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**LOT SUMMARY:**

TAX PARCEL NUMBER 165-071-01 & 165-071-70  
 EXISTING LAND USE - STORAGE FACILITY  
 PROPOSED LAND USE - STORAGE FACILITY

**TOTAL AREA**  
 - PARCEL I - 22,191 S.F. (0.51 ACRES)  
 - PARCEL II - 162,532 S.F. (3.73 ACRES)  
 TOTAL - 184,723 S.F. (4.24 ACRES)

**ZONING**  
 EXISTING ZONING - BD (CD)  
 PROPOSED ZONING - BD (CD)

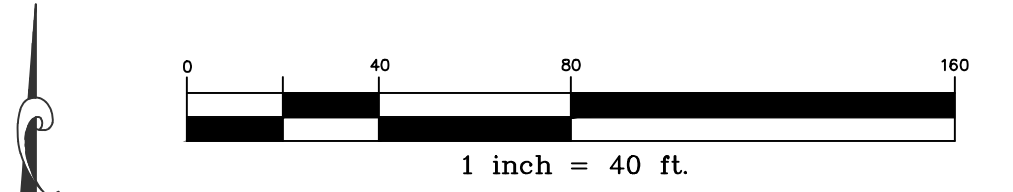
**SETBACKS**  
 MINIMUM SETBACK - 20'  
 MINIMUM SIDE YARD - 10'  
 MINIMUM REAR YARD - 0'

**PARKING REQUIREMENTS**  
 -PER ZONING ORDINANCE  
 (1 SPACE / 400 S.F. OF OFFICE SPACE - 400 S.F. = 1 SPACE)  
 (1 SPACE / 4000 S.F. OF STORAGE BLDG - 93,600 S.F. = 24 SPACES)

-PARKING REQUIRED - 25  
 -PARKING PROVIDED - 42+2 HC = 44

-BICYCLE PARKING REQUIRED - 2 LONG TERM, 1 SHORT TERM  
 -BICYCLE PARKING PROVIDED - 2 LONG TERM, 1 SHORT TERM

**BUILDING REQUIREMENTS**  
 MAX. PROPOSED BUILDING HEIGHT - 40'-0"  
 BUILDING HEIGHT - 29.4'  
 MAX. BUILDING AREA - 94,000 S.F.  
 BUILDING AREA (3 BUILDINGS) - 127,000 S.F.

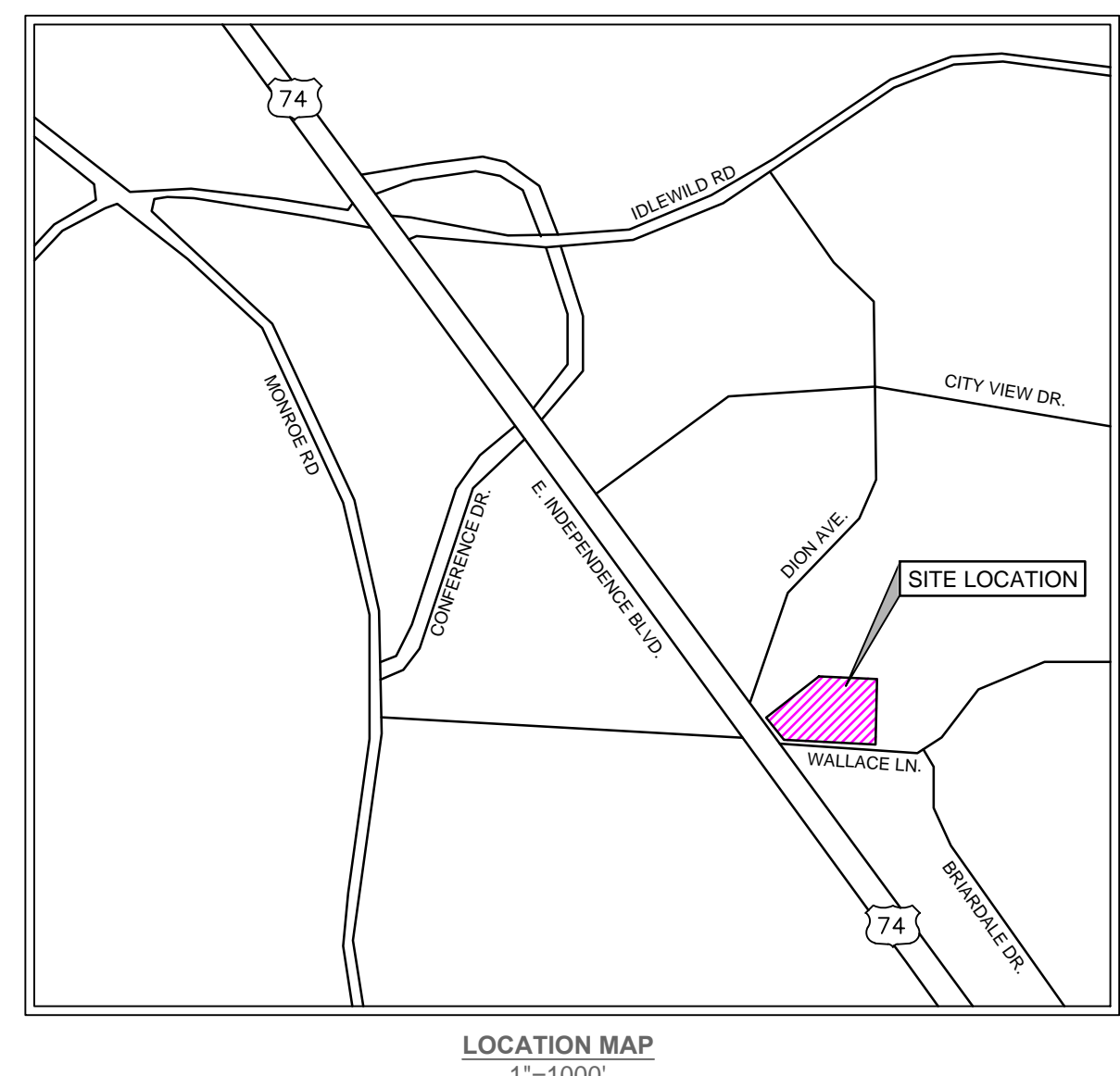


**REZONING PETITION PURPOSE:**

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:

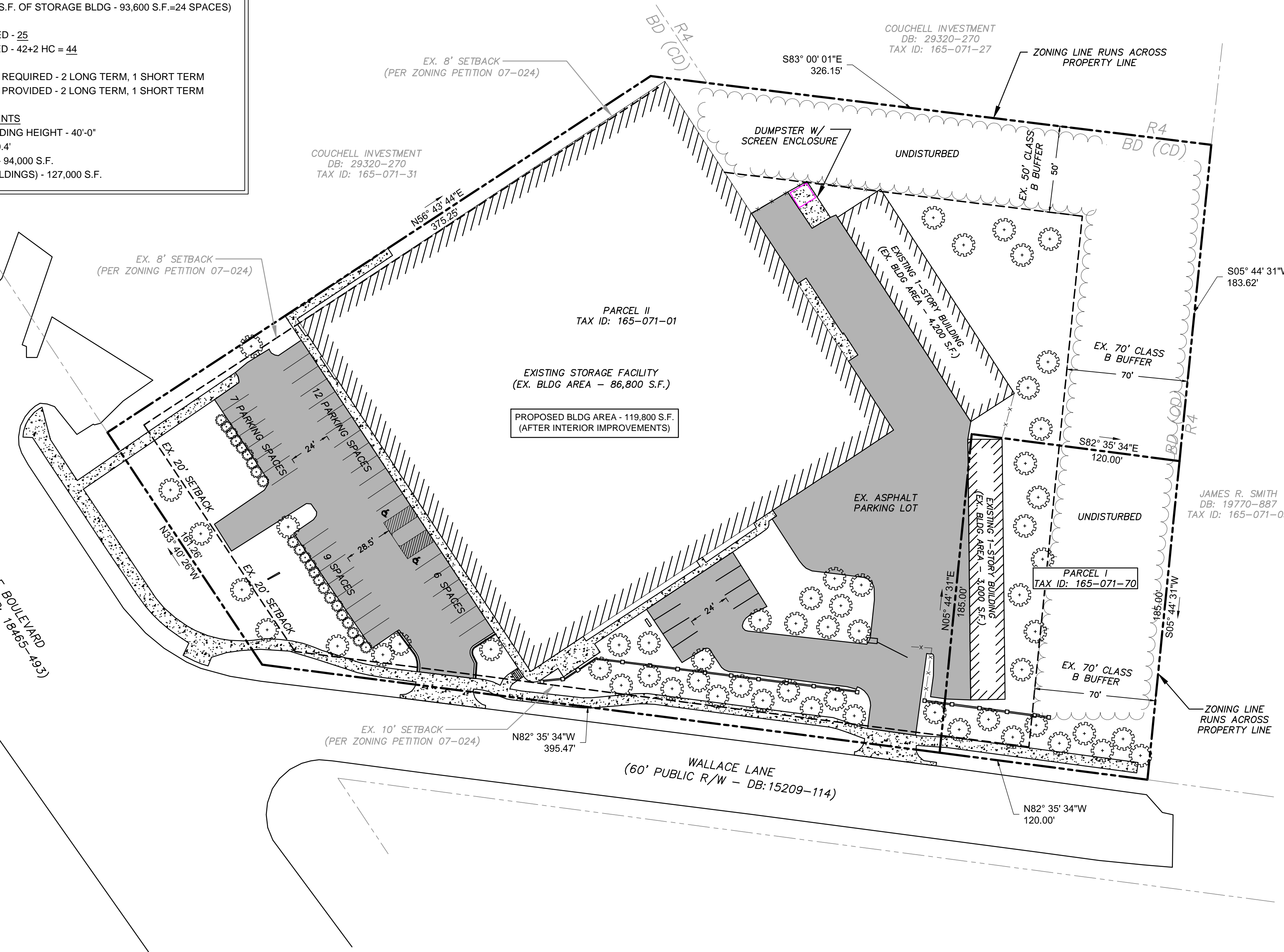
- EXISTING GROSS FLOOR AREA - 105,000 S.F.
- NEW GROSS FLOOR AREA - 127,000 S.F.

- NOTES:**
- THE SITE PLAN SHOWN DEPICTS EXISTING CONDITIONS BASED ON AN ALTA SURVEY BY R.B. PHARR & ASSOCIATES, P.A. (DATED DEC. 2, 2011) 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.



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**GENERAL PROVISIONS**

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 (THE "ORDINANCE") FOR THE B-D ZONING DISTRICT CLASSIFICATION SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THE SITE.

**PERMITTED 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.
- 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.
- THE STORAGE OF HAZARDOUS MATERIALS IS PROHIBITED.

**BUFFERS**

- 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.
- THE 50 FOOT AND 70 FOOT 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.
- NO BUILDINGS, PARKING SPACES, OR MANEUVERING AREAS MAY BE LOCATED WITH THE BUFFER AREA.

**SETBACKS, SIDE YARDS, AND REAR YARDS**

- THE EXISTING SETBACKS (DEPICTED ON THE SITE PLAN) SHALL REMAIN. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE SETBACK REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FROM INDEPENDENCE BOULEVARD.
- AN 8 FOOT SIDE YARD IS SHOWN ON THE NORTHWESTERN PROPERTY LINE. THE B-D (CD) ZONING DISTRICT REQUIRES. A VARIANCE OF THE 2' WAS GRANTED BY THE CITY OF CHARLOTTE AS PART OF PETITION NO.: 2007-024.
- NO BUILDINGS, PARKING SPACES, OR MANEUVERING AREAS MAY BE LOCATED WITHIN THE SETBACK.

**SCREENING / TREE ORDINANCE / LANDSCAPING**

- NO EXTERIOR IMPROVEMENTS ARE BEING PROPOSED AS PART OF THIS RE-ZONING PETITION.

**PARKING**

- NO PARKING IMPROVEMENTS ARE BEING PROPOSED AS PART OF THIS REZONING PETITION. THE EXISTING OFF-STREET PARKING AND LOADING MEET THE MINIMUM REQUIREMENTS SET OUT IN THE ORDINANCE. (SEE PARKING CALCULATIONS)

**LIGHTING, SIGNAGE, ACCESS POINTS (DRIVEWAYS), & SIDEWALKS**

- NO EXTERIOR IMPROVEMENTS ARE BEING PROPOSED AS PART OF THIS REZONING PETITION.

**WETLANDS**

- ANY JURISDICTIONAL WETLANDS OR STREAMS, IF PRESENT, NEED TO BE PROTECTED OR PROPER ENVIRONMENTAL PERMITS OBTAINED PRIOR TO THEIR DISTURBANCE. FOR 401 PERMITS CONTACT DEHN. FOR 404 PERMITS CONTACT THE ARMY CORPS OF ENGINEERS.

**ARCHITECTURAL CONTROLS**

- THE IMPROVEMENTS INCLUDE INTERNAL IMPROVEMENTS TO THE EXISTING BUILDING. NO EXTERIOR IMPROVEMENTS ARE BEING PROPOSED AS PART OF THIS RE-ZONING PETITION.
- MAXIMUM GROSS FLOOR AREA**
  - THE MAXIMUM GROSS FLOOR AREA PERMITTED PER THE ORDINANCE IS 100,000 SQUARE FEET.
  - IN ORDER TO UTILIZE ALL OF THE AVAILABLE SQUARE FOOTAGE WITHIN THE EXISTING BUILDING THE PETITIONER IS MAKING INTERIOR IMPROVEMENTS, WHICH WILL BRING THE TOTAL GROSS FLOOR AREA TO 127,000 SQUARE FEET.

**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.

NO.	DATE	DESCRIPTION	BY

**FOR RE-ZONING PETITION PURPOSES ONLY - NOT FOR CONSTRUCTION**

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.: \_\_\_\_\_