

**DEVELOPMENT STANDARDS**

**GENERAL PROVISIONS**

- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY EASTWAY HOLDINGS II, LLC TO ACCOMMODATE THE CONVERSION OF AN APPROXIMATELY 46,892 SQUARE FOOT PORTION OF A RETAIL BUILDING FORMERLY OCCUPIED BY WAL-MART TO A CLIMATE CONTROLLED SELF-STORAGE FACILITY ON THAT APPROXIMATELY 2.95 ACRE SITE LOCATED ON THE WEST SIDE OF EASTWAY DRIVE SOUTH OF THE INTERSECTION OF EASTWAY DRIVE AND CENTRAL AVENUE (THE "SITE").
- THE SITE IS A PORTION OF AN APPROXIMATELY 15.98 ACRE PARCEL OF LAND DESIGNATED AS TAX PARCEL NO. 129-091-21 (THE "PROPERTY"), AND THAT PORTION OF THE PROPERTY THAT IS NOT SUBJECT TO THIS REZONING PLAN IS THE SUBJECT OF A PENDING REZONING PETITION DESIGNATED AS REZONING PETITION NO. 2012-102.
- 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 FOR THE B-D (CD) ZONING DISTRICT SHALL GOVERN THE USE AND DEVELOPMENT OF THE SITE.
- FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 6.207 OF THE ORDINANCE.

**PERMITTED USES**

- 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.
- THE STORAGE OF HAZARDOUS MATERIALS IS PROHIBITED.

**TRANSPORTATION**

- VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF EACH VEHICULAR ACCESS POINT ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- OFF STREET PARKING WILL MEET THE MINIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE.

**ARCHITECTURAL STANDARDS**

- THE MAXIMUM HEIGHT OF THE BUILDING LOCATED ON THE SITE SHALL BE AS PERMITTED UNDER THE ORDINANCE.
- NEW DUMPSTER AND RECYCLING AREAS WILL BE ENCLOSED ON ALL FOUR SIDES BY AN OPAQUE WALL OR FENCE WITH ONE SIDE BEING A HINGED GATEWAY. IF ONE OR MORE SIDES OF A NEW DUMPSTER AND RECYCLING AREA ADJOIN A SIDE WALL OR REAR WALL OF THE BUILDING, THEN THE SIDE WALL OR REAR WALL OF THE BUILDING MAY BE SUBSTITUTED FOR THE WALL OR FENCE ALONG EACH SUCH SIDE.

**STREETSCAPE AND LANDSCAPING**

- LANDSCAPING WILL MEET OR EXCEED THE REQUIREMENTS OF THE ORDINANCE.
- A 100 FOOT CLASS B BUFFER SHALL BE ESTABLISHED ALONG THE SITE'S SOUTHERN BOUNDARY LINE AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN, WHICH BUFFER SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE. THIS 100 FOOT CLASS B BUFFER SHALL REMAIN UNDISTURBED, PROVIDED, HOWEVER, THAT IN THE EVENT THAT THE EXISTING VEGETATION DOES NOT MEET THE TREE AND SHRUB REQUIREMENTS OF A CLASS B BUFFER, PETITIONER MAY INSTALL SUPPLEMENTAL PLANTINGS TO BRING THIS CLASS B BUFFER INTO COMPLIANCE WITH THESE REQUIREMENTS.

- A 38 FOOT CLASS B BUFFER SHALL BE ESTABLISHED ALONG THE SITE'S WESTERN BOUNDARY LINE AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN, WHICH BUFFER SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE. PURSUANT TO SECTION 12.302(B) OF THE ORDINANCE, PETITIONER MAY REDUCE THE WIDTH OF THE 38 FOOT CLASS B BUFFER BY 25% BY INSTALLING A WALL, FENCE OR BERM THAT MEETS THE STANDARDS OF SECTION 12.302(B) OF THE ORDINANCE.
- THE 38 FOOT CLASS B BUFFER SHALL NOT BE DISTURBED EXCEPT FOR REQUIRED DRIVEWAYS, SIDEWALKS, OR OTHER PEDESTRIAN PATHS, WALLS, FENCES, REQUIRED LANDSCAPING, LANDSCAPING MAINTENANCE AND REPLACEMENT OR THE INSTALLATION AND MAINTENANCE OF UTILITY LINES IN ACCORDANCE WITH SECTION 12.302(12) OF THE ORDINANCE.
- WHERE EXISTING TREES AND NATURAL VEGETATION HAVE BEEN CLEARED WITHIN THE 38 FOOT CLASS B BUFFER TO ACCOMMODATE THOSE ITEMS SET OUT ABOVE IN PARAGRAPH 4, THE CLEARED AND UNIMPROVED AREAS WILL BE LANDSCAPED WITH TREES AND SHRUBS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
- 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, PETITIONER MAY REDUCE OR ELIMINATE, AS THE CASE MAY BE, THE RELEVANT BUFFER AREAS SET OUT ON THE REZONING PLAN ACCORDINGLY.

**SIGNS**

ALL NEW SIGNS INSTALLED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.

**LIGHTING**

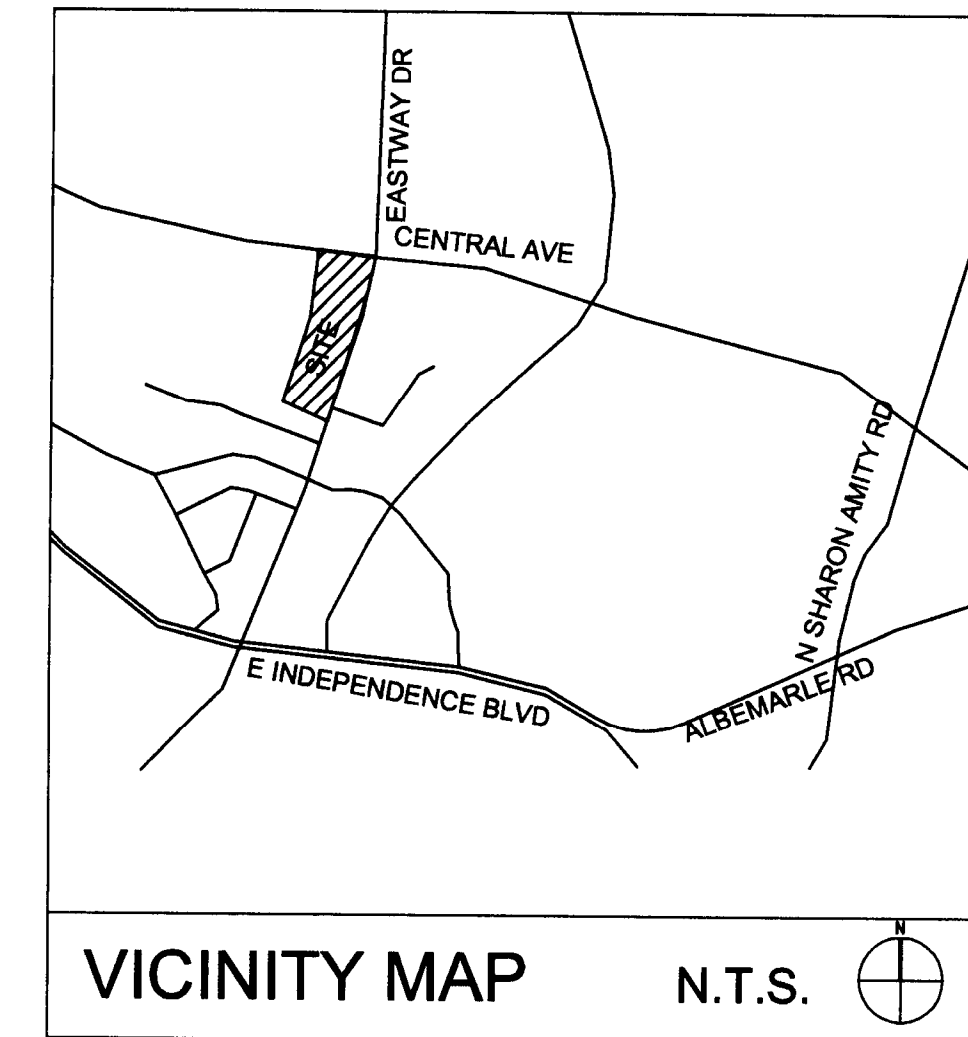
- ALL NEWLY INSTALLED FREESTANDING LIGHTING FIXTURES ON THE SITE (EXCLUDING STREET LIGHTS) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
- THE MAXIMUM HEIGHT OF ANY NEWLY INSTALLED FREESTANDING LIGHTING FIXTURE ON THE SITE SHALL BE 25 FEET.
- ANY NEW LIGHTING FIXTURES ATTACHED TO THE BUILDING LOCATED ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.

**BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS**

- IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND 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 THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
- THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
- ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.

**ADJACENT PROPERTY OWNERS**

PROPERTY	PARCEL	OWNER	ADDRESS
1	12909144	DOUGLAS FRANKSSON SHERIDAN AND PATRICIA FALKNER	1452 CAROLYN DR CHARLOTTE, NC 28205
2	12909143	GENE T LIVINGSTON	1458 CAROLYN DR CHARLOTTE, NC 28205
3	12909142	MARLE IVEY	1468 CAROLYN DR CHARLOTTE, NC 28205
4	12909141	JAMES LAMARR JR DRUMM AND EDWARD GRANT CURTIS JR	1476 CAROLYN DR CHARLOTTE, NC 28205
5	12909140	JOHN R JR ASBURY AND CAROL W	1482 CAROLYN DR CHARLOTTE, NC 28205
6	12909139	PAULINE J ASBURY	1490 CAROLYN DR CHARLOTTE, NC 28205
7	12909122	EASTWAY I HOLDINGS LLC	P O BOX 36799 CHARLOTTE, NC 28236
8	12909120	THE SOUTH STREET GROUP LLC (CO SOLID ROCK PROPERTIES)	438 GARRISON SUITE A, GATONIA NC, 28054
9	12909117	ELROY CLARKSON JR COX	1545 PINECREST AVE, CHARLOTTE, NC
10	12909116	MUHAMMED HUTASUHUT	807 EAST NEW ORLEANS AVE, TAMPA, FL 33603
11	12909115	HARRY R FLORKE	1533 PINECREST AVE, CHARLOTTE, NC 28205
12	12909114	WILLIAM J RUYNYAN	1527 PINECREST AVE, CHARLOTTE, NC 28205
13	12909113	JOSEPH C SOLAN	1524 PINECREST AVE, CHARLOTTE, NC 28205
14	12909112	JOSE P ANVIER	1515 PINECREST AVE, CHARLOTTE, NC 28205
15	12909111	GEORGE W HART	1509 PINECREST AVE, CHARLOTTE, NC 28205
16	12909110	LEE BEFORD	1501 PINECREST AVE, CHARLOTTE, NC 28205
17	12909109	MORICEAU PROPERTIES, LLC	3719 ASHFORD LESH CT, CHARLOTTE, NC 28269
18	12909145	MARGARET FISHER	1442 CAROLYN DR, CHARLOTTE, NC 28205



**ColeJenest & Stone**

Shaping the Environment  
Realizing the Possibilities

- Land Planning
- Landscape Architecture
- Civil Engineering
- Urban Design

200 South Tryon Street, Suite 1400  
Charlotte, North Carolina 28202  
P: 704.376.1555 F: 704.376.7851  
www.colejeneststone.com

**EASTWAY HOLDINGS II, LLC**  
PO BOX 36799  
Charlotte  
North Carolina 28236

**EASTWAY CROSSINGS II**

EASTWAY RD./CENTRAL AVE  
Charlotte  
North Carolina 28236  
OCT 20 2013

**APPROVED BY CITY COUNCIL**

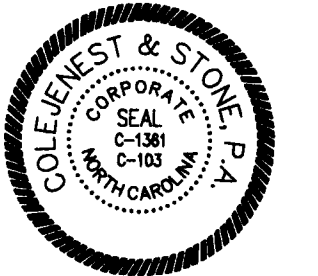
OCT 21 2013

**REZONING PLAN**  
PETITION # 2013-073

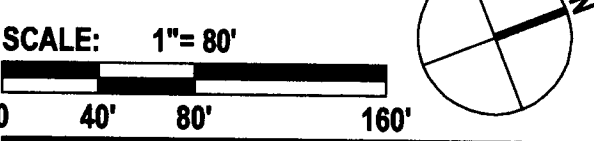
Project No.  
4189

Issued  
06/24/13

Revised  
08/16/13 - PER CITY REVIEW COMMENTS  
09/20/13 - PER OWNER REVISIONS



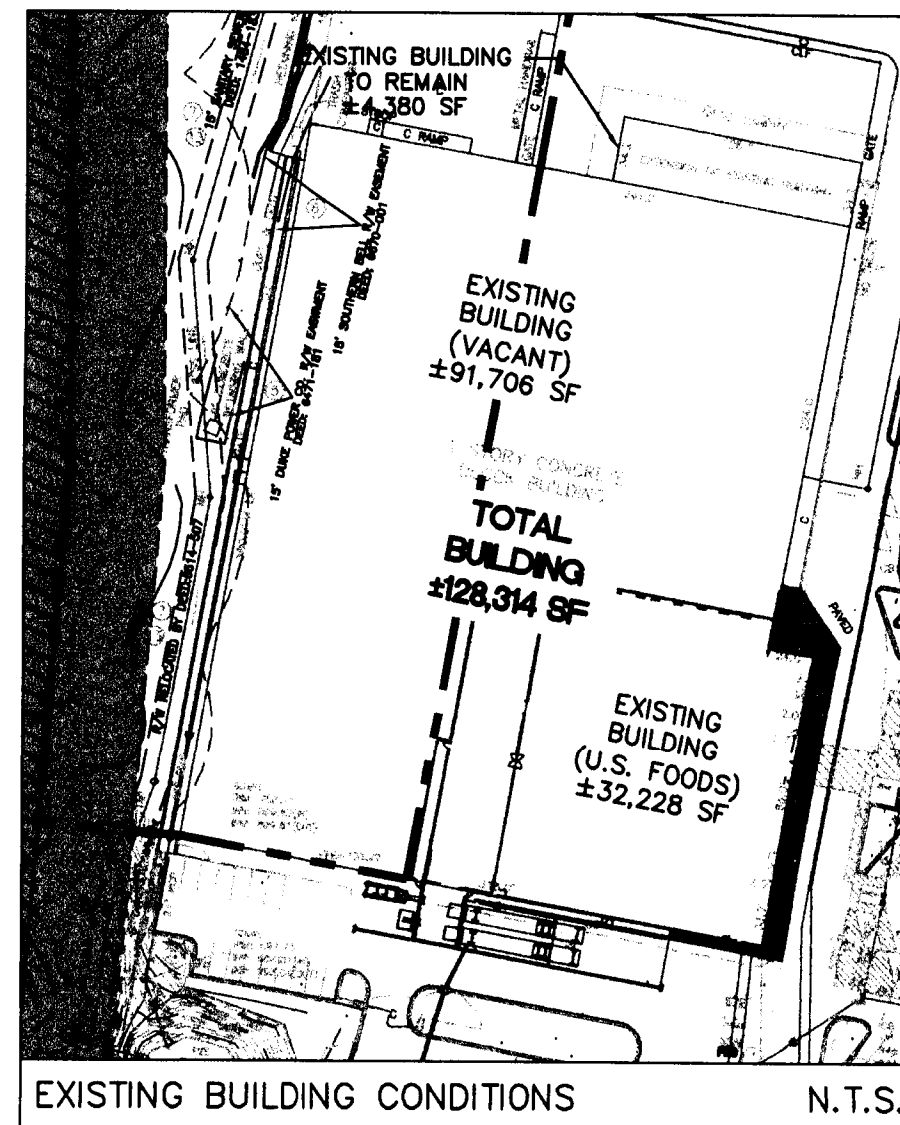
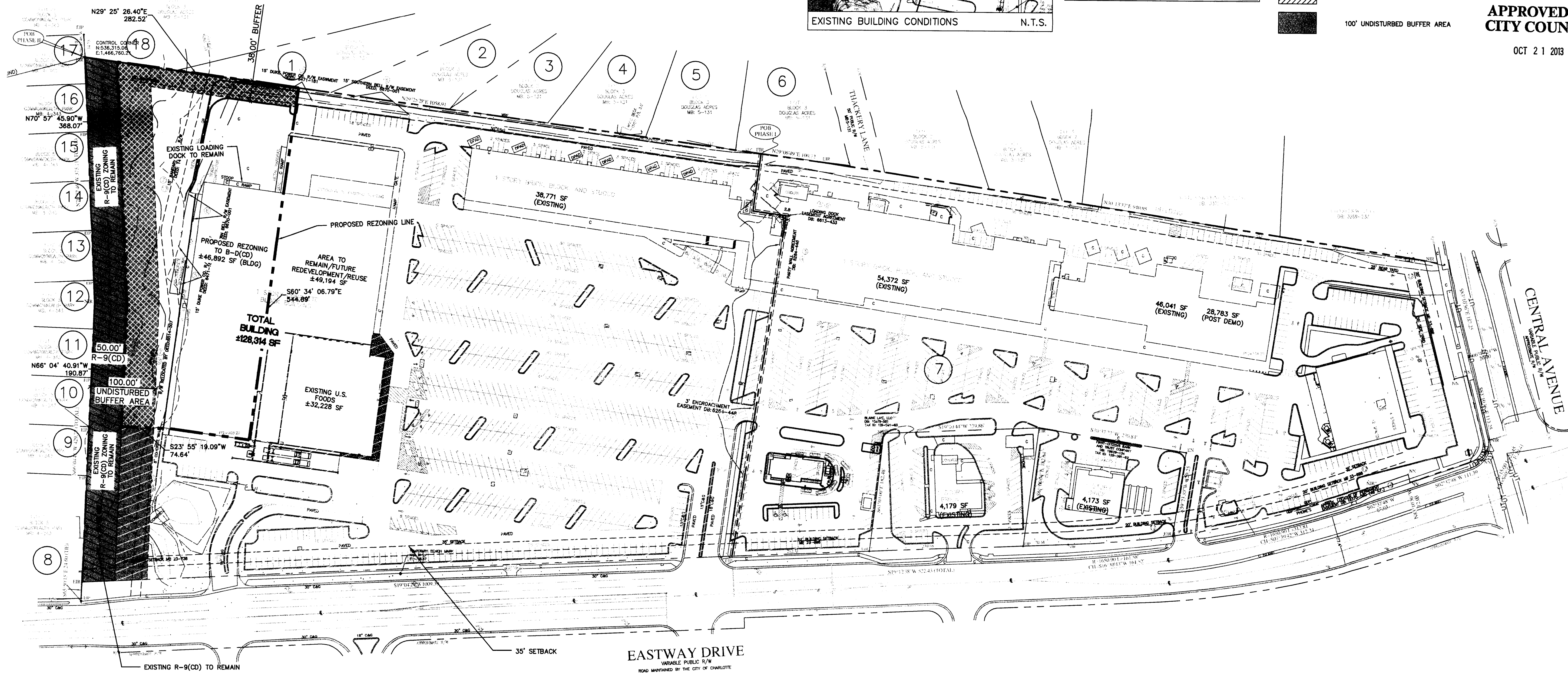
**2013-073**



**RZ1.0**

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PETITIONER: EASTWAY HOLDINGS II, LLC  
P.O. BOX 36799  
CHARLOTTE, NORTH CAROLINA 28236

ACREAGE: 2.95 ± INCLUDED IN REZONING

TAX PARCEL #: 12909121(PORION OF)

EXISTING ZONING: B-1SCD  
PROPOSED ZONING: B-D (CD)

EXISTING USES: COMMERCIAL / RETAIL  
PROPOSED USE: SELF STORAGE

MAX. BUILDING HEIGHT PER THE ORDINANCE

PARKING:  
REQUIRED: 12 SPACES  
TOTAL PROVIDED: 12 SPACES

EXISTING BUILDING SUMMARY:  
EXISTING BUILDING: 96,086 SF  
EXISTING U.S. FOODS: 32,228 SF

TOTAL EXISTING BUILDING SF: 128,314 SF

PROPOSED BUILDING SUMMARY:  
EXISTING BUILDING TO REMAIN B-1(SCD): 81,422 SF  
EXISTING BUILDING TO BE REZONED: 46,892 SF

MAX ALLOWABLE FAR: 0.70, AS DEFINED BY THE ORDINANCE  
PROPOSED FAR: 0.33

**LEGEND**

- PROPERTY TO BE RE-ZONED TO B-D(CD)
- SITE PLAN AMENDMENT; PETITION NO. 2012-102
- R-9(CD) ZONING
- 100' UNDISTURBED BUFFER AREA