

Taylor Theus Holdings, Inc.
Development Standards
6/22/2016
Rezoning Petition No. 2016-082

Site Development Data:
--Acres: ± 5.67 acres
--Tax Parcel #: 229-011-23
--Existing Zoning: R-3
--Proposed Zoning: I-1(CD)
--Existing Uses: Vacant
--Proposed Uses: Indoor climate control storage uses, as permitted by right and under prescribed conditions together with accessory uses, as allowed in the I-1 zoning district (as more specifically described in the Development Standards below).
--Maximum Gross Square Feet of Development: Up to 135,000 square feet of gross floor area of indoor climate control storage; all as allowed by right and under prescribed conditions in the I-1 zoning district (as more specifically described in the Development Standards below).
--Maximum Building Height: The maximum allowed building height will be three (3) stories not to exceed 40 feet; building height will be measured as defined by the Ordinance.
--Parking: As required by the Ordinance for the proposed use.

1. General Provisions:
a. **Site Location:** These Development Standards, the Technical Data Sheet, Schematic Site Plan and other graphics set forth on attached Sheets RZ-1 and RZ-2 form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Taylor Theus Holdings, Inc. ("Petitioner") to accommodate the development of a high quality indoor climate control storage facility on an approximately 5.67 acre site located on the northwest corner of the intersection of N. Community House Road and Ardrey Kell Road (the "Site").
b. **Zoning Districts/Ordinance:** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the I-1 zoning classification shall govern all development taking place on the Site.
c. **Graphics and Alterations:** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance. Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

- i. minor and don't materially change the overall design intent depicted on the Rezoning Plan; such as minor modifications to the configurations of the building location, driveway and parking area dimensions and the like as long as the modifications maintain the general building/parking orientation and character of the development generally depicted on the Rezoning Plan; or
- ii. modifications to move structures graphically depicted on the Rezoning Plan closer to adjacent properties but no closer than the setback lines indicated on Sheet RZ-1.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

d. **Number of Buildings Principal and Accessory:** Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site will be limited to one (1). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building(s).

2. Permitted Uses, Development Area Limitations:
a. Subject to the restrictions and limitations listed below in b. and c., the principal building constructed on the Site may be developed with up to 135,000 square feet of gross floor area of indoor climate controlled storage uses (*warehousing within an enclosed building*) together with accessory uses allowed in the I-1 zoning district.
b. Outdoor storage will not be allowed.
c. Truck rental associated with the climate controlled storage facility will not be allowed.

For purposes of the development limitations set forth in these Development Standards (but not to be construed as a limitation on FAR requirements), the following items will not be counted as part of the allowed gross floor area (floor area as defined by the Ordinance) for the Site: surface or structured parking facilities, and all loading dock areas (open or enclosed).

3. Access:
a. Access to the Site will be from Ardrey Kell Road as generally depicted on the Rezoning Plan, subject to adjustments as set forth below.
b. The Petitioner will extend the existing east bound left turn lane on Ardrey Kell Road to serve the proposed driveway into the Site from Ardrey Kell Road, by repainting the existing pavement markings.

4. Parking Areas, Access and Circulation Design Guidelines:
a. The loading areas associated with the proposed indoor climate controlled storage facility may not be located on the side of the indoor climate controlled storage facility that faces N. Community House Road (i.e. side facing the eastern property line) nor on the side that faces Ardrey Kell Road (i.e. side facing the southern property line).
b. The Petitioner will provide a sidewalk and a cross-walk network that links the building and parking areas on the Site to sidewalk along Ardrey Kell Road and the internal private drive. The minimum width for these internal sidewalks will be five (5) feet.

5. Setbacks, Buffers and Screening:
a. The Ordinance required setback is 30 feet. A minimum 155 foot building setback will be provided along N. Community House Road and a minimum 95 foot building setback will be provided along Ardrey Kell Road as generally depicted on the Rezoning Plan. The provided building setback areas will predominantly contain areas of existing trees, new trees/landscaping, and the required water quality/storm water detention area designed as a shallow grassed detention area that will store/treat water only during rain/storm events. The provided building setback areas may also include limited areas for access and parking for the building in the manner as generally depicted on the Rezoning Plan.
b. As part of the open space and tree save commitments set forth in Section 8 below, the following screening provisions shall apply:

6. Additional Security Measures:
a. The indoor climate controlled self-storage building will be fully enclosed with access points to the interior storage units controlled by key pad entry.
b. The hours of access for the building shall be limited to 6:00 AM to 10:00 PM E.S.T.
c. Security cameras for the interior and exterior of the building shall be provided.
d. The exterior of the building will be well lit with downward casting lights as described above.

7. Amendments to the Rezoning Plan:
a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners in accordance with the provisions herein and of Chapter 6 of the Ordinance.
8. Binding Effect of the Rezoning Application:
a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under this Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

13. Binding Effect of the Rezoning Application:
a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under this Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

The corner of N. Community House Road and Ardrey Kell Road will be attractively landscaped with a variety of landscape materials (trees, shrubs, ornamental grasses, grass, and/or areas of seasonal color) as conceptually illustrated and generally depicted on the Rezoning Plan. This area may contain an opening in the existing trees of up to 22 feet to allow clearing of trees for the extension, maintenance and operation of the storm water drainage system for the Site (this area having been reduced in width from earlier plans that showed an estimated width of ±40 feet).

Petitioner agrees to provide for certain supplemental landscaping in form of shrubs and similar planting material in the areas along N. Community House Road generally depicted on the Rezoning Plan.

6. Architectural Standards Design Guidelines:
a. The principal building constructed on the Site may use a variety of building materials. The building materials used for buildings will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, precast concrete, synthetic stone, stucco, cementitious siding (such as hard-plank), metal panels (on north and west elevations only), EIFS or wood. Vinyl as a building material will not be allowed except on windows and soffits.
b. The attached illustrative building elevations for the eastern boundary and south boundary facing facades are included to reflect an architectural style and a quality of these building elevations that may be constructed (the actual building elevations for these facades may vary in minor respects from these illustrations provided that the design intent is preserved).
c. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.
d. Dumpster areas and recycling areas will be enclosed by a solid wall or fence with one side being a decorative gate. The wall or fence used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal building. The location of the proposed dumpster and recycling areas is generally depicted on the Rezoning Plan.
e. Direct access to the individual self-storage units located in the building shall not be provided from the exterior of the building. Access to the individual self-storage units shall be provided only by internal hallways.

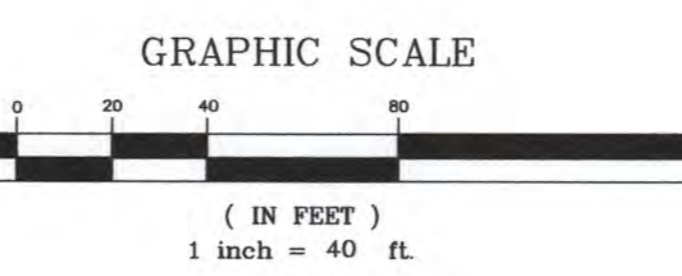
7. Environmental Features:
a. The Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance. The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
b. The Site will comply with Tree Ordinance.

8. Open Space/Tree Save Areas:
a. The Petitioner will set aside a minimum of 40% of the Site as areas with existing trees and areas that will be replanted with new trees. A minimum of 30% of the Site will be left as undisturbed tree save areas with a commitment to the "Undisturbed Tree Save Area" as generally depicted on the Rezoning Plan and as governed by the screening provisions of Section 5.b. above. The minimum depth of the Undisturbed Tree Save Area shall be as generally depicted on the Rezoning Plan.
9. Signage:
a. Wall signs will be limited to 110 square feet of sign surface area per wall or 5% of the wall area which are attached, whichever is less. These wall signs must utilize individual letters that are LED internally illuminated and shall not use box/cabinet signage (other than for the logo sign portion). Digital/reader board type or neon wall signs will not be allowed. These wall signs are generally depicted on the attached Rezoning Sheets (exact locations and exact # of signs may vary but within the commitments herein).
b. One ground mounted sign may be located at the intersection of Ardrey Kell Road and N. Community House Road or at the entrance along Ardrey Kell Road; such ground mounted sign shall have a maximum height of seven (7) feet and may not contain more than 64 square feet of sign area. No pole signs shall be allowed. Digital/reader board type or neon ground mounted signs will not be allowed.

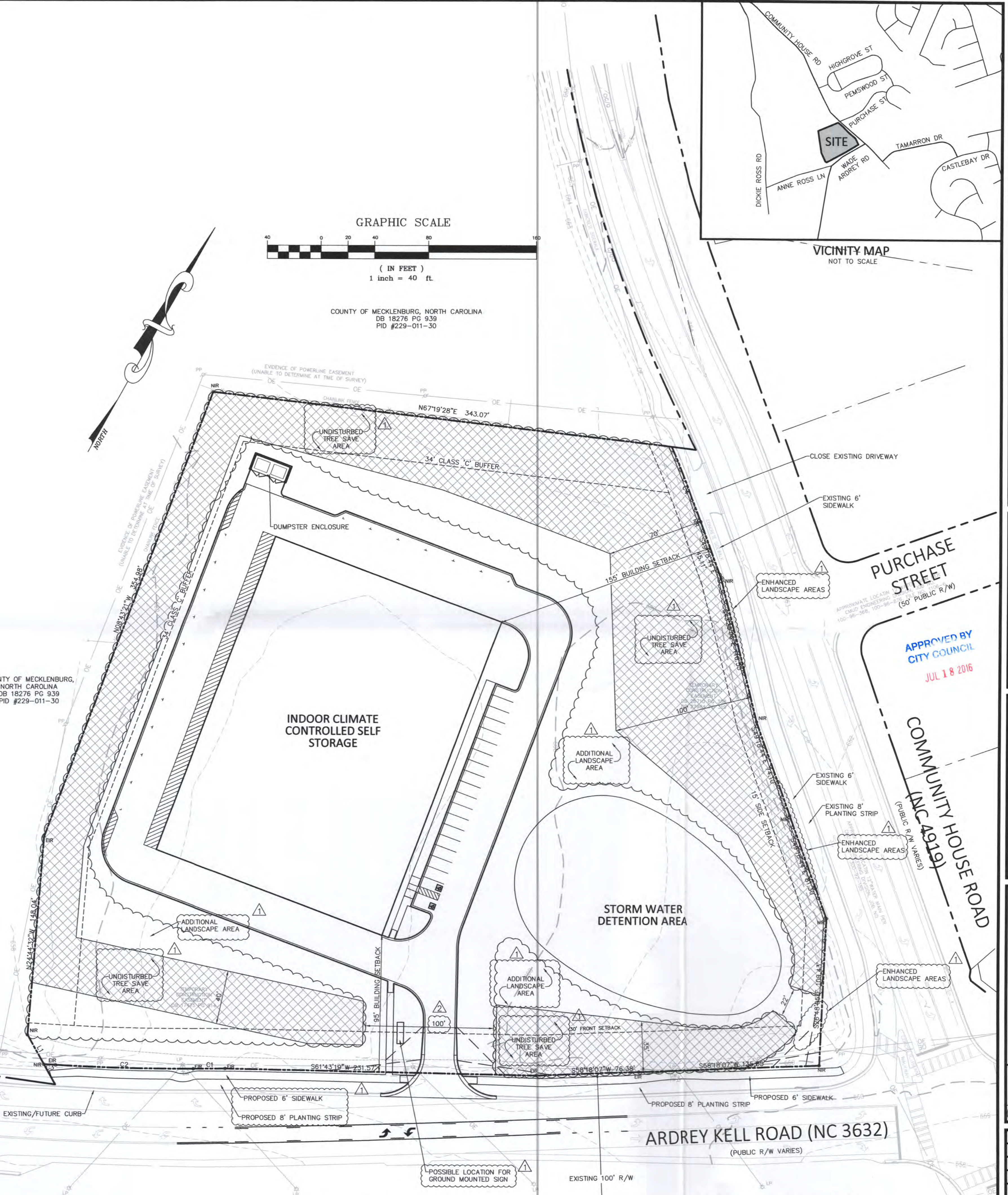
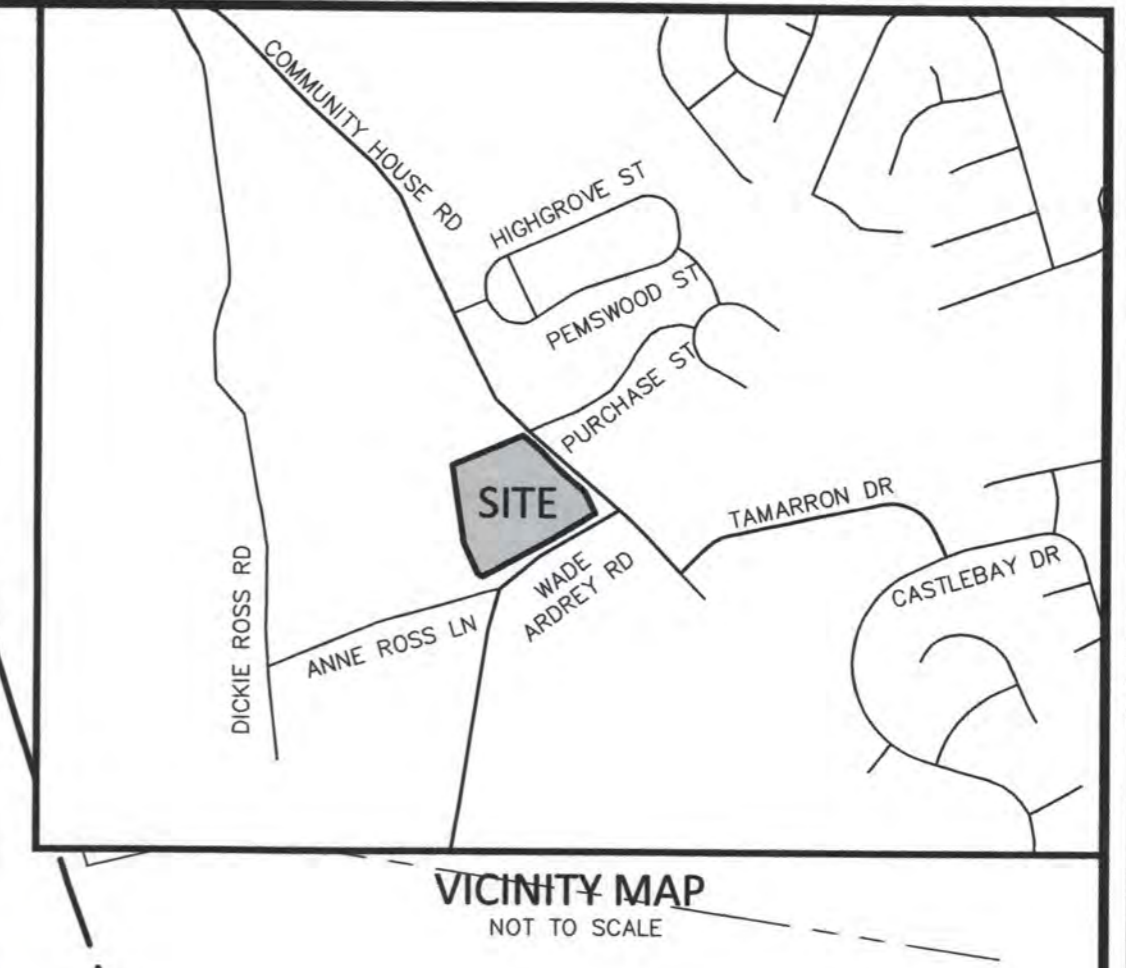
10. Lighting:
a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.
b. Detached lighting on the Site, except street lights located along public streets, will be limited to 20 feet in height.
c. Lighting fixtures that are decorative, capped and downwardly directed will be allowed on the proposed building walls.
11. Additional Security Measures:
a. The indoor climate controlled self-storage building will be fully enclosed with access points to the interior storage units controlled by key pad entry.
b. The hours of access for the building shall be limited to 6:00 AM to 10:00 PM E.S.T.
c. Security cameras for the interior and exterior of the building shall be provided.
d. The exterior of the building will be well lit with downward casting lights as described above.

12. Amendments to the Rezoning Plan:
a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners in accordance with the provisions herein and of Chapter 6 of the Ordinance.
13. Binding Effect of the Rezoning Application:
a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under this Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

13. Binding Effect of the Rezoning Application:
a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under this Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.



COUNTY OF MECKLENBURG, NORTH CAROLINA
DB 18276 PG 939
PID #229-011-30



ORSBORN ENGINEERING GROUP
610 EAST MOREHEAD STREET, SUITE 106
CHARLOTTE, NC 28202
P: 704-749-1482 • F: 704-749-1493

SCHEMATIC SITE PLAN PETITION #2016-082
FOR
BALLANTYNE SELF STORAGE
CHARLOTTE, NORTH CAROLINA

TAYLOR/THEUS DEVELOPMENT HOLDINGS, LLC.
1213 LADY STREET
SUITE 300
COLUMBIA, SC 29201

NORTH CAROLINA PROFESSIONAL ENGINEERING SEAL
NO. 3139
JUN 23 2016

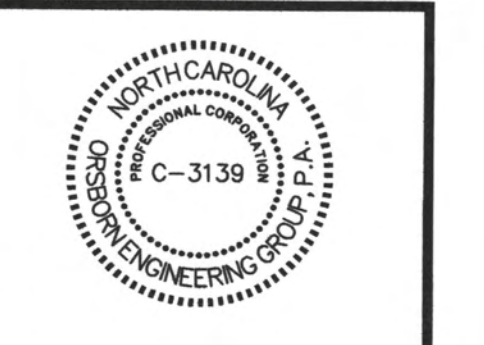
| DATE | REVISIONS |
|----------|----------------------|
| 06/22/16 | REVISED PER COMMENTS |
| 05/23/16 | REVISED PER COMMENTS |

JOB # 14039
DATE: 03/28/16
SCALE: 1" = 40'
DRAWN BY: JAW
APPROVED BY: JCO

RZ-1

SCHMATIC SITE PLAN PETITION #2016-082
FOR
BALLANTYNE SELF STORAGE
CHARLOTTE, NORTH CAROLINA

TAYLOR/THEUS
DEVELOPMENT
HOLDINGS, LLC.
1213 LADY STREET
SUITE 300
COLUMBIA, SC 29201

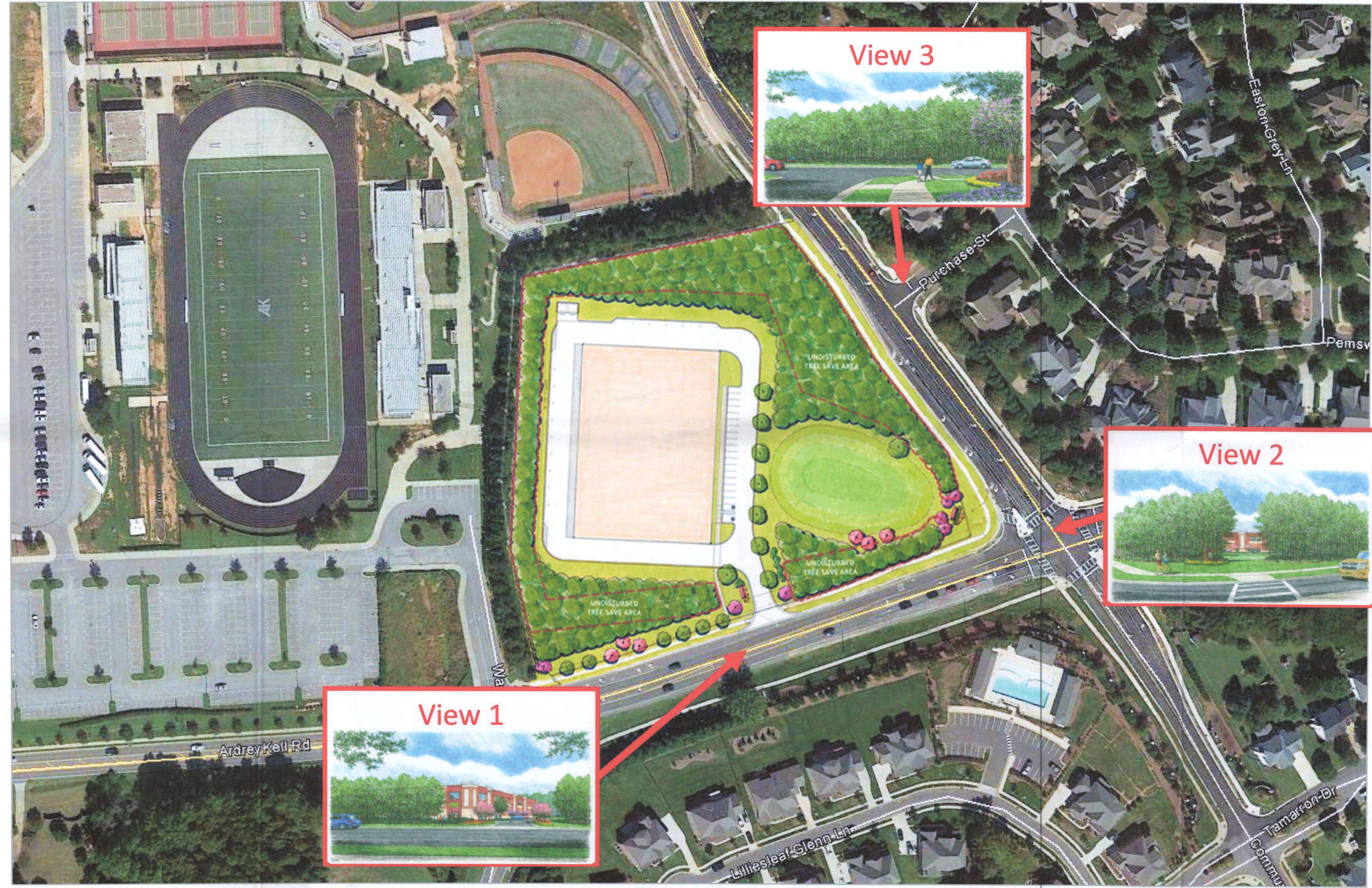


APPROVED BY
CITY COUNCIL
JUL 1 & 2016

| DATE | REVISED PER COMMENTS | REVISIONS |
|------|----------------------|-----------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

| | |
|--------------|----------|
| JOB # | 14039 |
| DATE: | 03/28/16 |
| SCALE: | NTS |
| DRAWN BY: | JAW |
| APPROVED BY: | JCO |

RZ-2



NOTE:
THIS ELEVATION IS PROVIDED TO REFLECT THE ARCHITECTURAL STYLE
AND QUALITY OF THE BUILDINGS THAT MAY BE CONSTRUCTED ON THE
SITE (THE ACTUAL BUILDINGS CONSTRUCTED ON THE SITE MAY VARY
FROM THESE ILLUSTRATIONS AS LONG AS THE GENERAL ARCHITECTURAL
CONCEPTS AND INTENT ILLUSTRATED IS MAINTAINED).

View 1 – From Corner of Ardrey Kell Rd and Community House Rd



View 2 – Entryway on Ardrey Kell Rd



View 3 – View from Highgrove Neighborhood



View 4 - Building Elevations Facing Community House & Ardrey Kell Roads



APPROVED BY
CITY COUNCIL
JUL 1 8 2016


COTRAN HARRIS
ARCHITECTURE

NOTE:
 THIS ELEVATION IS PROVIDED TO REFLECT THE ARCHITECTURAL STYLE AND QUALITY OF THE BUILDINGS THAT MAY BE CONSTRUCTED ON THE SITE (THE ACTUAL BUILDINGS CONSTRUCTED ON THE SITE MAY VARY FROM THESE ILLUSTRATIONS AS LONG AS THE GENERAL ARCHITECTURAL CONCEPTS AND INTENT ILLUSTRATED IS MAINTAINED).



ORSBORN ENGINEERING GROUP
 610 EAST MOREHEAD STREET, SUITE 106
 CHARLOTTE, NC 28202
 P: 704-749-1432 • F: 704-749-1493

SCHMATIC SITE PLAN PETITION #2016-082

FOR
BALLANTYNE SELF STORAGE
 CHARLOTTE, NORTH CAROLINA

TAYLOR/THEUS
DEVELOPMENT
HOLDINGS, LLC.
 1213 LADY STREET
 SUITE 300
 COLUMBIA, SC 29201



| NO. | DATE | REVISIONS |
|-----|------|-----------|
| | | |
| | | |
| | | |

| | |
|--------------|----------|
| JOB # | 14039 |
| DATE: | 03/28/16 |
| SCALE: | NTS |
| DRAWN BY: | JAW |
| APPROVED BY: | JCO |

RZ-3