DRAINAGE AND UTILITY FACILITIES.

2. THE EXTERIOR 25 FEET OF THE 36.75 FOOT WIDE CLASS B BUFFER SHALL REMAIN UNDISTURBED. PURSUANT TO SECTION 12.302(8)OF THE ORDINANCE, PETITIONER SHALL INSTALL A FENCE WITHIN THE INTERIOR 11.75 FEET OF THE 36.75 FOOT WIDE CLASS B BUFFER. ACCORDINGLY, THE INTERIOR 11.75 FEET OF THE 36.75 FOOT WIDE CLASS B BUFFER MAY BE DISTURBED TO ACCOMMODATE THE INSTALLATION OF THE FENCE, AND TO ACCOMMODATE THE INSTALLATION OF

3. GRADING MAY BE PERFORMED WITHIN THE INTERIOR 11.75 FEET OF THE 36.75 FOOT WIDE CLASS B BUFFER.

4. UPON THE COMPLETION OF THE GRADING AND THE INSTALLATION OF THE FENCE AND ANY DRAINAGE AND UTILITY FACILITIES WITHIN THE INTERIOR 11.75 FEET OF THE 36.75 FOOT BUFFER, PETITIONER WILL INSTALL MAPLE OR OAK TREES WITHIN THE INTERIOR 11.75 FEET OF THE 36.75 FOOT BUFFER 30 FEET ON CENTER, SUCH TREES TO BE A MINIMUM OF 2 INCHES IN CALIPER AT THE TIME OF INSTALLATION. SUCH TREES WILL BE IN ADDITION TO THE TREES TO REMAIN WITHIN THE EXTERIOR 25 FEET OF THE 36.75 FOOT BUFFER.

5. STORM WATER DETENTION AREAS OR FACILITIES MAY NOT BE INSTALLED WITHIN THE BUFFER AREA.

6. PARKING SHALL NOT BE PERMITTED WITHIN THE BUFFER AREA.

7. THE BUFFER AREA WILL BE ESTABLISHED AS DEPICTED ON THIS TECHNICAL DATA SHEET. IN EVERY INSTANCE, THE BUFFER AREA SHALL SATISFY THE REQUIREMENTS OF SECTION 12.302 OF THE ORDINANCE.

8. THE WIDTH OF THE BUFFER AREA DEPICTED ON THIS TECHNICAL DATA SHEET HAS BEEN REDUCED BY 25% AS A RESULT OF THE INSTALLATION OF A 6 FOOT HIGH WOODEN FENCE PURSUANT TO SECTION 12.302 OF THE ORDINANCE.

9. PETITIONER AND ALL SUBSEQUENT OWNERS OF THE SITE SHALL MAINTAIN THE 36.75 FOOT WIDE CLASS B BUFFER AND OTHERWISE KEEP SUCH BUFFER AREA CLEAR OF TRASH AND DEBRIS.

1. THE SITE MAY ONLY BE USED FOR A SELF-STORAGE FACILITY. THE PETITIONER ALSO RESERVES THE RIGHT TO ANY ACCESSORY USES ASSOCIATED WITH THE SELF-STORAGE FACILITY THAT ARE PERMISSIBLE UNDER THE ORDINANCE.

2. NO OUTSIDE STORAGE SHALL BE PERMITTED ON THE SITE, INCLUDING THE OUTSIDE STORAGE OF VEHICLES, BOATS, AND GOODS.

GENERAL PROVISIONS

1. 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.

2. THE CONFIGURATIONS, PLACEMENTS, AND SIZES OF THE BUILDINGS OUTLINED ON THIS SCHEMATIC SITE 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 MAXIMUM BUILDING ENVELOPE LINES ESTABLISHED ON THE TECHNICAL DATA SHEET. PARKING LAYOUTS MAY ALSO BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATIONS.

SCREENING AND LANDSCAPED AREAS

1. SCREENING SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN SECTION 12.303 OF THE ORDINANCE. LANDSCAPING SHALL BE PLANTED AND IMPROVED IN SEQUENCES TO ACCOMMODATE THE DEVELOPMENT TAKING PLACE ON THE SITE. ALL LANDSCAPING WILL MEET OR EXCEED THE REQUIREMENTS OF THE

2. ALL ROOF MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW. ANY DUMPSTER VISIBLE FROM A PUBLIC STREET OR FROM ADJOINING PROPERTY WILL BE SCREENED WITH A SOLID ENCLOSURE WITH GATES.

SETBACKS, SIDE YARDS AND REAR YARDS

1. UNLESS LARGER SETBACK OR YARDS ARE ESTABLISHED ON THIS TECHNICAL DATA SHEET. ALL BUILDINGS CONSTRUCTED ON THE SITE SHALL SATISFY OR EXCEED THE SETBACK, SIDE YARD AND REAR YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE B-D ZONING DISTRICT.

2. THE BUILDING SETBACK OFF OF ALBEMARLE ROAD WILL BE ESTABLISHED IN THE MANNER DEPICTED ON THIS TECHNICAL DATA SHEET.

3. STORM WATER DETENTION AREAS OR FACILITIES MAY NOT BE INSTALLED WITHIN THE SETBACK.

. PARKING SHALL NOT BE PERMITTED WITHIN THE SETBACK.

1. PARKING AREAS DEPICTED ON THIS TECHNICAL DATA SHEET MAY VARY IN SIZE AND LOCATION, BUT IN ALL EVENTS OFF-STREET PARKING WILL MEET THE MINIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE.

2. PARKING AREAS MAY BE CONSTRUCTED INSIDE AND OUTSIDE OF BUILDING ENVELOPES.

LIGHTING

1. A UNIFORM LIGHTING SYSTEM WILL BE EMPLOYED THROUGHOUT THE SITE. . WALL-PACK LIGHTING FIXTURES WILL NOT BE PERMITTED ON ANY BUILDING FACADE OR WALL ADJACENT TO THE PERIMETER OF THE SITE. ANY LIGHTING FIXTURE

5 FEET ABOVE THE MAXIMUM HEIGHT OF THE BUILDING TO WHICH IT IS ATTACHED.

INSTALLED ON A BUILDING FACADE OR WALL SHALL NOT EXTEND MORE THAN

3. ANY FREE STANDING LIGHTING FIXTURE (INCLUDING ITS BASE) INSTALLED ON THE SITE MAY NOT EXCEED <u>20 FEET</u> IN HEIGHT. ALL LIGHTING WITHIN THE SITE EXCEPT STREET LIGHTS WHICH MAY BE ERECTED ALONG PUBLIC STREETS SHALL BE DESIGNED SUCH THAT THE 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.

ACCESS POINTS (DRIVEWAYS)/SIDEWALKS

1. 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 ADJUSTMENT'S REQUIRED FOR APPROVAL BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CDOT.

2. A SIDEWALK SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 12.529 OF THE ORDINANCE.

3. THE PETITIONER AGREES TO WORK WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION TO DEVELOP A DRIVEWAY LOCATION THAT IS MUTUALLY BENEFICIAL TO THE PETITIONER AND THE CITY, TAKING INTO CONSIDERATION THE FUTURE CURB LINE OF ALBEMARLE ROAD, DRIVEWAY SPACING/OFFSETS, GRADING/TREE PRESERVATION, AND THE FUNCTIONAL OPERATION OF THE PROPOSED FACILITY. \_\_\_\_\_

4. SITE SHALL COMPLY WITH SECTION 12.529.

1. ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE FIRE MARSHAL'S SPECIFICATIONS. PLANS FOR EACH BUILDING WILL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE FOR APPROVAL BEFORE THE CONSTRUCTION OF THAT

2. FIRE HYDRANTS WILL BE LOCATED WITHIN 500 FEET OF ANY BUILDING CONSTRUCTED ON THE SITE.

ARCHITECTURAL CONTROLS

1. THE HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL NOT EXCEED ONE STORY. PERIMETER WALLS SHALL NOT EXCEED AN AVERAGE HEIGHT OF 12 FEET WITH ALL ARCHITECTURAL FEATURES BELOW 25 FEET. ALL BUILDINGS SHALL BE LOCATED WITHIN PERIMETER WALLS AND/OR A FENCE.

2. THE EXTERIOR ELEVATION OF THAT PORTION OF BUILDING A THAT FRONTS ALBEMARLE ROAD WILL BE AS GENERALLY DEPICTED ON SHEET 3 OF THIS REZONING PLAN, SUBJECT ONLY TO MINOR MODIFICATIONS.

3. ALL EXTERIOR BUILDING WALLS THAT FACE THE PERIMETER OF THE SITE WILL BE FINISHED WITH STUCCO OR STUCCO TYPE MATERIALS. 4. ALL MECHANICAL EQUIPMENT, INCLUDING ROOF TOP EQUIPMENT, SHALL BE SCREENED

5. GARAGE DOORS SHALL NOT DIRECTLY FRONT ALBEMARLE ROAD AND GARAGE DOORS WILL NOT BE VISIBLE FROM PUBLIC STREETS OR ADJOINING PARCELS OF LAND.

6. THE DUMPSTER AREA WILL BE SCREENED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE. DUMPSTER AREAS WILL BE ENCLOSED ON ALL FOUR SIDES BY A WOODEN FENCE OR BRICK WALL WITH ONE SIDE BEING A HINGED GATE. 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.

7. PETITIONER WILL INSTALL A 6 FOOT HIGH WOODEN FENCE ALONG THE SITE'S REAR (SOUTHERN) PROPERTY LINE THAT COMPLIES WITH THE FENCE DETAIL SET OUT ON SHEET RZ-2. PETITIONER AND ALL SUBSEQUENT OWNERS OF THE SITE SHALL MAINTAIN THIS FENCE IN PROPER CONDITION AND APPEARANCE. 

1. CURB, GUTTER, AND SIDEWALK CURRENTLY EXIST ALONG ALBEMARLE ROAD. CURB CUTS, AT THE PETITIONER'S EXPENSE, WILL BE MADE FOR ENTRANCE AND EXIT DRIVES. 2. AS MORE PARTICULARLY DEPICTED ON THIS TECHNICAL DATA SHEET, PETITIONER WILL DEDICATE AND CONVEY RIGHT OF WAY MEASURING 75 FEET FROM THE CENTERLINE OF ALBEMARLE ROAD.

STORM WATER MANAGEMENT

1. STORM WATER RUNOFF FROM THE SITE WILL BE MANAGED THROUGH PROVEN TECHNIQUES WHICH SATISFY THE STANDARDS, IF ANY, IMPOSED BY MECKLENBURG COUNTY ENGINEERING DEPARTMENT.

2. THE STORM WATER POND INDICATED ON THE TECHNICAL DATA SHEET SHALL BE DESIGNED TO PROVIDE STORM WATER DETENTION FOR THE SITE.

3. STORM WATER DETENTION WILL NOT BE LOCATED IN THE BUFFER AREAS OR SETBACKS.

4. PETITIONER SHALL TIE IN TO THE EXISTING STORM WATER SYSTEM. PETITIONER SHALL HAVE THE RECEIVING DRAINAGE SYSTEM ANALYZED TO INSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THIS DEVELOPMENT. IF IT IS FOUND THAT THE DEVELOPMENT WILL CAUSE THE RECEIVING STORM DRAINAGE SYSTEM TO BE TAKEN OUT OF STANDARD, PETITIONER SHALL PROVIDE ADEQUATE DETENTION TO PREVENT THIS FROM OCCURRING. SHOULD THE EXISTING RECEIVING DRAINAGE SYSTEM BE DEEMED TO BE OUT OF STANDARD PRIOR TO THE DEVELOPMENT OF THIS SITE, PETITIONER AGREES TO PROVIDE ADEQUATE DETENTION TO INSURE THAT THE SYSTEM SHALL NOT BE ADDITIONALLY OVERBURDENED. OPERATIONS

1. THE OPERATION/FACILITY WILL HAVE ONLY ONE (1) OCCUPANCY LICENSE.

2. NO WORK BY TENANTS WILL BE ALLOWED OUTSIDE OR INSIDE UNITS EXCEPT COMMON PRACTICES IN STORING CONTENTS.

1. ALL SIGNS PLACED ON THE SITE WILL BE ERECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

2. ANY WALL SIGN INSTALLED ON THE SITE WILL BE LIMITED TO 100 SQUARE FEET IN SIZE.

3. ANY DETACHED SIGN INSTALLED ON THE SITE SHALL HAVE A MAXIMUM HEIGHT OF 7 FEET, AND EACH SIDE OF ANY SUCH SIGN SHALL HAVE A MAXIMUM SIGN FACE AREA OF 50 SQUARE FEET. ~\_\_\_\_\_

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TREE PRESERVATION V 1. PETITIONER SHALL RETAIN THE SERVICES OF A CERTIFIED ARBORIST TO DEVELOP A PROGRAM FOR THE PRESERVATION AND MAINTENANCE OF THE TWO EXISTING OAK TREES LOCATED AT THE FRONT OF THE SITE.

2. TO THE EXTENT THAT A CONCRETE DRIVE IS INSTALLED IN THE VICINITY OF EITHER OF THE EXISTING OAK TREES LOCATED AT THE FRONT OF THE SITE, PETITIONER WILL INSTALL PREVIOUS CONCRETE IN CONNECTION WITH ITS EFFORT TO PRESERVE SUCH 

AMENEMENTS 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 PARCEL OR PARCELS INVOLVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE

BINDING EFFECT OF THE REZONING APPLICATION

1. IF THE PETITIONER'S REZONING PETITION IS APPROVED. THE DEVELOPMENT PROGRAM ESTABLISHED UNDER THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET, AND OTHER SUPPORTIVE DOCUMENTS SHALL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE. BE BINDING UPON AND INSURE TO THE BENEFIT OF THE PETTIONERS AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RISPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTERESL AND ASSIGNS.

2. THROJGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS "PETITIONER" AND "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST, AND ASSIGNS OF THE PETITIONER AND

## FOR PUBLIC HEARING **PETITION 2003-075**

- A 9/39 40 225

一种 网络猪鱼

Jan Strain

BUILDING A

27,650 SF

(INCLUDES OFFICE)

2,875 SF

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YOU WANTED BY

ROCT

ZONE

74,500

CYFICE

点量 可能能扩展的 毛

SEC 19627612 2000 By

LEGAL DESCRIPTION

Beginning at a iron pin on the southern right of

way line of Albemarle Road the northeast corner of

northwest corner of same said property, thence from

point in the center of Albemarle Road: thence along

the center of Albemarie Road N 69-48-59 E 245.58'

to a point in the center of Albemarle Road: thence S

40-33-18 E 61.01' to an iron pin found on the right

found: thence S 51-55-57 W 397.26' to an iron pipe

of way of Albemarle Road: thence continuing on the

same line S 40-33-18 E 603.80' to an iron pipe

found in the Bernard Armstrong line D.B. 2086 Pg.

southwest corner of the Halo Holdings property D.B.

13807 Pg. 131: thence two calls with said property N

39: thence with the Bernard Armstrong line N

39-51-17 W 412.65' to an iron pin found the

51-31-29 E 149.95' to an iron pin found: N

beginning containing 5.32 acres.

38-29-14 W 265.65' to the point and place of

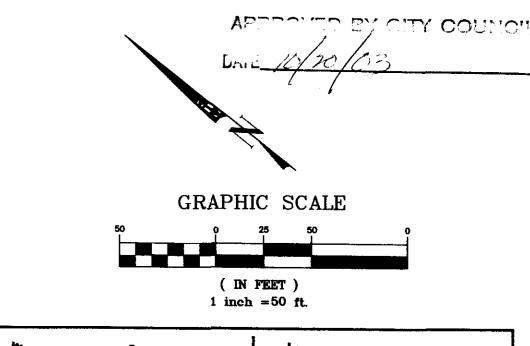
the Halo Holdings, LLC property, said iron being N

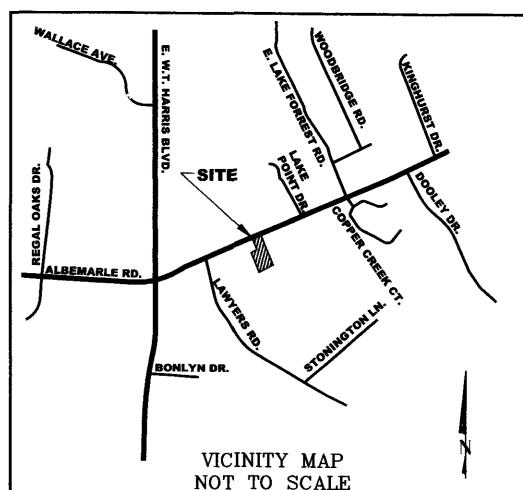
69-48-41 E 158.01' from an iron pin found the

the point of beginning N38-29-14 W 60.45' to a

似的 医色性疾病缺

## SITE DATA TABLE DB 4838 PG 167 DEED REFERENCE 10918105 EXISTING USE VACANT PROPOSED USE SELF STORAGE EXISTING ZONING B-2 PROPOSED ZONING B-D (CD) EXISTING LOT AREA 5.31 AC 0.46 AC R/W DEDICATION NET LOT AREA 4.85 AC OFFICE FLOOR AREA 1,200 SF SELF STORAGE 102,014 SF FLOOR AREA TOTAL FLOOR AREA 103,214 SF (0.49 FLOOR AREA RATIO) PARKING REQUIRED 4 SPACES (1/300 SF OFFICE) PARKING PROVIDED 8 SPACES (INCLUDING 1 VAN ACCESSIBLE) IMPERVIOUS AREA 3.80 AC (78.4%) OPEN SPACE 1.00 AC (21.6%)





**STORMWATER** CONTINUE 6' HIGH **WOODEN FENCE AROUND** STORMWATER POND STATE FROM ALTERNATION

BUILDING F BUILDING G 16,201 SF 4,775 SF 10' SIDE YARD 海流 海绵绵病 15 Min & - 7

THE STATE OF THE STATE OF

Fig. 1300 The

Ding A P

10,374 SF

BUILDING E

16,330 SF

THE POPULATION

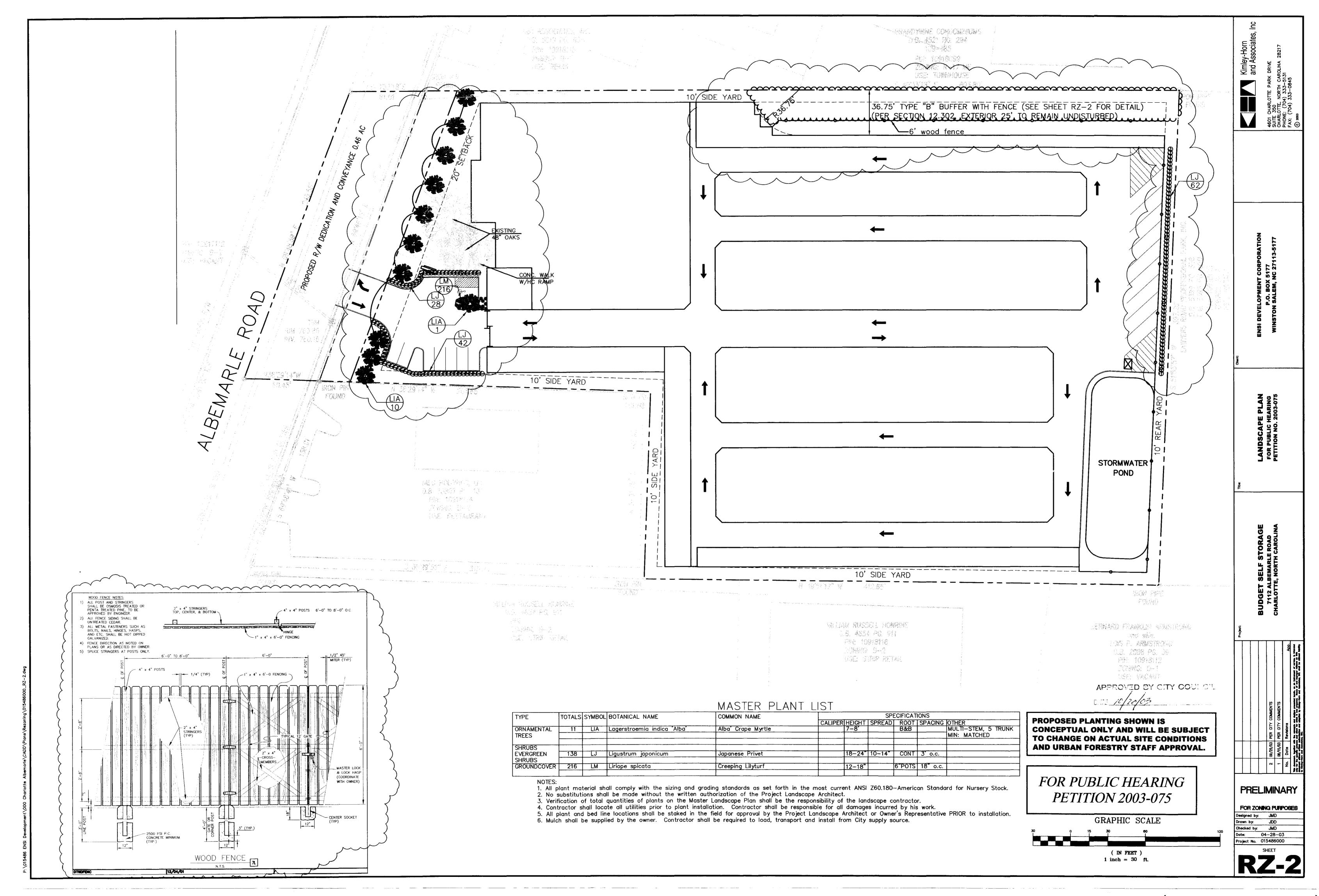
6.75' TYPE "B" BUFFER WITH FENCE (SEE SHEET RZ-2 FOR DETAILY

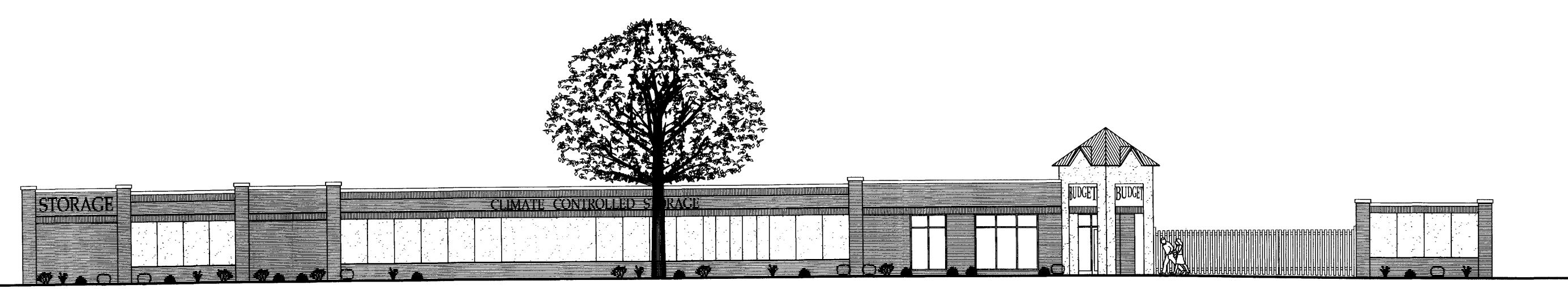
DUMPSTER WITH-ENCLOSURE

(PER SECTION 12,302, EXTERIOR 25' TO REMAIN UNDISTURBED)

**PRELIMINARY** FOR ZONING PURPOSES Designed by: JMD Drawn by: JDD

Checked by: JMD Date: 04-28-03 Project No. 015486000



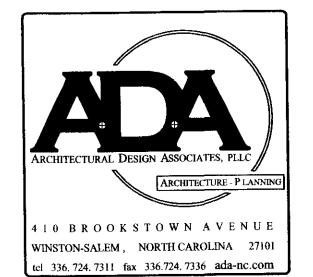


ENSI DEVELOPMENT CORPORATION / BUDGET SELF STORAGE ALBEMARLE ROAD FACADE  $1/8^{\circ} = 1'-0''$ 

CHARLOTTE, NC

55.7% BRICK

APPROVED BY CITY COUNCIL



AN WHITING AND APPROPRIATE COMPRISATION TO

CHARLOTTE, NORTH CAROLINA ALBEMARLE ROAD NORTH CAROLINA 27113-5177 WINSTON-SALEM, P.O. BOX 5177



**PRELIMINARY** FOR ZONING PURPOSES

Checked by: JMD Date: 04-28-03 Project No. 015486000