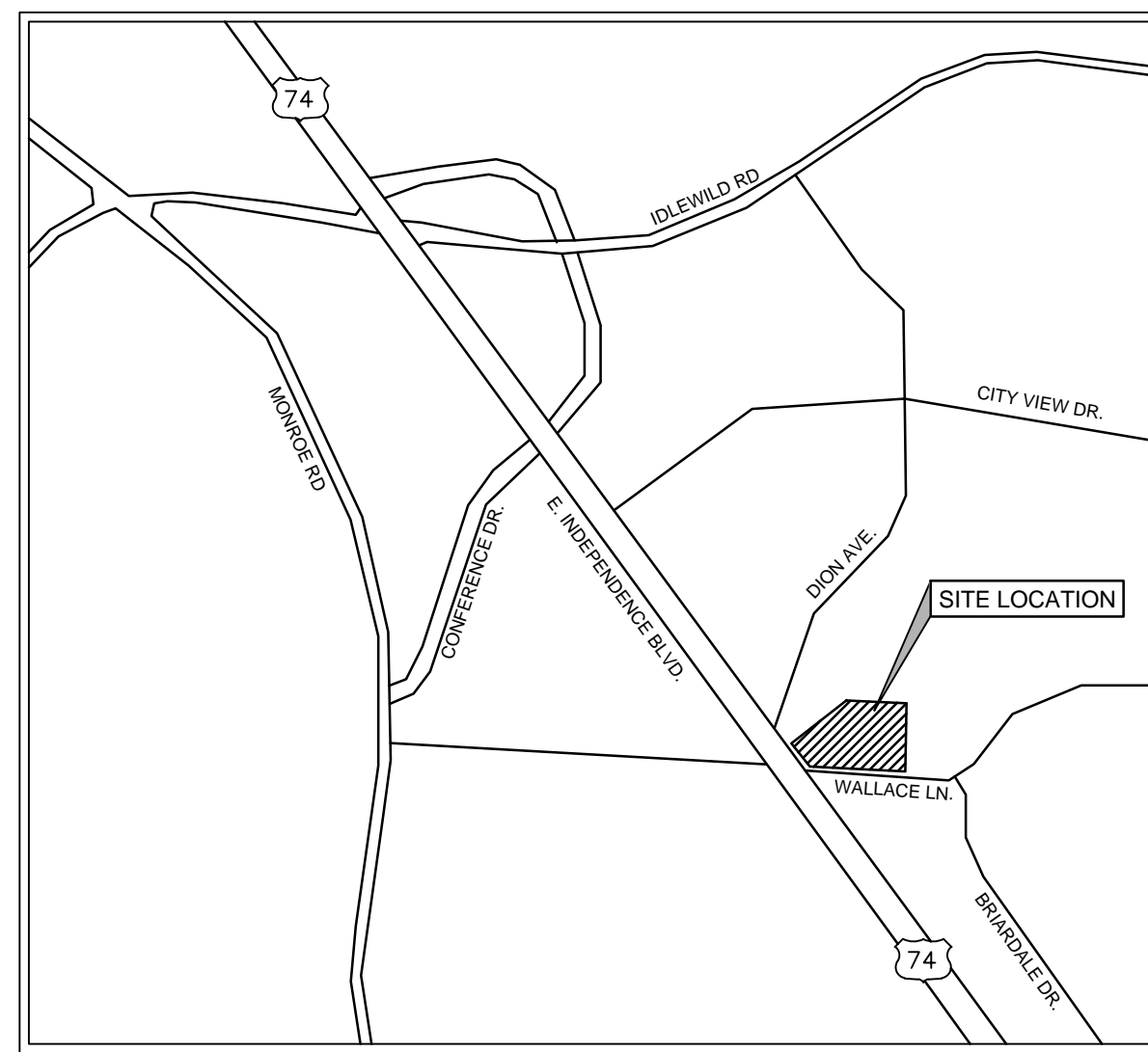


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LOCATION MAP  
1"=1000'

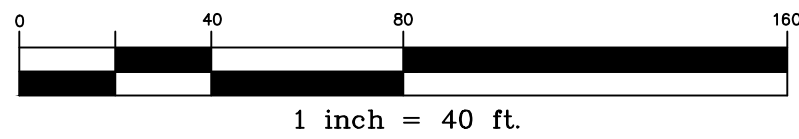
**REZONING PETITION PURPOSE:**

THE PURPOSE OF THIS REZONING PETITION IS TO ACCOMMODATE THE INTERIOR IMPROVEMENTS OF AN EXISTING SELF STORAGE FACILITY. THE INTERIOR IMPROVEMENTS WILL INCREASE THE SITES GROSS FLOOR AREA AS FOLLOWS:

- EXISTING GROSS FLOOR AREA - 105,000 S.F.
- NEW GROSS FLOOR AREA - 127,000 S.F.

**NOTES:**

1. THE SITE PLAN SHOWN DEPICTS EXISTING CONDITIONS BASED ON AN ALTA SURVEY BY R.B. PHARR & ASSOCIATES, P.A. (DATED DEC. 2, 2010) FOR SOVRAN ACQUISITION LIMITED PARTNERSHIP. NO FIELD SURVEYING OR VERIFICATION OF EXISTING CONDITIONS WAS PERFORMED BY W.K. DICKSON. THIS MAP IS FOR REZONING PETITION PURPOSES ONLY.



EX. 8' SIDEYARD  
(PER ZONING PETITION 07-024)

COUCHCELL INVESTMENT  
DB: 29320-270  
TAX ID: 165-071-31

EX. 8' SIDEYARD  
(PER ZONING PETITION 07-024)

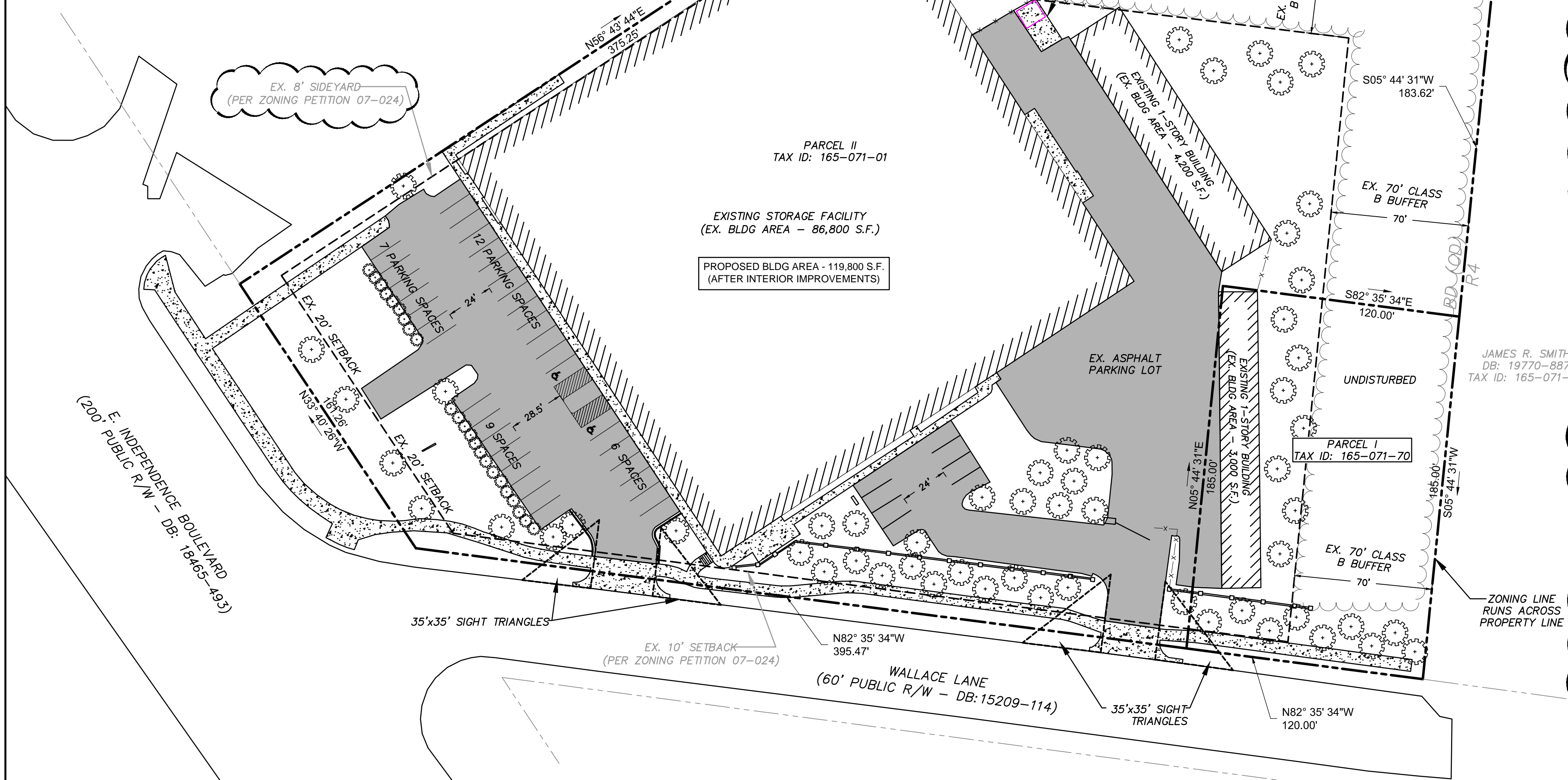
PARCEL II  
TAX ID: 165-071-01

EXISTING STORAGE FACILITY  
(EX. BLDG AREA - 86,800 S.F.)

PROPOSED BLDG AREA - 119,800 S.F.  
(AFTER INTERIOR IMPROVEMENTS)

COUCHCELL INVESTMENT  
DB: 29320-270  
TAX ID: 165-071-27

JAMES R. SMITH  
DB: 19770-887  
TAX ID: 165-071-01



**HOURS OF OPERATION**

A REVISION TO THE HOURS OF OPERATION IS NOT BEING PROPOSED BY THE PETITIONER. CURRENTLY THE HOURS OF OPERATION FOR THE SELF STORAGE ARE LIMITED TO 6:00 A.M. TO 8:00 P.M. EACH DAY. CUSTOMERS ARE PERMITTED TO ACCESS THEIR STORAGE UNITS ONLY DURING THE HOURS OF OPERATION.

**AMENDMENTS TO REZONING PLAN**

FUTURE AMENDMENTS TO THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

**BINDING EFFECT OF THE REZONING APPLICATION**

IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE 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 THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, POLICIES, AND APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA (FOR EXAMPLE, THOSE THAT REQUIRE BUFFERS, REGULATE STREETS, SIDEWALKS, TREES, STORMWATER, AND SITE DEVELOPMENT, ETC.) WILL APPLY TO THE DEVELOPMENT SITE. THIS INCLUDES CHAPTERS 6, 9, 12, 17, 18, 19, 20, AND 21 OF THE CITY CODE. CONDITIONS SET FORTH IN THIS PETITION ARE SUPPLEMENTAL REQUIREMENTS IMPOSED ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS. WHERE CONDITIONS ON THIS PLAN DIFFER FROM ORDINANCES, STANDARDS, POLICIES, AND APPROACHES IN EXISTENCE AT THE TIME OF FORMAL ENGINEERING PLAN REVIEW SUBMISSION, THE STRICTER CONDITION OR EXISTING REQUIREMENTS SHALL APPLY.

**REZONING PETITION NOTES:**

**1. DEVELOPMENT DATA TABLE**

- a. **SITE ACREAGE** - PARCEL 1 - 22,191 SF (0.51 ACRES)  
PARCEL 2 - 162,532 SF (3.73 ACRES)  
TOTAL - 184,723 SF (4.24 ACRES)
- b. **TAX PARCELS** - 165-071-01 & 165-071-70
- c. **EXISTING ZONING** - BD (CD)
- d. **PROPOSED ZONING** - BD (CD)
- e. **EXISTING & PROPOSED LAND USE** - STORAGE FACILITY
- f. **RESIDENTIAL UNITS** - N/A
- g. **RESIDENTIAL DENSITY** - N/A
- h. **SQUARE FOOTAGE** - EXISTING = 105,000 SF  
PROPOSED = 127,000 SF
- i. **FLOOR AREA RATIO** - 0.69
- j. **MAXIMUM BUILDING HEIGHT** - 29'4" (40' ALLOWED)
- k. **PARKING REQUIREMENTS**  
1 SPACE / 400 SF OF OFFICE SPACE - 400 SF = 1 SPACE  
1 SPACE / 4000 SF OF STORAGE BLDG - 127,000 = 32 SPACES  
PARKING PROVIDED - 33  
PARKING REQUIRED - 42+2 HC = 44  
BICYCLE PARKING PROVIDED - 2 LONG, 1 SHORT TERM
- l. **OPEN SPACE** - 64,035 SF (1.47 ACRES)

**2. 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, UNLESS 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. THE LAYOUT, LOCATIONS, SIZES, AND FORMULATIONS OF THE DEVELOPMENT / SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.206 OF THE ORDINANCE.

**3. OPTIONAL PROVISIONS** - N/A

**4. PERMITTED USES**

- a. **ALLOWED USES** - THE SITE MAY BE DEVOTED ONLY TO A SELF STORAGE FACILITY, SUCH FACILITY'S RENTAL, AND MANAGEMENT OFFICES AND ANY ACCESSORY USES THAT ARE CLEARLY INCIDENTAL AND RELATED THERETO.
- b. **PROHIBITED USES** - THE STORAGE OF HAZARDOUS MATERIALS
- c. **OTHER USE RESTRICTIONS** - ALL STORAGE SHALL BE LOCATED WITHIN THE BUILDINGS ON THE SITE, AND OUTSIDE STORAGE OF ANY TYPE, INCLUDING THE OUTSIDE STORAGE OF MOVING VANS, TRAILERS, VEHICLES AND BOATS, SHALL NOT BE PERMITTED.
- d. **MAXIMUM ALLOWED SQUARE FOOTAGE** - 127,000 SF

**5. TRANSPORTATION / PARKING**

- a. **DEDICATION / RESERVATION OF STREET R/W TO CITY / NCDOT** - N/A
- b. **NO NEW EXTERIOR IMPROVEMENTS OR CONNECTIONS TO PUBLIC STREET**
- c. **TWO 35' X 35' SIGHT TRIANGLES FOR THE ENTRANCES** MUST BE RESERVED AS SHOWN IN SITE PLAN
- d. **OFF-STREET PARKING AND LOADING** WILL MEET THE REQUIREMENTS SET OUT IN THE ORDINANCE.

**6. ARCHITECTURAL CONTROLS**

- a. THE IMPROVEMENTS INCLUDE INTERNAL IMPROVEMENTS TO THE EXISTING BUILDING. NO EXTERIOR IMPROVEMENTS ARE BEING PROPOSED AS PART OF THIS RE-ZONING PETITION.
- b. THE MAXIMUM HEIGHT OF ANY BUILDING LOCATED ON THE SITE SHALL BE 40 FEET.
- c. THE TOTAL MAXIMUM GROSS FLOOR AREA OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE SHALL BE 127,000 SF. THE BUILDINGS TO BE CONSTRUCTED ON THE SITE MUST BE LOCATED WITHIN THE BUILDING ENVELOPE LINES DEPICTED ON THE REZONING PLAN.
- d. ATTACHED HERETO ARE ARCHITECTURAL RENDERINGS OF THE INDEPENDENCE BOULEVARD AND WALLACE LANE ELEVATIONS OF THE EXISTING BUILDING LOCATED ON THE SITE AFTER IT HAS BEEN RENOVATED FOR THE PETITIONER'S INTENDED USE, AND THEY ARE INTENDED TO PORTRAY THE BASIC CHARACTER AND QUALITY OF THE INDEPENDENCE BOULEVARD AND WALLACE LANE ELEVATIONS OF THE EXISTING BUILDING LOCATED ON THE SITE AFTER ITS RENOVATION. ACCORDINGLY, THE INDEPENDENCE BOULEVARD AND WALLACE LANE ELEVATIONS OF THE EXISTING BUILDING LOCATED ON THE SITE SHALL BE SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE CORRESPONDING ATTACHED ARCHITECTURAL RENDERING PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE EXISTING BUILDING LOCATED ON THE SITE.
- e. ATTACHED HERETO ARE ARCHITECTURAL RENDERINGS OF THE ELEVATIONS OF THE TWO NEW BUILDINGS PROPOSED TO BE CONSTRUCTED ON THE SITE THAT ARE INTENDED TO PORTRAY THE BASIC CHARACTER AND QUALITY OF THESE BUILDINGS. ACCORDINGLY, THE TWO NEW BUILDINGS PROPOSED TO BE CONSTRUCTED ON THE SITE SHALL BE SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE CORRESPONDING ATTACHED ARCHITECTURAL RENDERINGS.
- f. SPANDREL GLASS SHALL NOT BE UTILIZED ON THE FACADES OF THE BUILDINGS LOCATED ON THE SITE.

**7. STREETScape AND LANDSCAPING**

- a. THE PETITIONER IS NOT ESTABLISHING ANY NEW BUFFERS OR PROPOSING ANY REVISIONS TO THE EXISTING BUFFERS AS PART OF THIS REZONING PETITION. BELOW IS A SUMMARY OF THE EXISTING BUFFERS THAT CURRENTLY EXIST ON THE SITE.
- b. THE 50 FOOT AND 70 FOOT UNDISTURBED CLASS B BUFFERS (DEPICTED ON THE SITE PLAN) SHALL REMAIN. BUFFERS ESTABLISHED AS PART OF PETITION NO.: 2007-044 APPROVED BY THE CHARLOTTE CITY COUNCIL ON JUNE 18, 2007.
- c. NO BUILDINGS, PARKING SPACES, OR MANEUVERING AREAS MAY BE LOCATED WITHIN THE BUFFER AREA.
- d. THE EXISTING SETBACKS (20' ON E. INDEPENDENCE BLVD AND 10' ON WALLACE LANE) AS DEPICTED ON THE SITE PLAN) SHALL REMAIN. A VARIANCE TO REDUCE TO A 10' SETBACK FROM A 30' SETBACK WAS GRANTED BY THE CITY OF CHARLOTTE PER CASE NUMBER 07-024.
- e. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE SETBACK REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FROM INDEPENDENCE BOULEVARD.
- f. A VARIANCE OF TWO FEET FROM THE REQUIRED 10 FEET SIDE YARD AS SHOWN ON THE SITE PLAN WAS GRANTED BY THE CITY OF CHARLOTTE PER CASE NUMBER 07-024.
- g. EXISTING STRUCTURES LOCATED ON THE SITE SHALL NOT BE REQUIRED TO BE LOCATED A MINIMUM OF 30 FEET FROM THE WALLACE LANE RIGHT OF WAY. EXISTING STRUCTURES SHALL BE PERMITTED TO REMAIN IN THEIR PRESENT LOCATIONS ON THE SITE.
- h. SCREENING SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN SECTION 12.303 OF THE ORDINANCE.
- i. ALL ROOF MOUNTED MECHANICAL EQUIPMENT PLACED ON ANY BUILDING LOCATED ON THE SITE WILL BE SCREENED FROM VIEW AT GRADE FROM ADJOINING PUBLIC RIGHTS OF WAY AND ABUTTING PROPERTIES.
- j. ANY DUMPSTERS VISIBLE FROM A PUBLIC STREET OR FROM AN ADJOINING PARCEL OF LAND WILL BE SCREENED FROM VIEW BY A SOLID-ENCLOSURE WITH GATES. IF ONE OR MORE SIDES OF THE DUMPSTER AREA ADJOIN THE REAR WALL OF A BUILDING, THE REAR WALL MAY BE SUBSTITUTED FOR THE FENCE ALONG EACH SUCH SIDE.
- k. AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN, THE PETITIONER SHALL INSTALL DECORATIVE SCREENING FENCE IN THE PLANNING STRIP LOCATION ON WALLACE LANE. THE DECORATIVE SCREENING FENCE SHALL CONFORM TO THE DETAIL FOR SUCH FENCE SET OUT ON THE REZONING PLAN.
- l. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.
- m. DEVELOPMENT OF THE SITE SHALL MEET THE LANDSCAPING REQUIREMENTS OF THE ORDINANCE AS WELL AS THE LANDSCAPING REQUIREMENTS SET OUT ON THE REZONING PLAN.
- n. THE LANDSCAPED AREAS LOCATED BETWEEN 4,200 AND 3,000 SF BUILDINGS AND THE BUFFER AREAS SHALL MEET THE TREE AND SHRUB REQUIREMENTS OF A CLASS A BUFFER.
- o. NO BUILDINGS, PARKING SPACES, OR MANEUVERING AREAS MAY BE LOCATED WITHIN THE SETBACK.

**8. ENVIRONMENTAL FEATURES**

- a. ANY JURISDICTIONAL WETLANDS OR STREAMS, IF PRESENT, NEED TO BE PROTECTED OR PROPER ENVIRONMENTAL PERMITS OBTAINED PRIOR TO THEIR DISTURBANCE. FOR 404 PERMITS CONTACT DEHNR. FOR 404 PERMITS CONTACT THE ARMY CORPS OF ENGINEERS.

**9. PARKS, GREENWAYS, & OPEN SPACE** - N/A

**10. FIRE PROTECTION** - N/A

**11. SIGNAGE** - N/A

**12. LIGHTING**

- a. MAXIMUM DETACHED LIGHTING HEIGHT - 25'

**13. PHASING** - N/A

FOR RE-ZONING PETITION PURPOSES ONLY - NOT FOR CONSTRUCTION

**WK DICKSON**  
community infrastructure consultants  
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SUITE 400  
COLUMBIA, SC 29201  
(1) 770-955-5574  
(1) 770-955-0338  
WWW.WKDICKSON.COM

NO.	DATE	DESCRIPTION	BY
1	5.14.15	ADDRESSED CITY COMMENTS DATED 5.15	KEU

PROJECT NAME: **UNCLE BOB'S SELF STORAGE**  
FOR **SOVRAN SELF STORAGE, INC.**  
CHARLOTTE, NORTH CAROLINA

DRAWING TITLE: **SITE PLAN - REZONING PETITION**

PROJ. MGR.: KEU  
DESIGN BY: KEU  
DRAWN BY: KEU  
PROJ. DATE: MARCH 2015  
DRAWING NUMBER: **CO**  
WKD PROJ. NO.: 2015004.00.CA  
SUBMITTAL # 1