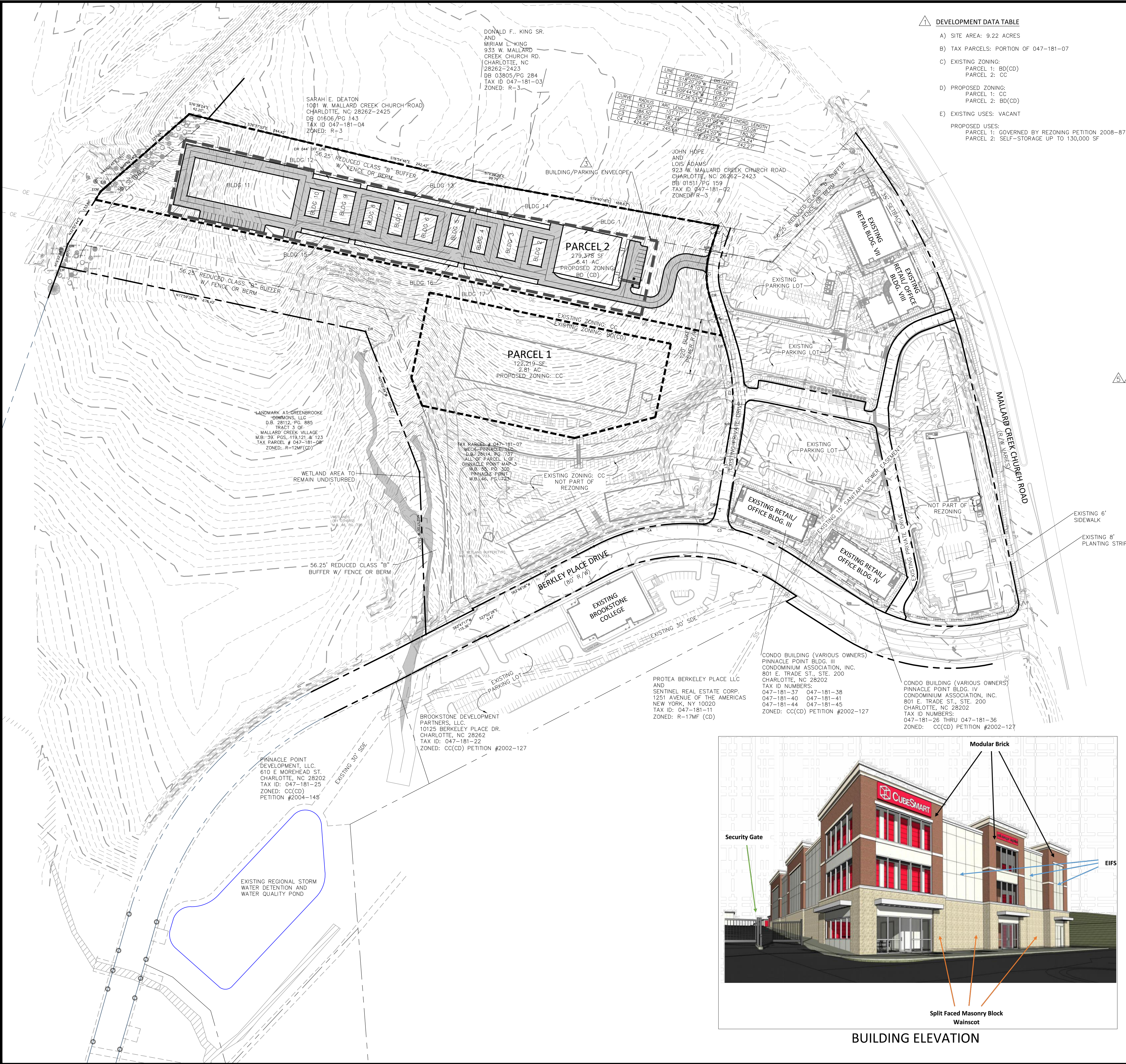


March 09, 2015, 2:21pm By: JUP User  
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**PINNACLE POINT STORAGE  
CONDITIONAL DEVELOPMENT STANDARDS**

**GENERAL PROVISIONS.**

- A. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT 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 6.2 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, TREES, 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.
- 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.

**PURPOSE**

THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE DEVELOPMENT OF A STORAGE FACILITY THAT WILL INCLUDE BOTH CONDITIONED AND UNCONDITIONED SPACE IN THE REAR PORTION OF THE PINNACLE POINT SITE SIMILAR TO A PREVIOUSLY APPROVED STORAGE FACILITY ON THE SITE. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE FROM ITS CURRENT CC ZONING DISTRICT TO A BD CONDITIONAL DISTRICT (BD-(CD)). A SECONDARY PURPOSE OF THE REZONING IS TO RETURN A PREVIOUSLY REZONED PARCEL FROM BD-(CD) BACK TO CC AS IT HAD ORIGINALLY BEEN REZONED AS PART OF THE LARGER PINNACLE POINT MASTER PLANNED DEVELOPMENT. IT WILL THEN REVERT TO THE DEVELOPMENT STANDARDS THAT WERE APPROVED AS PART OF THE PINNACLE POINT MASTER PLANNED DEVELOPMENT AND AMENDMENTS TO THAT DEVELOPMENT.

**PERMITTED USES**

THE SITE MAY BE USED FOR A CONDITIONED AND UNCONDITIONED STORAGE FACILITY.

**TRANSPORTATION**

- A. THE SITE CURRENTLY HAS PRIVATE DRIVE ACCESS FROM BERKLEY PLACE IN THE PINNACLE POINT DEVELOPMENT.
- B. PARKING AREAS ARE GENERALLY DEPICTED ON THE CONCEPT PLAN FOR THE SITE.

**ARCHITECTURAL STANDARDS**

ARCHITECTURAL COMPATIBILITY OF BUILDINGS WITHIN THE DEVELOPMENT SHALL BE ASSURED BY THE ESTABLISHMENT OF AN ARCHITECTURAL REVIEW COMMITTEE WITH JURISDICTION OVER THE ACCEPTABLE MATERIALS AND DETAILS. LARGE EXPANSES OF WALL EXCEEDING 20'-FEET IN LENGTH, VISIBLE FROM ADJOINING PROPERTIES OR OTHERWISE NOT SCREENED BY BUFFERS OR OTHER LANDSCAPING, WILL BE AVOIDED THROUGH THE INTRODUCTION OF ARTICULATED FACADES, USING VARIOUS MATERIALS SUCH AS BRICK AND OTHER MASONRY PRODUCTS, STONE OR ARTIFICIAL STONE, SPLIT FACES BLOCK, EPS, DIFFERENT COLORS OF PAINT, GLASS WINDOWS, WATER TABLE, AND/OR SOLDIER COURSE OR LANDSCAPING. THE PETITIONER HAS ALSO PROVIDED TYPICAL ELEVATION IMAGES OF THE BUILDINGS THAT REPRESENT THE OVERALL SCALE, CHARACTER, AND QUALITY OF THE BUILDINGS PROPOSED TO BE CONSTRUCTED ON THE SITE. 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 PETITIONER RESERVES THE RIGHT TO ALTER THE ARRANGEMENT OF BUILDINGS ON THE SITE WITHIN THE BUILDING AND PARKING ENVELOP FOR GREATER EFFICIENCY. THIS MAY RESULT IN A REDUCED NUMBER OF BUILDINGS BUT IN NO CIRCUMSTANCES SHALL THE FRONT BUILDING WHICH FUNCTIONS AS THE GATEWAY TO THE SITE BE REPLACED BY A SMALLER BUILDING. ANY SUCH REARRANGEMENT WILL BE ADMINISTRATIVELY REVIEWED BY THE PLANNING STAFF.

**STREETSCAPE AND LANDSCAPING**

RESERVED

**ENVIRONMENTAL FEATURES**

THE PETITIONER SHALL INCLUDE DOCUMENTATION IN THE FORMAL PLAN SUBMITTAL FOR PERMITTING CONFIRMING THE PROPER EASEMENTS HAVE BEEN ESTABLISHED PER CITY STANDARDS AND THAT THE POND WAS PROPERLY DESIGNED AND CONSTRUCTED TO MANAGE STORM WATER RUNOFF FROM ALL PARCELS SERVED BY THE POND IN ACCORDANCE WITH CITY STANDARDS.

"THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION ORDINANCE."

**PARKS, GREENWAYS, AND OPEN SPACE**

RESERVED

**FIRE PROTECTION**

RESERVED

**SIGNAGE**

RESERVED

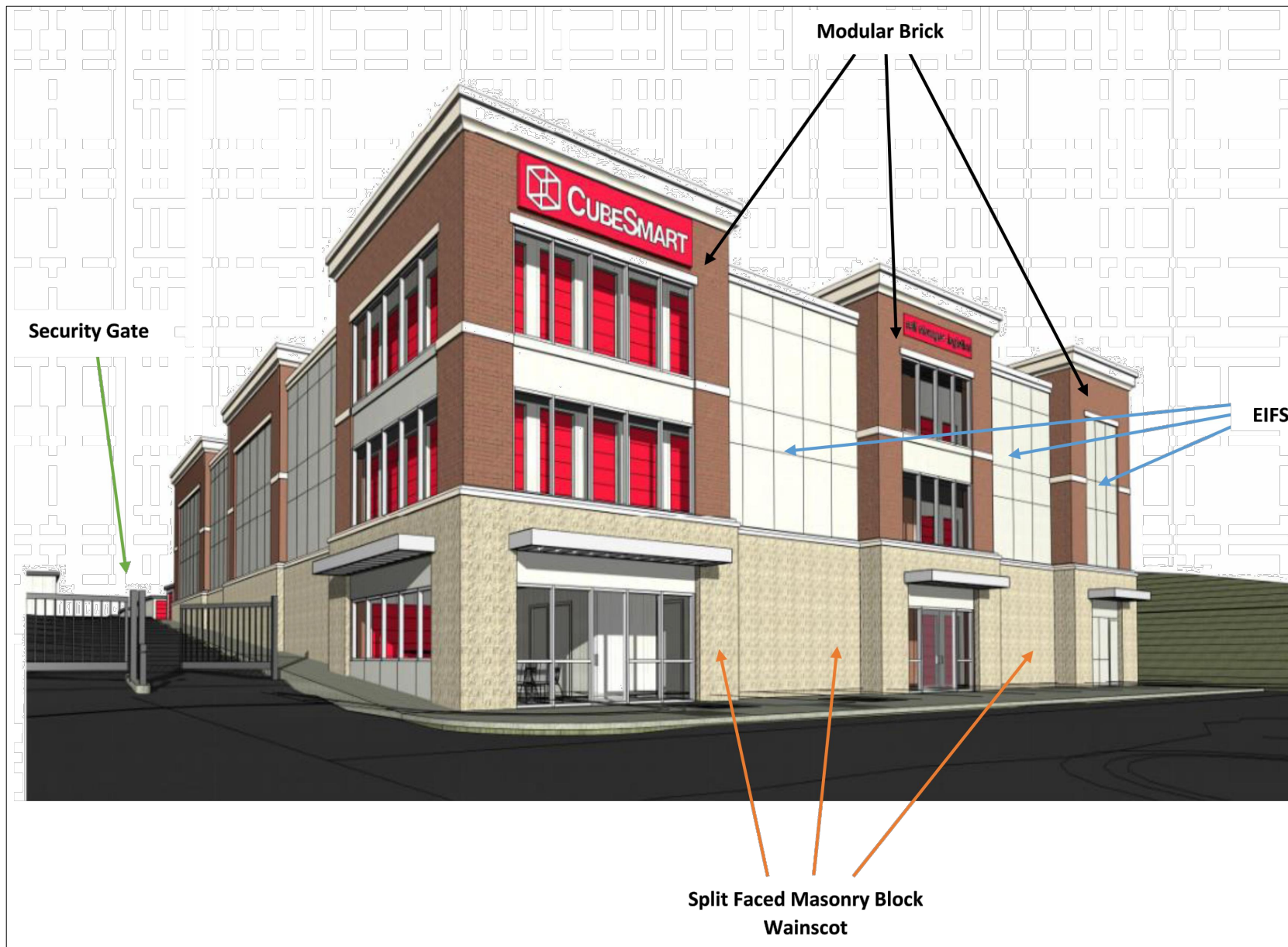
**LIGHTING**

FREESTANDING LIGHT WILL BE FULLY SHIELDED AND DOWNWARDLY DIRECTED. ALL NEW DETACHED LIGHTING INSTALLED ON THE SITE WILL BE LIMITED TO 20' IN HEIGHT.

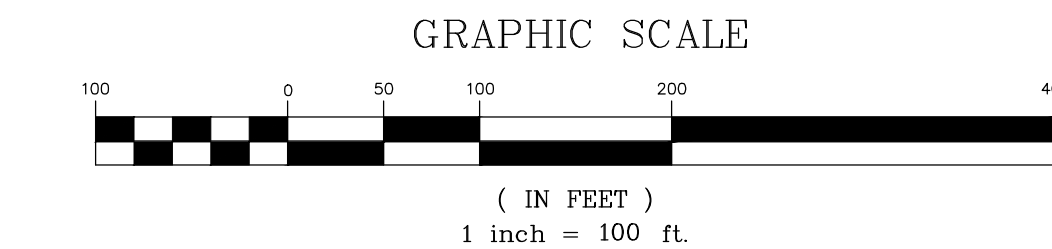
**PHASING**

THE PETITIONER WILL SUBMIT AN APPLICATION FOR AN ADMINISTRATIVE SITE PLAN AMENDMENT THAT WILL ADJUST THE REMAINING ORIGINAL SITE PLAN TO ACCOUNT FOR THE DEVELOPMENT OF THE PROPERTY INCLUDED IN THIS REZONING APPLICATION. THIS ADMINISTRATIVE APPLICATION WILL BE SUBMITTED AND REVIEWED SO THAT IT IS READY FOR FINAL APPROVAL UPON THE APPROVAL OF THIS REZONING APPLICATION.

- INITIAL SUBMISSION- 11-24-14  
REVISED PER STAFF COMMENTS. 1-16-15, 1.2.1  
REVISED PER STAFF ANALYSIS- 2/20/15, 1.3.2  
REVISED PER STORM WATER STAFF MEMO- 3/3/15, 1.3.3  
REVISED PER PLANNING STAFF COMMENT- 3/9/15, 1.3.4

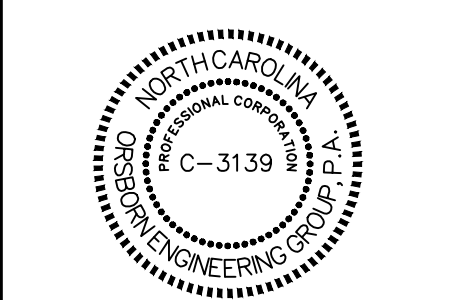


**BUILDING ELEVATION**



**ILLUSTRATIVE SITE PLAN  
FOR  
PINNACLE POINT SELF STORAGE  
PETITION #2015-015  
CHARLOTTE, NORTH CAROLINA**

**J.R. DAVIS, LLC  
8527 W. COLFAX AVE.,  
SUITE 203  
LAKEWOOD, CO 80215**



REVISIONS	DATE	REVISIONS
1	03/09/15	REVISED PER COMMENTS
2	03/03/15	REVISED PER COMMENTS
3	02/23/15	REVISED PER COMMENTS
4	02/20/15	REVISED PER COMMENTS
5	01/13/15	REVISED PER COMMENTS

JOB #	14034
DATE:	11/05/14
SCALE:	1" = 100'
DRAWN BY:	JAW
APPROVED BY:	JCO

**C2.1**