



Charlotte-Mecklenburg Planning, Design, & Development

DATE: August 6, 2018

TO: Donald Moore
Zoning Supervisor

FROM: Taiwo Jaiyeoba
Planning Director

SUBJECT: Administrative Approval for Petition No. 2017-021 Red Partners

Attached is the revised site plan for the petition above. This request allows the modification of the proposed site plan as listed below. Since these changes do not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

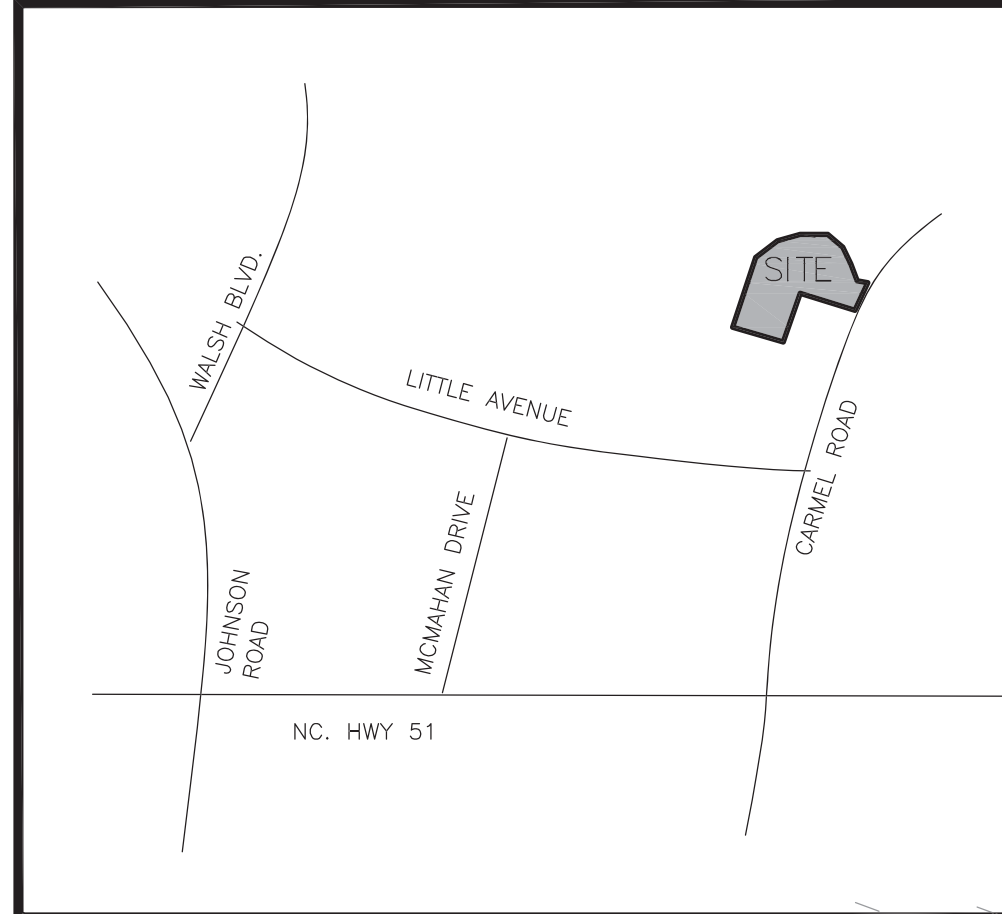
- Building Elevations (Sheet A201 and A202)

Staff supports of the request because:

- The site plan complies with the conditional notes and still meets the intent of the original approval by the City Council.

Note: All other Zoning, Subdivision, Tree Ordinances and conditional requirements still apply.

- **Signage was not reviewed as part of this request.**



VICINITY MAP
NOT TO SCALE

Development Standards

1. Development Data Table

- a. Site Area: 6.942 acres
- b. Tax Parcel: 20924145
- c. Existing Zoning: O-1
- d. Proposed zoning: MUDD-O
- e. Existing Use: Retail/Office
- f. Proposed Use: All uses allowed in MUDD-O as further specified in the development standards Permitted Uses note
- g. Residential Units/Housing Type: 0
- h. Square Footage of Self Storage: 200,000 sf Max.
- i. Square Footage of other Non-Residential: 115,000 sf Max.
- j. Maximum Building Height: As specified in Architectural standards
- k. Parking: As required by the Ordinance
- l. Open Space: As required by the Ordinance

1. General Provisions.

- a. The exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.207 of the Zoning Ordinance.
- b. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, bicycle parking, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Even if specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances that may be applicable to the site.
- c. Throughout this Rezoning Petition, the terms "Owner," "Owners," "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

2. Purpose

To redevelop a tract of land for a combination of uses including limited retail, restaurant, office, neighborhood services, and conditioned storage. The development may be done at one time or may be done in phases. In that context, the Petitioner is requesting 5 year vesting.

3. Permitted Uses

Uses allowed on the property included in this Petition are those uses that are permitted in the Mixed Use Development District (MUDD) except as may be further limited by the specific provisions of this site plan. The maximum number of buildings that may be constructed on the site will be limited to 6. The concept plan shows one possible building layout plan but the Petitioner may relocate buildings and parking on the site in compliance with the provisions of Section 6.207 of the Zoning Ordinance. New buildings constructed on the site shall be oriented to the private streets and no off-street parking will be permitted between the buildings and the private street, as generally depicted and except as allowed in the Optional Requests.

4. Optional Requests

- a. The Petitioner is seeking the approval of a MUDD-O request for the following uses:
 - o. The elimination of the requirement for retail space within the storage building(s) as it does not address any public street. For the facade of Building 2, facing private street segments 1-5, 50% of the ground floor facade will include building entry, access hallways, and office space associated with the storage facility. (This does not apply to Building 3.)
- b. The Petitioner seeks optional approval for a parallel drop-off lane to be located between the storage building(s) and the internal streets to be constructed on the site.
- c. The petitioner seeks optional approval for the elimination of the ground floor retail requirement for buildings 2 and 3 along the facades facing street segment 4.
- d. The petitioner seeks optional approval to allow parking and circulation between the existing building and internal streets and Carmel Road, between proposed Building 2 and Carmel Road and between proposed Buildings 4, 5, and 6 and Carmel Road.

5. Transportation

- a. The site will utilize a private street and private driveway connections to Carmel Rd., as generally depicted on the concept site plan.
- b. Parking areas are generally depicted on the concept plan for the site but may be allowed within any area defined by the building/parking envelop.
- c. The Petitioner will provide the dedication and fee simple conveyance of 50' of right-of-way measured from the centerline of Carmel Rd. to the City before the site's first building certificate of occupancy is issued for any new buildings.
- d. All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued for any new building or phased per the site's development plan.
- e. The existing shared driveway connection to Carmel Road at the southern edge of the site will be closed and removed as depicted on the site plan as part of phase 1.
- f. Private street segments will be completed with each Phase.
- g. The Petitioner will install a concrete pad in accordance with standards published by Charlotte Area Transportation System at a location mutually agreed to by CATS and the Petitioner as part of phase 1.
- h. Streets shown are network required per the Subdivision Ordinance and shall be built to the local office/commercial wide standard (as modified on detail included). Streets may be public or private. A public access easement shall be recorded providing public ingress/egress use of the private streets.
- i. The petitioner will provide a sidewalk utility easement 2 feet in width behind the sidewalk along Carmel Road.

6. Architectural Standards

- a. The development of the site will be governed by the district regulations of the Zoning Ordinance for the MUDD district and the conditions included as part of this rezoning site plan. The Petitioner has provided typical elevation images of the storage building that represent the overall scale, character, and quality of the building proposed to be constructed on the site. The building will consist of a combination of quality materials, such as masonry (block and brick) ETIS, and ACM metal canopies. A commercial quality/grade of storefront aluminum mullion and insulated glazing shall also be used. The Petitioner reserves the right to make minor architectural changes to these building designs but the overall design and construction character will be as illustrated. The building will not have overhead or garage style doors. The other new buildings to be constructed on the site will be designed to use similar materials so as to tie the buildings on the site together architecturally. The scale and purpose of each building will be recognized as a basis for the individualization of the building design to suit the purpose of the building. No replacement or modification of the design or materials of any of the existing buildings on the site will be required but all new construction will comply with these standards.
- b. The building height for the storage building(s) will be limited to 50'. The Building 1 will be limited to a one story building. Buildings 4, 5, and 6 will be limited to three stories (not to exceed 65').
- c. Building 1 will be located as far away from the Carmel Road sidewalk as is reasonably practical without causing the loss of parking or the closing of internal driveways. The Petitioner reserves the right to place outdoor seating between the building and the back of the sidewalk on Carmel Road to enhance the site and to add pedestrian interest and activity along the street. The Petitioner will provide landscaping, a screening wall, an extension of the building wall, or a combination of these methods to create an effective screen to shield the service area for building 1 from view from Carmel Road.
- d. A identifiable and obvious entry with a sidewalk connection from the building to the public sidewalk similar to the bank on the adjacent property to the south or to Carmel Village at the corner of Carmel Road and Highway 51 unless restricted by a building or other applicable code. Building 1 should not have a "back of house" appearance facing Carmel Road or internal streets. The service entrance for Building 1 will be located away from and/or screened from Carmel Road.
- e. The operating hours of the office for the storage building proposed to be located on the site will:
 - o Monday-Friday: 9:30 AM-6:00 PM, o Saturday: 8:30 AM-5:00 PM, and o Sunday: 11:00 AM-3:00 PM
- f. Access hours will be from 6:AM to 10:00 PM, seven days a week. No access to the building will be permitted between the hours of 10:00 PM and 6:00 AM. Other business on the site will have operating hours customary to the type of business activity of those uses.
- g. The newly installed dumpsters on the site will be located within enclosures with gates and will be inspected daily by the property management company for condition and security. Dumpster enclosures that are constructed as part of new development on the site will be composed of the same building materials as the building that they are associated with.
- h. Roof top mechanical equipment on newly constructed buildings will be screened from public view from public streets and pedestrian facilities.

7. Streetscape and Landscaping

- a. The Petitioner will install landscaping including street trees along Carmel Road and along the internal streets. Trees will be selected from the City of Charlotte approved species list and will be planted according to the City standards. Additional planting, including shrubs and trees will be installed as part of new building construction. All newly installed landscaping will be irrigated.
- b. The Petitioner has included a conceptual landscaping plan for the site to guide the landscaping over time and to unify the site with common elements. Foundation plantings that are not specifically indicated for Phase 2 buildings will utilize the same plant varieties as uses in Phase 1. The specifics of that future landscaping will be driven by the design of modified or newly constructed buildings, the placement of doors and windows, the location of utility structures, and the orientation of the building to enhance the building appearance and to highlight building entrances.

8. Environmental Features

Reserved

9. Parks, Greenways, and Open Space

Reserved

10. Fire Protection

Reserved

11. Signage

Principal signage on all buildings will consist of individual letters of a single color. The color may vary from building to building but the color of all signs will be coordinated so as to be complimentary with other site signage improvements. Logos for individual tenants may also be included as part of the signage identifying the tenant in the building.

12. Lighting

- a. New freestanding lighting on the site will be limited to 26' in total height and will utilize full cut-off luminaires. Architectural lighting on the exterior of buildings will be permitted.
- b. The Petitioner will install pedestrian scale lighting (not to exceed 18" in height) along the internal streets as they are constructed

13. Phasing

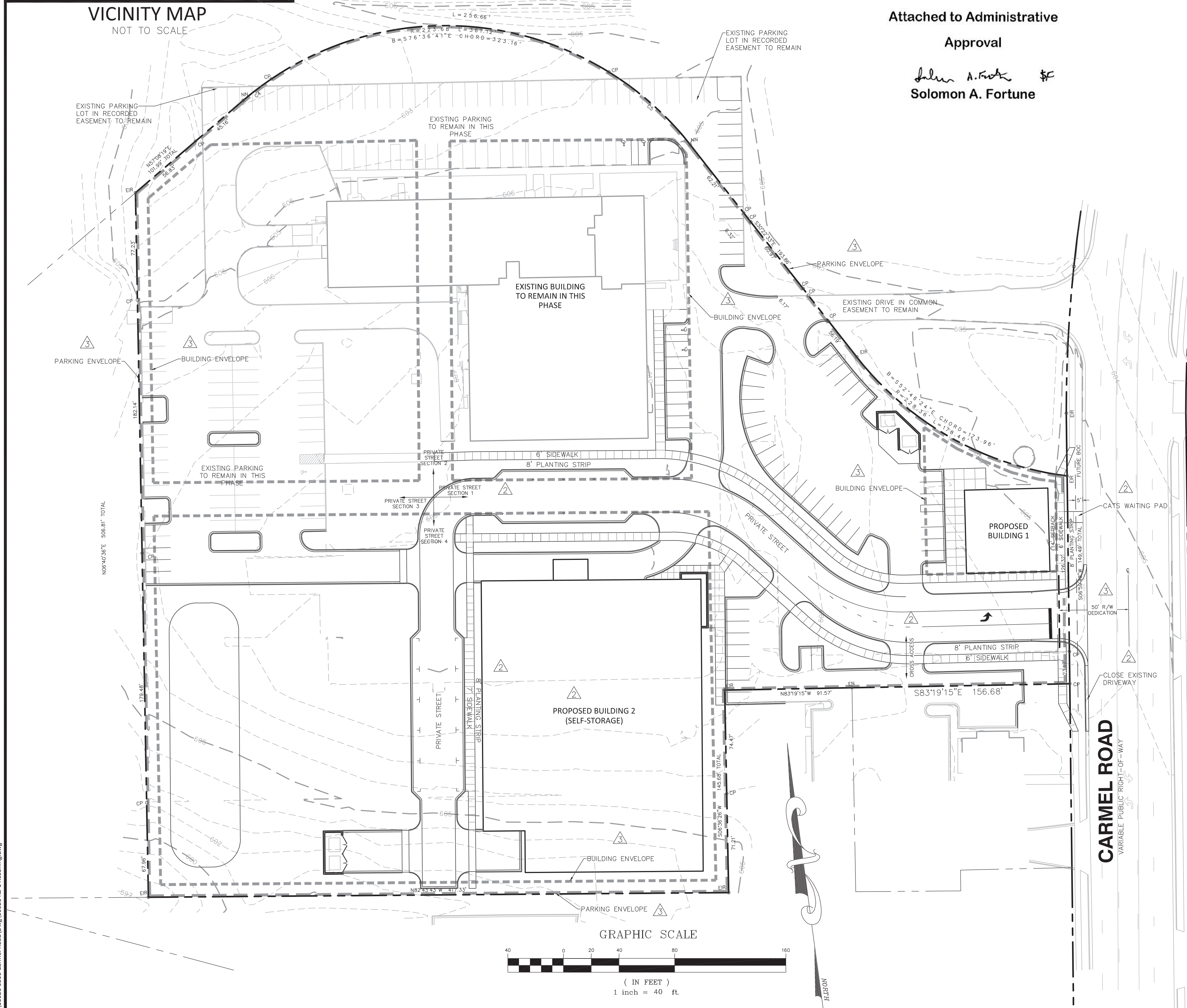
The initial redevelopment of the site will include the construction of a conditioned storage building, the possible construction of building 1, and street segments 1 and 4 as generally depicted on the Phase 1 conceptual plan. Other development/redevelopment of the site will occur as various leases are terminated and as market conditions allow and may include the reuse of existing buildings and/or the replacement of existing buildings with new buildings and parking. Future phases of development will include the construction of street segments 2 and 3 as well as the construction of buildings 3, 4, 5 and 6 as generally depicted on the Phase 2 conceptual plan.

14. Restricted Uses

- The following uses will not be permitted on the site.
- All Residential type uses (Single family, Multi-family, duplexes, dormitories, group homes, etc. and related uses)
 - All types of adult day care centers, child day care centers
 - Active adult retirement communities
 - Bed and Breakfasts (B & B's)
 - Car washes
 - Conference Centers
 - All Cultural facilities
 - Jails
 - Nursing homes, rest homes, orphanages, etc.
 - Satellite dish farms
 - Short-Term care facilities
 - Stadium, Coliseums, etc.
 - Adult Establishments
 - Auction sales or houses
 - All automobile, bus, truck, boat, motorcycle uses, etc. and their related uses.
 - Retail/Wholesale Sales of fences, packages fertilizers, pawn shops, and second-hand goods.
 - Tattoo establishment
 - Industrial Uses
 - Accessory Shelters
 - All types of landfills
 - Crematoriums
 - Outdoor sales
 - Transit Stations and related uses
 - Any type of utility facility, including public
 - Petroleum Storage and any related use
 - Satellite dish farms
 - Bus passenger stations
 - Day Labor Service agency
 - Parking lots as primary use
 - Pump Station except as necessary to serve the site.
 - Vending Machines as a primary use

Attached to Administrative
Approval

Solomon A. Fortune
Solomon A. Fortune



SCHEMATIC SITE PLAN PHASE 1
PETITION #2017-021
FOR
6300 CARMEL ROAD
CHARLOTTE, NORTH CAROLINA

RED PARTNERS, LLC
711 CENTRAL AVE.
CHARLOTTE, NC 28204

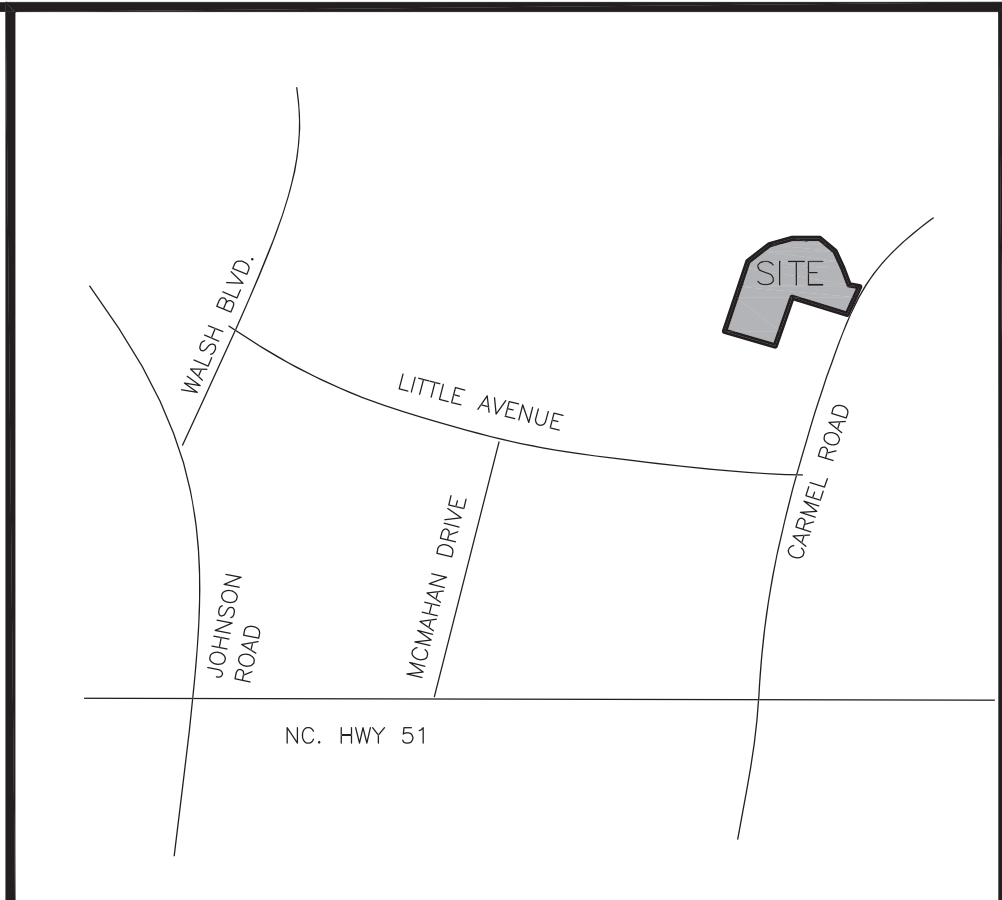
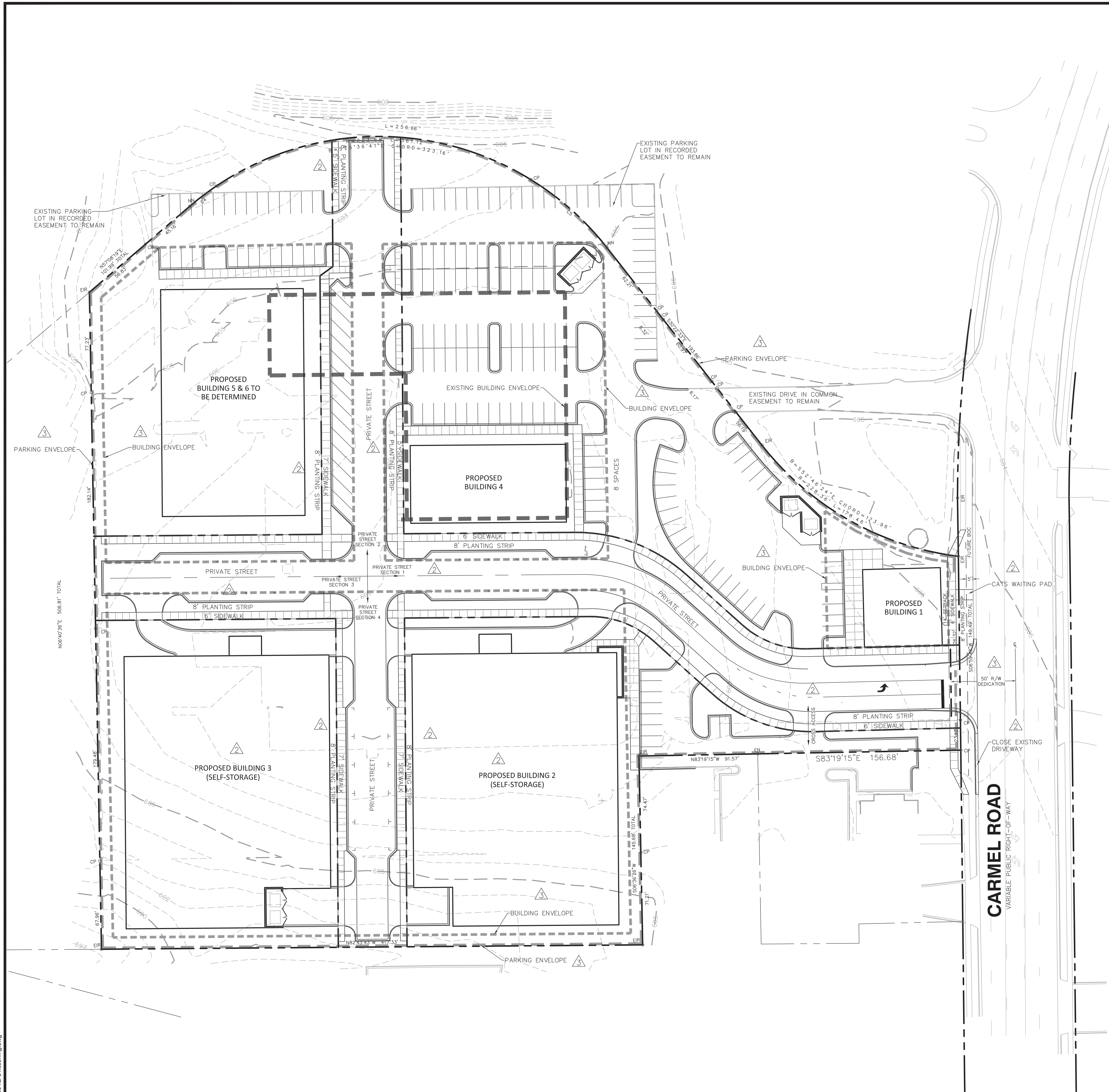


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| 2 | 04/24/17 | REVISED PER COMMENTS |
| 3 | 03/20/17 | REVISED PER COMMENTS |
| 4 | 02/20/17 | REVISED PER COMMENTS |

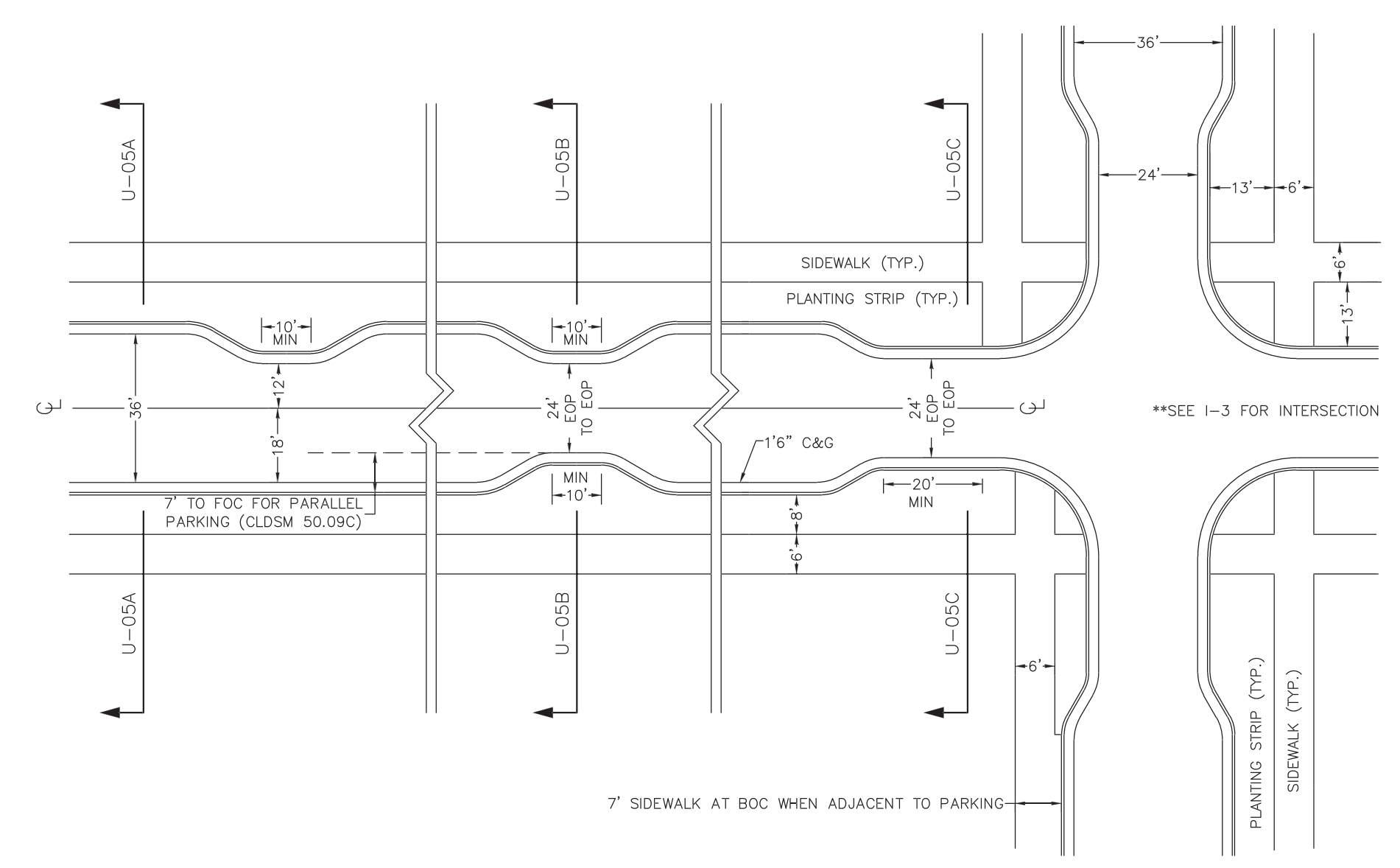
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| APPROVED BY: | JCO |

RZ-1

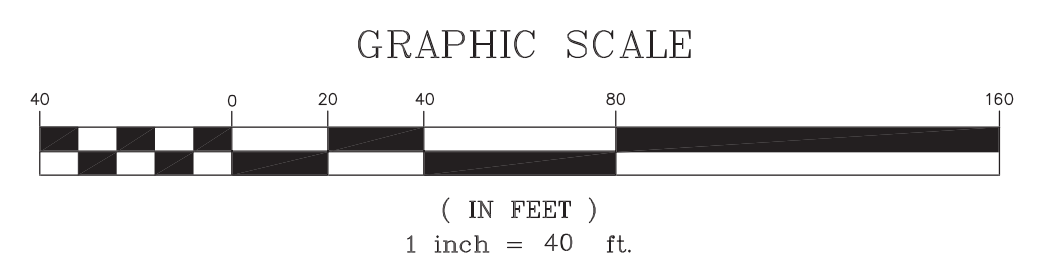
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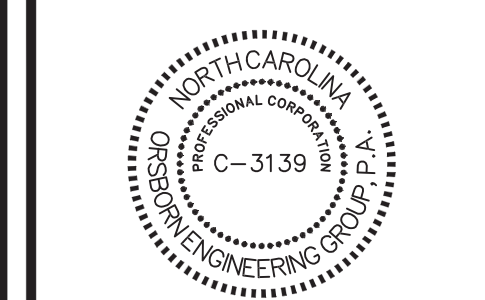
1 NETWORK REQUIRED STREET DESIGN BASED ON LOCAL OFFICE/COMMERCIAL WIDE STREET (U-05)
 NTS



ORSBORN ENGINEERING GROUP
 610 EAST MOREHEAD STREET, SUITE 106
 CHARLOTTE, NC 28202
 PJ 704-749-1432 • FJ 704-749-1433

SCHEMATIC SITE PLAN PHASE 2
 PETITION #2017-021
 FOR
 6300 CARMEL ROAD
 CHARLOTTE, NORTH CAROLINA

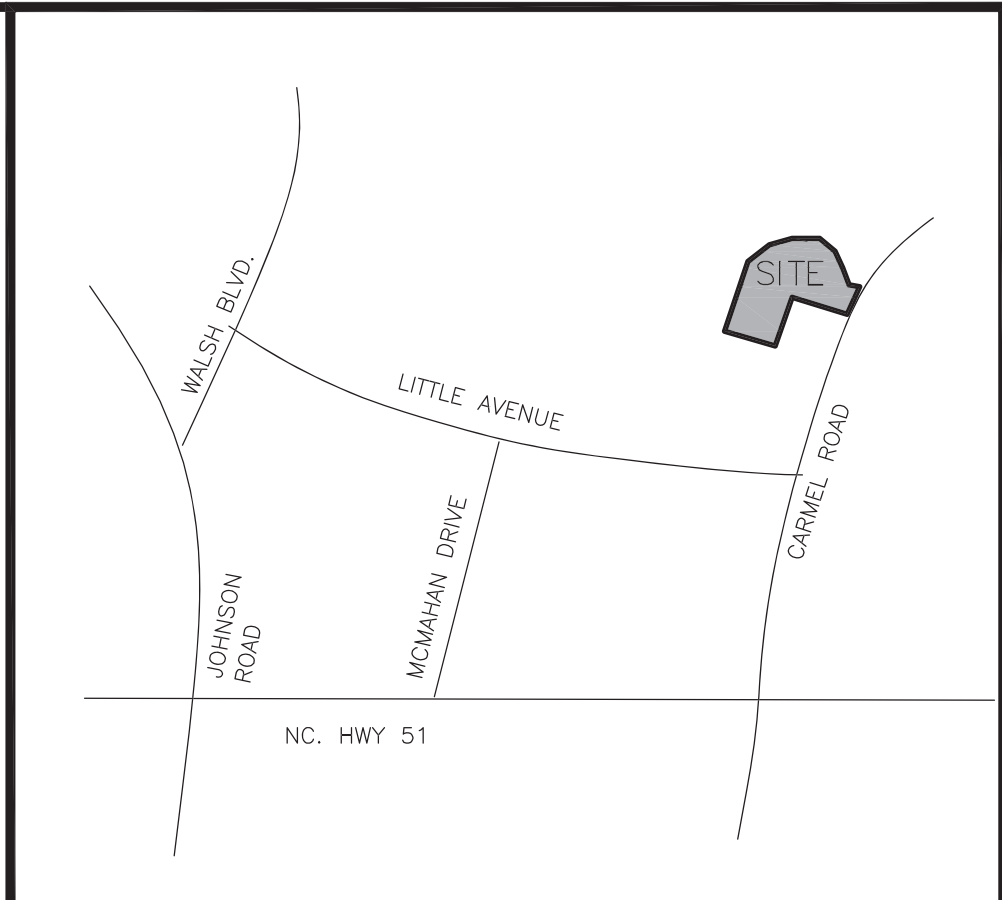
RED PARTNERS, LLC
 711 CENTRAL AVE.
 CHARLOTTE, NC 28204



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| APPROVED BY: | JCO |

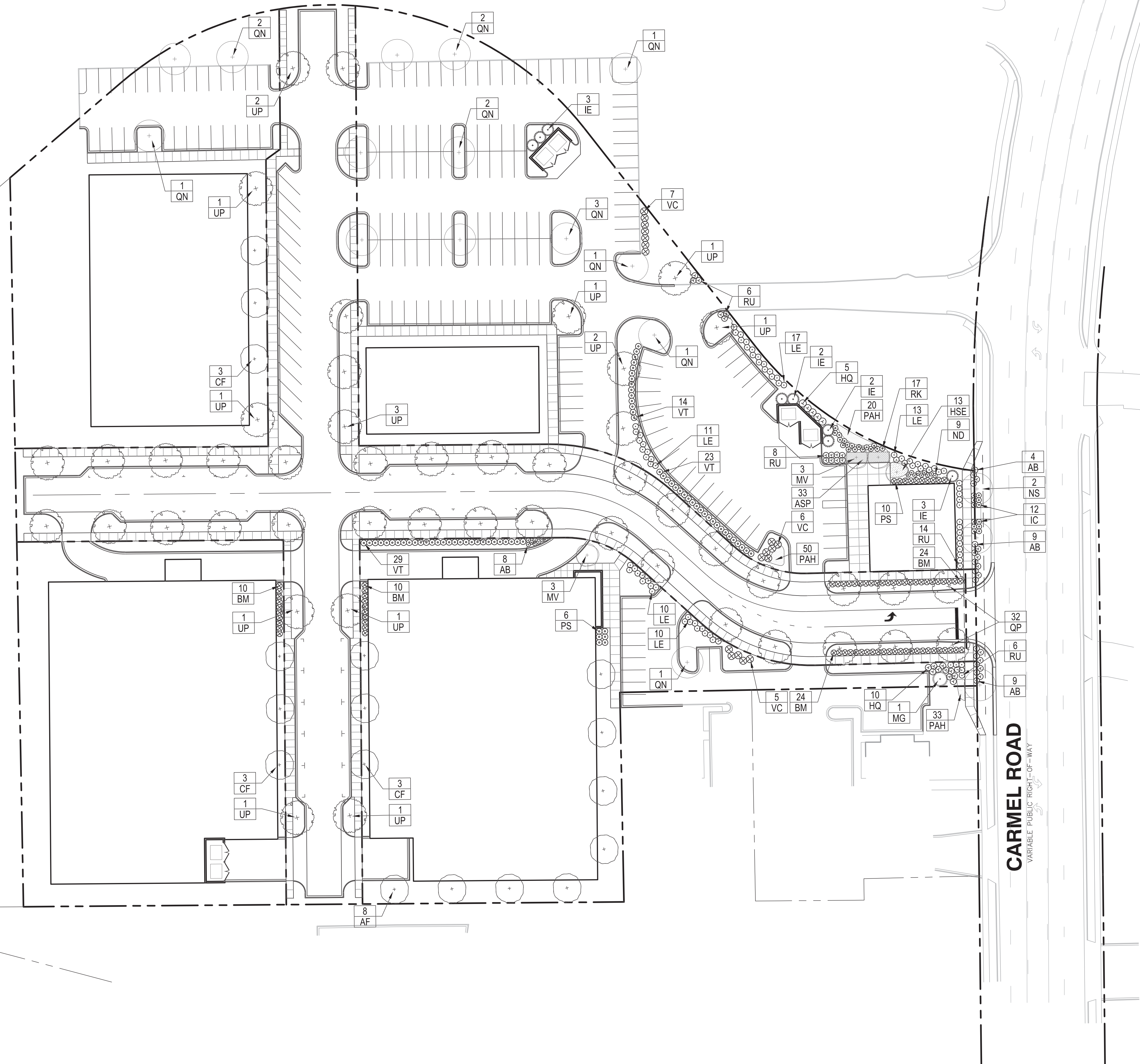
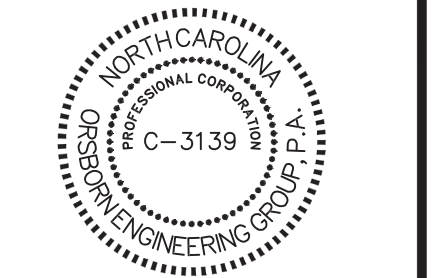
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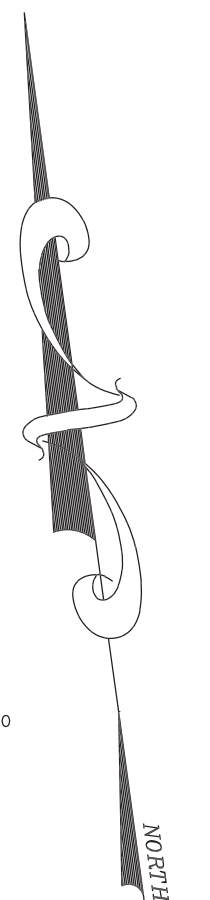
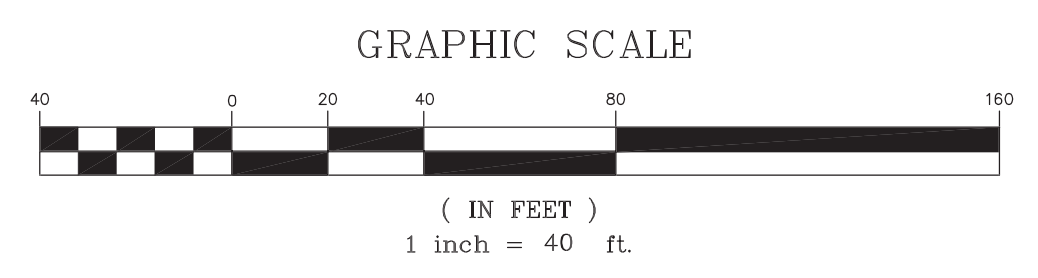
VICINITY MAP
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CONCEPTUAL LANDSCAPING PLAN
 PETITION #2017-021
 FOR
6300 CARMEL ROAD
 CHARLOTTE, NORTH CAROLINA

RED PARTNERS, LLC
 711 CENTRAL AVE.
 CHARLOTTE, NC 28204



| Key | Botanical Name | Common Name | Minimum Size |
|-------------------------------|---|--|-------------------|
| TREES | | | |
| AF | Acer x fremanii 'Autumn Blaze' | Autumn Blaze Freeman Maple | 2" cal. |
| CF | Cornus florida 'Appalachian Spring' | Appalachian Spring Dogwood | 8-10' ht. |
| IE | Ilex 'Emily Bruner' | Emily Bruner Holly | 6' ht. |
| MG | Magnolia grandiflora 'Haase' | Upright Southern Magnolia | 8-10' ht. |
| MV | Magnolia virginiana | Sweetbay Magnolia | 8-10' ht. |
| NS | Nyssa sylvatica | Black Gum | 2" cal. / 12' ht. |
| QN | Quercus nutalli | Nuttall Oak | 2" cal. / 12' ht. |
| QP | Quercus phellos | Willow Oak | 2" cal. / 12' ht. |
| UP | Ulmus parvifolia 'Allee' | Allee Lacebark Elm | 2" cal. / 12' ht. |
| SHRUBS | | | |
| AB | Abelia x grandiflora 'Little Richard' | Little Richard Abelia | 12-15" ht. |
| BM | Buxus microphylla 'Winter Gem' | Winter Gem Boxwood | 24-30" ht. |
| HQ | Hydrangea quercifolia 'Snow Queen' | Oak Leaf Hydrangea | 24-30" ht. |
| IC | Ilex cornuta 'Dwarf Burford' | Dwarf Burford Holly | 24-30" ht. |
| LE | Loropetalum chinense 'Ever Red' | Ever Red Loropetalum | 24-30" ht. |
| ND | Nandina domestica | Heavenly Bamboo | 24-30" ht. |
| PS | Prunus laurocerasus 'West Coast Laurel' | West Coast Schip Laurel (Upright Form) | 24-30" ht. |
| RK | Rosa 'Knock Out' | Knock Out Rose | 24-30" ht. |
| RU | Raphiolepis umbellata 'Snowcap' | Snowcap Indian Hawthorne | 24-30" ht. |
| VT | Viburnum tinus 'Spring Bouquet' | Spring Bouquet Laurustinus | 24-30" ht. |
| VC | Viburnum x burkwoodii 'Conoy' | Conoy Viburnum | 24-30" ht. |
| PERENNIALS AND GRASSES | | | |
| ASP | Achillea 'Summer Pastels' | Summer Pastels Yarrow | 1 qt. |
| HSE | Hosta 'Sum and Substance' | Sum and Substance Hosta | 1 gal. |
| PAH | Pennisetum alopecuroides 'Hameiri' | Dwarf Fountain Grass | 1 qt. |



May 08, 2017 - 12:48pm By: JMcIsler
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| NO. | DATE | REVISIONS |
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| 3 | 02/20/17 | REVISED PER COMMENTS |

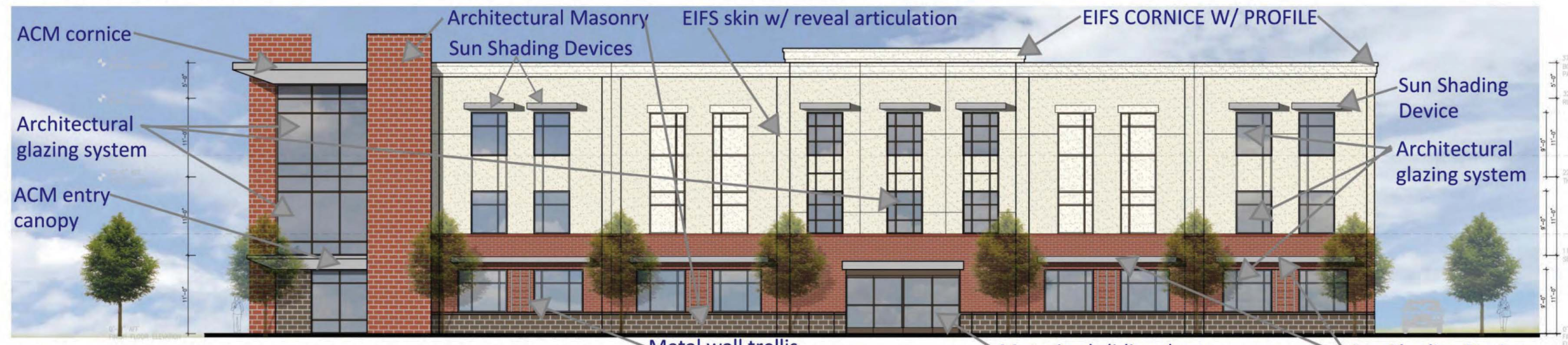
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| APPROVED BY: | JCO |
| RZ-3 | |

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| 2 | 03/20/17 | REVISED PER COMMENTS |

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| JOB # | 16026 |
| DATE: | 11/09/16 |
| SCALE: | NTS |
| DRAWN BY: | JAW |
| APPROVED BY: | JCO |



Building 2 - EAST ELEVATION

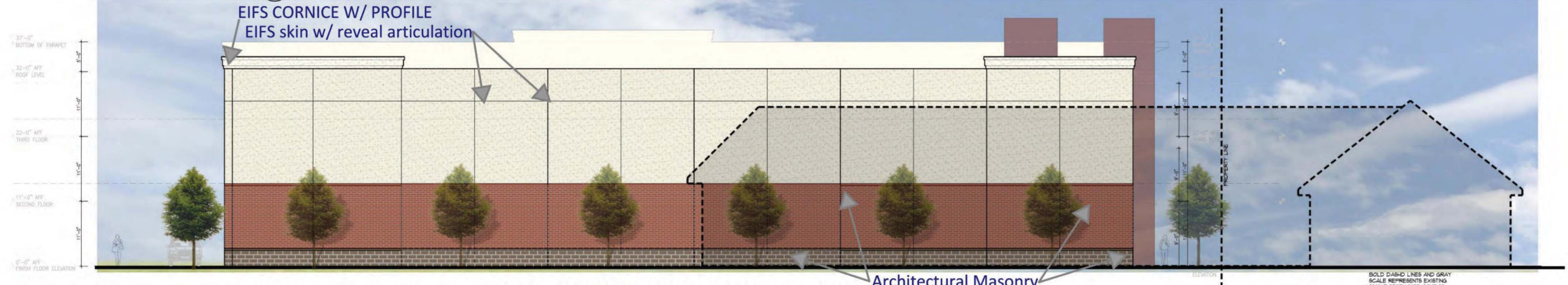


Building 2 - NORTH ELEVATION - BUILDING 3 NORTH ELEVATION SIMILAR

UPDATED ELEVATIONS FOR PROPOSED CLIMATE CONTROLLED STORAGE BUILDING ARE ON PAGES 5 AND 6.



Building 2 - WEST ELEVATION - BUILDING 3 EAST ELEVATION SIMILAR



Building 2 - SOUTH ELEVATION - BUILDING 3 SOUTH AND WEST ELEVATIONS SIMILAR

CHARLOTTE, NORTH CAROLINA
CARMEL ROAD RE-ZONING

C16087
 04.17.2017

Attached to Administrative

Approval

Solomon A. Fortune \$F
Solomon A. Fortune

EXTERIOR FINISH LEGEND

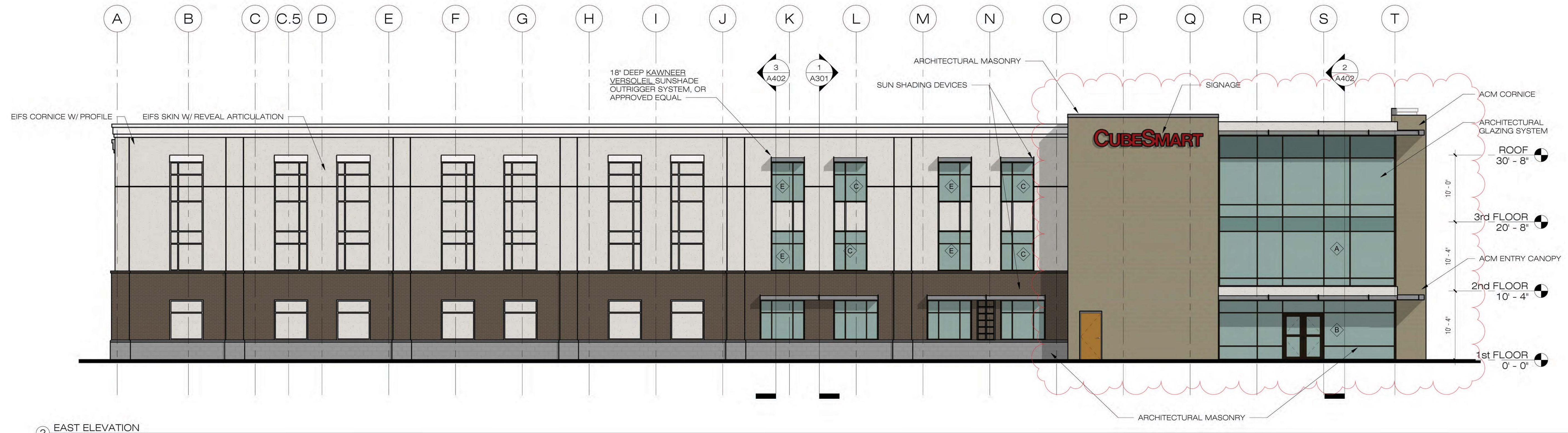
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| | BRICK 1 | | EIFS 1 |
| | BRICK 2 | | EIFS 2 |
| | BRICK 3 | | EIFS 3 |
| | BRICK ROWLOCK | | GLAZING |
| | ACM PANELS | | SPANDERAL |

STUDIO S
architecture
1429 bevis drive
charlotte, nc
28209
704.999.8787
jes@studios-pllc.com

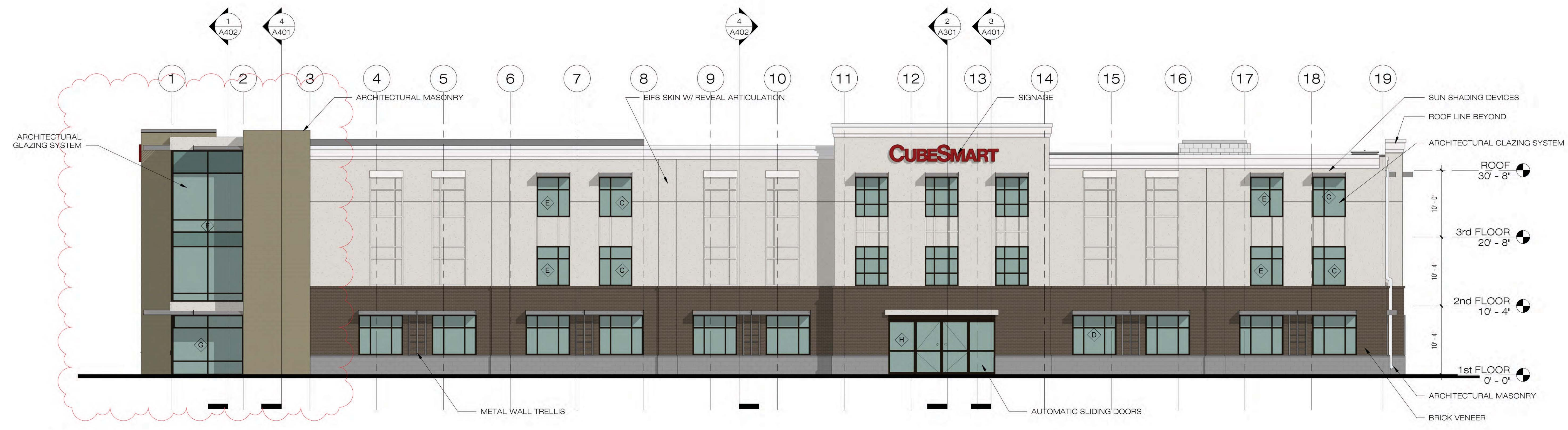
MAY 21, 2018

ZONING REVIEW SET

NOT FOR CONSTRUCTION



2 EAST ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

CARMEL CUBESMART
6300 CARMEL ROAD, CHARLOTTE, NC 28226

| | |
|-------------|-----|
| Issue Date: | --- |
| Revision: | △ |
| Revision: | △ |
| Revision: | △ |

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Project #18004

ELEVATIONS

A201

LAST SAVED BY RYAN 9:05 AM 18-05-21

Attached to Administrative
Approval

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Solomon A. Fortune

| EXTERIOR FINISH LEGEND | | | |
|------------------------|---------------|--|-----------|
| | BRICK 1 | | EIFS 1 |
| | BRICK 2 | | EIFS 2 |
| | BRICK 3 | | EIFS 3 |
| | BRICK ROWLOCK | | GLAZING |
| | ACM PANELS | | SPANDERAL |

STUDIO S
architecture
1429 bevis drive
charlotte, nc
28209
704.999.8787
jes@studios-pllc.com

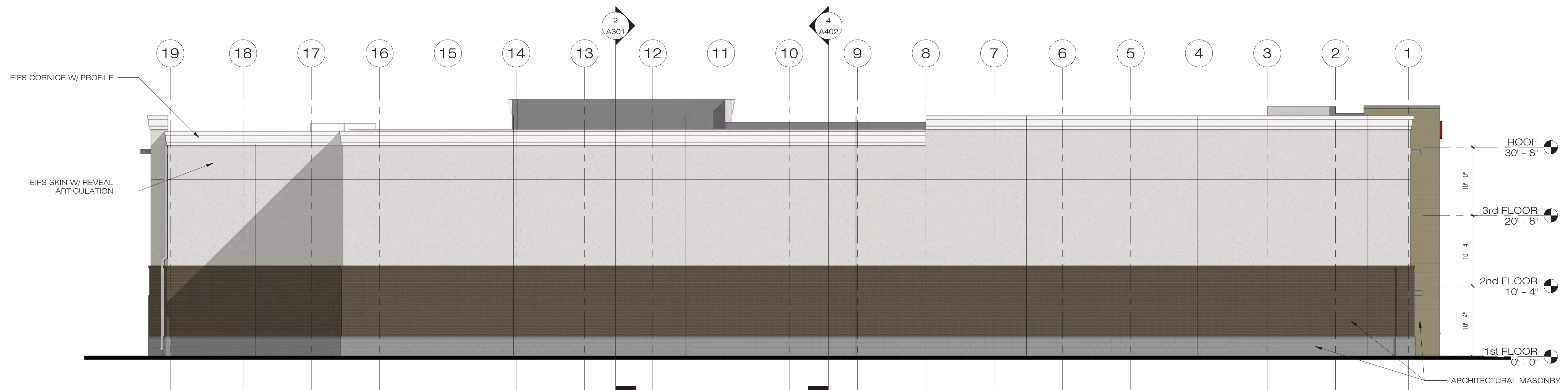
MAY 21, 2018

ZONING REVIEW SET

NOT FOR CONSTRUCTION



② WEST ELEVATION
1/8" = 1'-0"



① SOUTH ELEVATION
1/8" = 1'-0"

CARMEL CUBESMART
6300 CARMEL ROAD, CHARLOTTE, NC 28226

| Issue Date | Revision |
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| | 2 |
| | 3 |
| | 4 |

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Project #18004

ELEVATIONS

A202