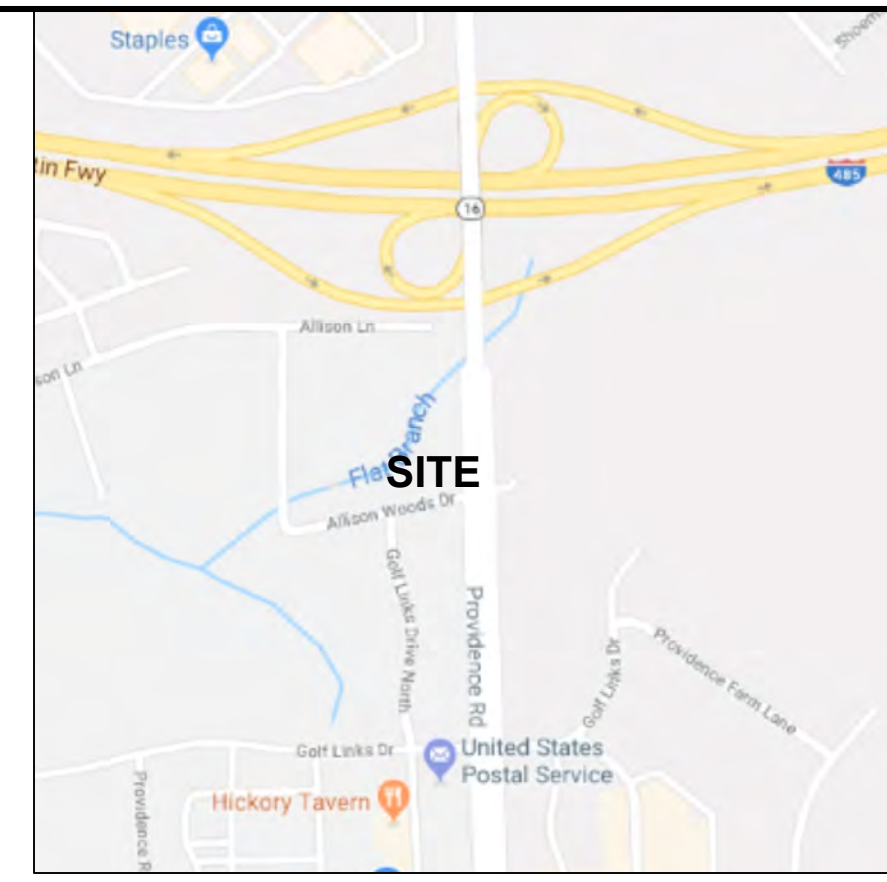


DEVELOPMENT DATA TABLE:

SITE ACREAGE:	1.151 AC
TAX PARCELS IN REZONING:	229-15-307, 229-15-308
EXISTING ZONING:	R-3
PROPOSED ZONING:	MUDD-O (CD)
ZONING OVERLAY:	NONE
EXISTING USES:	VACANT
PROPOSED USES:	ALL USES IN MUDD-O
NUMBER OF RESIDENTIAL UNITS:	N/A
RESIDENTIAL DENSITY:	N/A
NON-RESIDENTIAL SQ. FOOTAGE:	120,000 SF
FLOOR AREA RATIO:	2.39
MAXIMUM BUILDING HEIGHT:	80 FEET
MAXIMUM NUMBER OF BUILDINGS:	1
NUMBER OF PARKING SPACES:	30 PARKING PLUS 1 LOADING BERTH
PARKING RATIO:	0.25/1,000 SF MINI-WAREHOUSE PLUS 1/600 SF STREET-LEVEL SPACE PLUS 1 LOADING BERTH
OPEN SPACE:	1,000 SF URBAN OPEN SPACE



VICINITY MAP

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-O 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**
- [RESERVED]
- 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 LOCATION 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.
- E. ARCHITECTURAL STANDARDS**
- TO PROMOTE VISUAL COMPATIBILITY WITH SURROUNDING COMMERCIAL AND RESIDENTIAL DEVELOPMENTS, THE BUILDING SHALL INCORPORATE CONTEXTUAL ARCHITECTURAL AND DESIGN FEATURES COMMON TO THE SURROUNDING STRUCTURES. EXAMPLES OF SUCH ARCHITECTURAL AND DESIGN FEATURES THAT MAY BE UTILIZED INCLUDE: MASSING, PROPORTION, FAÇADE MODULATION, EXTERIOR BUILDING MATERIALS AND DETAILING, VARIED ROOF-LINE, PEDESTRIAN SCALE AND FENESTRATION.
 - THE PROPOSED 7 STORY BUILDING WILL HAVE ARCHITECTURAL ARTICULATION AND DETAILING FOR THE FAÇADES TO APPEAR AS A 4 STORY BUILDING. THE BUILDING SHALL NOT EXCEED 80' IN HEIGHT, MEASURED FROM THE AVERAGE GRADE ON ANY STREET-FACING FAÇADE. AS THE BUILDING WILL APPEAR AS A 4 STORY BUILDING, EACH OF THE "VISUAL FLOORS" 2, 3 AND 4 SHALL HAVE WINDOWS THAT COVER 25% OF THE LENGTH OF ANY STREET-FACING FAÇADE. ANY ALLOWABLE SPANDREL GLASS MUST NOT EXCEED 35% REFLECTIVITY. SPANDREL GLASS IS NOT ALLOWED ON THE FIRST FLOOR.
 - THE BUILDING WILL BE CONSTRUCTED OF BRICK, 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.
 - NO SOLID WALLS WILL BE LONGER THAN 20' IN LENGTH WITHOUT AN OFFSET IN THE BUILDING OR ARTICULATION, EITHER HORIZONTAL OR VERTICAL.
- F. STREETScape AND LANDSCAPING**
- INTERNAL SIDEWALKS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.
- G. 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.
- H. 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.
- I. 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 PETITION IS APPROVED.

SHEET INDEX:

- SURVEY PLAN
- RZ-1: CONDITIONAL REZONING SITE PLAN

REZONING PETITION #2018-

ALLISON WOODS STORAGE
ALLISON WOODS DRIVE
CHARLOTTE, NORTH CAROLINA

CONDITIONAL REZONING SITE PLAN

GRAPHIC SCALE
1" = 30'
PRELIMINARY
NOT FOR CONSTRUCTION

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(813) 746-4663 (FAX)

DATE: 07/09/2018
SHEET RZ-1