

DEVELOPMENT STANDARDS

GENERAL PROVISIONS

UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE B-D ZONING DISTRICT CLASSIFICATION SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THE SITE.

THE CONFIGURATION, PLACEMENT AND SIZE OF THE BUILDING DEPICTED ON THE SCHEMATIC SITE PLAN IS SCHEMATIC IN NATURE AND SUBJECT ONLY TO THE PROVISIONS SET FORTH BELOW UNDER ARCHITECTURAL CONTROLS, MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES WITHIN THE BUILDING ENVELOPE LINES ESTABLISHED ON THE TECHNICAL DATA SHEET. PARKING LAYOUTS MAY ALSO BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATIONS.

PERMITTED USES

1. THE SITE MAY BE DEVOTED ONLY TO A SELF STORAGE FACILITY, SUCH FACILITY'S RENTAL AND MANAGEMENT OFFICES AND TO ANY ACCESSORY USES THAT ARE CLEARLY INCIDENTAL AND RELATED THERETO.
2. ALL STORAGE SHALL BE LOCATED WITHIN THE BUILDING ON THE SITE, AND OUTSIDE STORAGE OF ANY TYPE, INCLUDING THE OUTSIDE STORAGE OF MOVING VANS, VEHICLES AND BOATS, SHALL NOT BE PERMITTED.
3. THE STORAGE OF HAZARDOUS MATERIALS IS PROHIBITED.

BUFFERS

1. THE CLASS B BUFFER AREAS ESTABLISHED ON THE TECHNICAL DATA SHEET SHALL CONFORM TO THE STANDARDS FOR SUCH BUFFERS AS SET OUT IN SECTION 12.302 OF THE ORDINANCE, SUBJECT, HOWEVER TO THE PROVISIONS OF SECTION 12.304 THEREOF. PURSUANT TO SECTION 12.302(8) OF THE ORDINANCE, PETITIONER MAY REDUCE THE WIDTH OF THE REQUIRED BUFFER BY 25% BY PROVIDING A WALL, FENCE OR BERM THAT MEETS OR EXCEEDS THE STANDARDS OF SECTION 12.302(8) OF THE ORDINANCE.
2. THE BUFFER AREAS SHALL REMAIN AS OPEN SPACE, EXCEPT TO THE EXTENT NECESSARY TO ACCOMMODATE GRADE CHANGES AND THE INSTALLATION AND MAINTENANCE OF A WALL, FENCE, BERM, LANDSCAPING, UTILITY LINES OR DRAINAGE FACILITIES AND ANY GRADING ASSOCIATED THEREWITH.
3. WHERE EXISTING TREES AND NATURAL VEGETATION HAVE BEEN CLEARED TO ACCOMMODATE GRADE CHANGES OR THE INSTALLATION AND MAINTENANCE OF A WALL, FENCE, BERM, LANDSCAPING, UTILITY LINES OR DRAINAGE FACILITIES AND ANY GRADING ASSOCIATED THEREWITH, THE CLEARED, UNIMPROVED AREAS WILL BE LANDSCAPED WITH TREES AND SHRUBS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE AND THE ATTACHED LANDSCAPE PLAN.
4. ABOVE GROUND STORM WATER DETENTION FACILITIES MAY NOT BE LOCATED WITHIN THE BUFFER AREAS.
5. NO BUILDINGS, PARKING SPACES OR MANEUVERING AREAS MAY BE LOCATED WITHIN THE BUFFER AREAS.
6. WITH RESPECT TO THOSE PORTIONS OF THE CLASS B BUFFER AREAS THAT ARE HATCHED ON THE TECHNICAL DATA SHEET AND THE SCHEMATIC SITE PLAN, PETITIONER IS PROVIDING ALTERNATIVE BUFFERS PURSUANT TO SECTION 12.304 OF THE ORDINANCE THAT ARE MORE PARTICULARLY DEFINED AND DEPICTED ON THE TECHNICAL DATA SHEET, THE SCHEMATIC SITE PLAN AND THE LANDSCAPE PLAN. THE ALTERNATIVE BUFFERS ARE PROVIDED DUE TO THE SIZE AND UNUSUAL SHAPE OF THE RELEVANT PORTIONS OF THE SITE, AND THE DESIRE TO MINIMIZE ANY DISTURBANCE TO THE EXISTING CEMETERY.
7. THE BUFFER AREAS SHALL BE LANDSCAPED IN ACCORDANCE WITH THE ATTACHED LANDSCAPE PLAN.

SETBACKS, SIDE YARDS AND REAR YARDS

1. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE SETBACK, REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE B-D ZONING DISTRICT.
2. NO BUILDINGS, PARKING SPACES OR MANEUVERING AREAS MAY BE LOCATED WITHIN THE SETBACKS.
3. NO ABOVE GROUND STORM WATER DETENTION FACILITIES MAY BE LOCATED WITHIN THE REQUIRED SETBACK.

SCREENING AND LANDSCAPED AREAS/TREE ORDINANCE/SIDEWALKS

1. SCREENING SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN SECTION 12.303 OF THE ORDINANCE. ALL LANDSCAPING INSTALLED ON THE SITE WILL MEET OR EXCEED THE REQUIREMENTS OF THE ORDINANCE.
2. ALL ROOF MOUNTED MECHANICAL EQUIPMENT PLACED ON ANY BUILDING LOCATED ON THE SITE WILL BE SCREENED FROM VIEW AT GRADE FROM ADJOINING PUBLIC RIGHTS OF WAY AND ABUTTING PROPERTIES.
3. ANY DUMPSTERS VISIBLE FROM A PUBLIC STREET OR FROM AN ADJOINING PARCEL OF LAND WILL BE SCREENED FROM VIEW BY A SOLID-ENCLOSURE WITH GATES. IF ONE OR MORE SIDES OF THE DUMPSTER AREA ADJOIN A REAR WALL OF A BUILDING, THE REAR WALL MAY BE SUBSTITUTED FOR THE FENCE ALONG EACH SUCH SIDE.
4. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.
5. A MINIMUM OF 17.5 PERCENT OF THE SITE SHALL BE DEVOTED TO TREE SAVE AREAS.
6. THE BUFFER AREAS AND THE SITE SHALL BE LANDSCAPED IN ACCORDANCE WITH THE ORDINANCE AND THE LANDSCAPE PLAN.
7. ANY DEAD OR DYING PLANTS SHALL BE REPLACED IN A TIMELY FASHION.
8. AN INTERNAL SIDEWALK SYSTEM SHALL BE PROVIDED AS GENERALLY DEPICTED ON THE SCHEMATIC SITE PLAN.

PARKING

OFF-STREET PARKING AND LOADING WILL MEET THE MINIMUM REQUIREMENTS SET OUT IN THE ORDINANCE.

LIGHTING

1. THE MAXIMUM HEIGHT OF ANY FREE STANDING LIGHTING FIXTURE (INCLUDING ITS BASE) INSTALLED ON THE SITE SHALL BE 20 FEET. ALL FREE STANDING LIGHTING FIXTURES INSTALLED ON THE SITE SHALL BE CAPPED AND FULLY SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE. CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHTING BOTH WITHIN AND WITHOUT THE PERIMETER OF THE SITE. ITEMS FOR CONSIDERATION WILL INCLUDE INTENSITY, CUT-OFF ANGLES, COLOR, ENERGY EFFICIENCY AND SHIELDING OF SOURCES OF LIGHT, THE INTENT BEING TO ELIMINATE GLARE TOWARDS PUBLIC STREETS AND ADJACENT PROPERTIES.
2. NO WALL PACK STYLE LIGHT FIXTURES WILL BE PERMITTED ON THE SITE, AND ANY WALL MOUNTED LIGHT FIXTURES INSTALLED ON THE SITE SHALL BE CAPPED AND FULLY SHIELDED SO THAT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.

SIGNS

1. ALL SIGNS PLACED ON THE SITE WILL BE ERECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
2. ONLY ONE DETACHED SIGN SHALL BE PERMITTED ON THE SITE, AND IT SHALL BE LOCATED ALONG BALLANTYNE COMMONS PARKWAY. THE MAXIMUM HEIGHT OF THE DETACHED SIGN SHALL BE 8 FEET, 6 INCHES AND THE MAXIMUM SIGN FACE AREA PER SIDE SHALL BE 50 SQUARE FEET.
3. A WALL SIGN MAY BE INSTALLED ON THREE OF THE BUILDING'S WALLS, AND EACH WALL SIGN SHALL BE LIMITED IN SIZE TO 100 SQUARE FEET.

ACCESS POINTS (DRIVEWAYS)

1. THE NUMBER OF VEHICULAR ACCESS POINTS TO THE SITE SHALL BE LIMITED TO THE ACCESS POINT DEPICTED ON THE TECHNICAL DATA SHEET.
2. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINT ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CITY OF CHARLOTTE DEPARTMENT OF TRANSPORTATION.

FIRE PROTECTION

ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE MECKLENBURG COUNTY FIRE MARSHAL'S SPECIFICATIONS. PLANS FOR THE BUILDING WILL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE FOR APPROVAL BEFORE THE CONSTRUCTION OF THAT BUILDING COMMENCES.

STORM WATER

1. THIS SITE IS NOT LOCATED IN A CRITICAL WATERSHED.
2. DEVELOPMENT OF THE SITE WILL COMPLY WITH THE STORM WATER MANAGEMENT REQUIREMENTS OF THE ORDINANCE.

ARCHITECTURAL CONTROLS

1. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 60 FEET. THE BUILDING HEIGHT SHALL BE MEASURED FROM THE FINISHED FLOOR ELEVATION OF THE FIRST FLOOR OF THE BUILDING.
2. THE TOTAL MAXIMUM GROSS FLOOR AREA OF THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE 125,000 SQUARE FEET. THE BUILDING SHALL BE CONSTRUCTED IN MULTIPLE PHASES, WITH THE SIZE OF EACH PHASE TO BE DETERMINED BY PETITIONER. THE BUILDING TO BE CONSTRUCTED ON THE SITE MUST BE LOCATED WITHIN THE BUILDING ENVELOPE DEPICTED ON THE TECHNICAL DATA SHEET.
3. ATTACHED ARE ARCHITECTURAL ELEVATIONS OF THE NORTH, EAST, SOUTH AND WEST FACADES OF THE BUILDING PROPOSED TO BE CONSTRUCTED ON THE SITE, AND THEY ARE INTENDED TO PORTRAY THE BASIC CHARACTER AND QUALITY OF THE BUILDING PROPOSED TO BE CONSTRUCTED ON THE SITE. ACCORDINGLY, THE BUILDING CONSTRUCTED ON THE SITE SHALL BE DESIGNED AND CONSTRUCTED SO THAT EACH FACADE IS SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE CORRESPONDING ATTACHED ELEVATION. NOTWITHSTANDING THE FACT THAT THE PROPOSED BUILDING WILL BE CONSTRUCTED IN PHASES, THE TEMPORARY WALL ASSOCIATED WITH A PHASE SHALL BE SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE CORRESPONDING ATTACHED ELEVATION. THE PRIMARY EXTERIOR BUILDING MATERIAL TO BE UTILIZED SHALL BE BRICK COLORED EFIS.
4. DIRECT ACCESS TO THE INDIVIDUAL SELF STORAGE UNITS LOCATED IN THE BUILDING TO BE CONSTRUCTED ON THE SITE WILL NOT BE PROVIDED FROM THE EXTERIOR OF SUCH BUILDING, AS ACCESS TO THE INDIVIDUAL STORAGE UNITS WILL BE PROVIDED BY INTERNAL HALLWAYS. A SINGLE COVERED UNLOADING AND LOADING AREA INTO THE BUILDING WILL BE PROVIDED.

CEMETERY

THE EXISTING CEMETERY LOCATED ON THE SITE WILL REMAIN IN PLACE AND SHALL BE MAINTAINED BY THE OWNER OF THE SITE OR THE OWNER OF THE EASEMENT DESCRIBED IN THE NEXT FOLLOWING SENTENCE. ACCESS TO THE CEMETERY WILL BE ASSURED THROUGH AN APPROPRIATE EASEMENT AGREEMENT IN FAVOR OF JONESVILLE AME ZION CHURCH.

OPERATIONS

THE STANDARD HOURS OF OPERATION FOR THE SELF STORAGE FACILITY WILL BE 8:00 A.M. TO 6:00 P.M. MONDAY THROUGH FRIDAY, 9:00 A.M. TO 5:00 P.M. ON SATURDAY AND 1:00 P.M. TO 5:00 P.M. ON SUNDAY. NOTWITHSTANDING THE FOREGOING, CUSTOMERS MAY HAVE ACCESS TO THE FACILITY DURING NON-OPERATING HOURS THROUGH THE USE OF KEY CARDS OR OTHER SIMILAR DEVICES.

AMENDMENTS TO REZONING PLAN

FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET AND 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.

BINDING EFFECT OF THE REZONING APPLICATION

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

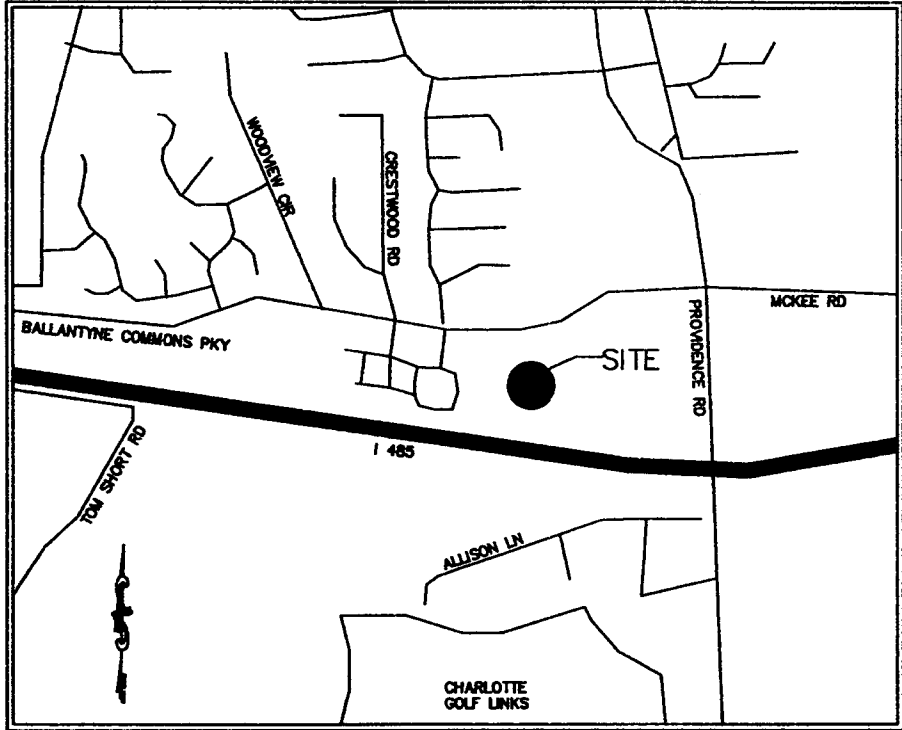
PROPOSED ALTERNATIVE BUFFER.
ALONG CURB OF NEW DRIVEWAY.
CLASS "B" BUFFER - 9 TREES &
40 SHRUBS PER 100 LF.

PROMENADE SHOPPING CENTER LLC
TAX# = 22915122
ZONING = CC
USE = SHOPPING CENTER

PROMENADE SHOPPING CENTER LLC
TAX# = 22915121
ZONING = CC
USE = VACANT

CMS/PROMENADE PARK LLC
TAX# = 22915101
ZONING = R-8MF(CD)
USE = HOUSING

CMS/PROMENADE PARK LLC
TAX# = 22915101
ZONING = R-8MF(CD)
USE = HOUSING

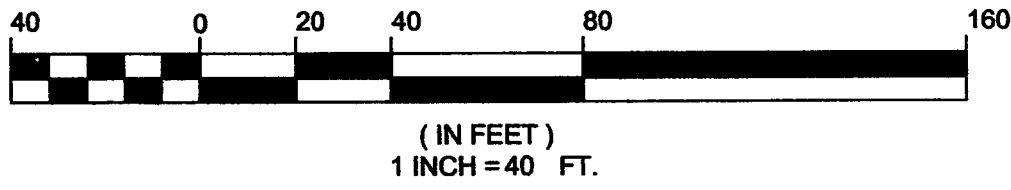


VIC MAP
N.T.S.

BUILDING ENVELOPE

NOTE:
COVERED LOADING AREA IS
NOT CONFINED TO BUILDING
ENVELOPE AREA.

GRAPHIC SCALE



(IN FEET)
1 INCH = 40 FT.

BALLANTYNE COMMONS
STORAGE
CONDITIONAL REZONING PLAN
BALLANTYNE COMMONS PARKWAY
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NORTH CAROLINA

TECHNICAL
DATA SHEET

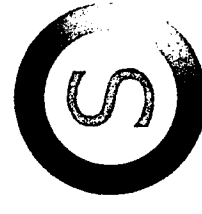
DATE: 5-22-06

SCALE: HORIZ : 1" = 40'

JOB NO. X5019

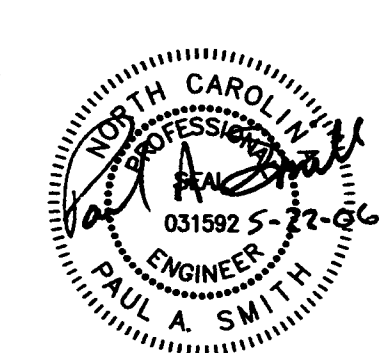
SHEET: 1 OF 2

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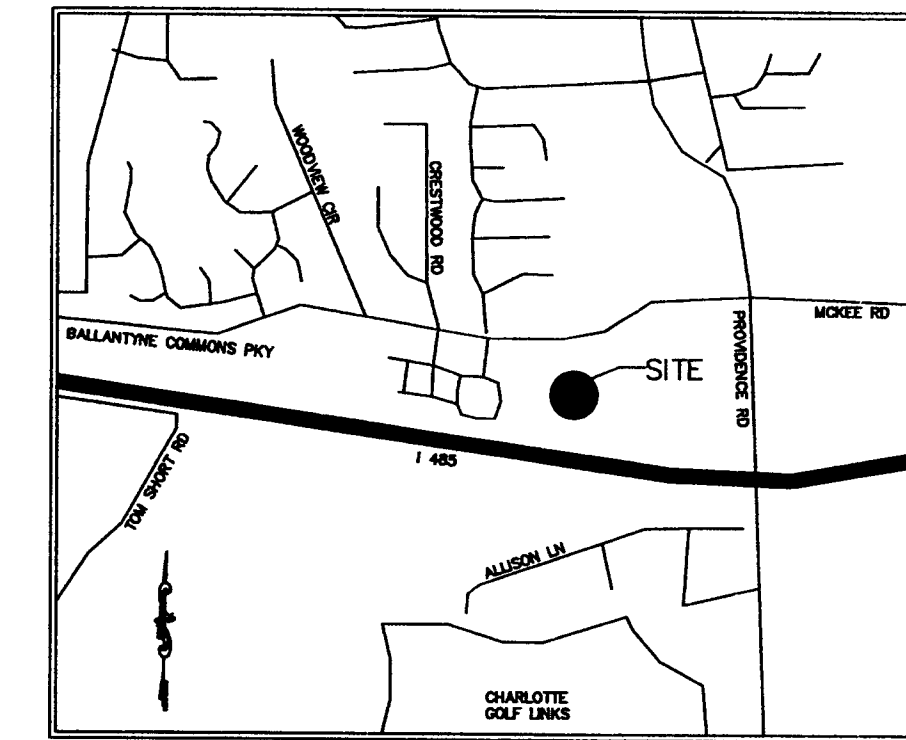
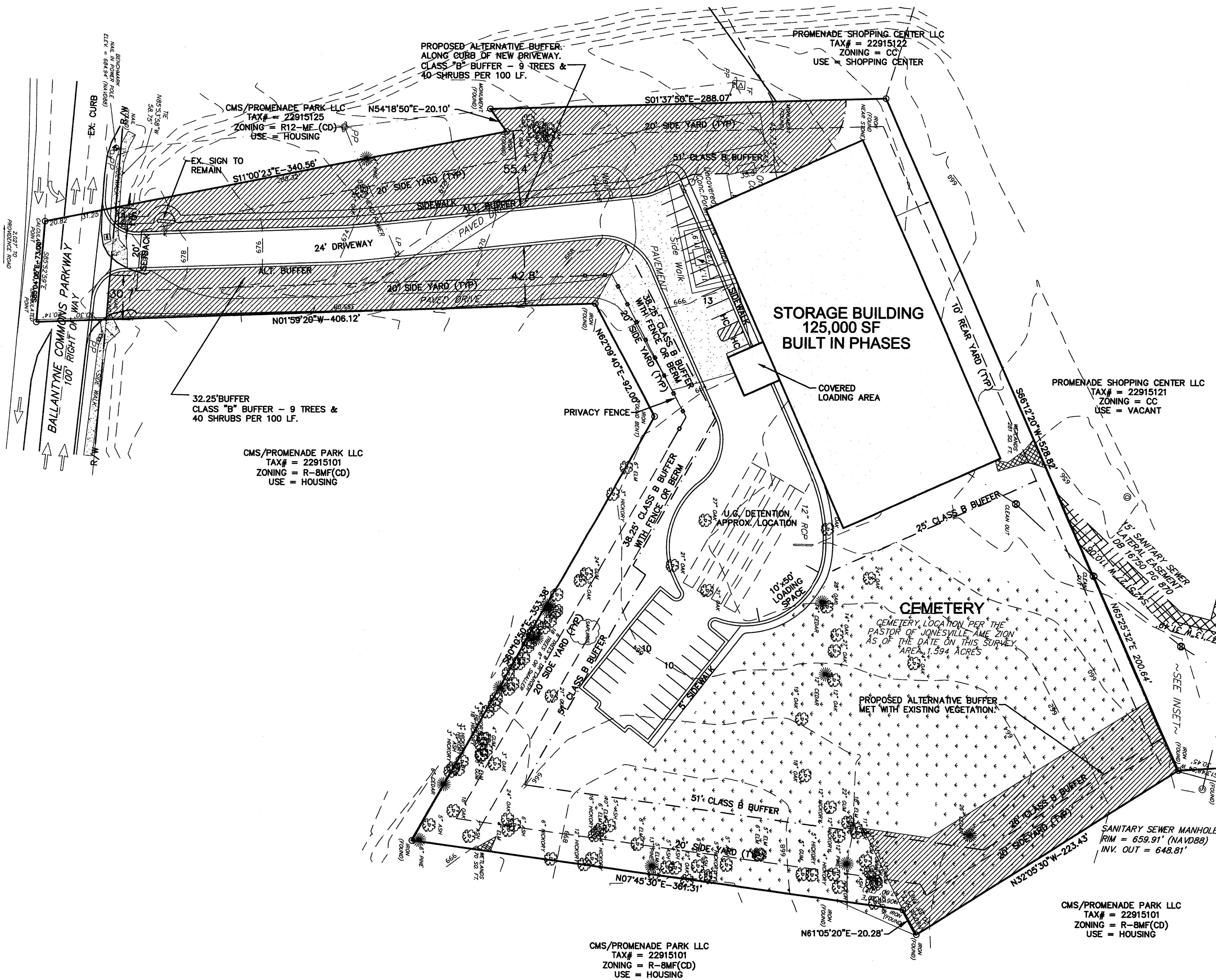


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A PROFESSIONAL ENGINEERING FIRM
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2006-059



VIC MAP
N.T.S.

SITE DESIGN & PARKING DATA

- TOTAL SITE AREA: 5.53 ACRES
- PROPERTY ADDRESS: 5527 BALLANTYNE COMMONS PKWY.
- PROPOSED LAND USE: STORAGE
- CURRENT ZONING: R-3
- PROPOSED ZONING: B-D(CD)
- REZONING PETITION: 2006-059
- PARCEL TAX NUMBER: 22915104
- OFF-STREET PARKING SPACES WILL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:
 - SELF STORAGE: .25 SPACES PER 1,000 SF
 - SELF STORAGE OFFICE: 1 SPACE PER 400 SF
- OFF STREET PARKING SPACES:
PARKING CALCULATIONS
 125,000SF X 1 SP/4,000SF = 31 SPACES
 800 SF X 1 SP/400 SF = 2 SPACES
 TOTAL REQUIRED PARKING = 33 SPACES
- OFF STREET PARKING SPACES SHOWN: 33
- TREE SAVE AREA REQUIRED = 17.5%
TREE SAVE AREA PROVIDED = 18.0%

FLOOR AREA RATIO (FAR) DATA

- TOTAL SITE BOUNDARY: 5.53 AC (240,887 SF.)
- BD-CD FAR: 0.7
- ALLOWABLE FLOOR AREA
0.70 X 240,887SF = 168,621SF
- PROPOSED FLOOR AREA = 125,000SF

DEVELOPED BY:

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GRAPHIC SCALE
(IN FEET)
1 INCH = 40 FT.

| NO. | DATE | DESCRIPTION |
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STEWART SING

REGISTERED PROFESSIONAL ENGINEER
STATE OF NORTH CAROLINA
EXPIRATION DATE 12/31/2010
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PAUL A. SMITH

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**BALLANTYNE COMMONS
STORAGE**
CONDITIONAL REZONING PLAN
BALLANTYNE COMMONS PARKWAY
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NORTH CAROLINA











SCHEMATIC SITE PLAN

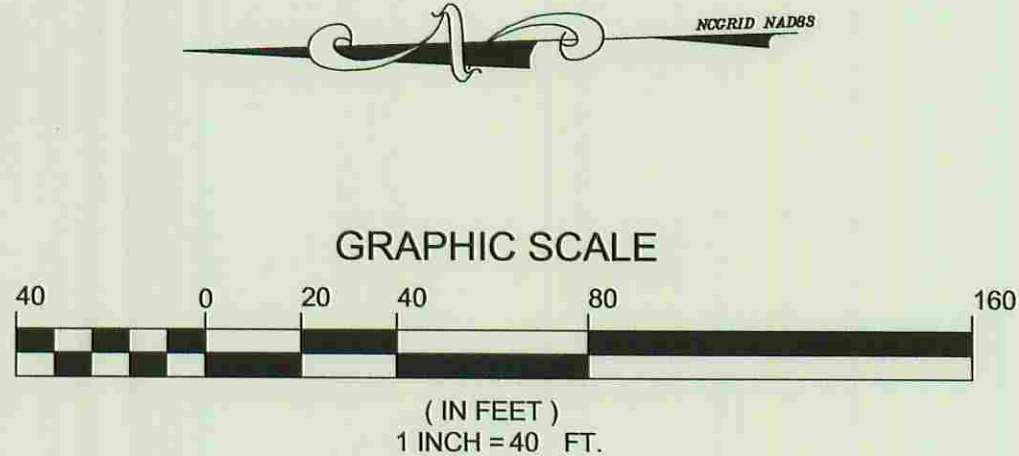
DATE: 5-22-06

SCALE: HORIZ : 1" = 40'

JOB NO. X5019

SHEET: 2 OF 2

| SYMBOL | BOTANICAL NAME | COMMON NAME | QUANTITY | SIZE |
|---|--|--------------------|----------|------------------------|
|  | PRUNUS SERRULATA 'KWANZAN' | KWANZAN CHERRY | PER PLAN | 10' HT. |
|  | QUERCUS PHELLOS | WILLOW OAK | PER PLAN | 2.5" MIN. B&B, 12' HT. |
|  | ACER RUBRUM | RED MAPLE | PER PLAN | 2.5" MIN. B&B, 12' HT. |
|  | CYPRESSOCYPARIS LEYLANDII | LEYLAND CYPRESS | PER PLAN | 2.5" MIN. B&B, 12' HT. |
|  | RHODODENDRON INDICA ' CORAL BELLS' | CORAL BELLS AZALEA | PER PLAN | 36" MIN. HT. |
|  | PRUNUS X. YEDOENSIS | YOSHINO CHERRY | PER PLAN | 2.5" MIN. B&B, 10' HT. |
|  | LIGUSTRUM JAPONICUM | WAX LEAF LIGUSTRUM | PER PLAN | 36" MIN. HT. |
|  | RAPHIOLEPSIS UMBELLATA 'INDIAN' PRINCESS' | INDIAN HAWTHORN | PER PLAN | 36" MIN. HT. |
|  | ILEX X ATTENUATA 'FOSTERI' | FOSTER HOLLY | PER PLAN | 2.5" MIN. B&B, 12' HT. |
|  | ABELIA X GRANDIFLORA | GLOSSY ABELIA | PER PLAN | 36" MIN. HT. |

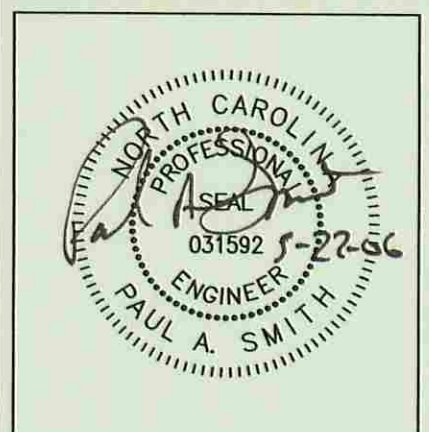
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STORAGE
CONDITIONAL REZONING PLAN**
BALLANTYNE COMMONS PARKWAY
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NORTH CAROLINA

LANDSCAPE
PLAN

DATE: 5-22-06

SCALE: HORIZ : 1" = 40'

JOB NO. X5019

SHEET: 1 OF 1

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NORTH ELEVATION

4 May 2006



Architects

Jenkins•Peer