

SITE DEVELOPMENT DATA CONTINUED

4. PARKING AREAS, ACCESS AND CIRCULATION DESIGN GUIDELINES.

A. THE LOADING AREAS ASSOCIATED WITH THE PROPOSED CLIMATE CONTROLLED STORAGE FACILITY MAY NOT BE LOCATED ON THE PORTIONS OF THE CLIMATE CONTROLLED STORAGE FACILITY THAT FACES N. COMMUNITY HOUSE ROAD OR ARDREY KELL ROAD.

B. WITHIN DEVELOPMENT AREA A PARKING AREAS OR SPACES MAY NOT BE LOCATED BETWEEN THE BUILDING(S) AND (I) ARDREY KELL ROAD, AND (II) N. COMMUNITY HOUSE ROAD (BUT MAY BE LOCATED TO THE SIDE AND REAR OF SUCH BUILDING).

5. SETBACKS, BUFFERS AND SCREENING.

A. A 10 FOOT SETBACK WILL BE PROVIDED ALONG N. COMMUNITY HOUSE ROAD AND A 15 FOOT SETBACK WILL BE PROVIDED ALONG ARDREY KELL ROAD AS GENERALLY DEPICED ON THE REZONING PLAN.

B. A 34 FOOT CLASS C BUFFER WILL BE PROVIDED ALONG THE SITE'S NORTHERN AND WESTERN PROPERTY LINES ADJACENT TO ARDREY KELL HIGH SCHOOL AS GENERALLY DEPICED ON THE REZONING PLAN. HOWEVER, THE BUFFER MAY BE REDUCED IN WIDTH AS ALLOWED BY THE ORDINANCE. UTILITY LINES MAY CROSS THE BUFFER AT ANGLES NO GREATER THAN 75 DEGREES. THE PETITIONER RESERVES THE RIGHT TO INSTALL A FIVE (5) FOOT HIGH BLACK VINYL CHAIN LINK FENCE ON THE INTERIOR SIDE OF THE CLASS C BUFFER (THIS FENCE MAY NOT BE USED TO REDUCE THE WIDTH OF THE BUFFER BUT AN OPAQUE FENCE MAY BE INSTALLED AND RESULT IN SUCH A REDUCTION).

THE BUFFER ZONE AND AQUEOUS FENCE MAY BE

- C. TO THE PRESENCE OF AN EXISTING BUFFER ON THE ADJACENT ARDREY KELL HIGH SCHOOL, THE EXISTING BUFFER SHALL BE MAINTAINED. IF THE EXISTING BUFFER IS NOT MAINTAINED, THE CITY OF KANSAS CITY, MISSOURI, SHALL BE REQUIRED TO MAINTAIN A BUFFER OF 12.304 OF THE ORDINANCE. THE "ALTERNATIVE BUFFER APPROVAL" MAY REDUCE OR ELIMINATE THE BUFFER. THE "ALTERNATIVE BUFFER APPROVAL" SHALL BE MAINTAINED AS PART OF A CLASS C BUFFER.
- D. A MAJORITY OF THE EXISTING TREES WITHIN THE 40 FOOT SETBACK ALONG N. COMMUNITY HOUSE ROAD WITHIN DEVELOPMENT AREA B WILL BE PRESERVED.
- E. PARKING AREAS LOCATED ALONG ARDREY KELL ROAD WILL BE SCREENED BY A LOW WALL, (3.0' TO 3.5 FEET HIGH) AND WITH LOW CANE PLANTINGS; AND SUCH WALL WILL BE CONSTRUCTED OF BUILDING MATERIALS GENERALLY COMPATIBLE WITH THE BUILDINGS TO WHICH THEY RELATE.
- F. THE CORNER OF N. COMMUNITY HOUSE ROAD AND ARDREY KELL ROAD WILL BE ATTRACTIVELY LANDSCAPED WITH A VARIETY OF LANDSCAPE MATERIALS (TREES, SHRUBS, ORNAMENTAL GRASSES, PERENNIALS AND ANNUALS) AND PERSONAL COLOR AS CONCEPTUALLY ILLUSTRATED AND GENERALLY DEPICTED ON THE REZONING PLAN.
6. **ARCHITECTURAL STANDARDS DESIGN GUIDELINES.**

B. THE ATTACHED ILLUSTRATIVE BUILDING ELEVATIONS ARE INCLUDED TO REFLECT AN ARCHITECTURAL STYLE AND A QUALITY OF THE BUILDINGS THAT MAY BE CONSTRUCTED ON THE SITE (THE ACTUAL BUILDINGS CONSTRUCTED ON THE SITE MAY VARY FROM THESE ILLUSTRATIONS PROVIDED THAT THE DESIGN INTENT IS PRESERVED).

6. HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AND FROM VIEW OF ADJACENT PROPERTIES AT GRADE.
7. DUMPSTER AREAS AND RECYCLING AREAS WILL BE ENCLOSED BY A SOLID WALL OR FENCE WITH OR SEN BEING A DECORATIVE GATE. THE WALL OR FENCE USED TO ENCLOSE THE DUMPSTER WILL BE VISUALLY COMPLEMENTARY WITH THE BUILDING MATERIALS AND COLORS USED ON THE PRINCIPAL BUILDING. THE LOCATION OF THE PROPOSED DUMPSTER AND RECYCLING AREAS IS GENERALLY DEPICTED ON THE REZONING PLAN.
7. ENVIRONMENTAL FEATURES:

A. THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

- REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- B. THE SITE WILL COMPLY WITH TREE ORIGINANCE.
8. SIGNAGE:
- A. WALL SIGNS WITHIN DEVELOPMENT AREA B WILL BE LIMITED TO 100 SQUARE FEET OF SIGN SURFACE AREA PER WALL OR 50% OF THE WALL AREA TO WHICH THEY ARE ATTACHED, WHICHEVER IS LESS. THE MAXIMUM HEIGHT OF THE DETACHED SIGNS MAY BE INCREASED BY 10% IF INDIVIDUAL LETTERS ARE USED.
- B. WALL SIGNS WITHIN DEVELOPMENT AREA A WILL BE ALLOWED AS ALLOWED BY THE ORDINANCE.
- C. DETACHED SIGNS ALONG N. COMMUNITY HOUSE AND ARDREY KELL ROAD MUST BE GROUND MOUNTED SIGNS. THE MAXIMUM HEIGHT OF THE DETACHED SIGNS ALONG N. COMMUNITY HOUSE ROAD WILL BE SEVEN (7) FEET AND MAY NOT CONTAIN MORE THAN 50 SQUARE FEET OF SIGN AREA. THE MAXIMUM HEIGHT OF THE DETACHED SIGNS LOCATED ALONG ARDREY KELL ROAD WILL BE SEVEN (7) FEET AND MAY NOT CONTAIN MORE THAN 64 SQUARE FEET OF SIGN AREA.
- D. THE USES LOCATED WITHIN DEVELOPMENT AREAS A AND B WILL BE ALLOWED ONE DETACHED GROUND MOUNTED SIGN PER DEVELOPMENT AREA ALONG ON ARDREY KELL ROAD AND N. COMMUNITY HOUSE ROAD. ONE SIGN PER SIDE OF THE ROAD WITH A MAXIMUM OF TWO DETACHED SIGNS PER STREET FRONT.
- E. ON PREMISES DIRECTIONAL AND INSTRUCTIONAL SIGNS MAY BE LOCATED THROUGHOUT THE SITE PER THE STANDARDS OF THE ORDINANCE.
- F. SIGNS MAY NOT BE PLACED ON WINDOWS WITH CLEAR VISION GLASS.

THE STAND

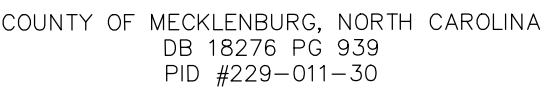
9. **LIGHTING:**
- A. ALL NEW LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, AND PARKING AREAS.
- B. LIGHTING SHALL NOT BE LOCATED ON THE SITE, EXCEPT STREET LIGHTS LOCATED ALONG PUBLIC STREETS, WILL B LIMITED TO 20 FEET IN HEIGHT.
- C. WALL PAK TYPE LIGHTING WILL NOT BE ALLOWED. HOWEVER, LIGHTS ON BUILDING WALLS THAT ARE DIRECTED DOWNWARD AND ARE FULLY SHIELDED ARE ALLOWED.
10. **ADMENTS TO THE REZONING PLAN:**

CHAPTER 6 OF THE ORDINANCE.

11. **BINDING EFFECT OF THE REZONING APPLICATION:**

A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE OR DEVELOPMENT AREAS, AS APPLICABLE, AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

(IN FEET)
inch = 40 ft.



NOT TO SCALE



SCHEMATIC SITE PLAN PETITION #2015-078

FOR
BALLANTYNE SELF STORAGE
CHARLOTTE, NORTH CAROLINA

TAYLOR/THEUS
DEVELOPMENT
HOLDINGS, LLC.

1213 LADY STREET
SUITE 300
COLUMBIA SC 29201

[illegible]

JOB #	14039
DATE:	04/22/15
SCALE:	1" = 40'
DRAWN BY:	JAW
APPROVED BY:	JCO

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