

SITE LEGEND:

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

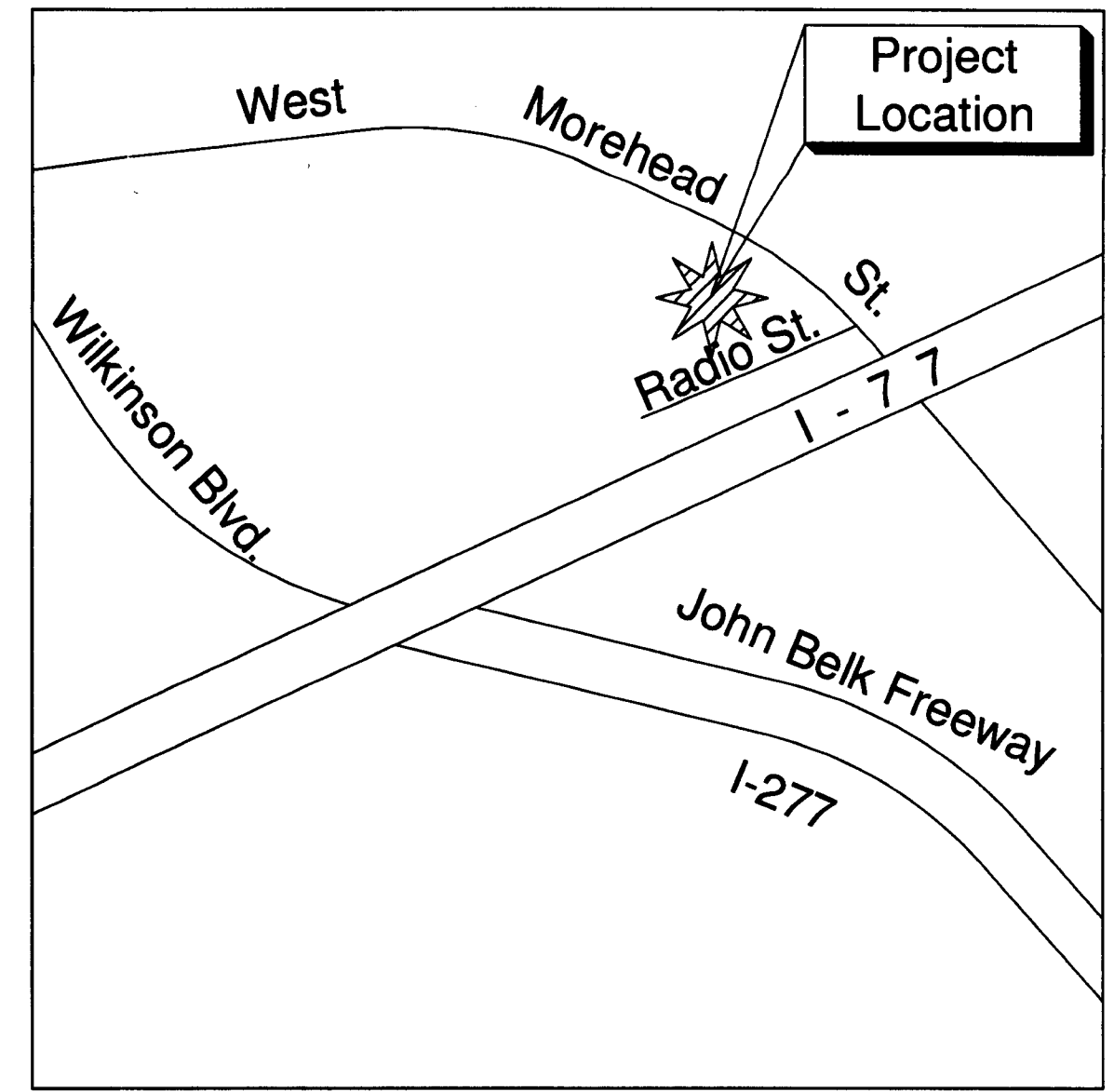
PROPOSED USES:

- OFFICE/STORAGE.
- SIZE:
 - BUILDING GROSS FLOOR PLATE - 32,650 SQ.FT.
 - OVERALL BUILDING GROSS - 195,900 SQ.FT.
 - 10-14% GROSS OFFICE - 20,000-28,000 SQ.FT.
 - 88% GROSS STORAGE - 172,400 SQ.FT.
- 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.
- PARKING:

(40) 9' X 18' PARKING STALLS REQUIRED @ 1 STALLS/600 SQ.FT. (P.E.D)
(4) 10' X 30' LOADING SPACES PROVIDED

VICINITY MAP



SITE DATA:

EXISTING ZONING: B-1 (BUSINESS DISTRICT)
TOTAL SITE AREA: ±1.849 ACRES
PROPOSED ZONING: B-D (CD) PED

PARCELS INCLUDED IN REZONING:

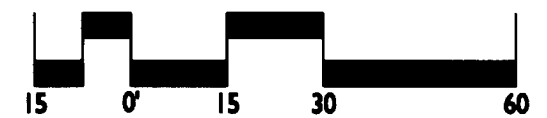
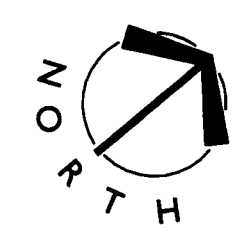
- B-1 (BUSINESS DISTRICT)
JOHN CAMPBELL, A. SCOTT CAMPBELL,
& CHARLES A. DIGGERS
D.B. 2631 PG. 228
PARCEL ID# 07325401
- B-1 (BUSINESS DISTRICT)
JOHN CAMPBELL, A. SCOTT CAMPBELL,
& CHARLES A. DIGGERS
D.B. 2666 PG. 540
PARCEL ID# 07325402
- B-1 (BUSINESS DISTRICT)
MOREHEAD STORAGE, LLC.
D.B. 20905 PG. 275
PARCEL ID# 07325403

ADJOINERS PARCELS:

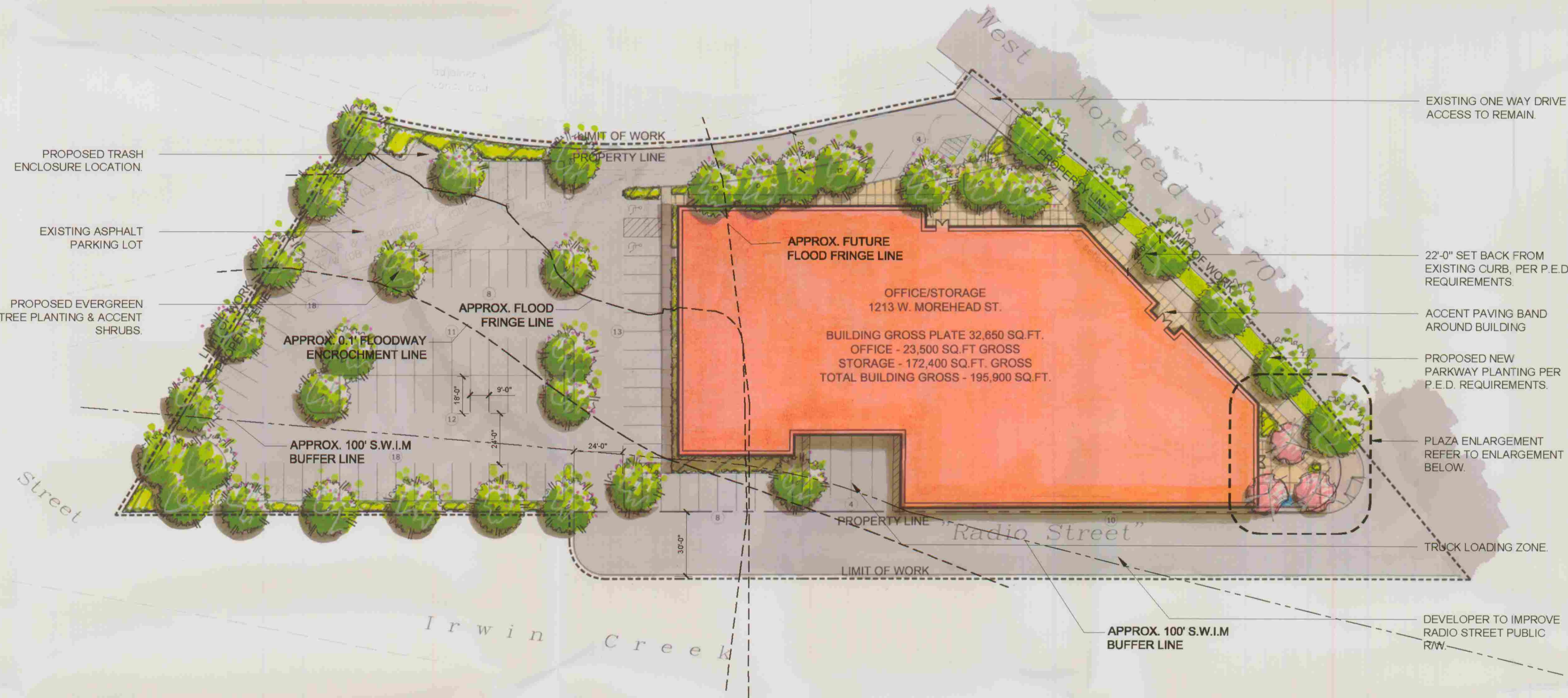
- MUDD-0 (MIXED USE BUSINESS DISTRICT)
JOEY PALMER & ANNE PIERPORT
D.B. 11681 PG. 738
PARCEL ID# 07325404
- B-1 (BUSINESS DISTRICT)
J. BERNAD JOHNSON
D.B. 4404 PG. 494
PARCEL ID# 07325405
- B-1 (BUSINESS DISTRICT)
1235, LLC.
D.B. 14377 PG. 851
PARCEL ID# 07325406
- MUDD (MIXED USE DEVELOPMENT DISTRICT)
1307, LLC
D.B. 19763 PG. 595
PARCEL ID# 07325407
- MUDD (MIXED USE DEVELOPMENT DISTRICT)
1307, LLC
D.B. 19763 PG. 595
PARCEL ID# 07325402

SITE TABULATION:

EXISTING BUILDING 'A': +/- 17,000 SQ.FT.
EXISTING BUILDING 'B': +/- 14,000 SQ.FT.
EXISTING SITE PARKING: 85 STALLS



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



PLAZA ENLARGEMENT
SCALE: 1" = 10'

SITE DATA:

EXISTING ZONING: B-1 (BUSINESS DISTRICT)
TOTAL SITE AREA: ±1.849 ACRES
PROPOSED ZONING: B-D (CD) PED

SITE TABULATION:

PROPOSED BUILDING GROSS	195,900 SQ.FT.	
FIRST FLOOR GROSS:	32,650 SQ.FT.	OFFICE/STORAGE
SECOND FLOOR GROSS:	32,650 SQ.FT.	STORAGE
THIRD FLOOR GROSS:	32,650 SQ.FT.	STORAGE
FOURTH FLOOR GROSS:	32,650 SQ.FT.	STORAGE
FIFTH FLOOR GROSS:	32,650 SQ.FT.	STORAGE
SIXTH FLOOR GROSS:	32,650 SQ.FT.	OFFICE/STORAGE

TOTAL PROPOSED SITE PARKING:	107 STALLS
HANDICAP:	4 STALLS
STANDARD (9' X 18'):	93 STALLS
TRUCK LOADING (10' X 30'):	4 STALLS
ON STREET (RADIO STREET):	10 STALLS

IMPERVIOUS SURFACES:	
BUILDING:	32,650 SQ.FT.
PARKING AND WALKS:	40,145 SQ.FT.
TOTAL:	72,795 SQ.FT.

PERVIOUS SURFACES:	
LANDSCAPE:	7,745 SQ.FT.
TOTAL:	7,745 SQ.FT.

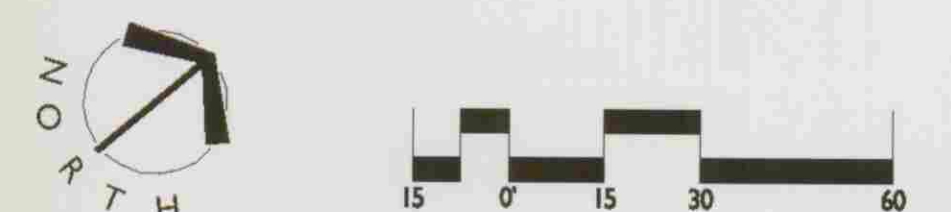
TOTAL SITE AREA: 80,540 / 1.849 SQ.FT. / ACRES

PROPOSED USES:

- OFFICE/STORAGE.
- SIZE:
-BUILDING GROSS FLOOR PLATE -32,650 SQ.FT.
-OVERALL BUILDING GROSS - 195,900 SQ.FT.
-10-14% GROSS OFFICE - 20,000-28,000 SQ.FT.
-88% GROSS STORAGE - 172,400 SQ.FT.
- 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.
- PARKING:
(40) 9' X 18' PARKING STALLS REQUIRED @ 1 STALLS/600 SQ.FT. (4) 10' X 30' LOADING SPACES PROVIDED (PER P.E.D REQUIREMENTS)

NOTES:

REFER TO SHEET RZ-3.0 FOR DEVELOPMENT NOTES.



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DEVELOPMENT STANDARDS
June 20, 2007

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 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 shall take precedence over the standards and requirements of the B-D zoning district.

The development depicted on the Schematic Site Plan 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 layouts may be modified to accommodate the final building location.

PERMITTED USES/MAXIMUM GROSS FLOOR AREA:

- The Site may be devoted only to the following uses:
 - a self storage facility, such facility's rental and management office and 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 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.
- The total maximum gross floor area of the building to be constructed on the Site shall be 196,000 square feet. A minimum of 20,000 square feet and a maximum of 28,000 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.

SETBACKS, SIDE YARDS AND REAR YARDS:

- As depicted on the Technical Data Sheet, development of the Site shall comply with the setback, side yard and rear yard requirements established under the Ordinance for the PED.
- No buildings, parking spaces or maneuvering areas may be located within the setback.

SCREENING/TREE ORDINANCE/LANDSCAPING:

- Screening shall conform with the standards and treatments specified in Section 10.803(8) of the Ordinance.
- 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.
- 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.
- Development of the Site shall comply with the City of Charlotte Tree Ordinance.
- Development of the Site shall meet the landscaping requirements of the Ordinance.

PARKING:

Off-street vehicular and bicycle parking will meet the minimum requirements set out in the Ordinance and the parking requirements set out on the Technical Data Sheet.

DEVELOPMENT STANDARDS CONT.

LIGHTING:

- The maximum height of the light source (light bulb) detached from a building 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 Section 10.804(1)(e) and Chapter 13 of the Ordinance.

ACCESS POINTS (DRIVEWAYS):

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

Sidewalks and plaza areas will be installed as provided on the Technical Data Sheet.

ARCHITECTURAL CONTROLS:

- The maximum height of the building to be constructed on the Site shall be 6 stories and 75 feet.
- The total maximum gross floor area of the building to be constructed on the Site shall be 196,000 square feet. The building to be constructed on the Site must be located within the building envelope lines depicted on the Technical Data Sheet.
- 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.
- 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.
- 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.
- 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.

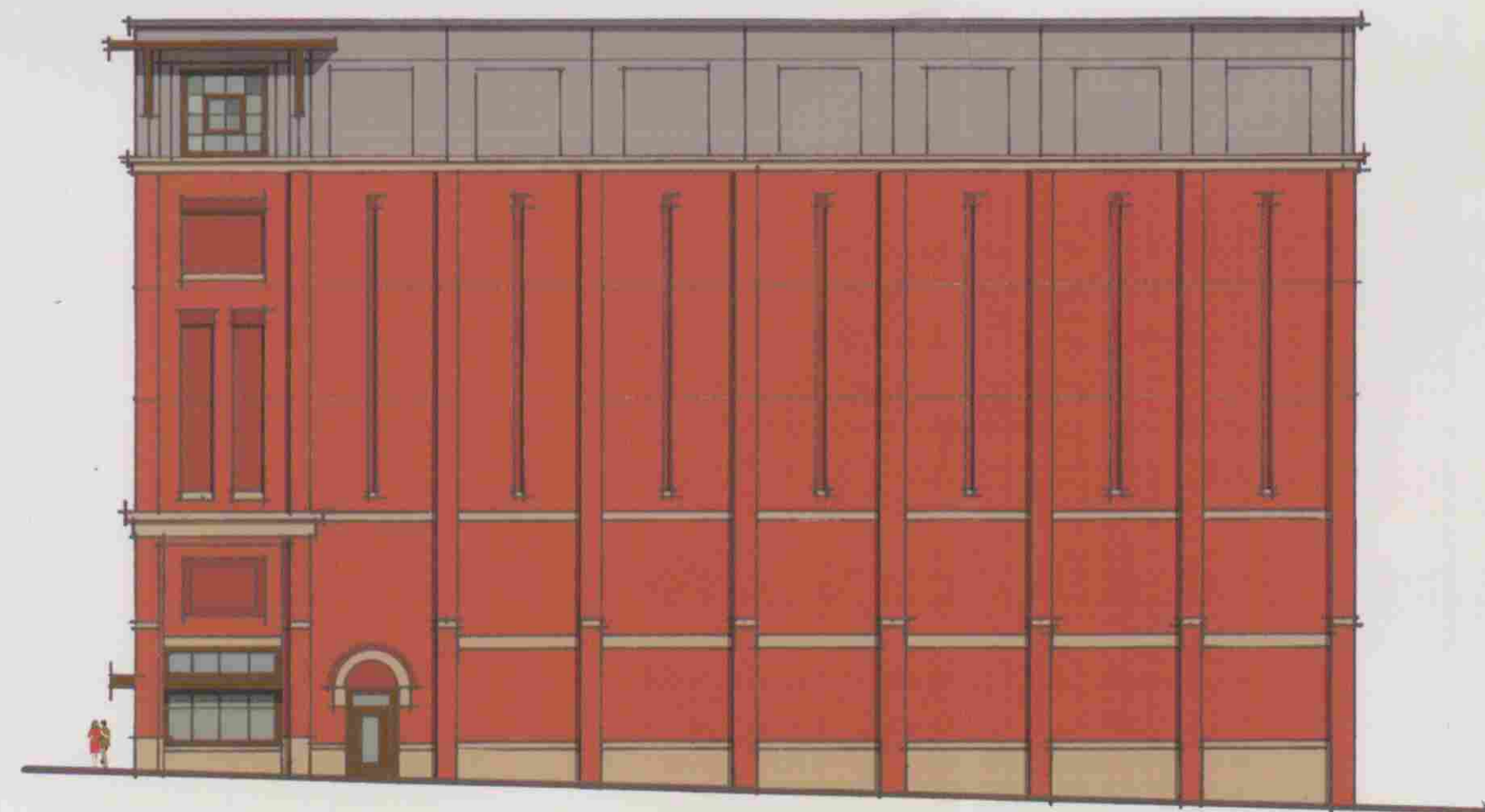
DEVELOPMENT STANDARDS CONT.

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



Rear Elevation

Scale: 1/16" = 1'-0" (Facing existing parking area)



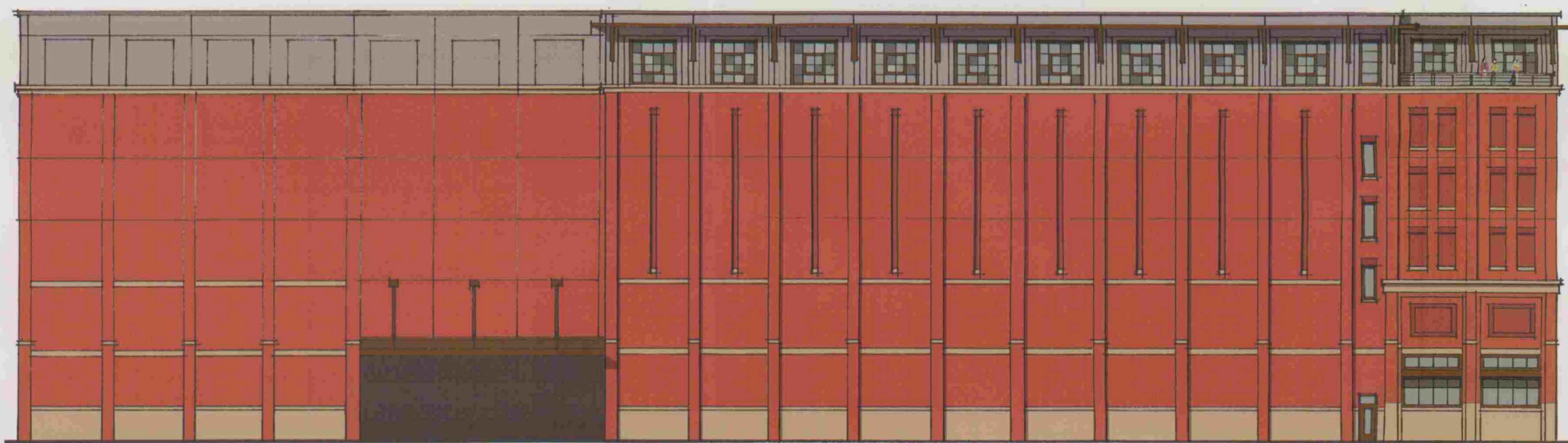
Front Left Elevation

Scale: 1/16" = 1'-0" (Facing W. Morehead & Radio Street)



Front Elevation

Scale: 1/16" = 1'-0" (Facing W. Morehead Street)



Right Side Elevation

Scale: 1/16" = 1'-0" (Facing Radio Street, view from 77 Freeway)



Left Side Elevation

Scale: 1/16" = 1'-0" (Drive entrance off W. Morehead Street)

- CIRCULATION
- OFFICE
- STORAGE



Conceptual First Floor Plan
Scale: 1" = 20'

- CIRCULATION
- OFFICE
- STORAGE



Conceptual Sixth Floor Plan
Scale: 1" = 20'

ROOF TERRACE

