SITE LEGEND:

- APPROXIMATE LOCATION OF 100 YEAR FLOOD PLAN.
- APPROXIMATE LOCATION OF 100' S.W.I.M. BUFFER.
- SETBACK LOCATIONS (FRONT 22' B.O.C., REAR 10', & SIDEYARD 0'-5'.

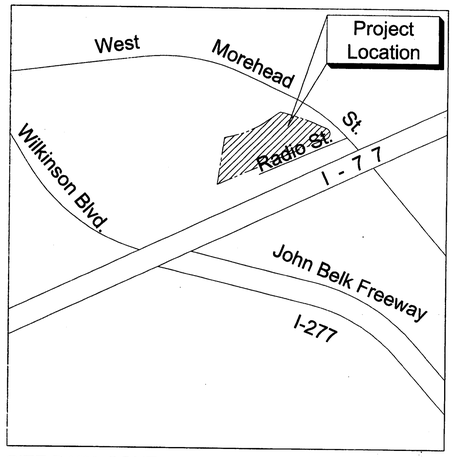
SITE DATA:

SITE TABULATION:		
EXISTING BUILDING 'A':	+/- 17,000 SQ.FT.	
EXISTING BUILDING 'B':	+/- 14,000 SQ.FT.	
EXISTING SITE PARKING:	85 STALLS	
TOTAL EXISTING SITE PARKING:	**85 STALLS**	
HANDICAP:	3 STALLS	
STANDARD (8'-6" X 18'-6"):	82 STALLS	
TOTAL EXISTING BIKE PARKING:	**0 UNITS**	
LONG TERM:	0 UNITS	
SHORT TERM:	0 UNITS	
IMPERVIOUS SURFACES:		
BUILDING A:	17,000 SQ.FT.	
BUILDING B:	14,000 SQ.FT.	
PARKING AND WALKS:	45,957.0 SQ.FT.	
TOTAL:	76,957.0 SQ.FT.	94%
PERVIOUS SURFACES:		
LANDSCAPE:	4,903.0 SQ.FT.	
TOTAL:	4,903.0 SQ.FT.	6%
TOTAL SITE AREA:	81,860 / 1.88 SQ.FT. / ACRES	

NOTES:

REFER TO SHEET RZ-3.0 FOR DEVELOPMENT NOTES.

VICINITY MAP



SITE DATA CONT.:

EXISTING ZONING:	B-1 (BUSINESS DISTRICT)
TOTAL SITE AREA:	±1.88 ACRES
PROPOSED ZONING:	B-D (CD) PED - OPTIONAL

PARCELS INCLUDED IN REZONING:

A. B-1 (BUSINESS DISTRICT) - BUILDING 'B'
JOHN CAMPBELL, A. SCOTT CAMPBELL,
& CHARLES A. DIGGERS
D.B. 2631 PG. 228
PARCEL ID# 07325401

B. B-1 (BUSINESS DISTRICT) - BUILDING -'B'
JOHN CAMPBELL, A. SCOTT CAMPBELL,
& CHARLES A. DIGGERS
D.B. 2666 PG. 540
PARCEL ID# 07325402

C. B-1 (BUSINESS DISTRICT) - BUILDING - 'A'
MOREHEAD STORAGE, LLC.
D.B. 20905 PG. 275
PARCEL ID# 07325403

ADJOINERS PARCELS:

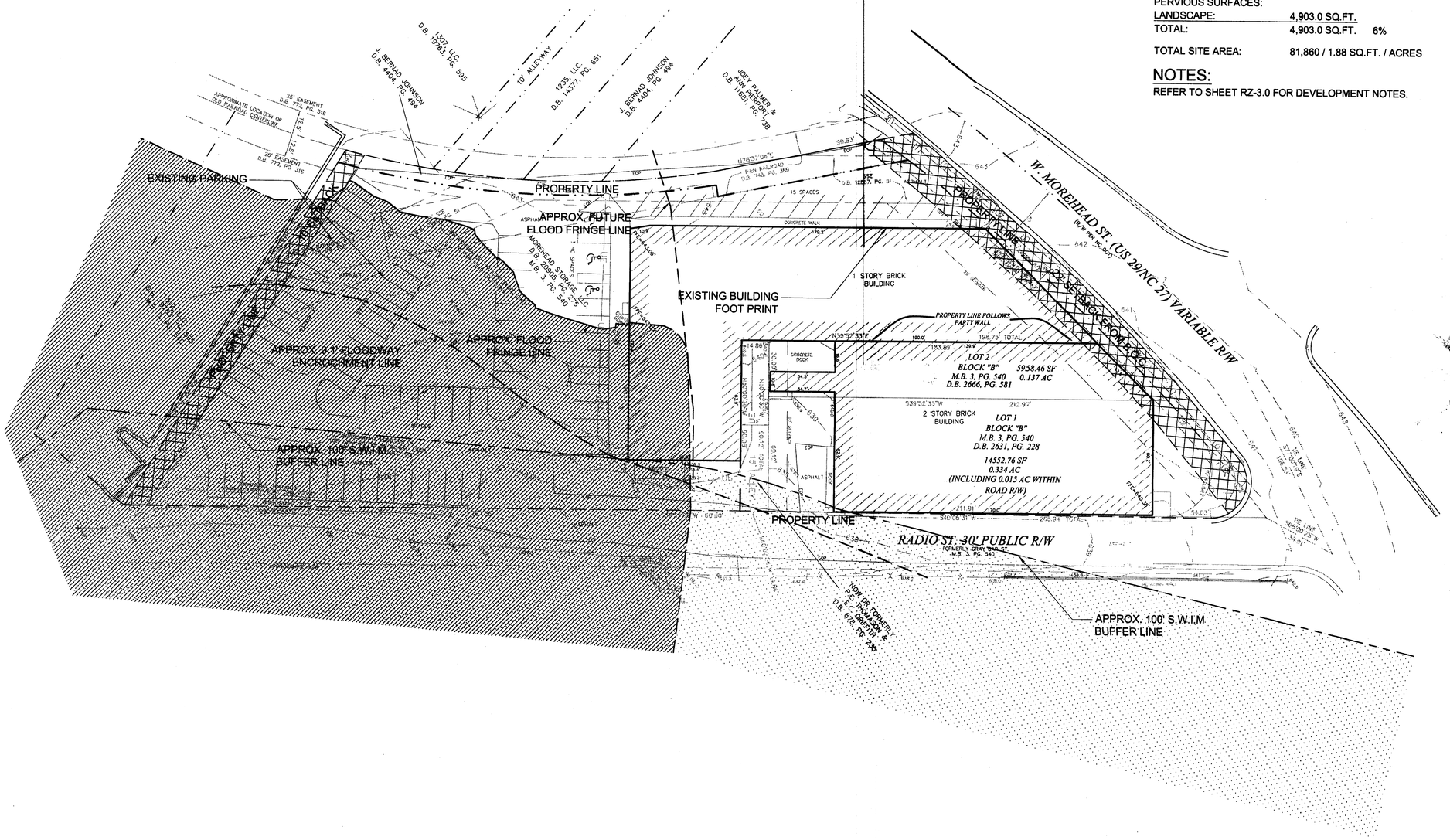
1. MUDD-0 (MIXED USE BUSINESS DISTRICT)
JOEY PALMER & ANNE PIERPORT
D.B. 11681 PG. 738
PARCEL ID# 07325404

2. B-1 (BUSINESS DISTRICT)
J. BERNAD JOHNSON
D.B. 4404 PG. 494
PARCEL ID# 07325405

3. B-1 (BUSINESS DISTRICT)
1235, LLC.
D.B. 14377 PG. 851
PARCEL ID# 07325406

4. MUDD (MIXED USE DEVELOPMENT DISTRICT)
1307, LLC
D.B. 19763 PG. 595
PARCEL ID# 07325407

5. MUDD (MIXED USE DEVELOPMENT DISTRICT)
1307, LLC
D.B. 19763 PG. 595
PARCEL ID# 07325411



DISCLAIMER: ALL EXISTING LAND INFRASTRUCTURE AND ENVIRONMENTAL CONDITIONS INFORMATION WAS TAKEN FROM THE CITY OF CHARLOTTE'S GIS/PLANIMETRIC DATA.

NORTH

15 0' 15 30 60

CHARLOTTE/MECKLENBURG	
REQUIREMENTS:	PETITION #:
" FOR PUBLIC HEARING"	2007-113

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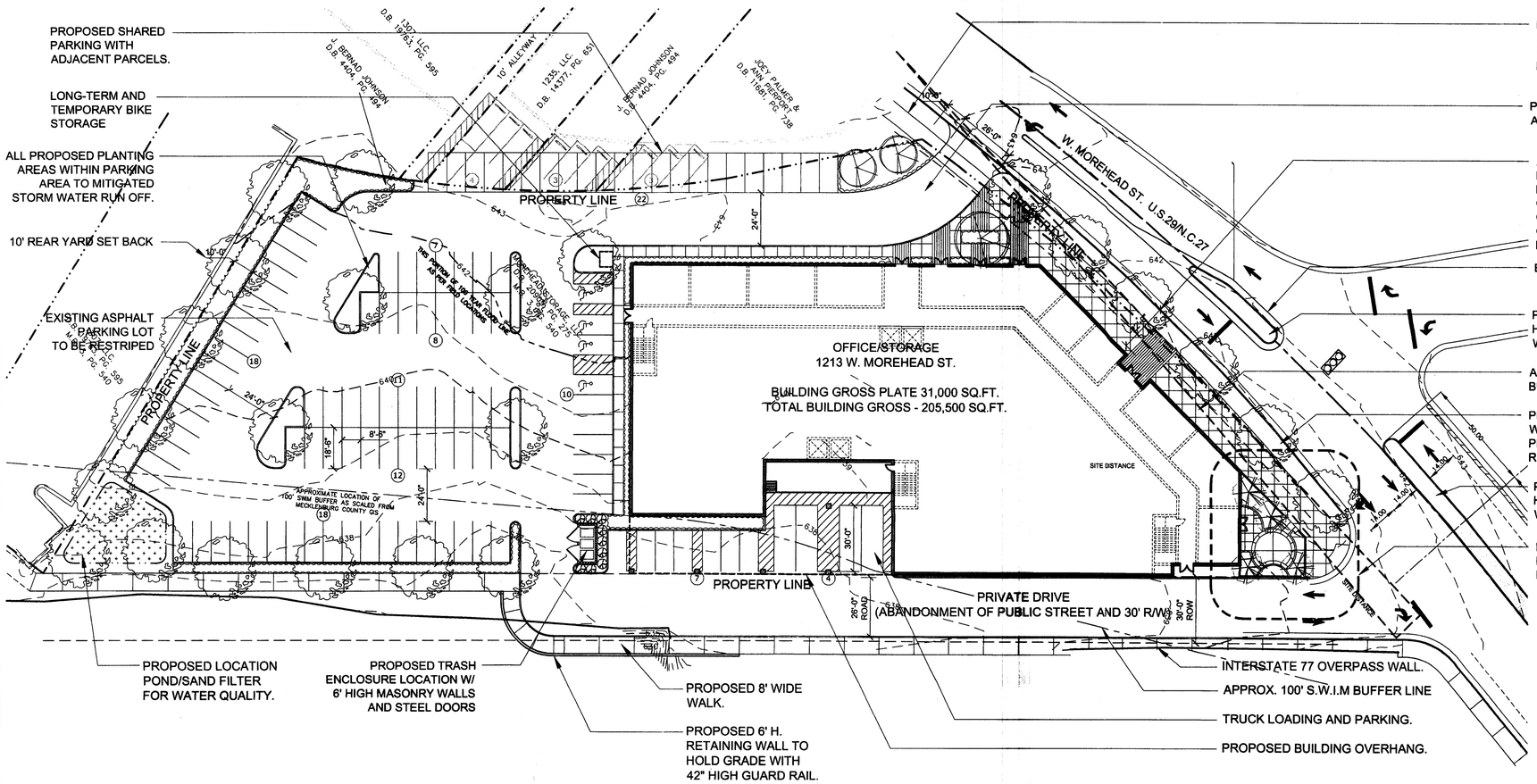
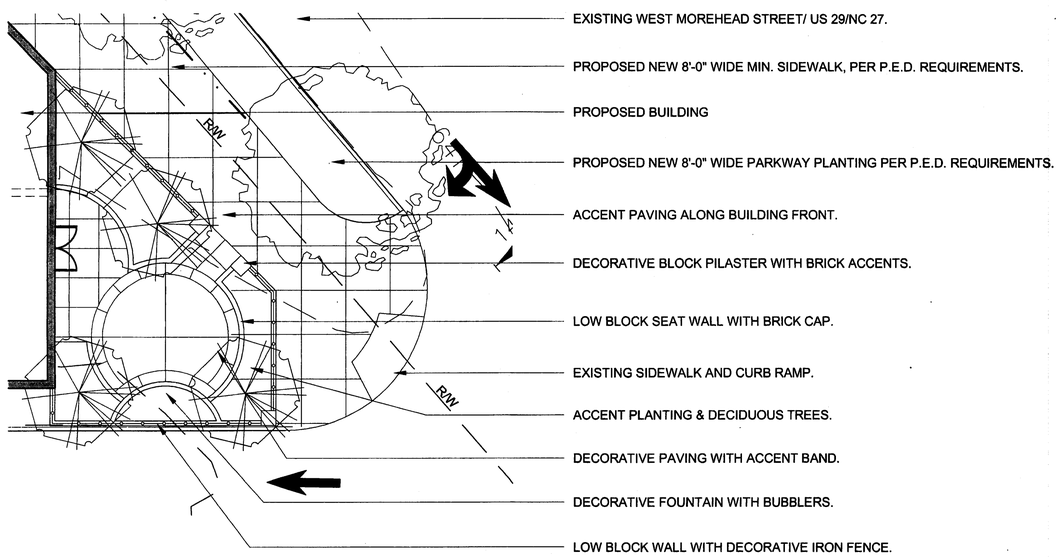
1213 MOREHEAD
REZONING PETITION -2007-113
CHARLOTTE, NORTH CAROLINA
TECHNICAL DATA SHEET

REVISIONS:
CHARMECK PLANNING 09.26.07
CHARMECK PLANNING 11.12.07

DATE: 06.04.07
DESIGNED BY: LDB
DRAWN BY: LDB
CHECKED BY: MRC
Q.C. BY: MRC
SCALE: AS NOTED
PROJECT #: 1006186

SHEET #:
RZ-1.0





PLAZA ENLARGEMENT
SCALE: 1" = 10'

SITE DATA:

EXISTING ZONING: B-1 (BUSINESS DISTRICT)
TOTAL SITE AREA: ±1.88 ACRES
PROPOSED ZONING: B-D (CD) PED -OPTIONAL

SITE TABULATION:

PROPOSED BUILDING GROSS	205,500 SQ.FT	
FIRST FLOOR GROSS:	31,000 SQ.FT.	OFFICE/STORAGE
SECOND FLOOR GROSS:	34,900 SQ.FT.	STORAGE
THIRD FLOOR GROSS:	34,900 SQ.FT.	STORAGE
FOURTH FLOOR GROSS:	34,900 SQ.FT.	STORAGE
FIFTH FLOOR GROSS:	34,900 SQ.FT.	STORAGE
SIXTH FLOOR GROSS:	34,900 SQ.FT.	OFFICE/STORAGE

TOTAL PROPOSED SITE PARKING:	**91 STALLS**
HANDICAP:	4 STALLS
STANDARD (8'-6" X 18'-6"):	87 STALLS
TOTAL MAXIMUM PARKING STALLS REQUIRED:	88 STALLS
TOTAL MINIMUM PARKING STALLS REQUIRED:	77 STALLS
TRUCK LOADING (10' X 30'):	**4 STALLS**
TOTAL PROPOSED SHARED PARKING:	**22 STALLS**
TOTAL PROPOSED BIKE PARKING:	**7 UNITS**
LONG TERM:	4 UNITS
SHORT TERM:	5 UNITS

IMPERVIOUS SURFACES:		
BUILDING:	31,000 SQ.FT.	
PARKING AND WALKS:	42,645 SQ.FT.	
TOTAL:	73,645 SQ.FT.	90%
PERVIOUS SURFACES:		
LANDSCAPE:	8,215 SQ.FT.	
TOTAL:	8,215 SQ.FT.	10%
TOTAL SITE AREA:	81,860 SQ.FT / 1.88 . ACRES	

PROPOSED IRWIN CREEK ACCESS:
TO PROVIDE AND CONSTRUCT AN 8' WIDE CONCRETE SIDEWALK WHERE APPLICABLE FOR FUTURE OPEN SPACE CONNECTION.

TOTAL CONCRETE WALK: 4,500 SQ.FT.
TOTAL DEDICATION: 2,600 SQ.FT.

PROPOSED USES:

1. OFFICE/STORAGE.

2. SIZE:
   - -BUILDING GROSS FLOOR PLATE - 31,000 SQ.FT.
   - -OVERALL BUILDING GROSS - 205,500 SQ.FT.
   - -10-14% GROSS OFFICE - 18,000-26,000 SQ.FT.
     - FIRST FLOOR (MIN. 9,000 / MAX. 13,000)
     - SIXTH FLOOR (MIN. 9,000 / MAX. 13,000)
   - -88-91% GROSS STORAGE - 183,500-187,500 SQ.FT.

3. HEIGHT:
   PROPOSED BUILDING HEIGHT SHALL NOT EXCEED MAXIMUM HEIGHT OF 75' AS MEASURED FROM THE MAIN ENTRY OF THE GROUND LEVEL OF THE BUILDING TO THE TOP OF THE ROOF STRUCTURE, EXCLUDING ARCHITECTURAL TOWERS FEATURES AND/OR ELECTRICAL/MECHANICAL PENTHOUSES OR SCREENS.

4. PARKING:
   (30 MIN./43 MAX.) 8.5' X 18.5' PARKING STALLS REQUIRED @ 1 STALLS/600 SQ.FT OFFICE AND (45 MIN./47 MAX.) REQUIRED @ 1 STALL/4000 SQ.FT. STORAGE (4) 10' X 30' LOADING SPACES PROVIDED (PER P.E.D REQUIREMENTS)

NOTES:
REFER TO SHEET RZ-3.0 FOR DEVELOPMENT NOTES.

DISCLAIMER: ALL EXISTING LAND INFRASTRUCTURE AND ENVIRONMENTAL CONDITIONS INFORMATION WAS TAKEN FROM THE CITY OF CHARLOTTE'S GIS/PLANIMETRIC DATA.

CHARLOTTE/MECKLENBURG	
REQUIREMENTS:	PETITION #:
" FOR PUBLIC HEARING"	2007-113

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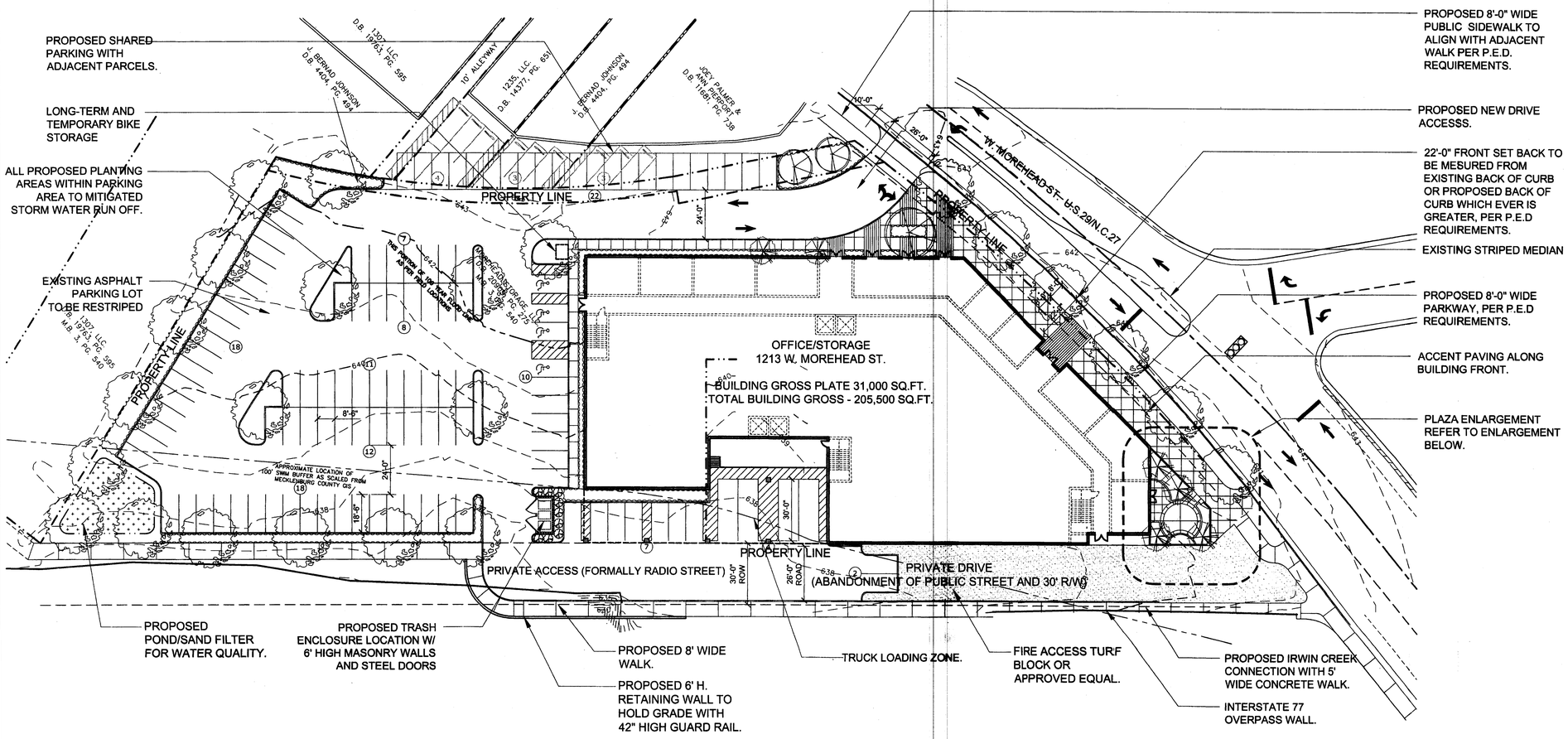
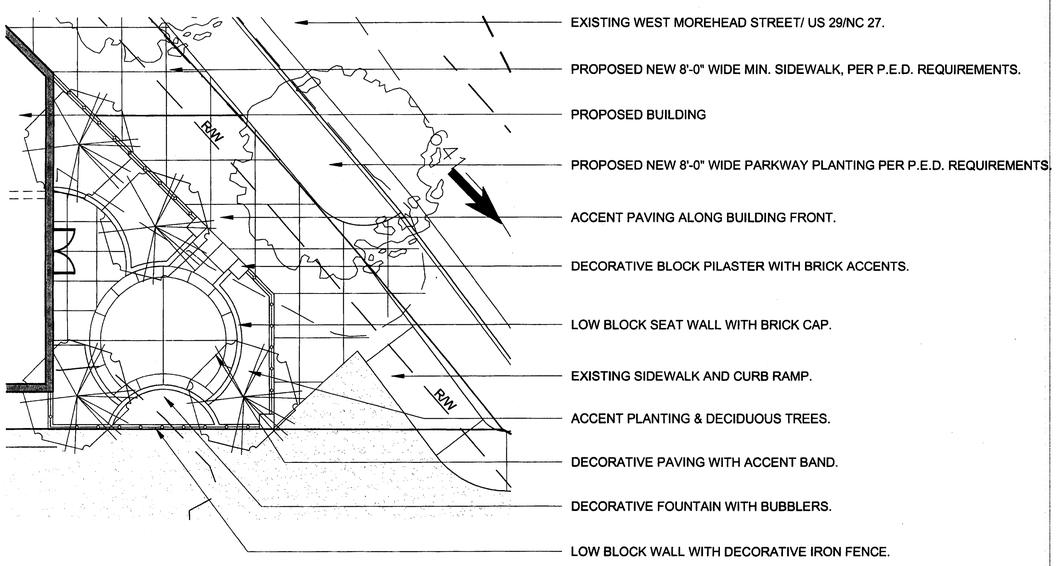
1213 MOREHEAD
REZONING PETITION -2007-113
CHARLOTTE, NORTH CAROLINA
SCHEMATIC SITE PLAN - ALTERNATE 'A'

REVISIONS:
CHARMECK PLANNING 09.26.07
CHARMECK PLANNING 11.12.07

DATE: 06.04.07
DESIGNED BY: LDB
DRAWN BY: LDB
CHECKED BY: MRC
Q.C. BY: MRC
SCALE: AS NOTED
PROJECT #: 1006186

SHEET #: RZ-2.0





PLAZA ENLARGEMENT

SCALE: 1" = 10'

SITE DATA:

EXISTING ZONING: B-1 (BUSINESS DISTRICT)
TOTAL SITE AREA: ±1.88 ACRES
PROPOSED ZONING: B-D (CD) PED -OPTIONAL

SITE TABULATION:

PROPOSED BUILDING GROSS	205,500 SQ.FT	
FIRST FLOOR GROSS:	31,000 SQ.FT.	OFFICE/STORAGE
SECOND FLOOR GROSS:	34,900 SQ.FT.	STORAGE
THIRD FLOOR GROSS:	34,900 SQ.FT.	STORAGE
FOURTH FLOOR GROSS:	34,900 SQ.FT.	STORAGE
FIFTH FLOOR GROSS:	34,900 SQ.FT.	STORAGE
SIXTH FLOOR GROSS:	34,900 SQ.FT.	OFFICE/STORAGE

TOTAL PROPOSED SITE PARKING:	**93 STALLS**
HANDICAP:	4 STALLS
STANDARD (8'-6" X 18'-6"):	89 STALLS
TOTAL MAXIMUM PARKING STALLS REQUIRED:	88 STALLS
TOTAL MINIMUM PARKING STALLS REQUIRED:	77 STALLS
TRUCK LOADING (10' X 30'):	**4 STALLS**
TOTAL PROPOSED SHARED PARKING:	**22 STALLS**
TOTAL PROPOSED BIKE PARKING:	**7 UNITS**
LONG TERM:	4 UNITS
SHORT TERM:	5 UNITS

IMPERVIOUS SURFACES:		
BUILDING:	31,000 SQ.FT.	
PARKING AND WALKS:	42,645 SQ.FT.	
TOTAL:	73,645 SQ.FT.	90%
PERVIOUS SURFACES:		
LANDSCAPE:	8,215 SQ.FT.	
TOTAL:	8,215 SQ.FT.	10%
TOTAL SITE AREA:	81,860 SQ.FT / 1.88 . ACRES	

PROPOSED IRWIN CREEK ACCESS:
TO PROVIDE AND CONSTRUCT AN 8' WIDE CONCRETE SIDEWALK WHERE APPLICABLE FOR FUTURE OPEN SPACE CONNECTION.

TOTAL CONCRETE WALK: 4,500 SQ.FT.
TOTAL DEDICATION: 2,600 SQ.FT.

PROPOSED USES:

1. OFFICE/STORAGE.

2. SIZE:
   - -BUILDING GROSS FLOOR PLATE - 31,000 SQ.FT.
   - -OVERALL BUILDING GROSS - 205,500 SQ.FT.
   - -10-14% GROSS OFFICE - 18,000-26,000 SQ.FT.
     - FIRST FLOOR (MIN. 9,000 / MAX. 13,000)
     - SIXTH FLOOR (MIN. 9,000 / MAX. 13,000)
   - -88-91% GROSS STORAGE - 183,500-187,500 SQ.FT.

3. HEIGHT:
   PROPOSED BUILDING HEIGHT SHALL NOT EXCEED MAXIMUM HEIGHT OF 75' AS MEASURED FROM THE MAIN ENTRY OF THE GROUND LEVEL OF THE BUILDING TO THE TOP OF THE ROOF STRUCTURE, EXCLUDING ARCHITECTURAL TOWERS FEATURES AND/OR ELECTRICAL/MECHANICAL PENTHOUSES OR SCREENS.

4. PARKING:
   (30 MIN./43 MAX.) 8.5' X 18.5' PARKING STALLS REQUIRED @ 1 STALLS/600 SQ.FT OFFICE AND (45 MIN./47 MAX.) REQUIRED @ 1 STALL/4000 SQ.FT. STORAGE (4) 10' X 30' LOADING SPACES PROVIDED (PER P.E.D REQUIREMENTS)

NOTES:
REFER TO SHEET RZ-3.0 FOR DEVELOPMENT NOTES.

DISCLAIMER: ALL EXISTING LAND INFRASTRUCTURE AND ENVIRONMENTAL CONDITIONS INFORMATION WAS TAKEN FROM THE CITY OF CHARLOTTE'S GIS/PLANIMETRIC DATA.

NORTH

15 0' 15 30 60

CHARLOTTE/MECKLENBURG	
REQUIREMENTS:	PETITION #:
" FOR PUBLIC HEARING"	2007-113

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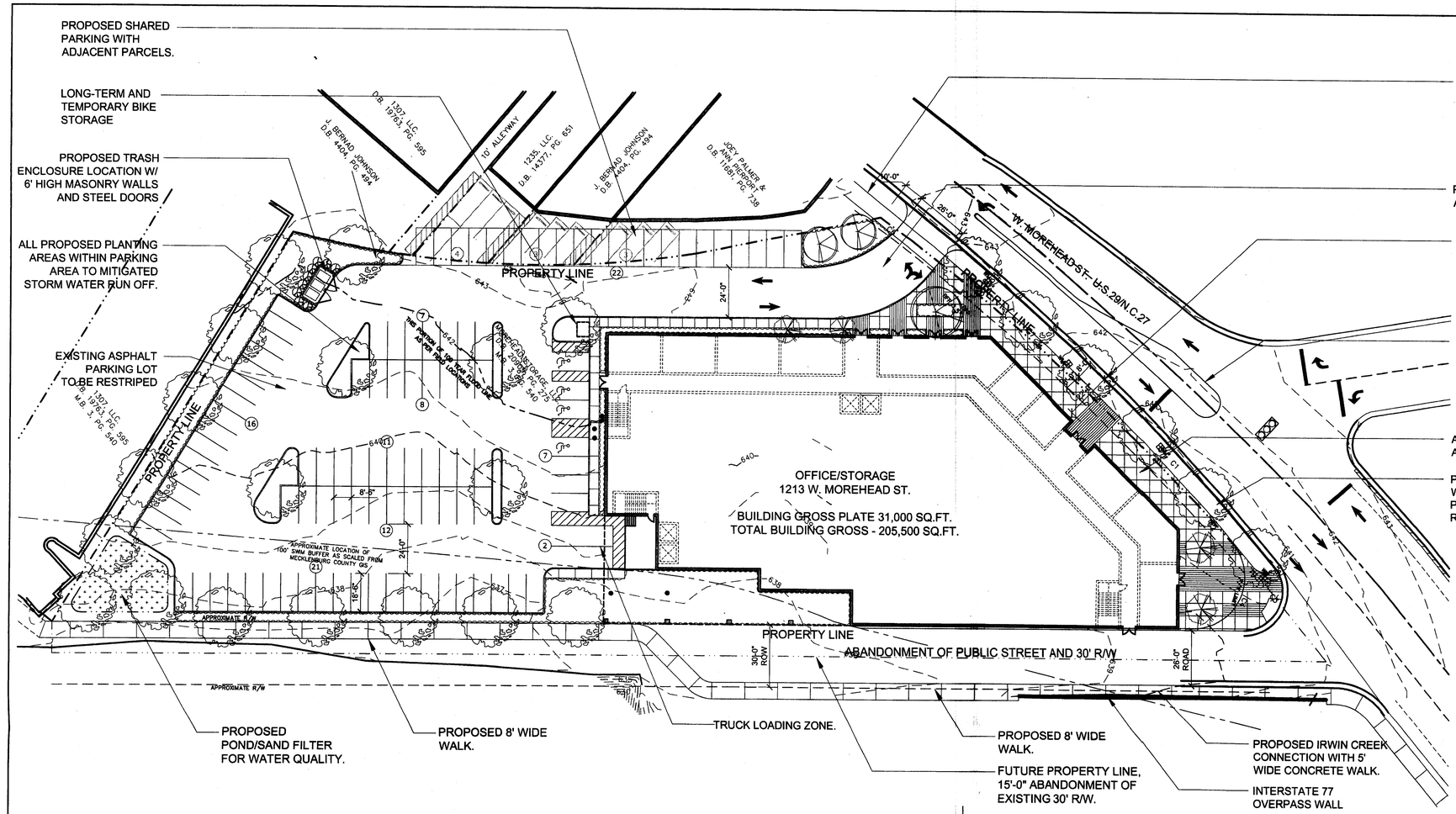
1213 MOREHEAD
REZONING PETITION -2007-113
CHARLOTTE, NORTH CAROLINA
SCHEMATIC SITE PLAN - ALTERNATE 'B'

REVISIONS:
CHAR/MECK PLANNING 09.26.07
CHAR/MECK PLANNING 11.12.07

DATE: 06.04.07
DESIGNED BY: LDB
DRAWN BY: LDB
CHECKED BY: MRC
Q.C. BY: MRC
SCALE: AS NOTED
PROJECT #: 1006186

SHEET #: RZ-2.1



SITE DATA:

EXISTING ZONING: B-1 (BUSINESS DISTRICT)
TOTAL SITE AREA: ±1.88 ACRES
PROPOSED ZONING: B-D (CD) PED -OPTIONAL

SITE TABULATION:

PROPOSED BUILDING GROSS	205,500 SQ.FT	
FIRST FLOOR GROSS:	31,000 SQ.FT.	OFFICE/STORAGE
SECOND FLOOR GROSS:	34,900 SQ.FT.	STORAGE
THIRD FLOOR GROSS:	34,900 SQ.FT.	STORAGE
FOURTH FLOOR GROSS:	34,900 SQ.FT.	STORAGE
FIFTH FLOOR GROSS:	34,900 SQ.FT.	STORAGE
SIXTH FLOOR GROSS:	34,900 SQ.FT.	OFFICE/STORAGE

TOTAL PROPOSED SITE PARKING:	**82 STALLS**
HANDICAP:	4 STALLS
STANDARD (8'-6" X 18'-6"):	78 STALLS
TOTAL MAXIMUM PARKING STALLS REQUIRED:	88 STALLS
TOTAL MINIMUM PARKING STALLS REQUIRED:	77 STALLS
TRUCK LOADING (10' X 30'):	**2 STALLS**
TOTAL PROPOSED SHARED PARKING:	**22 STALLS**
TOTAL PROPOSED BIKE PARKING:	**7 UNITS**
LONG TERM:	4 UNITS
SHORT TERM:	5 UNITS

IMPERVIOUS SURFACES:

BUILDING:	31,000 SQ.FT.	
PARKING AND WALKS:	39,345 SQ.FT.	
TOTAL:	70,345 SQ.FT.	86%

PERVIOUS SURFACES:

LANDSCAPE:	11,515 SQ.FT.	
TOTAL:	11,515 SQ.FT.	14%

TOTAL SITE AREA: 81,860 SQ.FT / 1.88 . ACRES

PROPOSED IRWIN CREEK ACCESS:
TO PROVIDE AND CONSTRUCT AN 8' WIDE CONCRETE SIDEWALK WHERE APPLICABLE FOR FUTURE OPEN SPACE CONNECTION.

TOTAL CONCRETE WALK: 4,500 SQ.FT.
TOTAL DEDICATION: 2,400 SQ.FT.

PROPOSED USES:

1. OFFICE/STORAGE.

2. SIZE:
   - -BUILDING GROSS FLOOR PLATE - 31,000 SQ.FT.
   - -OVERALL BUILDING GROSS - 205,500 SQ.FT.
   - -10-14% GROSS OFFICE - 18,000-26,000 SQ.FT.
     - FIRST FLOOR (MIN. 9,000 / MAX. 13,000)
     - SIXTH FLOOR (MIN. 9,000 / MAX. 13,000)
   - -88-91% GROSS STORAGE - 183,500-187,500 SQ.FT.

3. HEIGHT:
   PROPOSED BUILDING HEIGHT SHALL NOT EXCEED MAXIMUM HEIGHT OF 75' AS MEASURED FROM THE MAIN ENTRY OF THE GROUND LEVEL OF THE BUILDING TO THE TOP OF THE ROOF STRUCTURE, EXCLUDING ARCHITECTURAL TOWERS FEATURES AND/OR ELECTRICAL/MECHANICAL PENTHOUSES OR SCREENS.

4. PARKING:
   (30 MIN./43 MAX.) 8.5' X 18.5' PARKING STALLS REQUIRED @ 1 STALLS/600 SQ.FT OFFICE AND (45 MIN./47 MAX.) REQUIRED @ 1 STALL/4000 SQ.FT. STORAGE (4) 10' X 30' LOADING SPACES PROVIDED (PER P.E.D REQUIREMENTS)

NOTES:
REFER TO SHEET RZ-3.0 FOR DEVELOPMENT NOTES.

NORTH

15 0' 15 30 60

DISCLAIMER: ALL EXISTING LAND INFRASTRUCTURE AND ENVIRONMENTAL CONDITIONS INFORMATION WAS TAKEN FROM THE CITY OF CHARLOTTE'S GIS/PLANIMETRIC DATA.

CHARLOTTE/MECKLENBURG

REQUIREMENTS:	PETITION #:
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1213 MOREHEAD
REZONING PETITION -2007-113
CHARLOTTE, NORTH CAROLINA
SCHEMATIC SITE PLAN - ALTERNATE 'C'

REVISIONS:
CHARMECK PLANNING 09.26.07
CHARMECK PLANNING 11.12.07

DATE: 06.04.07
DESIGNED BY: LDB
DRAWN BY: LDB
CHECKED BY: MRC
QC BY: MRC
SCALE: AS NOTED
PROJECT #: 1006186

SHEET #:
RZ-2.2

DEVELOPMENT STANDARDS
November 13, 2007

GENERAL PROVISIONS

1.1 Unless more stringent standards are established by the Technical Data Sheet or these Development Standards, and subject to the optional provisions set out below, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the B-D zoning district classification and the Pedestrian Overlay District classification ("PED") shall be followed in connection with development taking place on the Site. As provided in the Ordinance, the standards and requirements of the PED, subject to the optional provisions set out below, shall take precedence over the standards and requirements of the B-D zoning district.

1.2 Three separate development alternatives for the Site are proposed by the Petitioner, with such development alternatives being designated as "Alternative A", "Alternative B" and "Alternative C". Alternative A is depicted on Schematic Site Plan-Alternative A, Alternative B is depicted on Schematic Site Plan-Alternative B and Alternative C is depicted on Schematic Site Plan-Alternative C. Schematic Site Plan-Alternative A, Schematic Site Plan-Alternative B and Schematic Site Plan-Alternative C are hereinafter collectively referred to as the "Schematic Site Plans". The approval of this Rezoning Petition by the City of Charlotte City Council will constitute the approval of each of the foregoing development alternatives.

1.3 The development depicted on the Schematic Site Plans is intended to reflect the arrangement of proposed uses on the Site, but the final configuration, placement and size of the individual site elements may be altered or modified within the limits prescribed by the Ordinance and the standards established by the Technical Data Sheet and these Development Standards during design development and construction phases. Parking l ayouts may be modified to accommodate the final building location.

1.4 Each development alternative assumes that Radio Road will be abandoned by the City of Charlotte through the prescribed statutory process. Alternatives A and B each assume that Radio Road is abandoned, and that the entire Radio Road right of way is incorporated into the Site. Alternative C assumes that Radio Road is abandoned, and that one-half of the Radio Road right of way is incorporated into the Site.

PERMITTED USES

2.1 The Site may be devoted only to the following uses:

2.1.1 a self storage facility, such facility's rental and management office and any accessory uses that are clearly incidental and related thereto; and

2.1.2 office uses and any accessory uses that are clearly incidental and related thereto.

2.2 All storage shall be located within the building located on the Site, and outside storage of any type, including the outside storage of moving vans, trailers, vehicles and boats, shall not be permitted.

2.3 The storage of hazardous materials is prohibited.

MAXIMUM GROSS FLOOR AREA

3.1 The total maximum gross floor area of the building to be constructed on the Site shall be 205,500 square feet. A minimum of 18,000 square feet and a maximum of 26,000 square feet of the gross floor area of the building to be constructed on the Site shall be devoted to office uses, with the remainder of the building being devoted to self storage uses.

3.2 A minimum of 9,000 square feet of the gross floor area of the first floor of the building to be constructed on the Site shall be devoted to office uses, and a minimum of 9,000 square of the gross floor area of the sixth floor of the building shall be devoted to office uses.

SETBACKS, SIDE YARDS AND REAR YARDS

4.1 As depicted on the Technical Data Sheet and the Schematic Site Plans, development of the Site shall comply with the setback, side yard and rear yard requirements established under the Ordinance for the PED.

4.2 As provided under the Ordinance, the minimum setback shall be measured from the back of the existing or future curb line of West Morehead Street, whichever is greater.

4.3 No buildings, parking spaces or maneuvering areas may be located within the setback.

SCREENING/TREE ORDINANCE/LANDSCAPING

5.1 Screening shall conform with the standards and treatments specified in Section 10.803(8) of the Ordinance.

5.2 All roof mounted mechanical equipment placed on the building to be constructed on the Site will be screened from view at grade from adjoining public rights of way and abutting properties.

5.3 Pursuant to Section 10.803(8)(b) of the Ordinance, dumpsters or trash handling areas must always be screened from adjacent property and from public view with a minimum 6-foot high solid and finished masonry wall with a solid and closeable gate. A solid wooden fence may be substituted if the dumpsters or trash handling areas are not visible from a public street or transitway. Dumpsters are not allowed in any required setback or yard space.

5.4 Development of the Site shall comply with the City of Charlotte Tree Ordinance.

5.5 Development of the Site shall meet the landscaping requirements of the Ordinance.

PARKING

6.1 Off-street vehicular parking will be provided at the rate of 1 parking space per 600 square feet of floor area devoted to office uses pursuant to Section 10.803(6)(a) of the Ordinance.

6.2 Pursuant to Sections 10.808 through 10.811 of the Ordinance [Optional Provisions], off-street vehicular parking will be provided at the rate of .25 parking spaces per 1,000 square feet of floor area devoted to self storage uses.

DEVELOPMENT STANDARDS CONT.
November 13, 2007

PARKING CONT.

6.3 Bicycle parking will meet the minimum requirements set out in the Ordinance.

6.4 The number of parking spaces provided on the Site under each development alternative is more particularly specified on the relevant Schematic Site Plan.

6.5 As more particularly depicted on the Schematic Site Plans, 22 parking spaces are proposed to be constructed along the western boundary line of the Site and on those adjoining parcels of land designated as Tax Parcel Nos. 073-254-06, 073-254-05 and 073-254-04 (the "Adjoining Parcels"). These 22 parking spaces, or as many as can actually be located within the relevant area, shall be constructed, if at all, by the owners of the Adjoining Parcels and maintained by the owners of the Adjoining Parcels. The Petitioner will grant easements to the owners of the Adjoining Parcels for the initial construction of the parking spaces and the perpetual maintenance and use thereof, and perpetual access easements to the owners of the Adjoining Parcels over the driveway located along the Site's western boundary line for access to the parking spaces for the construction and use thereof.

6.6 The Petitioner has filed a Variance Application with the Zoning Board of Adjustment to permit the parking area to be located within the Community Floodplain or Floodway.

LIGHTING

7.1 The maximum height of the light source (light bulb) detached from a building shall be 20 feet.

7.2 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.

7.3 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.

7.4 Light fixtures shall not be installed within the tree islands located in the parking areas on the Site.

SIGNS

8.1 All signs placed on the Site will be erected in accordance with the requirements of Section 10.804(1)(e) and Chapter 13 of the Ordinance.

8.2 Pursuant to Section 10.804(1)(e)(1) of the Ordinance, signs located on any building wall of a structure shall have a maximum sign surface of all signs on one wall not to exceed 5% of the building wall area to which the signs are attached, up to a maximum of 100 square feet. Wall signs may be increased by 10% per sign in lieu of a ground mounted or monument sign.

ACCESS POINTS (DRIVEWAYS)

9.1 The number of vehicular access points to the Site shall be limited to the number depicted on the Technical Data Sheet.

9.2 The placement and configuration of each 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

9.3 Department of Transportation and/or the North Carolina Department of Transportation.

9.4 Under Alternative A and subject to the approval of the required governmental authorities, the Radio Road right of way shall be abandoned and incorporated into the Site, and a private driveway shall be installed in this former right of way area that will connect to West Morehead Street as more particularly depicted on Schematic Site Plan-Alternative A. This access point shall be limited to right in - right out movements.

FIRE PROTECTION

10.1 Adequate fire protection in the form of fire hydrants will be provided to the Mecklenburg County Fire Marshal's specifications. Plans for the building to be constructed on the Site will be submitted to the Fire Marshal's office for approval before the construction of the building commences.

SIDEWALKS

11.1 Sidewalks and plaza areas will be installed as generally depicted on the Schematic Site Plans.

11.2 As generally depicted on the Schematic Site Plans, an 8 foot planting strip and an 8 foot sidewalk shall be installed along the Site's frontage on West Morehead Street.

ARCHITECTURAL CONTROLS

12.1 The maximum height of the building to be constructed on the Site shall be 6 stories and 75 feet.

12.2 The total maximum gross floor area of the building to be constructed on the Site shall be 205,500 square feet. The building to be constructed on the Site must be located within the building envelope lines depicted on the Technical Data Sheet.

DEVELOPMENT STANDARDS CONT.
November 13, 2007

ARCHITECTURAL CONTROLS CONT.

12.3 Attached are architectural renderings of the elevations of the front, rear, right side and left side facades of the building 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 to be constructed on the Site shall be designed and constructed so that each facade is substantially similar in appearance to the corresponding attached architectural rendering. The primary exterior building materials to be utilized shall be masonry with pre-cast accents on the first 5 stories of the building and stucco on the sixth story. The windows on the sixth floor shall be a storefront system with steel or aluminum cornice.

12.4 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 the building, as access to the individual storage units will be provided by internal hallways. Covered unloading and loading areas into the building will be provided.

12.5 Office uses shall be located on perimeter portions of the first floor and the sixth floor of the building to be constructed on the Site as more particularly depicted on the attached Conceptual First Floor Plan and Conceptual Sixth Floor Plan.

12.6 The design of the building to be constructed on the Site shall comply with the urban design standards of the PED set out in Section 10.804 of the Ordinance.

STORM WATER

13.1 The Petitioner shall construct water quality best management practices ("BMPs") to achieve 85% total suspended solid removal for the entire post-development runoff volume for the runoff generated from the first 1-inch of rainfall. BMPs must be designed and constructed in accordance with the N.C. Department of Environment and Natural Resources Best Management Practices Manual, April 1999, Section 4.0 (Design Standards shall be met according to the City of Charlotte Best Management Practices Manual, when available). Use of Low Impact Development techniques is optional.

OPTIONAL PROVISIONS

Pursuant to Sections 10.808 through 10.811 of the Ordinance, the Petitioner requests the approval of the following optional provisions:

14.1 Off-street vehicular parking will be provided at the rate of .25 parking spaces per 1,000 square feet of floor area devoted to self storage uses.

14.2 Maneuvering areas for vehicles may be located within the right of way of Radio Road.

AMENDMENTS TO REZONING PLAN

15.1 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

16.1 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 the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

CHARLOTTE/MECKLENBURG	
REQUIREMENTS:	PETITION #:
" FOR PUBLIC HEARING"	2007-113

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1213 MOREHEAD
REZONING PETITION-2007-113
CHARLOTTE, NORTH CAROLINA
DEVELOPMENT STANDARDS

REVISIONS:
CHARMECK PLANNING - 09.26.07

DATE: 06.04.07
DESIGNED BY: LDB
DRAWN BY: LDB
CHECKED BY: MRC
Q.C. BY: MRC
SCALE: NONE
PROJECT #: 1006186

SHEET #:
RZ-3.0