

PLAN LEGEND

- PROPERTY BOUNDARY
- REZONING BOUNDARY
- BUILDING ENVELOPE

DEVELOPMENT SUMMARY

TOTAL SITE AREA:	3.32 Ac
TAX PARCEL ID #:	Portions of 105-201-09 and Portions of 105-201-35
EXISTING ZONING:	CC
PROPOSED ZONING:	BD-CD (Business Distributive - Conditional)
PROPOSED USES:	Self Storage Facility/Office
MAXIMUM BUILDING AREA:	101,400 SF
Self-Storage Facility:	97,400 SF
Office:	4,000 SF
FLOOR AREA RATIO:	0.70
	144,427.09 (Total Parcel Area)
	101,400 (Total Floor Area)
PARKING:	
Spaces Required:	39
Spaces Provided:	50

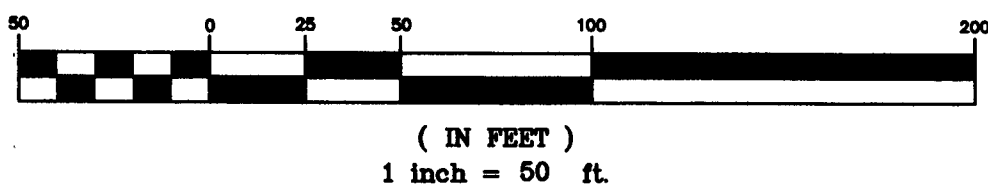
BUSINESS DISTRIBUTIVE DISTRICT REQUIREMENTS

(1) MINIMUM SETBACK:	20'
(2) MINIMUM SIDE YARDS:	10'
(3) MINIMUM REAR YARD:	10'
(4) MAXIMUM HEIGHT:	40' (or as allowed by Section 9.905(1)(i), note 7)
(5) MAXIMUM FLOOR AREA RATIO	0.70
(6) PARKING REQUIREMENT:	
Self-Storage Facility:	.25 Space per 1,000 SF of warehousing portion plus 1 space per 400 SF for any accessory office
Office:	1 Space per 300 SF

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 the Site.
 - The configuration, placement and size 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
 - The Site 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 on the Site, and 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.
- BUFFERS
 - The Class B buffer areas 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 item 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 the Site 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.
 - No buildings, parking spaces or maneuvering areas may be located within the setback.
- SCREENING/TREE ORDINANCE
 - Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.
 - All roof mounted mechanical equipment placed on the 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.
- 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 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.
 - 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.
- 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 the building will be submitted to the Fire Marshal's office for approval before the construction of the building commences.
- STORM WATER
 - 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.
- ARCHITECTURAL CONTROLS
 - The maximum height of any building constructed on the Site shall be 55 feet.
 - The total maximum gross floor area of the building to be constructed on the Site shall be 101,400 square feet. The building to be constructed on the Site must be located within the building envelope lines depicted on the Rezoning Plan.
 - A maximum of 97,400 square feet of gross floor area 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.
 - 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. The primary exterior building material to be utilized shall be brick, however, EFIS 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 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.
- 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 this 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 Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

GRAPHIC SCALE



Development-
Management, Inc.

1701 East 3rd Street
Charlotte, NC 28204

Rocky River Storage

Rezoning Plan
Charlotte, NC

NO. DATE: BY: REVISIONS:

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

RZ-1

dmi

Development-Management, Inc.
P.O. Box 35349, Charlotte, NC 28235-5349
1701 East 3rd Street, Charlotte NC 28204
(704) 343-0056 Fax (704) 343-0059
dmi@dmi-nc.com

2007-038

Rocky River Storage



East Elevation

18 December 2006

Jenkins • Peer Architects

dmi

Development-Management, Inc.
P.O. Box 35349, Charlotte, NC 28235-5349
1701 East 3rd Street, Charlotte NC 28204
(704) 343-0056 Fax (704) 343-0059
dmi@dmi-nc.com

Rocky River Storage



West Elevation

18 December 2006

Architects

Jenkins•Peer

©2006

dmi

Development-Management, Inc.
P.O. Box 35349, Charlotte, NC 28235-5349
1701 East 3rd Street, Charlotte NC 28204
(704) 343-0056 Fax (704) 343-0059
dmi@dmi-nc.com

Rocky River Storage



North Elevation

18 December 2006

Jenkins • Peer
Architects

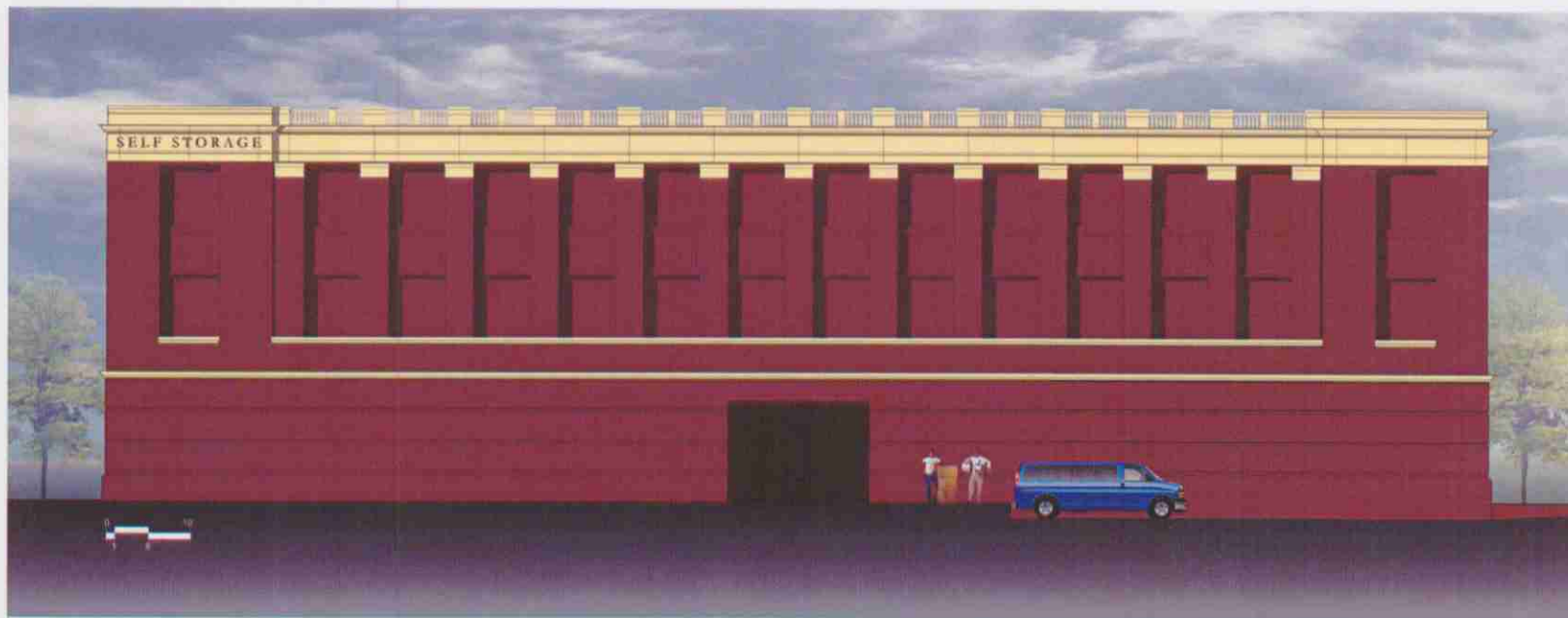
Jenkins • Peer
Architects

©2006

dmi

Rocky River Storage

Development-Management, Inc.
P.O. Box 35349, Charlotte, NC 28235-5349
1701 East 3rd Street, Charlotte NC 28204
(704) 343-0056 Fax (704) 343-0059
dmi@dmi-nc.com



South Elevation

18 December 2006

Architects

Jenkins • Peer

©2006