Development Standards

General Provisions

- 1. 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 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.
- 2. 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 1.2 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 remainder of the property, along with an approximate 7,000 square foot area within the existing 42,101 square foot building building is understood as not being included or apart of this rezoning plan and will remain zoned as B-2, along with remaining area of the property, supporting an existing U-Haul truck and trailer rental business along with related U-Haul retail sales and related office uses. The B-2 zoned portion of the overall property is not the subject of this pending Rezoning
- 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 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.
- 2. The storage of hazardous materials is prohibited.

ZONED O-I

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.

(16)

EXISTING U-HAUL TRUCK RENTAL

19

ZONED B-2

PROPOSED

REZONING TO B-D

ZONED O-I

(15)

ZONED LB-2-

AREA TO REMAIN

ZONED B-2

ALBEMARLE ROAD

ZONED O-I

2. Parking will meet the minimum standards established under the ordinance

3. 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.

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 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

Streetscape and Landscaping

Landscaping within the proposed B-D zoned area will meet or exceed the requirements of the ordinance.

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.

58.39'

27.25

27.73

68.22'

AREA TO REMAIN

ZONED B-2/

68.22'

80.14

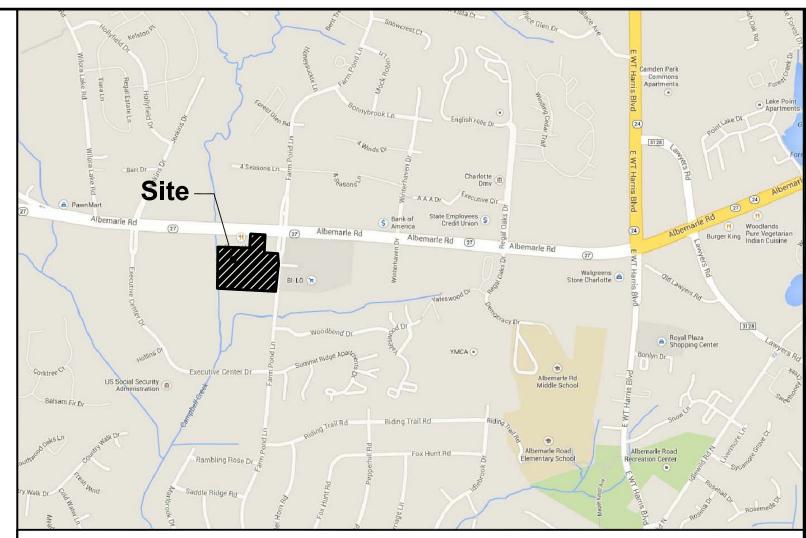
230.78'

- 112.55'-

PROPOSED

REZONING TO B-D

40.27'





Vicinity Map

Not to Scale

U-Haul Real Estate Co.

Commercial/Retail/Office

Commercial/Retail and

Mini-warehousing

+/- 6.8 Acres

+/- 1.2 Acres

B-2

B-D (CD)

9 spaces

9 spaces

.70

+/- 42,010 SF

up to 35,010 SF

PETITIONER:

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

EXISTING ZONING: PROPOSED ZONING:

EXISTING USE:

PROPOSED USE:

MAX. BUILDING HEIGHT:

PARKING:

REQUIRED: PROVIDED:

BUILDING SUMMARY: EXISTING BUILDING SF:

PROPOSED AREA FOR MINI-WAREHOUSING

FAR:

MAXIMUM ALLOWABLE: PROPOSED:

Legend:

Property to be Rezoned B-D (CD)

Property to remain Zoned as B-2

Proposed Rezoning Line

28.54'

Existing Access

Area within existing 42,010 SF building to remain zoned as B-2 (not included in this request)

Adjacent Property Owners:

- . FARM POND LN PID# 11314113 MECKLENBURG COUNTY C/O REAL ESTATE/FINANCE DEPT ZONED 0-1
- 5750 FARM POND LN PID# 13314112 CLÄRK REAL ESTATE LLC ATTN: REGIONAL ASSET MGR-EAST ZONED 0-1
- . EXECUTIVE CENTER DR PID# 11314119 MECKLENBURG COUNTY C/O REAL ESTATE/FINANCE DEPT ZONED 0-1
- 1. FARM POND LN PID# 13314120 CHARLOTTE EAST LLC C/O ROGER W KELLOGG ZONED 0-1
- 5832 FARM POND LN PID# 13314115 CHARLOTTE EAST LLC C/O ROGER W KELLOGG ZONED 0-1
- . FARM POND LN PID# 13317128 SOUTHWOOD REALTY COMPANY ZONED R-17 MF

- 6320ALBEMARLE RD 5739 FARM POND LN PID# 13317130A FARM POND ASSOCIATES
- 8. 6233 ALBEMARLE RD PID# 13317113 BWN INVESTMENT INC C/O SAM'S MART LLC ZONED B-2
- 9. 6230 ALBEMARLE RD PID# 13314110 HENRY BARIGIAN

ZONED B-2

- 10. 6200 ALBEMARLE RD PID# 13314102 INC ORANGE GROVE UTILITIES ZONED B-2
- 11. ALBEMARLE RD PID# 13314104 LTD HORIZON ASSOCIATES ZONED B-2
- 12. 6030 ALBEMARLE RD PID# 13314106 CHURCH OF CHARLOTTE CENTRAL UNITED METHODIST ZONED 0-1
- 13. 6111 ALBEMARLE RD PID# 10316308 ATTN: TAX DEPT -PB05B DUKE POWER CO ZONED 0-1

- 14. ALBEMARLE RD PID# 10316302 WOODSCAPE RENTALS INC ZONED B-2
- 15. 6127 ALBEMARLE RD PID# 10316306 CARNICERIA JALISCO INC ZONED B-2
- 16. 6201 ALBEMARLE RD PID# 10316307 BY MERGER CORT FURNITURE RENTA ZONED B-2
- 17. 6211 ALBEMARLE RD PID# 10316305 BRAKE & MUFFLER EXPRESS INC ZONED B-2
- 18. ALBEMARLE RD PID# 10316302 WOODSCAPE RENTALS INC ZONED B-2
 - 19. 6233 ALBEMARLE RD PID# 10316304 SAMS'S MART INC C/O SAM'S MART LLC ZONED B-2
 - 20. 6301 ALBEMARLE RD PID# 10316107 MCDONALD'S REAL ESTATE COMPANY ZONED B-2



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U-Haul Co. of Charlotte

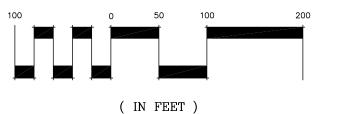
6216 Albemarle Road Charlotte, NC 28212

Rezoning Plan Petition #2014-XXX

"For Public Hearing"

Albemarle Road **U-Haul**

ROJECT LOCATION Charlotte, NC GRAPHIC SCALE



1 inch = 100 ft.

CO19.100 CRdd — Uhaul Albemarle Rd — Rezoning Submittal.dwg 08/25/14

DRAWN BY CHECKED BY AGENCY / SUBMITTAL REVISION REVISION



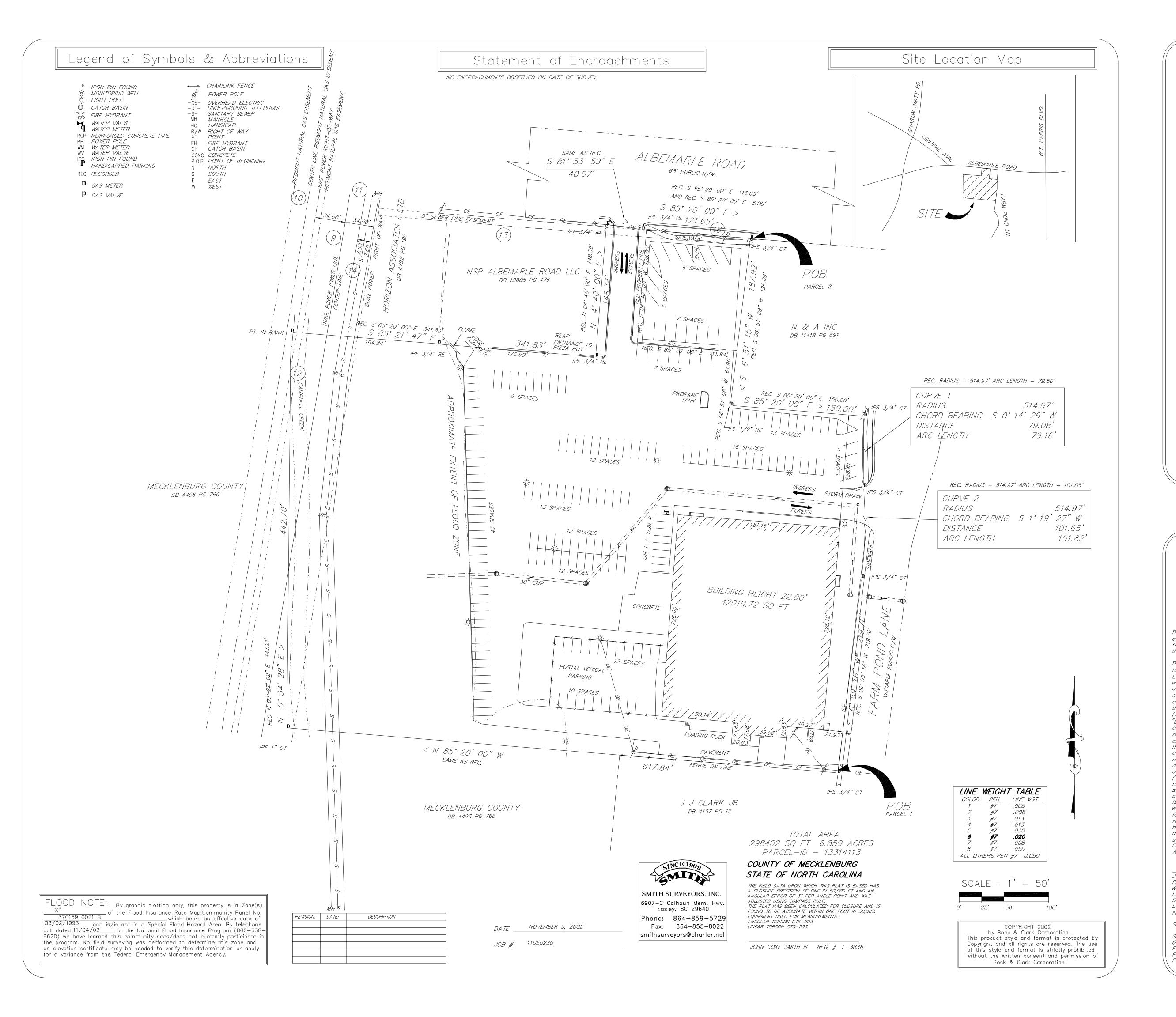
ZONED R-17 MF

POND

REZONING LINE

<u>IZON</u>ÉD B-2

ZONED B-2



Legal Description

The land referred to in this commitment is located in Mecklenburg County, State of North Carolina, and is described as follows:

BEGINNING at an E.I.P on the Westerly right-of-way of Farm Pond Lane, said point being the Northeast corner of the J.J. CLARK, JR. property c/o KINDER-CARE REAL ESTATE, recorded in Deed Book 4157, at page 12 of the Register of Deeds for Mecklenburg County, North Carolina;

THENCE North 85 degrees 20 minutes 00 seconds West, 617.84 feet to an E.I.P.;
THENCE North 00 degrees 27 minutes 02 seconds East, 443-21 feet to an E.I.P;
THENCE South 85 degrees 20 minutes 00 seconds East, 341.83 feet to an E.I.P.;
THENCE North 04 degrees 40 minutes 00 seconds East, 148.39 feet to an E.I.P. on
the Southerly right-of-way of Albemarle Road

the Southerly right—of—way of Albemarle Road,
THENCE with said right—of—way in two courses and distances,

(1) South 81 degrees 53 minutes 59 seconds East, 40.07 feet

to a point; and

(2) South 85 degrees 20 minutes 00 seconds East, 5.00 feet to an B.I.P.;

THENCE South 04 degrees 40 minutes 00 seconds West, 126-00 feet to an E.I.P.;

THENCE South 85 degrees 20 minutes 00 seconds East, 111-84 feet to an E.I.P.;

THENCE South 06 degrees 51 minutes 08 seconds West, 61-90

feet to an E.I.P.;

THENCE South 85 degrees 20 minutes 00 seconds East, 150-00 feet to an E.I.P. on the Westerly right-cf-way of Farm Pond Lane,
THENCE with said right-of-way and with the arc of a circular curve to the left

THENCE with said right—of—way and with the arc of a circular curve to the left, having a radius of 514.97 feet and an arc distance of 79.58 feet to a point; THENCE with the arc of a circular curve to the right, having radius of 514.97 feet and an arc distance of 101.65 feet to point;

radius of 5/4.97 feet and an arc distance of 701.65 feet to point;
THENCE South 06 degrees 59 minutes 18 seconds West, 219.76 feet to the point of beginning, and containing 6.724 acres, as shown on a survey by R.B. PHARR & ASSOCIATES, dated May 7, 1984.

BEGINNING at an E.I.P. on the Southerly right-of-way of Albemarle Road, said point being North 85 degrees 20 minutes 00 seconds West, 150.0 feet from the Westerly right-of-way of Farm Pond Lane;

THENCE South 06 degrees 51 minutes 08 seconds West, 126-09 feet to an E.I.P.; THENCE North 85 degrees 20 minutes 00 seconds West, 111.84 feet to an E.I.P.; THENCE North 04 degrees 40 minutes 00 seconds East, 126.0 feet to an E.I.P. on the Southerly right-of-way of Albemarle Road; THENCE with said right-of-way, South 85 degrees 20 minutes 00 seconds East, 116.65 feet to the point of beginning, and containing 0.331 acre, as shown on a survey by R.B. PHARR & ASSOCIATES, dated May 7, 1984.

THE ABOVE DESCRIBED PROPERTY IS THE SAME PROPERTY INSURED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY UNDER COMMITMENT NO. 75003353, DATED OCTOBER 25, 2002.

ALTA/ACSM Land Title Survey

for U-Haul AREC

6216 Albemarle Road, Charlotte, NC County of Mecklenburg, State of NC 780063

The undersigned being a registered surveyor of the State of North Carolina hereby certifies to [INSERT NAME OF BORROWER] FIDELITY NATIONAL TITLE INSURANCE OF NEW YORK; MERRILL LYNCH MORTGAGE CAPITAL, BOCK & CLARK CORPORATION; and each of their respective successors and assigns, as of the date below, as follows:

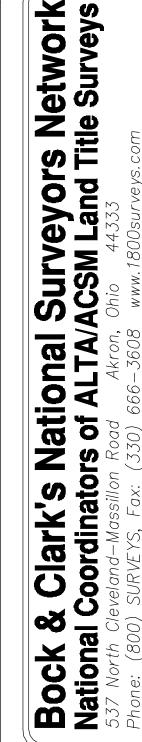
This print of survey actually was made on the ground on [INSERT DATE SURVEY WAS MADET in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, with accuracy and precision requirements modified to meet current minimum angular and linear tolerance requirements of the state in which the subject property is located, contains Items 2, 3, 4, 6, 7(a), 7(b)(1), 7(b)(3), 7(c) 8, 9, 10, 11, 13, 14, 15 and 16 of Table A thereto, and correctly shows: Except as shown on this survey that, (i) there are no visible discrepancies, conflicts, shortages in area or boundary line conflicts, (ii) the land described herein together with all buildings and improvements thereon (the "<u>Property</u>") does not serve any adjoining property for drainage, utilities or ingress or egress, (iii) the Property has access to and from a duly dedicated and accepted public roadway, (iv) this survey reflects boundary lines of the land, which "close" by engineering calculations, (v) all utility services to the Property either enter the Property through adjoining public streets, or this survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land to the extent visible or known to the undersigned, (vi) the Property does not lie within an area designated as a flood hazard area by any map or publication of the U.S. Department of Housing and Urban Development or the Federal Emergency Management Agency and (vii) the Property and only the Property constitutes one or more separate and complete tax lots. All zoning use and density classifications and all building restrictions and setback lines are properly shown hereon. The undersigned has received and examined a copy of the Commitment for Title Insurance No. 75003353, dated October 14, 2002, issued by Fidelity National Title Insurance of New York, with respect to the Property, as well as a copy of each instrument listed therein. The location of each exception set forth in such Commitment, to the extent it can be located, has (with recording reference and reference to the exception number of the Commitment) been shown hereon. The undersigned further certifies that Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, the survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys.

John C Smith III
Registration No. L—3838
Within the State of NC
Date of Survey: November 11, 2002
Date of Last Revision:
Date Printed:
Network Project No. 20020661/74

Survey Prepared by:

Smith Surveyors, Inc. 6907C Calhoun Memorial Highway Easley, SC 29640 Phone: 864–859–5729 Fax: 864–855–8022

Sheet 1 of 2



Notes Corresponding to Schedule B

- 6. Easement Agreement and Declaration of Restrictions dated February 21, 1984, between RHODES REALTY, N.V.; SAHAB PROPERTIES, LTD., and HORIZON ASSOCIÁTES 1, LTD., f led February 22, 1984 an recorded in Book 4793, page 296, Mecklenburg County Registry. This item affects the property. The following items are include:
 - 6-(2) Deed book 3166 page 469 this item was not provided to the surveyor 6-(3) Deed book 1561 page 601 is plotted as exception No. 9
 - 6-(4) Deed book 2646 page 207 is plotted as exception No. 10
 - 6-(5) Sewer easement to Southern National Bank of North Carolina is plotted as exception
 - 6-(6) Right-of-way of Albemarle Road and Farm Pond Lane The property boundary is
 - 6-(7) Deed book 3902 page 238 is the same as exception No. 15
 - 6-(8) Same as exception No. 12
 - 6-(9) 15' from centerline of Campbell Creek for improvement of thereof. 6—(10) Deed book 3138 page 27 is plotted as exception No. 11
 - 6-(11) 30' wide easement for water and sewer to City of Charlotte dated August 2, 1974, information pertaining to this item was not provided to the surveyor.
- 7. Easements to DUKE POWER COMPANY, recorded in Book 888, page 406; Book 938, page 504; Book 1025, page 98; and Book 878, page 105, Mecklenburg County Registry.
 The document refer to owners from 1936, 1937, 1939 1940, 1941. This item is not
- 8. Easements to SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, recorded in Book 959 page 335 and Book 1072, page 552, Mecklenburg County Registry. This item may or may not affect the property. This item may or may not affect the property. The documents are dated 1938 and 1942. We do not have the chain of custody of the property. This item is not plotted.
- 9. Right-of-way to DUKE POWER COMPANY for high tension line, recorded in Book 1561, page 601, Mecklenburg County Registry. This item affects the property and is plotted hereon.
- 10. Right-of-way to PIEDMONT NATURAL (3AS COMPANY, recorded in Book 2646, page 10) 207, Mecklenburg County Registry. This item affects the property and is plotted hereon.
- 11. Right-of-way to IDLEWILD UTILITIES, INC., for sanitary sewer purposes, recorded in Book 3138, page 27, Mecklenburg County Registry. This item affects the property. This item is plotted hereon.
- 12. Rights of others in and to the continued and uninterrupted flow of the Campbell Creek. Campbell Creek affects the property and is plotted hereon.
- 13. Sewer easement to SOUTHERN NATIONAL BANK, recorded in Book 3626, page 199, Mecklenburg County Registry. This item affects the property and is plotted hereon.
- 14. Thirty foot wide easement for water and sewer to the City of Charlotte, recorded in Book 3788, page 230, Mecklenburg County Registry. This item affects the location and is shown in the as-built sewerline location which is plotted hereon. The exact recorded location may differ from the measured.
- _____ 15. Easement to the BOARD OF TRANSPORTATION, recorded in Book 3903, page 238, Memo of Taking recorded in Book 3816, page 506, Mecklenburg County Registry. The metes and bounds description in document of Book 3816 page 506 includes the surveyed property. Deed book 3903 page 238 was not provided to the surveyor.
- (16) 16. Easement in favor of the CITY OF CHARLOTTE, recorded in Book 13506, page 587, Mecklenburg County Registry. This item affects the property and is plotted hereon.

Zoning Information

ZONING INFORMATION OBTAINED FROM website www.maps.co.mecklenburg.nc.us

PROPERTY IS ZONED B-2 GENERAL BUSINESS

FRONT — 20'

SIDE - In B-2 district, no side yard is required, but if provided, the first one must be a minimum of 8 feet and if a second one is provided, it must be a minimum of 4 feet. However, in any combination, these shall be a minimum of 8 feet building separation at

In the B-2 and B-D districts, no retail establishment or shopping center may exceed 100,000 square feet in floor area, except as in a Commercial Center District as provided for in Chapter 11, Part 4. In the BP district, no retail establishment or shopping center may exceed 10,000 square feet on a lot.

MAXIMUM HEIGHT - 40'

Nonresidential use in URBAN RESIDENTIAL—C 1 SPACE PER 1000 SQUARE FEET OF FLOOR

PARKING TABLE

REGULAR SPACES - 188 HANDICAP SPACES - 1

TOTAL PARKING - 189

Utility Notes

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

FROM OBSERVED ABOVE GROUND APPURTENANCES ONLY AS SHOWN HEREON, GAS, ELECTRIC, STORM SEWER, SANITARY SEWER AND WATER LINES AND/OR SERVICE IS AVAILABLE FOR THE SUBJECT PROPERTY WITHIN THE PUBLIC ROAD RIGHT OF WAY OF ALBEMARLE ROAD AND FARM POND ROAD.

Miscellaneous Notes

- NO BUILDING STREET NUMBER WAS OBSERVED BY THE SURVEYOR ON DATE OF SURVEY.
- NO SANITARY LANDFILL, SUMP, OR DUMP WAS OBSERVED BY SURVEYOR ON DATE OF SURVEY.
- NO CEMETERY OR BURIAL GROUND WAS OBSERVED BY SURVEYOR ON DATE OF SURVEY. NO EVIDENCE OF EARTHMOVING WAS OBSERVED BY SURVEYOR ON DATE OF SURVEY.
- NO CHANGE IN STREET RIGHT-OF-WAY WAS OBSERVED BY SURVEYOR ON DATE OF SURVEY.

National Surveyors Network is of ALTA/ACSM Land Title Surveys

PREPARED FOR: U-Haul AREC

D-Haui AKEC
6216 Albemarle Road, Charlotte, NC
County of Mecklenburg, State of NC
780067 Project No. 20020661

Sheet 2 of 2

