

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 NO OUTSIDE STORAGE SHALL BE PERMITTED.
3. THE LEASING OR RENTING OF MOVING VANS AND VEHICLES IS PROHIBITED.
4. 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. IN THE EVENT THAT AN ADJACENT PARCEL IS EITHER REZONED TO A ZONING DISTRICT OR DEVOTED TO A USE THAT ELIMINATES OR REDUCES THE BUFFER REQUIREMENTS ON THE SITE, THE PETITIONER MAY REDUCE OR ELIMINATE, AS THE CASE MAY BE, THE BUFFER AREA(S) SET OUT ON THE TECHNICAL DATA SHEET ACCORDINGLY.
3. 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.
4. 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.
5. ABOVE GROUND STORM WATER DETENTION FACILITIES MAY NOT BE LOCATED WITHIN THE BUFFER AREAS.
6. NO BUILDINGS, PARKING SPACES OR MANEUVERING AREAS MAY BE LOCATED WITHIN THE BUFFER AREAS.
7. WITH RESPECT TO THOSE PORTIONS OF THE CLASS B BUFFER THAT ARE HATCHED ON THE SCHEMATIC SITE PLAN, PETITIONER IS SEEKING THE APPROVAL OF AN ALTERNATIVE BUFFER PURSUANT TO SECTION 12.304 OF THE ORDINANCE THAT WILL REDUCE THE WIDTH OF THOSE PORTIONS OF THE CLASS B BUFFER, OR A VARIANCE FROM THE CITY OF CHARLOTTE ZONING BOARD OF ADJUSTMENT THAT WILL REDUCE THE WIDTH OF THOSE PORTIONS OF THE CLASS B BUFFER. PETITIONER IS SEEKING A REDUCTION IN THE WIDTH OF THE RELEVANT PORTIONS OF THE CLASS B BUFFER DUE TO THE SIZE AND UNUSUAL SHAPE OF THE RELEVANT PORTIONS OF THE SITE.
8. WITH RESPECT TO THAT PORTION OF THE CLASS B BUFFER LOCATED WITHIN THE EXISTING CEMETERY, PETITIONER IS SEEKING THE APPROVAL OF AN ALTERNATIVE BUFFER PURSUANT TO SECTION 12.304 OF THE ORDINANCE THAT WILL REDUCE OR ELIMINATE THE TREE AND SHRUB PLANTING REQUIREMENTS SO AS TO MINIMIZE ANY DISTURBANCE TO THE EXISTING CEMETERY.

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

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.

PARKING

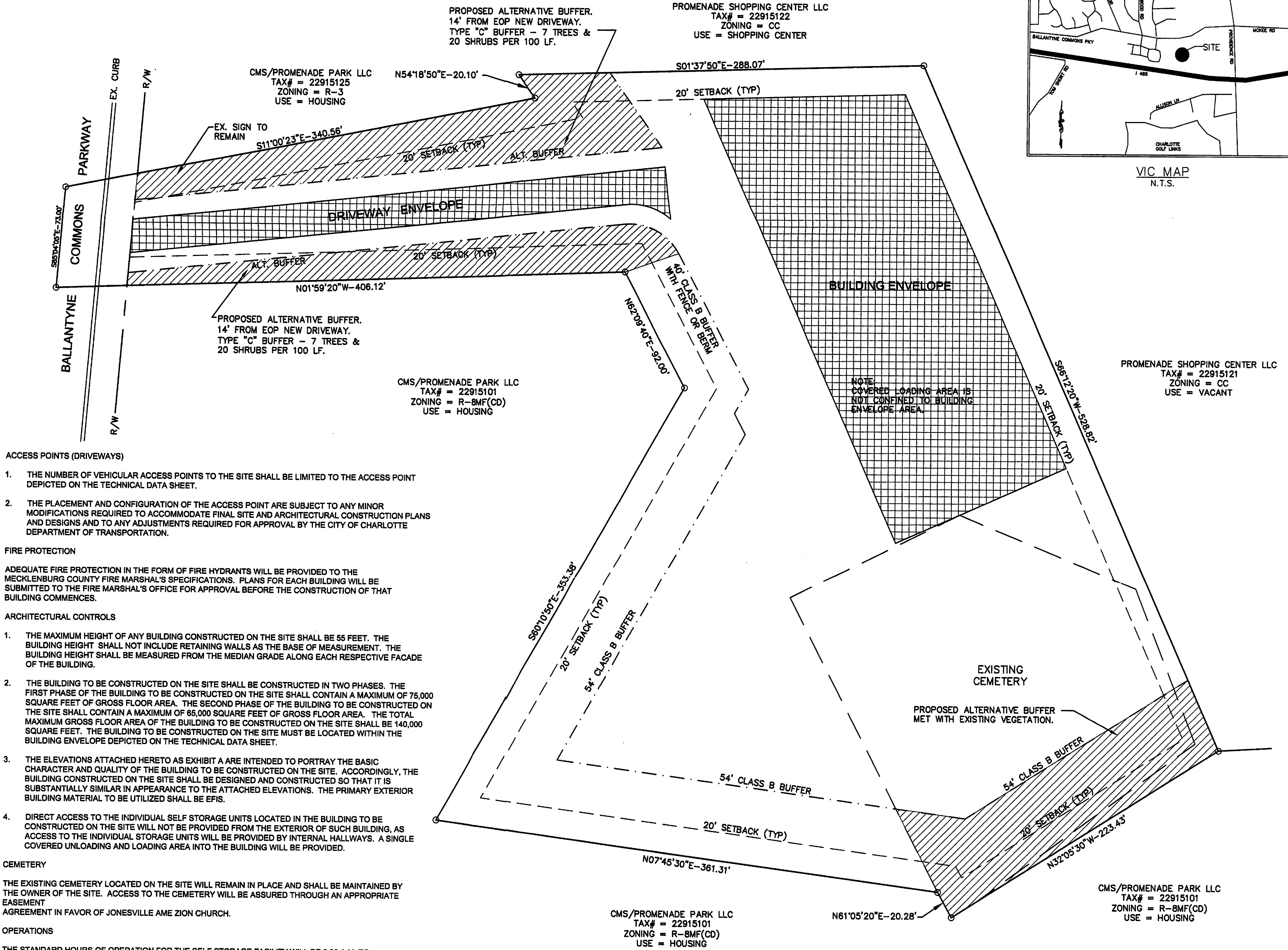
OFF-STREET PARKING AND LOADING WILL MEET THE MINIMUM REQUIREMENTS SET OUT IN THE ORDINANCE.

LIGHTING

1. THE MAXIMUM HEIGHT OF ANY FREE STANDING LIGHTING FIXTURE (INCLUDING ITS BASE) INSTALLED ON THE SITE MAY NOT EXCEED 20 FEET. ALL FREE STANDING LIGHTING FIXTURES INSTALLED ON THE SITE SHALL BE CAPPED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT THE DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE. CONSIDERATION WILL BE GIVEN TO THE EFFECTS 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 DOWNWARDLY DIRECTED 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.



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 EACH BUILDING WILL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE FOR APPROVAL BEFORE THE CONSTRUCTION OF THAT BUILDING COMMENCES.

ARCHITECTURAL CONTROLS

1. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 55 FEET. THE BUILDING HEIGHT SHALL NOT INCLUDE RETAINING WALLS AS THE BASE OF MEASUREMENT. THE BUILDING HEIGHT SHALL BE MEASURED FROM THE MEDIAN GRADE ALONG EACH RESPECTIVE FACADE OF THE BUILDING.
2. THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE CONSTRUCTED IN TWO PHASES. THE FIRST PHASE OF THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL CONTAIN A MAXIMUM OF 75,000 SQUARE FEET OF GROSS FLOOR AREA. THE SECOND PHASE OF THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL CONTAIN A MAXIMUM OF 65,000 SQUARE FEET OF GROSS FLOOR AREA. THE TOTAL MAXIMUM GROSS FLOOR AREA OF THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE 140,000 SQUARE FEET. THE BUILDING TO BE CONSTRUCTED ON THE SITE MUST BE LOCATED WITHIN THE BUILDING ENVELOPE DEPICTED ON THE TECHNICAL DATA SHEET.
3. THE ELEVATIONS ATTACHED HERETO AS EXHIBIT A ARE INTENDED TO PORTRAY THE BASIC CHARACTER AND QUALITY OF THE BUILDING TO BE CONSTRUCTED ON THE SITE. ACCORDINGLY, THE BUILDING CONSTRUCTED ON THE SITE SHALL BE DESIGNED AND CONSTRUCTED SO THAT IT IS SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE ATTACHED ELEVATIONS. THE PRIMARY EXTERIOR BUILDING MATERIAL TO BE UTILIZED SHALL BE 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. 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.

STORM WATER MANAGEMENT

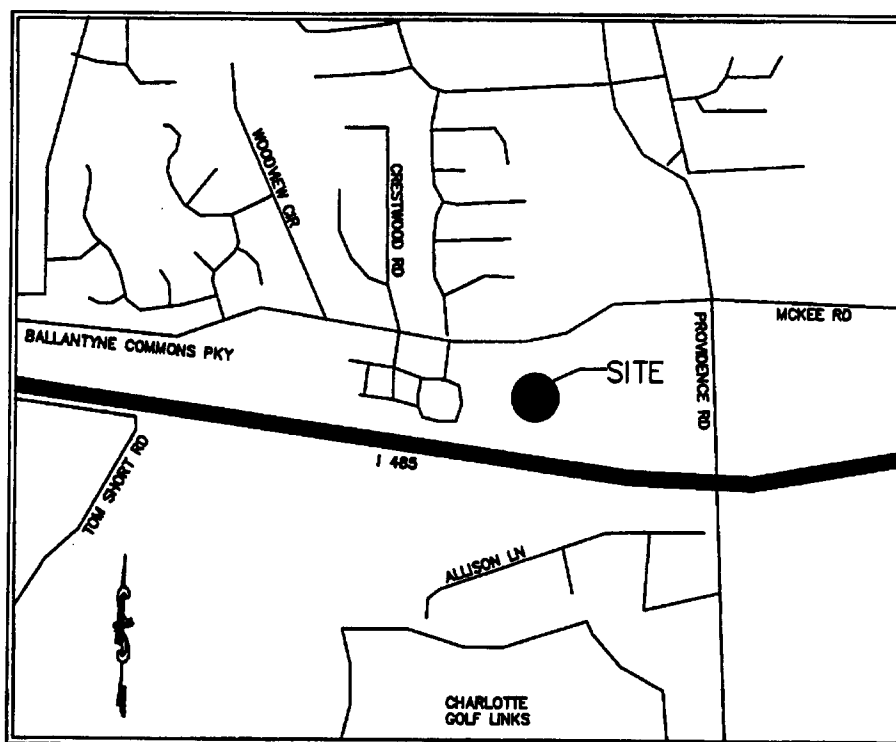
STORM WATER RUNOFF FROM THE SITE WILL BE MANAGED THROUGH PROVEN TECHNIQUES WHICH SATISFY THE STANDARDS, IF ANY, IMPOSED BY THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT.

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.



VIC MAP
N.T.S.

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

TECHNICAL DATA SHEET

DATE: 2-21-06

SCALE: HORIZ : 1" = 40'

JOB NO. X5019

SHEET: 1 OF 2

DEVELOPED BY:

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