

Development Standards

General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the rezoning petition filed by U-Haul of Charlotte to accommodate the conversion of an existing approximate 42,010 square foot vacant warehouse building to allow the "upfit" and development as a climate controlled self-storage facility within a portion of the existing approximately 6.8 acre site located on the south side of Albemarle Road.
- The "Site" (area to be included in this rezoning petition) is a portion of the approximate 6.8 acre parcel of land designated as Tax Parcel No.1331411 as the subject request (rezone from B-2 to B-D) being a portion of the overall Property, (approximately 1.4 acres) intended to support the requested use as Climate Controlled Self Service Storage (mini-warehouse) facility. The "Site" is further defined by the attached Metes and Bounds Legal description identifying areas that are the subject of this request. The approximate 7,000 square foot area within the existing 42,101 sq. ft. building is understood to be an allowed accessory use supporting both the existing U-Haul truck rental, service and retail sales facility which currently supports U-Haul retail and office uses and the tandem proposed U-Haul climate controlled self storage (mini-warehouse) facility, as further described in the permitted uses below. The B-2 zoned portion of the overall property is not the subject of this pending Rezoning Petition.
- 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.
- 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

- The "Site" may be devoted to a climate controlled self service storage facility, such facility's rental and management offices and to any accessory uses that are clearly incidental and related thereto. Accessory uses are known to include the existing U-Haul retail sales center facility, related moving equipment sales and rental, (known to include but are not limited to the sale of moving supplies, truck trailer rental, sale and rental of trailer hitch, existing propane rental) along with the operation and existence of related U-Haul business offices and U-Haul call center, each located within the existing 42,010 storage and office building. Each of these uses are acknowledged and approved as being approved accessory uses, supportive to the U-Haul business, intended to serve both the existing U-Haul truck rental facility (Zoned B-2) and the proposed U-Haul self-storage operation, (Zoned BD-CD).

Transportation

- 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.
- Parking will meet the minimum standards established under the ordinance.
Parking located within the tandem B-2 zoned portion of the 6.8 acre property. May be utilized to satisfy requirements for the proposed climate controlled self service storage facility, service storage facility.

Architectural Standards

- Petitioner has included, on Sheet 2 of 2 of the Rezoning Plan, proposed conceptual facade renderings to convey building facade enhancements planned to be a part of the proposed climate controlled self-storage use to be located within the existing 42,010 sq. ft. building.
- 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 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.

Landscaping and Screening

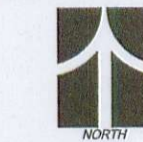
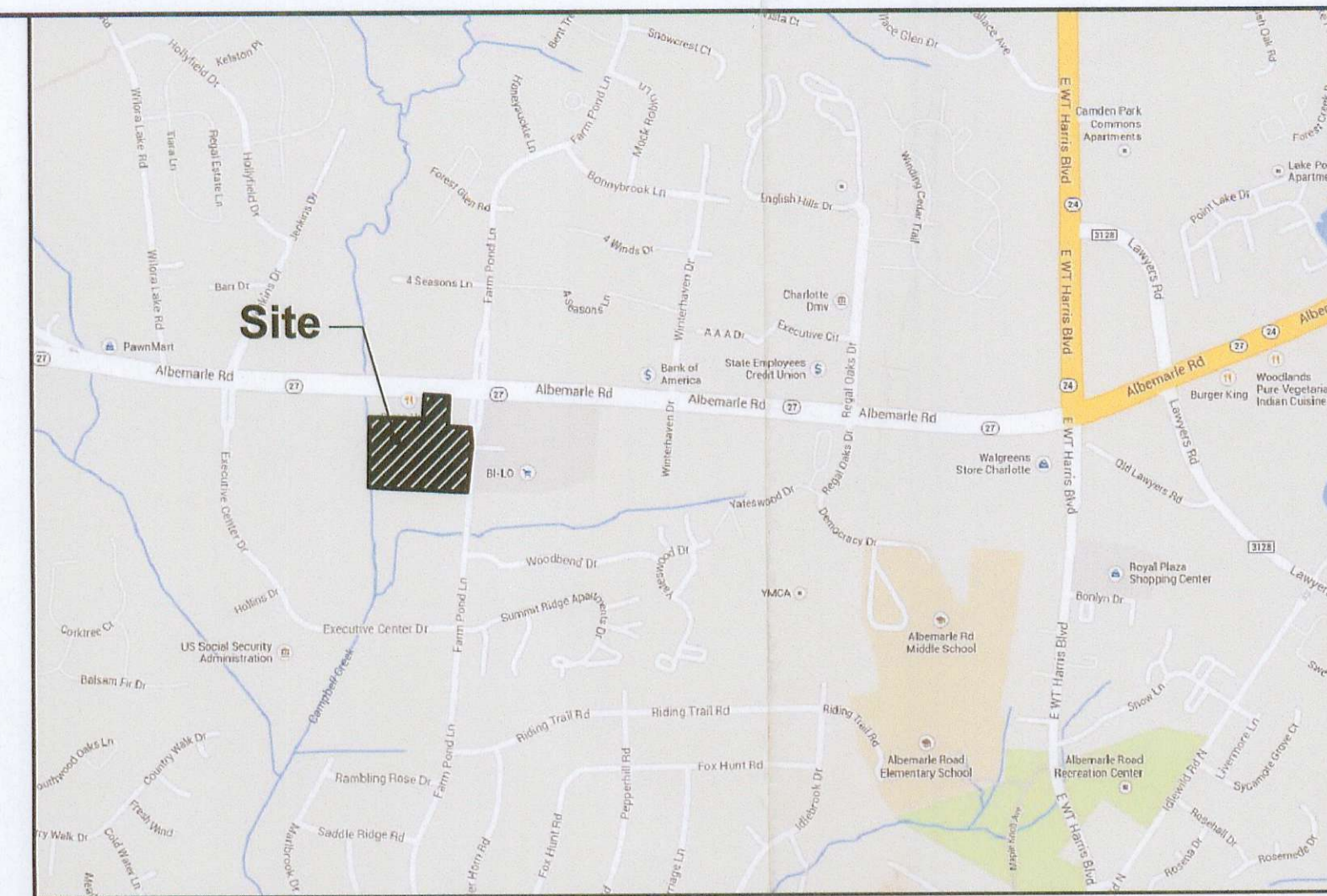
- Landscaping within the proposed B-D zoned area will meet or exceed the requirements of the ordinance.
- In an effort to further screen and soften the edge of the existing U-Haul facility building, near the southernmost Farm Pond Lane entrance, Petitioner proposes to plant a large maturing shade tree and extend the turf areas to provide more greenery in the areas shown on sheet 2 of 2 of the rezoning plan, landscape screening detail 'A' and as further illustrated in the conceptual screening concept photo B. The location and extent of actual turf area to be expanded and the placement of the proposed shade tree installation, will be based on maintaining a suitable access width at the Farm Pond Lane entrance to accommodate delivery vehicles, tractor trailer and fire truck access requirements associated with providing fire protection to support the safe and continued operation of this facility.
- In efforts to provide screening of mechanical equipment located on the roof of the existing U-Haul warehouse facility, Petitioner proposes to install a parapet lattice type screen as further illustrated in proposed "conceptual screening photo 'B' on sheet 2 of 2, to screen existing mechanical/ A/C equipment from view of the southern property (existing daycare facility). Proposed lattice/ parapet screen to be located in an area as shown in conceptual screening photograph B.

Lighting

- 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.
- The maximum height of any newly installed freestanding lighting fixture on the site shall be 25 feet.
- 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

- 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.
- 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.
- 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.



Vicinity Map

Not to Scale

PETITIONER:

ACREAGE (ENTIRE SITE) - PARCEL #13314111
ACREAGE INCLUDED IN PROPOSED REZONING

EXISTING ZONING:
PROPOSED ZONING:

EXISTING USE:
PROPOSED USE:

MAX. BUILDING HEIGHT:

BUILDING SUMMARY:
EXISTING BUILDING SF:
PROPOSED AREA FOR MINI-WAREHOUSING

FAR:

MAXIMUM ALLOWABLE:
PROPOSED:

U-Haul Real Estate Co.

+/- 6.8 Acres
+/- 1.4 Acres

B-2
B-D (CD)

Commercial/Retail/Office
Commercial/Retail/Office
and Mini-warehousing

40'

+/- 42,010 SF
+/- 42,010 SF

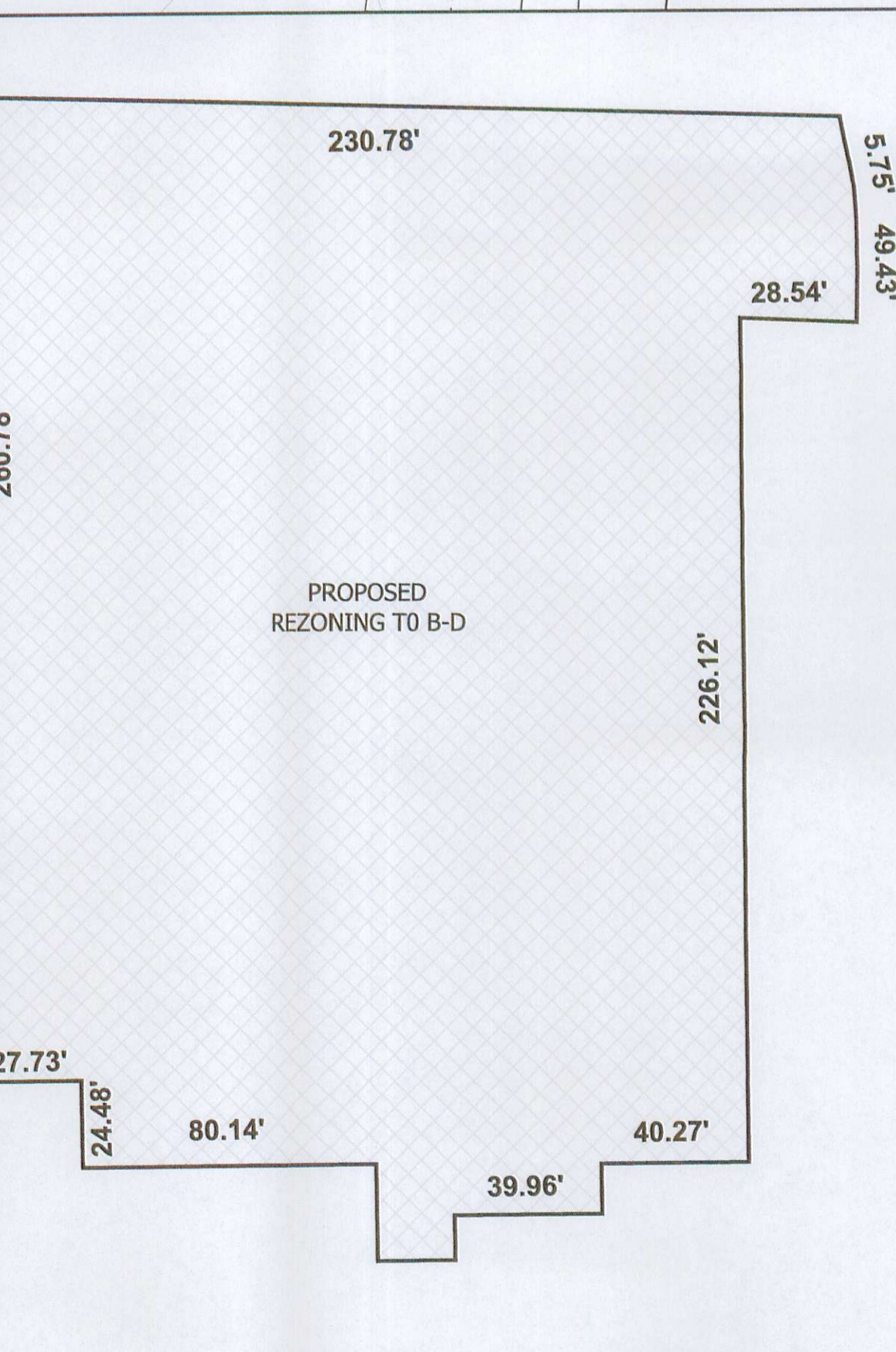
.70
+/- .69

Legend:

- Property to be Rezoned B-D (CD)
- Property to remain Zoned as B-2
- Existing UHaul Facility
- Existing Access

Adjacent Property Owners:

- PID# 13314113
MECKLENBURG COUNTY
C/O REAL ESTATE/FINANCE DEPT
800 E 4TH STREET 11TH FLOOR
CHARLOTTE, NC 28202
ZONED O-1
- PID# 13314112
CLARK REAL ESTATE LLC
ATTN: REGIONAL ASSET MGR-EAST
650 N.E. HOLLADAY ST, SUITE 1400
PORTLAND, OR 97232
ZONED O-1
- PID# 13314119
MECKLENBURG COUNTY
C/O REAL ESTATE/FINANCE DEPT
800 E 4TH STREET 11TH FLOOR
CHARLOTTE, NC 28202
ZONED O-1
- PID# 13314120
CHARLOTTE EAST LLC
C/O ROGER W KELLOGG
5500 EXECUTIVE CENTER DRIVE, STE 110
CHARLOTTE, NC 28212
ZONED O-1
- PID# 13314115
CHARLOTTE EAST LLC
C/O ROGER W KELLOGG
5500 EXECUTIVE CENTER DRIVE, STE 110
CHARLOTTE, NC 28212
ZONED O-1
- PID# 13317128
SOUTHWOOD REALTY COMPANY
P.O. BOX 280
GASTONIA, NC 28053
ZONED R-17 MF
- PID# 13317130A
FARM POND ASSOCIATES
121 W TRADE ST, STE 2700
CHARLOTTE, NC 28202
ZONED B-2
- PID# 13317113
BWN INVESTMENT INC
C/O SAM'S MART LLC
7935 COUNCIL PL, STE 200
MATTHEWS, NC 28105
ZONED B-2
- PID# 13314110
HENRY BARGIAN
P.O. BOX 25355
FRESNO, CA 93729
ZONED B-2
- PID# 13314102
INC ORANGE GROVE UTILITIES
P.O. BOX 2969
GULFPORT, MS 39503
ZONED B-2
- PID# 13314104
LTD HORIZON ASSOCIATES
P.O. BOX 36626
CHARLOTTE, NC 28236
ZONED B-2
- PID# 13314106
CHURCH OF CHARLOTTE
CENTRAL UNITED METHODIST
6030 ALBEMARLE RD
CHARLOTTE, NC 28212
ZONED O-1
- PID# 10316308
ATTN: TAX DEPT -
PB05B DUKE POWER CO
422 S CHURCH ST
CHARLOTTE, NC 28242
ZONED O-1
- PID# 10316302
WOODSCAPE RENTALS INC
5616 FARM POND LANE
CHARLOTTE, NC 28205
ZONED B-2
- PID# 10316306
CARNICERIA JALISCO INC
6127 ALBEMARLE RD
CHARLOTTE, NC 28212
ZONED B-2
- PID# 10316307
BY MERGER CORT FURNITURE RENTAL
15000 CONFERENCE CENTER DR, STE 440
CHANTILLY, VA 20151
ZONED B-2
- PID# 10316305
BRAKE & MUFFLER EXPRESS INC
4212 MIDDLE STREAM RD
CHARLOTTE, NC 28213
ZONED B-2
- PID# 10316303
QUTAIBA R ALTAWATI
1415 TORRENCE GROVE CHURCH RD
CHARLOTTE, NC 28213
ZONED B-2
- PID# 10316304
SAMS'S MART INC
C/O SAM'S MART LLC
7935 COUNCIL PL, STE 200
MATTHEWS, NC 28105
ZONED B-2
- PID# 10316107
MCDONALD'S REAL ESTATE COMPANY
3070 SENNA DRIVE, STE A
MATTHEWS, NC 28105
ZONED B-2



Zoning Area Detail - A

Not to Scale



APPROVED BY
CITY COUNCIL

JAN 20 2015

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ESP Associates, P.A.

CLIENT

U-Haul Co. of Charlotte

6216 Albemarle Road
Charlotte, NC
28212

SHEET TITLE

Rezoning Plan Petition #2014-108

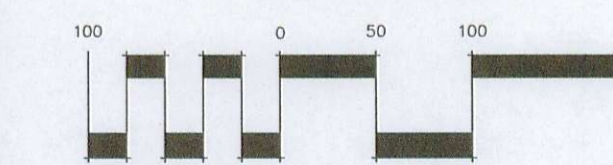
"For Public Hearing"

PROJECT

Albemarle Road U-Haul

PROJECT LOCATION Charlotte, NC

GRAPHIC SCALE



| PROJECT NO | CT22.100 | | |
|-----------------------------|--|----|----------------------------|
| DRAWING | CT22 - Uhaul Albemarle Rd - Rezoning Submittal.dwg | | |
| DATE | 10/16/14 | | |
| DRAWN BY | GW | | |
| CHECKED BY | PT | | |
| AGENCY / SUBMITTAL REVISION | | | |
| NO. | DATE | BY | REVISION |
| 01 | 11/14/14 | GW | revised per staff comments |
| 02 | 12/18/14 | GW | revised per staff comments |

**APPROVED BY
 CITY COUNCIL**

JAN 20 2015

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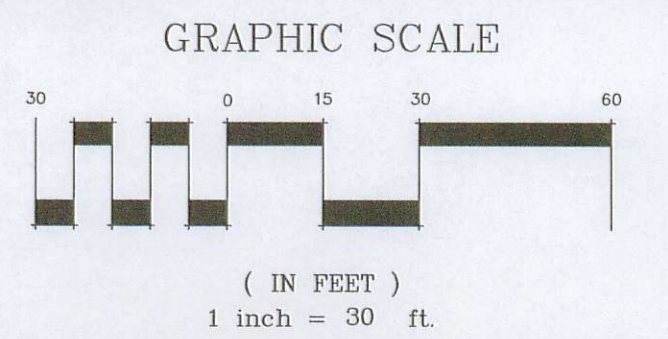
SHEET TITLE

**Rezoning Plan
 Petition #2014-100
 Exhibits/Photos/Details**

PROJECT

**Albemarle
 Road
 U-Haul**

PROJECT LOCATION Charlotte, NC



PROJECT NO CT22.100

DRAWING CT22 - Uhaul Albemarle Rd - Rezoning Submittal

DATE 10/16/14

DRAWN BY GW

CHECKED BY PT

AGENCY / SUBMITTAL REVISION

| NO. | DATE | BY | REVISION |
|-----|----------|-------|----------------------------|
| 01 | 11/14/14 | GW/AH | revised per staff comments |
| 02 | 12/18/14 | GW | revised per staff comments |



Conceptual Facade Improvements View from Albemarle Rd.



Conceptual Facade Improvements View from Farm Pond Lane



Existing Conditions Photo A



Conceptual Screening Concept Photograph B

Decorative parapet to screen air conditioning equipment

Addition of Shade Tree

Turf/Greenspace expanded and driveway narrowed