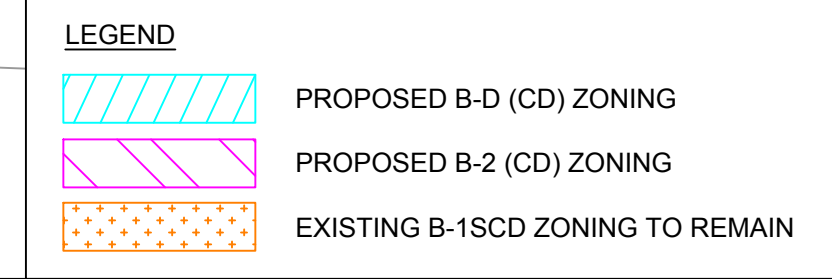
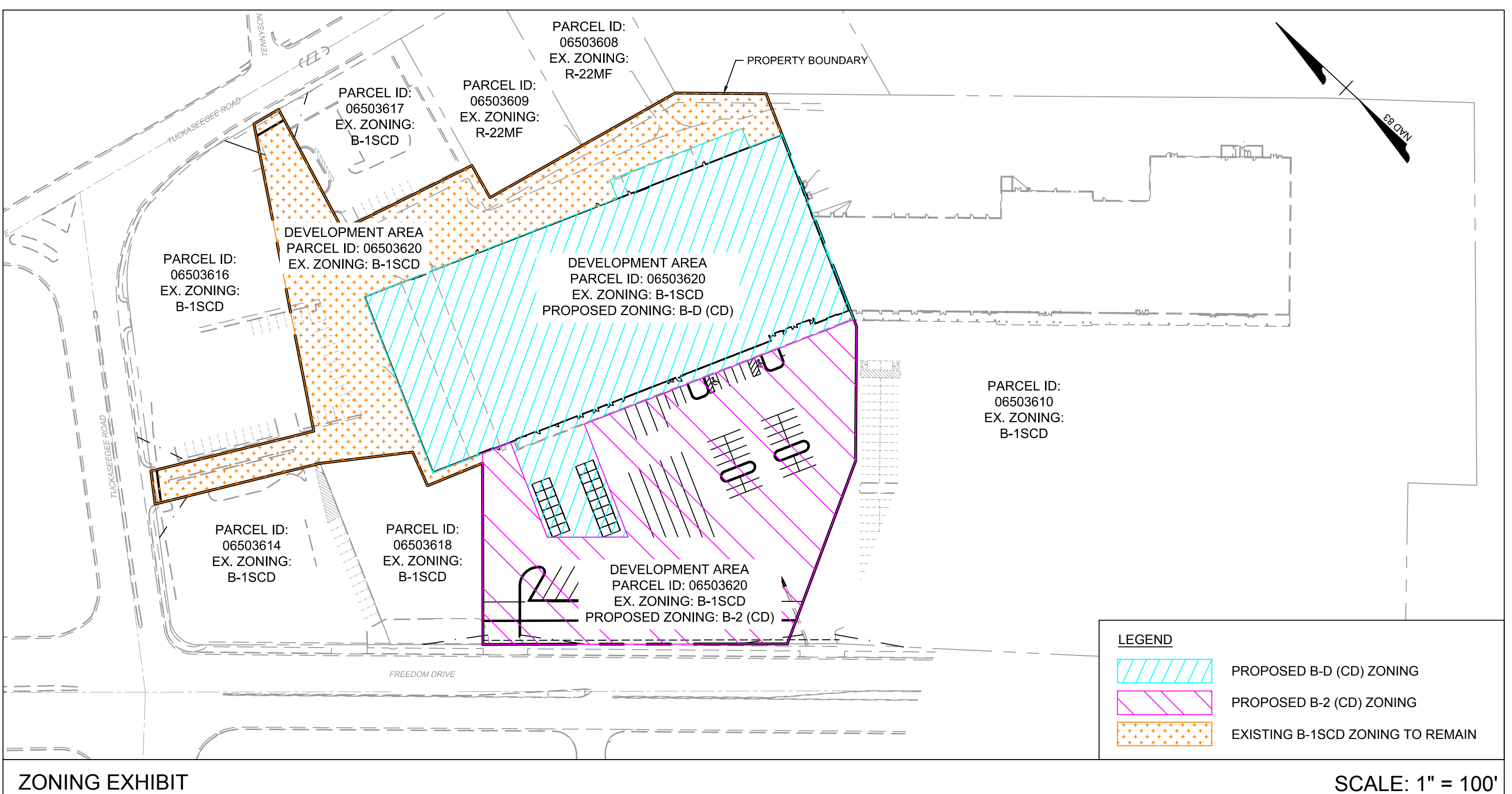


REZONING SUMMARY

PETITIONER/PROPERTY OWNER:	AMERCO REAL ESTATE COMPANY 2727 N. CENTRAL AVE., 5N PHOENIX, AZ 85004	PARKING REQUIRED:	OFFICE: 1 SPACE/250 SF WAREHOUSE/ MINI STORAGE: 1 SPACE/4000 SF TOTAL:	3,996 SF x 1/250 SF = 16 SPACES 71,741 SF x 1/4000 SF = 18 SPACES 34 SPACES
REZONING SITE AREA:	6.19± AC.	PARKING PROVIDED:	34 SPACES (2 ACCESSIBLE)	
TAX PARCEL NUMBER:	06503620	BICYCLE PARKING REQUIRED:	SHORT TERM: 5% OF AUTO PARKING LONG TERM: 1SPACE/10,000 SF TOTAL:	
EX. ZONING:	B-1SCD	BICYCLE PARKING PROVIDED:	SHORT TERM: LONG TERM:	
PROPOSED ZONING:	B-D (CD) B-2 (CD) B-1SCD	FLOOR AREA RATIO:	2.30± AC./6.19± AC. = 0.37	
EXISTING USE:	WAREHOUSE/UNOCCUPIED BUILDING			
PROPOSED USE:	MINI STORAGE AND TRUCK/TRAILER RENTAL			
MAXIMUM BUILDING HEIGHT:	40' - EXISTING STRUCTURE TO REMAIN			
MINIMUM SETBACK:	FRONT YARD: SIDE YARD: REAR YARD:			
	20' 0' (PART OF OVERALL DEVELOPMENT PLAN) 0' (PART OF OVERALL DEVELOPMENT PLAN)			

SITE DEVELOPMENT NOTES

- GENERAL PROVISIONS:**
 - SITE LOCATION. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY AMERCO REAL ESTATE COMPANY ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A STORAGE AND TRUCK RENTAL FACILITY ON APPROXIMATELY A 6.19± ACRE SITE LOCATED AT 3300 FREEDOM DRIVE (THE "SITE").
 - ZONING DISTRICTS/ORDINANCE. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES OPTIONAL STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE B-D, B-2, AND B-1SCD ZONING CLASSIFICATION BELOW SHALL GOVERN.
 - GRAPHICS AND ALTERATIONS. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, DRIVEWAYS, STREETS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.
- PERMITTED USES & DEVELOPMENT AREA LIMITATION:**
 - THE SITE MAY BE DEVELOPED WITH ONE PRIMARY BUILDING OF OFFICE/INDOOR STORAGE UNITS AND ACCESSORY BUILDINGS WITH OUTDOOR STORAGE UNITS AS ALLOWED IN THE B-D ZONING DISTRICT.
- ACCESS AND TRANSPORTATION:**
 - ACCESS TO THE SITE WILL BE FROM FREEDOM DRIVE AND TUCKASEEGEE ROAD IN THE MANNER GENERALLY DEPICTED ON THE REZONING PLAN.
 - THE PETITIONER WILL DEDICATE AN ADDITIONAL 25' OF R/W TO NCDOT FOR FREEDOM DRIVE AND 6.28' AND 12.5' OF R/W TO CDOT FOR TUCKASEEGEE ROAD AS GENERALLY DEPICTED ON THE REZONING PETITION.
 - THE ALIGNMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT IS SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
 - THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY NCDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.
 - THE ROADWAY IMPROVEMENTS REQUIRED BY THE DEVELOPMENT OF THE SITE MUST BE SUBSTANTIALLY COMPLETED AND FEE SIMPLE DEDICATION OF R/W TO NCDOT AND CDOT MUST BE COMPLETED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING ON THE SITE. SUBJECT TO THE ABILITY OF THE PETITIONER TO POST A LETTER OF CREDIT OR A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME THE FIRST CERTIFICATE OF OCCUPANCY IS ISSUED.
- ARCHITECTURAL STANDARDS:**
 - BUILDING HEIGHT IS LIMITED TO THE HEIGHT OF THE EX. BUILDING.
 - DUMPSTER AND/OR RECYCLING AREAS ARE PROVIDED AND WILL BE ENCLOSED BY A SOLID WALL OR FENCE WITH ONE SIDE BEING A GATE. THE WALL OR FENCE USED TO ENCLOSE THE DUMPSTER WILL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING MATERIALS AND COLORS USED ON THE BUILDING. IF ONE OR MORE SIDES OF THE DUMPSTER ADJOIN A SIDE OR REAR WALL OF A BUILDING, THEN THE SIDE OR REAR WALL MAY BE SUBSTITUTED FOR A SIDE.
- STREETScape, BUFFERS, YARDS, AND LANDSCAPING:**
 - A SETBACK OF NO LESS THAN 20 FEET AS MEASURED FROM FUTURE R/W SHALL BE PROVIDED ALONG FREEDOM DRIVE AS GENERALLY DEPICTED ON THE REZONING PLAN.
 - ABOVE GROUND BACKFLOW PREVENTERS WILL BE SCREENED FROM PUBLIC VIEW AND WILL BE LOCATED BEHIND THE PROPOSED RIGHT-OF-WAY OF FREEDOM DRIVE AND TUCKASEEGEE ROAD, BUT MAY BE LOCATED WITHIN THE SETBACK.
 - LOCATION OF TREES SHOWN ON THE PLAN MAY BE ADJUSTED TO ACCOMMODATE SITE LAYOUT CHANGES, UTILITIES, ETC.
 - PARKING SHALL BE SCREENED WITH PLANT MATERIAL WITHIN A PLANTING STRIP ADJACENT TO FREEDOM DRIVE.
 - ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRED A CERTIFICATE ISSUED BY CDOT.
- ENVIRONMENTAL FEATURES:**
 - THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
 - THE SITE WILL COMPLY WITH THE TREE ORDINANCE.
- LIGHTING:**
 - ALL NEW LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LOW VOLTAGE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, AND PARKING AREAS.
 - DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 30 FEET IN HEIGHT.
 - DECORATIVE PEDESTRIAN SCALE LIGHTS MAY BE PROVIDED ALONG THE INTERNAL PRIVATE DRIVES.
 - ARCHITECTURAL LIGHTING ON BUILDING FACADES, SUCH AS, BUT NOT LIMITED TO SCONCES WILL BE PERMITTED.
- SIGNAGE:**
 - AS ALLOWED BY THE B-2 ZONING.
- AMENDMENTS TO THE REZONING PLAN:**
 - FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT 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 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.



SCALE: 1" = 100'

THIS DRAWING PREPARED AT THE
CHARLOTTE OFFICE
610 E. Morehead Street, Suite 250 | Charlotte, NC 28202
TEL 704.602.8600 FAX 704.576.1076 www.timmons.com

AMERCO REAL ESTATE COMPANY
2727 N. CENTRAL AVE., 5N
PHOENIX, AZ 85004

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
04/04/2019	
DRAWN BY	W. CHURCH
DESIGNED BY	J. HORTON
CHECKED BY	J. HORTON
SCALE	AS SHOWN

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

U-HAUL - FREEDOM DRIVE

CHARLOTTE, NORTH CAROLINA

ZONING SITE PLAN

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JOB NO.	99999
SHEET NO.	RZ-100

REZONING PETITION #: 2019-006