

- PLAN LEGEND**
- PROPERTY BOUNDARY
 - REZONING/TRACT BOUNDARY
 - BUILDING ENVELOPE
 - COUNTY BOUNDARY LINE

DEVELOPMENT SUMMARY

REZONING SITE AREA: TRACT A: TRACT B: TOTAL ACREAGE:	±3.97 AC ±2.31 AC ±6.28 AC
TAX PARCEL ID #:	Portions of 105-201-09 and Portions of 105-201-35
EXISTING ZONING:	CC
PROPOSED ZONING: TRACT A: TRACT B:	BD-CD (Business Distributive - Conditional) CC SPA
PROPOSED USES: TRACT A: TRACT B:	Self Storage Facility/Office Office/Retail
MAXIMUM BUILDING AREA: TRACT A: TRACT B:	97,400 SF Self Storage Facility 4,000 SF Office 24,000 SF Office/Retail 16,000 SF Retail
MAXIMUM BUILDING HEIGHT: TRACT A: TRACT B:	55' 40'
FLOOR AREA RATIO: TRACT A: TRACT B:	0.59 0.40
PARKING: TRACT A: TRACT B:	39 Required, 46 Provided 143 Required, 166 Provided

BUSINESS DISTRIBUTIVE DISTRICT REQUIREMENTS

(1) MINIMUM SETBACK:	20'
(2) MINIMUM SIDE YARDS:	10'
(3) MINIMUM REAR YARD:	10'
(4) MAXIMUM HEIGHT:	40' (or as allowed by Section 9.805(1)(i), note 7)
(5) MAXIMUM FLOOR AREA RATIO	0.70
(6) PARKING REQUIREMENT: Self Storage Facility: Office:	25 Spaces per 1,000 SF of warehousing portion plus 1 space per 400 SF for any accessory office 1 Space per 300 SF

COMMERCIAL CENTER DISTRICT REQUIREMENTS

(1) MINIMUM SETBACK: future curb, whichever	14' From back of existing or is greatest
(2) MINIMUM SIDE YARDS:	25'
(3) MINIMUM REAR YARD:	25'
(4) MAXIMUM HEIGHT:	40'
(5) MAXIMUM FLOOR AREA RATIO*	1.0
(6) MINIMUM BUILDING SEPARATION	10'
(7) MINIMUM DISTANCE FROM BUILDING TO BACK OF CURB OR PRIVATE DRIVES AND PARKING FIELDS:	10'
(10) PARKING	Per Ordinance

DEVELOPMENT STANDARDS

- GENERAL PROVISIONS**

Unless more stringent standards are established by the Rezoning Plan 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 that portion of the Site designated as Tract A on the Rezoning Plan.

Unless more stringent standards are established by the Rezoning Plan or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the CC zoning district shall be followed in connection with the development taking place on that portion of the Site designated as Tract B on the Rezoning Plan.

The division of the Site into Tract A and Tract B on the Rezoning Plan is solely for the purposes of the Rezoning Petition and may or may not represent any future property lines in the event that the Site is subsequently subdivided. Petitioner does, however, reserve the right to subdivide the Site in the future.

The configurations, placements and sizes of the building depicted on the Rezoning Plan are 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 Rezoning Plan. Parking layouts may also be modified to accommodate final building locations.
- PERMITTED USES**

Tract A

Tract A may be devoted only to the following uses:

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

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

The storage of hazardous materials is prohibited.

Tract B

Tract B may be devoted to any use permitted by right in the CC zoning district, provided, however, that the following uses shall not be permitted on Tract B:

 - automotive service stations, including minor adjustments, repairs and lubrication;
 - dwellings, detached, duplex, triplex, quadplex, attached, multi-family and mixed use buildings;
 - funeral homes, embalming and crematories;
 - hotels and motels;
 - casinos and gaming facilities; and
 - outdoor recreation.

Tract B may be devoted to any use permitted under prescribed conditions in the CC zoning district, provided, however, that the following uses shall not be permitted on Tract B:

 - adult care centers
 - dwellings, mixed use;
 - dwellings, planned multi-family and attached development, a single multi-family or attached building on a lot with more than twelve (12) units in a building; and
 - nightclubs, bars and lounges

Tract B may be devoted to any accessory uses that are clearly incidental and related to the permitted uses on Tract B.
- BUFFERS**

The Class B buffer area established on the Rezoning Plan shall conform to the standards for such a buffer as set out in Section 12.302 of the Ordinance subject, however, to the provisions of Section 12.304 thereof. The width of the Class B buffer area may not be reduced except as provided below in paragraph 3.b.

In the event that an adjacent parcel of land 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 set out on the Rezoning Plan accordingly.

The buffer area shall remain as open space except to the extent necessary to accommodate grade changes and the installation and maintenance of a wall, fence or berm, utility lines or drainage facilities and any grading associated therewith.

Where existing trees and natural vegetation have been cleared within the buffer area to accommodate grade changes or the installation and maintenance of a wall, fence or berm, 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. No buildings, parking spaces or maneuvering areas may be located within the buffer area.
- SETBACKS, SIDE YARDS AND REAR YARDS**

Development of that portion of the Site designated as Tract B on the Rezoning Plan shall comply with the setback, rear yard and side yard requirements established under the Ordinance for the B-D zoning district, which requirements are more particularly depicted on the Rezoning Plan.

Development of that portion of the Site designated as Tract B on the Rezoning Plan shall comply with the setback, rear yard and side yard requirements established under the Ordinance for the CC zoning district, which requirements are more particularly depicted on the Rezoning Plan.

No buildings, parking spaces or maneuvering areas may be located within the setback.
- SCREENING/TREE ORDINANCE/LANDSCAPE AREA**

Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.

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.

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 the rear wall of a building, the rear wall may be substituted for the fence along each such side.

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

The 35 foot setback and landscape area located along the Site's western boundary line shall meet the tree and shrub requirements for a Class B buffer.
- PARKING**

Off-street parking and loading will meet the minimum requirements set out in the Ordinance.
- LIGHTING**

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 internally, cut-off angles, color, energy efficiency and shielding of sources of light being to eliminate glare towards public streets and adjacent properties.

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**

All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.

The maximum size of any wall sign installed on the building to be located on Tract A shall be the lesser of 100 square feet or 5 % of the wall surface of the relevant wall.
- ACCESS POINTS (DRIVEWAYS)**

The number of vehicular access points to the Site shall be limited to the number depicted on the Rezoning Plan.

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 Department of Transportation and/or the North Carolina 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.
- STORM WATER/WETLANDS**

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.

Any jurisdictional wetland or stream, if present, need to be protected or proper environmental permits obtained prior to their disturbance. For 401 permits contact DEHNR. For 404 permits contact the Army Corps of Engineers.
- ARCHITECTURAL CONTROLS**

The maximum height of the building to be constructed on Tract A shall be 55 feet.

The maximum height of any building constructed on Tract B shall be 40 feet.

The total maximum gross floor area of the building to be constructed on Tract A shall be 101,400 square feet. The building to be constructed on Tract A must be located within the building envelope lines depicted on the Rezoning Plan.

A maximum of 97,400 square feet of gross floor area of the building to be constructed on Tract A may be devoted to self storage uses, and a maximum of 4,000 square feet of the gross floor area may be devoted to office uses.

A maximum of two buildings may be constructed on Tract B. The building located along the eastern edge of Tract B may contain a maximum of 16,000 square feet of gross floor area, and the building located along the western edge of Tract B may contain a maximum of 24,000 square feet of gross floor area.

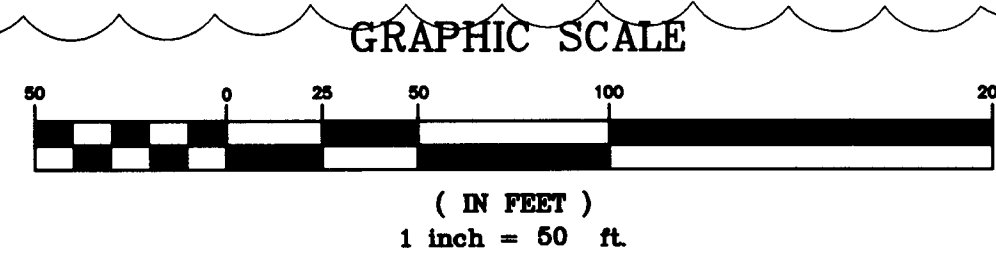
Attached are architectural elevations of the north, east, south and west facades of the building proposed to be constructed on Tract A, and they are intended to portray the basic character and quality of the building proposed to be constructed on Tract A. Accordingly, the building to be constructed on Tract A shall be designed and constructed so that each facade is substantially similar in appearance to the corresponding attached elevation. The primary exterior building material to be utilized shall be brick, however, EIFS accents may be utilized as noted and depicted on the attached elevations.

Direct access to the individual self storage units located in the building to be constructed on Tract A 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.
- 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 Rezoning Plan 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 the Rezoning Petition is approved, all conditions applicable to the 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 the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.



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FOR REZONING PETITION #2007-038

Development Management, Inc.

Rocky River Storage

Rezoning Plan
Charlotte, NC

Project No: 06-069
Date: December 27, 2006
Designed by: CC
Drawn By: CC
Scale: 1"=50'
Sheet No:

RZ-1