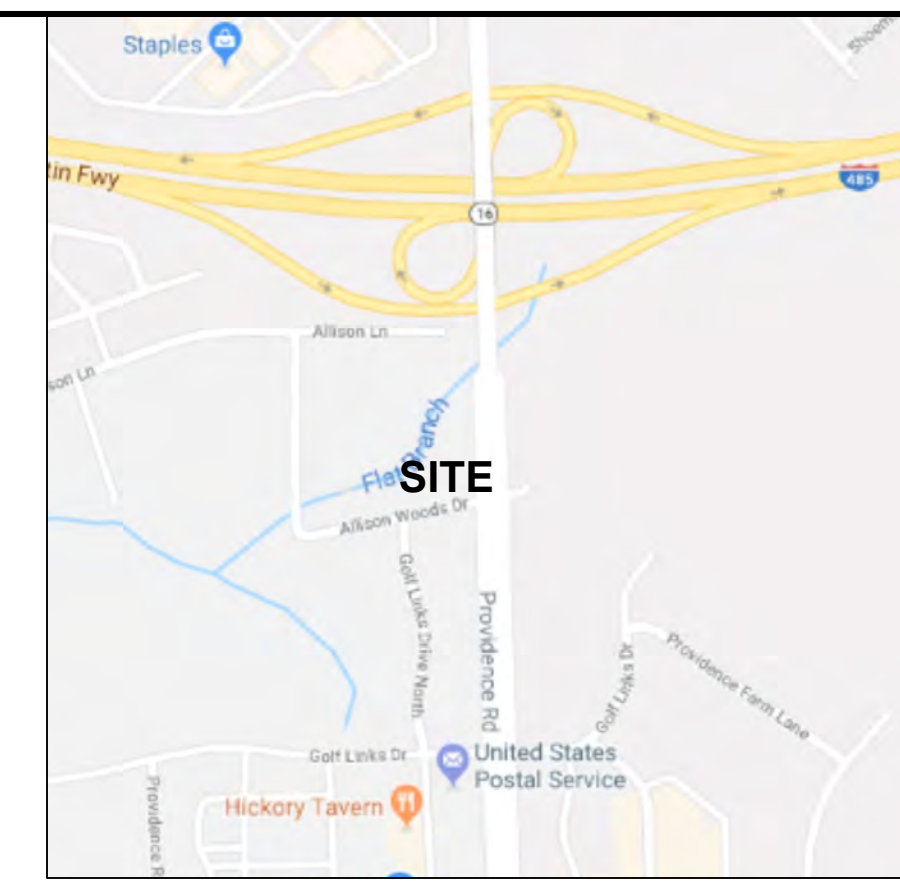


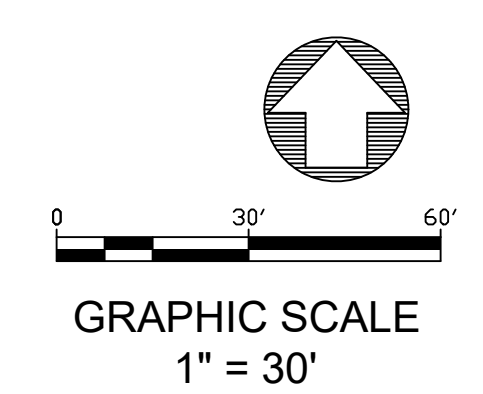
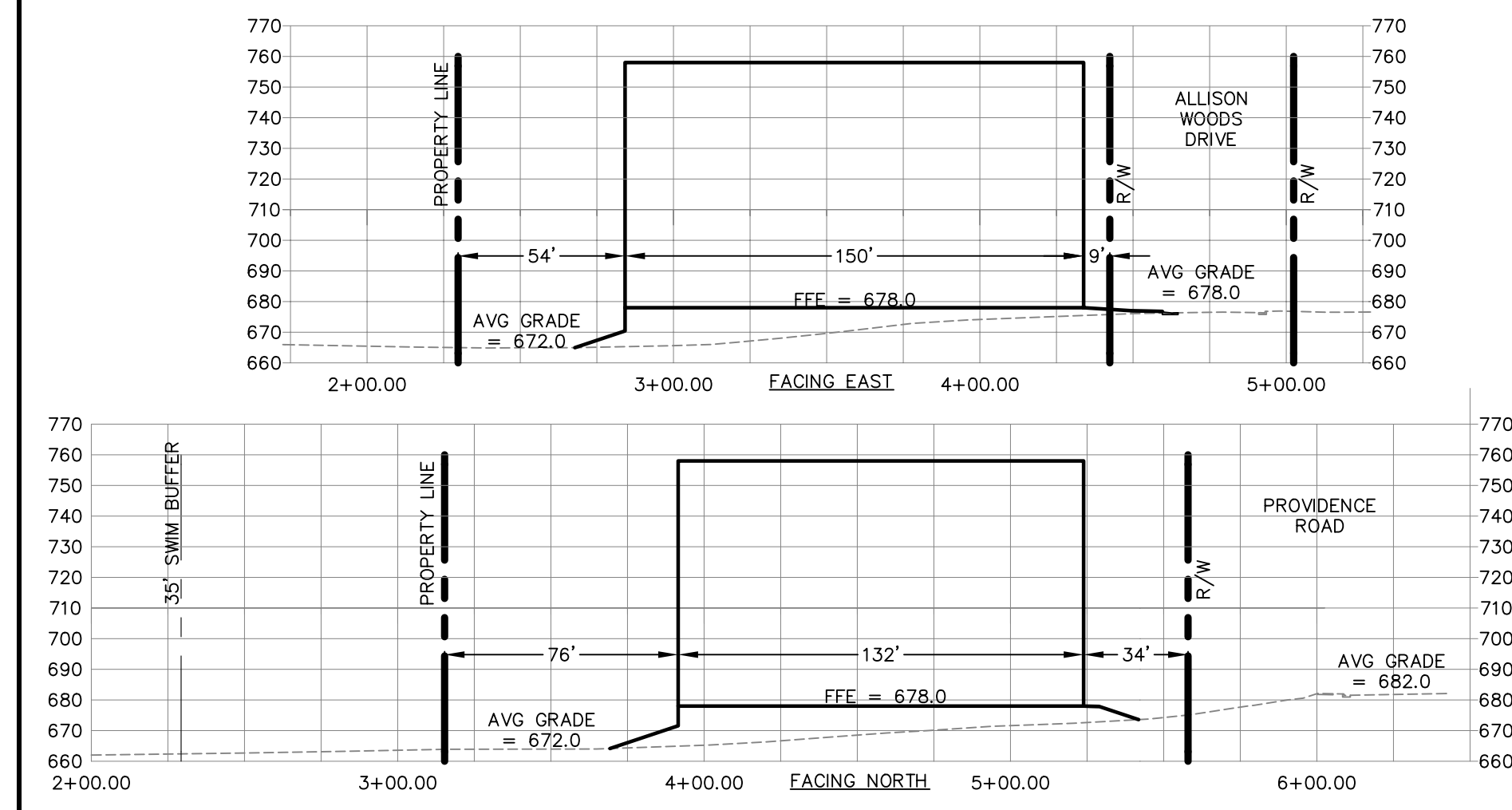
DEVELOPMENT DATA TABLE:

SITE ACREAGE:	1.151 AC
TAX PARCELS IN REZONING:	PORTIONS OF 229-15-307 AND 229-15-308
EXISTING ZONING:	R-3
PROPOSED ZONING:	MUDD-0
ZONING OVERLAY:	NONE
EXISTING USES:	VACANT
PROPOSED USES:	WAREHOUSING WITHIN AN ENCLOSED BUILDING, PROFESSIONAL BUSINESS AND GENERAL OFFICES, RETAIL SALES (EXCLUDING CONVENIENCE STORES AND CHECK CASHING ESTABLISHMENTS) AND TYPE 1 AND TYPE 2 EATING/DRINKING/ENTERTAINMENT ESTABLISHMENTS AS ALLOWED IN MUDD ZONING
NUMBER OF RESIDENTIAL UNITS:	N/A
RESIDENTIAL DENSITY:	N/A
NON-RESIDENTIAL SQ. FOOTAGE:	120,000 SF (WAREHOUSING USES NOT TO EXCEED 108,000 SF)
FLOOR AREA RATIO:	2.39
MAXIMUM BUILDING HEIGHT:	80 FEET ALONG THE PROVIDENCE ROAD AND ALLISON WOODS DRIVE FRONTAGES; 90 FEET ON ALL OTHER FRONTAGES, AS MEASURED FROM AVERAGE GRADE
MAXIMUM NUMBER OF BUILDINGS:	1
NUMBER OF PARKING SPACES:	26 PARKING (SEE OPTIONAL PROVISIONS REQUEST BELOW), PLUS 1 LOADING BERTH
OPEN SPACE:	1,200 SF URBAN OPEN SPACE



DEVELOPMENT STANDARDS:

- A. GENERAL PROVISIONS**
- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY FOURSTORE, LLC (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A CLIMATE CONTROLLED, SELF-STORAGE FACILITY ON THAT SITE DEPICTED ON THE REZONING PLAN (THE "SITE").
 - DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").
 - UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MUDD ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.
 - FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR 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. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.
- B. OPTIONAL PROVISIONS**
- THE PETITIONER REQUESTS AN OPTIONAL PROVISION TO ALLOW A DEVIATION FROM THE MUDD PARKING REQUIREMENTS FOR WAREHOUSING USES. THE PETITIONER SHALL PROVIDE A MINIMUM OF TWENTY-SIX (26) PARKING SPACES FOR ALL USES AT THE SITE.
- C. DEVELOPMENT LIMITATIONS**
- DIRECT ACCESS TO THE INDIVIDUAL SELF-STORAGE UNITS LOCATED IN THE BUILDINGS TO BE CONSTRUCTED ON THE SITE WILL NOT BE PROVIDED FROM THE EXTERIOR OF THE BUILDINGS, AS ACCESS TO THE INDIVIDUAL SELF-STORAGE UNITS WILL BE PROVIDED BY INTERNAL HALLWAYS.
 - THE STORAGE OF HAZARDOUS MATERIALS IS PROHIBITED.
- D. TRANSPORTATION**
- VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN, SUBJECT TO CHAPTER 6 OF THE ORDINANCE. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").
 - THE ALIGNMENTS OF THE INTERNAL DRIVES TO BE LOCATED ON THE SITE ARE SUBJECT TO ANY MINOR MODIFICATIONS OR ALTERATIONS REQUIRED DURING THE CONSTRUCTION PERMITTING PROCESS.
 - ALL PARKING AREAS SHALL BE SCREENED AS REQUIRED UNDER THE ORDINANCE.
 - PETITIONER WILL IMPROVE EXISTING RAMPS AT BOTH CORNERS OF PROVIDENCE ROAD AND ALLISON WOODS DRIVE INTERSECTION TO BRING RAMPS TO CURRENT CITY STANDARDS.
 - PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS OF WAY TO THE CITY OF CHARLOTTE PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY.
 - ALL TRANSPORTATION IMPROVEMENTS SHALL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
- E. ARCHITECTURAL STANDARDS**
- THE PROPOSED 7 STORY BUILDING WILL HAVE ARCHITECTURAL ARTICULATION AND DETAILING FOR THE FACADES TO APPEAR AS A 4 STORY BUILDING, AS GENERALLY DEPICTED ON THE RENDERING INCLUDED IN THIS REZONING PLAN. THE BUILDING SHALL NOT EXCEED 80' IN HEIGHT, MEASURED FROM THE AVERAGE GRADE ON ANY STREET-FACING FAÇADE, OR 90' IN HEIGHT AS MEASURED FROM THE AVERAGE GRADE OF ANY NON-STREET-FACING FAÇADE.
 - THE BUILDING WILL BE CONSTRUCTED OF BRICK, STONE, STUCCO, OR SYNTHETIC STUCCO OR SMOOTH METAL PANELS. MINIMUM MASONRY REQUIREMENT WILL BE 30% CUMULATIVE OF ALL SIDES. ANY SLOPING METAL ROOFS TO BE STANDING SEAM METAL.
 - INTERNAL SIDEWALKS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.
 - THE PETITIONER COMMITS TO PROVIDE A 46'-FOOT "CLASS A" BUFFER ALONG THE NORTHERN AND WESTERN PROPERTY LINES AS DEPICTED ON THIS PLAN.
 - ENVIRONMENTAL FEATURES
 - DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE. THE TREE SAVE AREAS DESIGNATED ON THE REZONING PLAN ARE POTENTIAL TREE SAVE AREAS, AND THE LOCATION OF THE ACTUAL TREE SAVE AREAS SHALL BE DETERMINED DURING THE DEVELOPMENT REVIEW AND PERMITTING PROCESS.
 - THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE.
 - LIGHTING
 - ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS AND PARKING AREAS AND LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
 - THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE SHALL BE 20 FEET.
 - ANY LIGHTING FIXTURES ATTACHED TO THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.
 - BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS
 - IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND 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 PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
 - THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
 - ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING SHEET INDEX:



PRELIMINARY NOT FOR CONSTRUCTION

REZONING PETITION #2018-090

ALLISON WOODS STORAGE
ALLISON WOODS DRIVE
CHARLOTTE, NORTH CAROLINA

CONDITIONAL REZONING SITE PLAN

Fourstore LLC

3830 CLEMMONS RD., #1761
CLEMMONS, NC 27012
(813) 310-8520 (PH)
(813) 746-4663 (FAX)

DATE: 10/21/2018
SHEET RZ-1