

DEVELOPMENT STANDARDS

GENERAL PROVISIONS

- 1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY EASTWAY HOLDINGS II, LLC TO ACCOMMODATE THE CONVERSION OF AN APPROXIMATELY 46,892 SQUARE FOOT PORTION OF A RETAIL BUILDING FORMERLY OCCUPIED BY WAL-MART TO A CLIMATE CONTROLLED SELF-STORAGE FACILITY ON THAT APPROXIMATELY 2.95 ACRE SITE LOCATED ON THE WEST SIDE OF EASTWAY DRIVE SOUTH OF THE INTERSECTION OF EASTWAY DRIVE AND CENTRAL AVENUE (THE "SITE").
- 2. THE SITE IS A PORTION OF AN APPROXIMATELY 15.98 ACRE PARCEL OF LAND DESIGNATED AS TAX PARCEL NO. 129-091-21 (THE "PROPERTY"), AND THAT PORTION OF THE PROPERTY THAT IS NOT SUBJECT TO THIS REZONING PLAN IS THE SUBJECT OF A PENDING REZONING PETITION DESIGNATED AS REZONING PETITION NO. 2012-102.
- 3. UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE FOR THE B-D (CD) ZONING DISTRICT SHALL GOVERN THE USE AND DEVELOPMENT OF THE SITE.
- 4. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 6.207 OF THE ORDINANCE.

PERMITTED USES

- 1. THE SITE MAY BE DEVOTED ONLY TO A SELF-STORAGE FACILITY, SUCH FACILITY'S RENTAL AND MANAGEMENT OFFICES AND TO ANY ACCESSORY USES THAT ARE CLEARLY INCIDENTAL AND RELATED THERETO.
- 2. THE STORAGE OF HAZARDOUS MATERIALS IS PROHIBITED.

TRANSPORTATION

- 1. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF EACH VEHICULAR ACCESS POINT ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- 2. OFF STREET PARKING WILL MEET THE MINIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE.

ARCHITECTURAL STANDARDS

- 1. THE MAXIMUM HEIGHT OF THE BUILDING LOCATED ON THE SITE SHALL BE AS PERMITTED UNDER THE ORDINANCE.
- 2. NEW DUMPSTER AND RECYCLING AREAS WILL BE ENCLOSED ON ALL FOUR SIDES BY AN OPAQUE WALL OR FENCE WITH ONE SIDE BEING A HINGED OPAQUE GATE. IF ONE OR MORE SIDES OF A NEW DUMPSTER AND RECYCLING AREA ADJOIN A SIDE WALL OR REAR WALL OF THE BUILDING, THEN THE SIDE WALL OR REAR WALL OF THE BUILDING MAY BE SUBSTITUTED FOR THE WALL OR FENCE ALONG EACH SUCH SIDE.

STREETSCAPE AND LANDSCAPING

- 1. LANDSCAPING WILL MEET OR EXCEED THE REQUIREMENTS OF THE ORDINANCE.
- 2. A 100 FOOT CLASS B BUFFER SHALL BE ESTABLISHED ALONG THE SITE'S SOUTHERN BOUNDARY LINE AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN, WHICH BUFFER SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE. THIS 100 FOOT CLASS B BUFFER SHALL REMAIN UNDISTURBED, HOWEVER, THAT IN THE EVENT THAT THE EXISTING VEGETATION DOES NOT MEET THE TREE AND SHRUB REQUIREMENTS OF A CLASS B BUFFER, PETITIONER MAY INSTALL SUPPLEMENTAL PLANTINGS TO BRING THIS CLASS B BUFFER INTO COMPLIANCE WITH THESE REQUIREMENTS.

- 3. A 38 FOOT CLASS B BUFFER SHALL BE ESTABLISHED ALONG THE SITE'S WESTERN BOUNDARY LINE AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN, WHICH BUFFER SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE. PURSUANT TO SECTION 12.302(B) OF THE ORDINANCE, PETITIONER MAY REDUCE THE WIDTH OF THE 38 FOOT CLASS B BUFFER BY 25% BY INSTALLING A WALL, FENCE OR BERM THAT MEETS THE STANDARDS OF SECTION 12.302(B) OF THE ORDINANCE.
- 4. THE 38 FOOT CLASS B BUFFER SHALL NOT BE DISTURBED EXCEPT FOR REQUIRED DRIVEWAYS, SIDEWALKS, OR OTHER PEDESTRIAN PATHS, WALLS, FENCES, REQUIRED LANDSCAPING, LANDSCAPING MAINTENANCE AND REPLACEMENT OR THE INSTALLATION AND MAINTENANCE OF UTILITY LINES IN ACCORDANCE WITH SECTION 12.302(12) OF THE ORDINANCE.
- 5. WHERE EXISTING TREES AND NATURAL VEGETATION HAVE BEEN CLEARED WITHIN THE 38 FOOT CLASS B BUFFER TO ACCOMMODATE THOSE ITEMS SET OUT ABOVE IN PARAGRAPH 4, THE CLEARED AND UNIMPROVED AREAS WILL BE LANDSCAPED WITH TREES AND SHRUBS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
- 6. IN THE EVENT THAT AN ADJACENT PARCEL OF LAND IS EITHER REZONED TO A ZONING DISTRICT OR DEVOTED TO A USE THAT ELIMINATES OR REDUCES THE BUFFER REQUIREMENTS ON THE SITE, PETITIONER MAY REDUCE OR ELIMINATE, AS THE CASE MAY BE, THE RELEVANT BUFFER AREAS SET OUT ON THE REZONING PLAN ACCORDINGLY.

SIGNS

ALL NEW SIGNS INSTALLED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.

LIGHTING

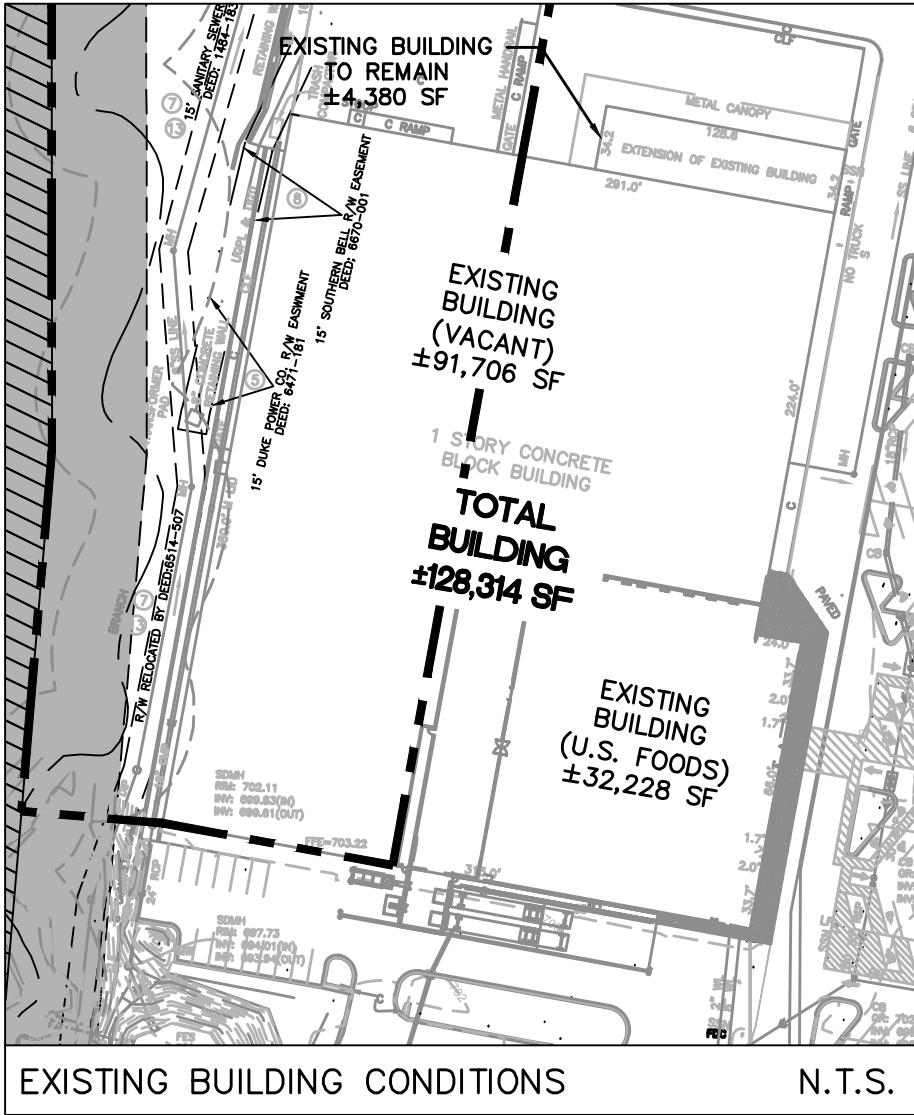
- 1. ALL NEWLY INSTALLED FREESTANDING LIGHTING FIXTURES ON THE SITE (EXCLUDING STREET LIGHTS) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
- 2. THE MAXIMUM HEIGHT OF ANY NEWLY INSTALLED FREESTANDING LIGHTING FIXTURE ON THE SITE SHALL BE 25 FEET.
- 3. ANY NEW LIGHTING FIXTURES ATTACHED TO THE BUILDING LOCATED ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.

BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

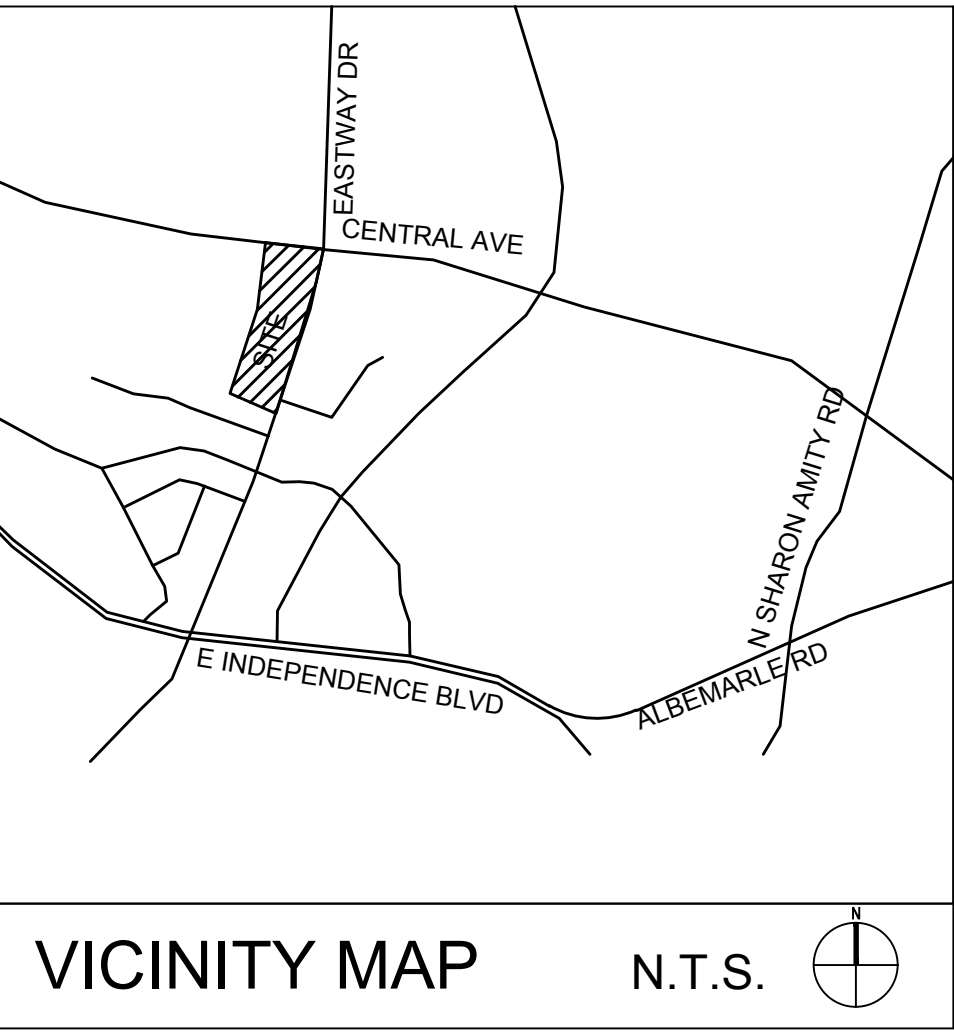
- 1. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
- 2. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
- 3. ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.

ADJACENT PROPERTY OWNERS

PROPERTY	PARCEL	OWNER	ADDRESS
1	12909144	DOUGLAS FRANKSSON SHERIDAN AND PATRICIA FALKNER	1452 CAROLYN DR. CHARLOTTE, NC 28205
2	12909143	GENE T LIVINGSTON	1458 CAROLYN DR. CHARLOTTE, NC 28205
3	12909142	MABLE VEY	1468 CAROLYN DR. CHARLOTTE, NC 28205
4	12909141	JAMES LAMARR JR. DRUMM AND EDWARD GRANT CURTIS JR.	1476 CAROLYN DR. CHARLOTTE, NC 28205
5	12909140	JOHN R JR ASBURY AND CAROL W	1482 CAROLYN DR. CHARLOTTE, NC 28205
6	12909139	PAULINE J ASBURY	1490 CAROLYN DR. CHARLOTTE, NC 28205
7	12909122	EASTWAY I HOLDINGS LLC	P.O. BOX 36799 CHARLOTTE, NC 28236
8	12909120	THE SOUTH STREET GROUP LLC (C/O SOLID ROCK PROPERTIES)	436 GARRISON SUITE A, GATONIA NC, 28054
9	12909117	ELROY CLARKSON JR COX	1545 PINECREST AVE, CHARLOTTE, NC
10	12909116	MUHAMMED HUTASUHUT	807 EAST NEW ORLEANS AVE, TAMPA, FL 33603
11	12909115	HARRY R FLORKE	1533 PINECREST AVE, CHARLOTTE, NC 28205
12	12909114	WILLIAM J RUNYAN	1527 PINECREST AVE, CHARLOTTE, NC 28205
13	12909113	JOSEPH C SOLAN	1524 PINECREST AVE, CHARLOTTE, NC 28205
14	12909112	JOSE P XAVIER	1515 PINECREST AVE, CHARLOTTE, NC 28205
15	12909111	GEORGE W WHITT	1509 PINECREST AVE, CHARLOTTE, NC 28205
16	12909110	LEE BEFORD	1501 PINECREST AVE, CHARLOTTE, NC 28205
17	12909109	MORICEAU PROPERTIES, LLC	3719 ASHFORD LEIGH CT, CHARLOTTE, NC 28269
18	12909145	MARGARET FISHER	1442 CAROLYN DR. CHARLOTTE, NC 28205

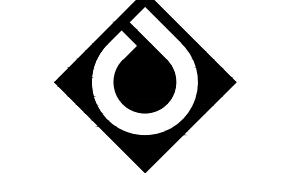
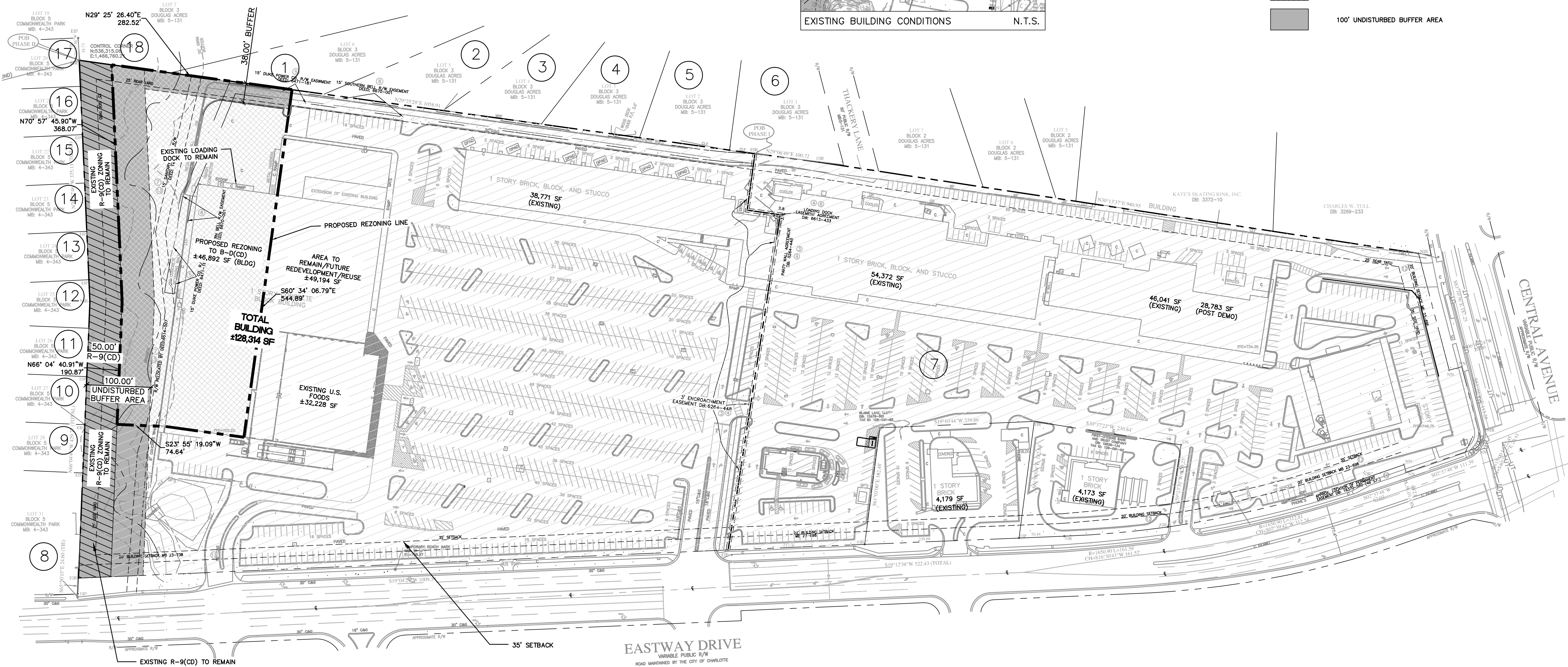


PETITIONER:	EASTWAY HOLDINGS II, LLC P.O. BOX 36799 CHARLOTTE, NORTH CAROLINA 28236
ACREAGE:	2.95 ± INCLUDED IN REZONING
TAX PARCEL #:	12909121(PORION OF)
EXISTING ZONING:	B-1SCD
PROPOSED ZONING:	B-D (CD)
EXISTING USES:	COMMERCIAL / RETAIL
PROPOSED USE:	SELF STORAGE
MAX. BUILDING HEIGHT PER THE ORDINANCE	
PARKING:	
REQUIRED:	12 SPACES
TOTAL PROVIDED:	12 SPACES
EXISTING BUILDING SUMMARY:	
EXISTING BUILDING:	96,086 SF
EXISTING U.S. FOODS:	32,228 SF
TOTAL EXISTING BUILDING SF:	128,314 SF
PROPOSED BUILDING SUMMARY:	
EXISTING BUILDING TO REMAIN B-1(SCD):	81,422 SF
EXISTING BUILDING TO BE REZONED:	46,892 SF
MAX ALLOWABLE FAR:	0.70, AS DEFINED BY THE ORDINANCE
PROPOSED FAR:	0.33



LEGEND

- PROPERTY TO BE RE-ZONED TO B-D(CD)
- SITE PLAN AMENDMENT; PETITION NO. 2012-102
- R-9(CD) ZONING
- 100' UNDISTURBED BUFFER AREA



ColeJenest & Stone

Shaping the Environment  
Realizing the Possibilities

Land Planning  
Landscape Architecture  
Civil Engineering  
Urban Design

200 South Tryon Street, Suite 1400  
Charlotte, North Carolina 28202  
P# 704.376.1555 F# 704.376.7851  
info@colejeneststone.com

EASTWAY  
HOLDINGS II,LLC  
PO BOX 36799  
Charlotte  
North Carolina 28236

EASTWAY  
CROSSINGS II

EASTWAY RD/CENTRAL AVE.  
Charlotte  
North Carolina 28284

REZONING PLAN  
PETITION # 2013-073

Project No.  
4189

Issued  
06/24/13

Revised

08/16/13 - PER CITY REVIEW COMMENTS  
09/20/13 - PER OWNER REVISIONS



SCALE: 1"= 80'  
0 40' 80' 160'

RZ1.0

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