OR MITIGATE THE STORM WATER DISCHARGE.
- VIII. LIGHTING
 - A. ALL PARKING AREA LIGHTING FIXTURES WILL BE SHIELDED WITH FULL CUT-OFF FIXTURES.
 - B. PEDESTRIAN SCALE LIGHTING WILL BE PROVIDED WITHIN THE SITE. WALL PACK FIXTURES WILL BE THE PRIMARY MEANS OF MEETING SITE LIGHTING REQUIREMENTS, SUPPLEMENTED TO THE MINIMUM PRACTICABLE EXTENT WITH GROUND-MOUNTED LIGHTING FIXTURES NOT EXCEEDING TWENTY (20) FEET IN HEIGHT.
- IX. AMENDMENTS TO REZONING PLAN
 - A. FUTURE AMENDMENTS TO THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.
- X. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS
 - A. 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.
 - B. 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(S) OF ANY PART OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
- G. THE SITE PLAN SHALL PROVIDE A MINIMUM 50' DRIVEWAY STEM MEASURED FROM THE RIGHT-OF-WAY LINE.
- H. ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDDOT AND NCDOT, AS APPLICABLE. TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD NORTH EASTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT
- L. MULTI-STORY BUILDINGS SHOULD HAVE A MINIMUM OF 20% TRANSPARENCY ON ALL UPPER STORES.
- M. THE FACADE OF EACH FLOOR OF THE BUILDING ABOVE THE GROUND FLOOR THAT FRONTS A PUBLIC STREET (BUT NOT AN ALLEY) MUST HAVE WINDOWS OR GLASS THAT COVER AT LEAST 25% OF THE LENGTH OF SUCH STREET FACING FACADE.



PRELIMINARY
NOT FOR CONSTRUCTION

Fourstore LLC
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DATE: 01/14/2022
SHEET RZ-1

HARRIS STORAGE
8529-8603-8607 EAST W.T. HARRIS BLVD
CHARLOTTE, NORTH CAROLINA

CONDITIONAL REZONING SITE PLAN

REZONING PETITION:
RZP 2021-194

