

1. General Provisions

Development of the Site will be governed by the accompanying Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The Rezoning Plan is intended to reflect maximum development rights, building envelopes, the arrangements and locations of access points.

Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development proposed or significantly alter the Rezoning Plan or these Development Standards, constitute changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

2. Permitted Uses

The Site may be devoted to climate controlled storage, unconditioned storage, and exterior parking.

3. Transportation

Vehicular access points shall be limited to one driveway on Callabridge Court.

4. Architectural Standards

The petitioner is proposing a style of architecture, generally in keeping with the architectural vocabulary established for Callabridge Village. Allowable building materials include masonry, stucco, synthetic stucco, cementitious siding, and metal panels.

5. Environmental Features

- Petitioner shall satisfy the requirements of the Post Construction Controls Ordinance.
- Petitioner shall comply with and satisfy the Tree Ordinance, and shall provide tree survey notes per regulations.
- 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.

6. Lighting

All free-standing lighting fixtures will be shielded with full cut-off fixtures, and shall not exceed 21ft on site.

7. 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 a particular Tract within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

8. Binding Effect of the Rezoning Documents and Definitions

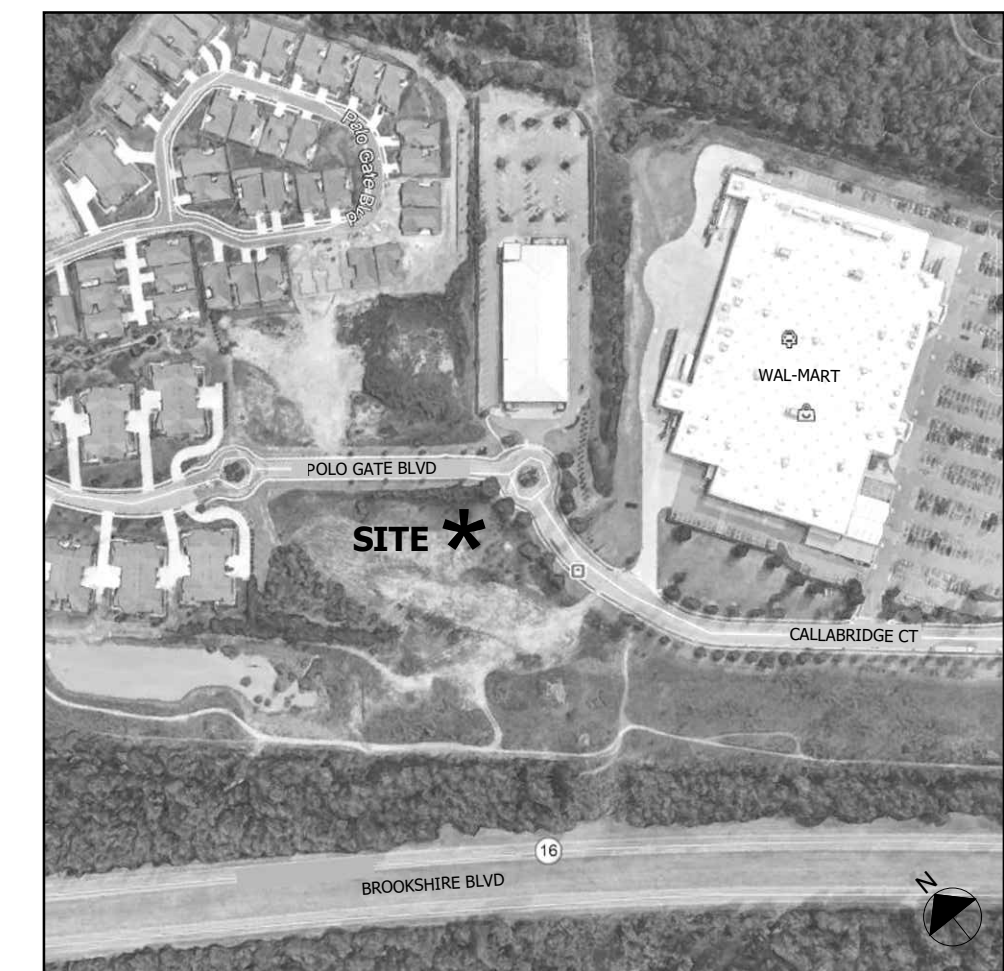
If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.

Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

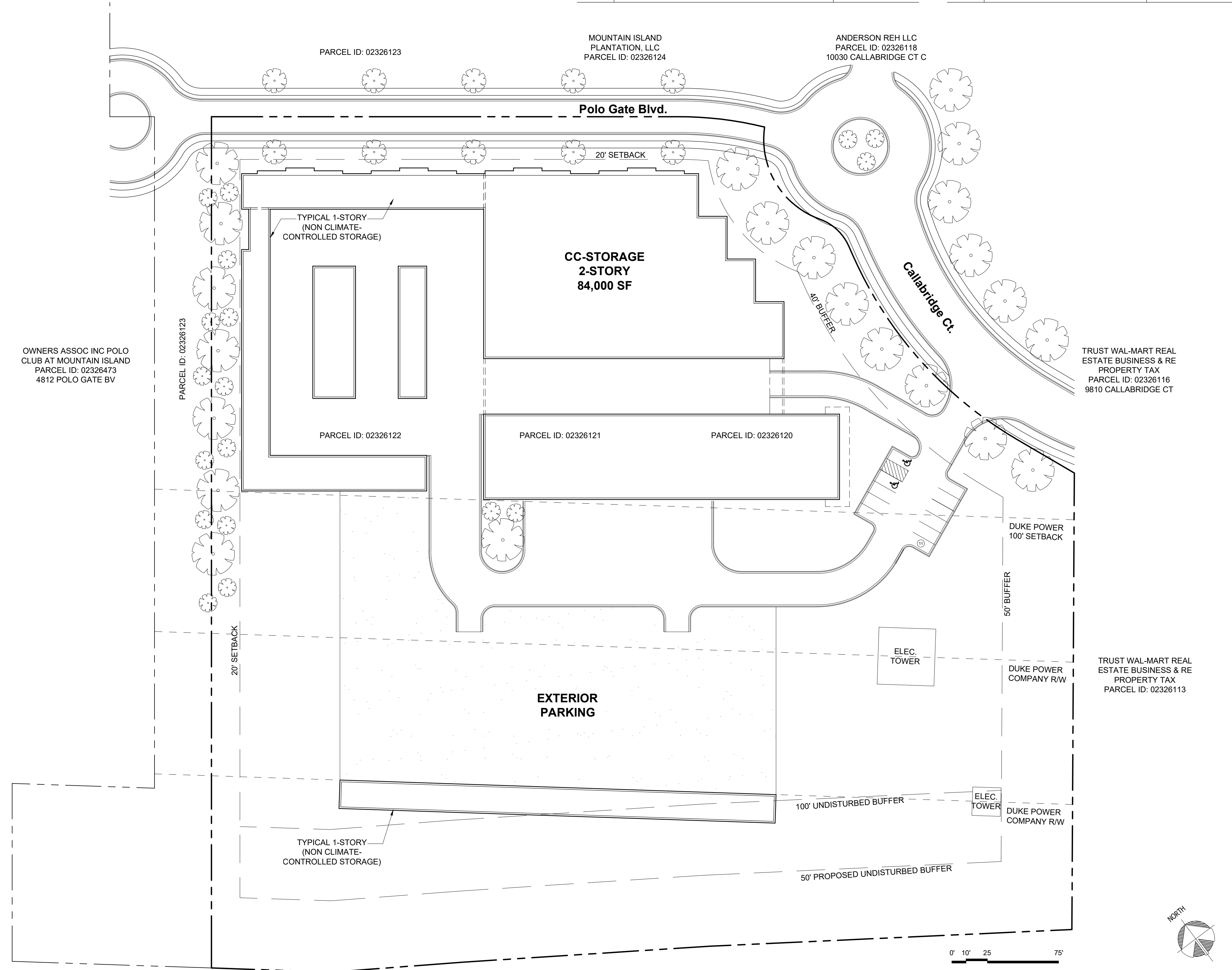
4	NOTES	scale: NTS
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Development Summary

Tax Parcel ID#:	02326120 02326121 02326122
Total Site Acreage:	7.370 acres
Existing Zoning:	BP
Proposed Zoning:	BD (CD)
Total Building Area	84,000 (CC-storage) 27,000 sf (non CC-storage)
Height:	1 + 2-Story



2 VICINITY MAP scale: NTS



1 SITE PLAN scale: 1"=40'



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MOUNTAIN ISLAND LIFESTYLE STORAGE

CHARLOTTE, NORTH CAROLINA
ODA Project No. 183295

03.20.2018

REVISIONS		
No.	Description	Date

ILLUSTRATIVE PLAN

RZ-1
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