

EAKES, MARY LEE ELLINGTON
(ET-AL) & DAVID EAKES
PO BOX 11497
CHARLOTTE, NC 28220
169-084-11

THORNE, WILLAM G
PO BOX 4147
CHARLOTTE, NC 28226
169-084-06

KATZMAN, GARY A &
STOCKHAUSEN, RUSSELL W
& ALAN B CRUSAN
5426 OLD PINEVILLE RD
CHARLOTTE, NC 28217
169-084-06

EAKES, MARY LE TR
BY WILL & JAMES
7 EAKES, JR.
PO BOX 11497
CHARLOTTE, NC 28220
169-081-22
EXISTING B-2

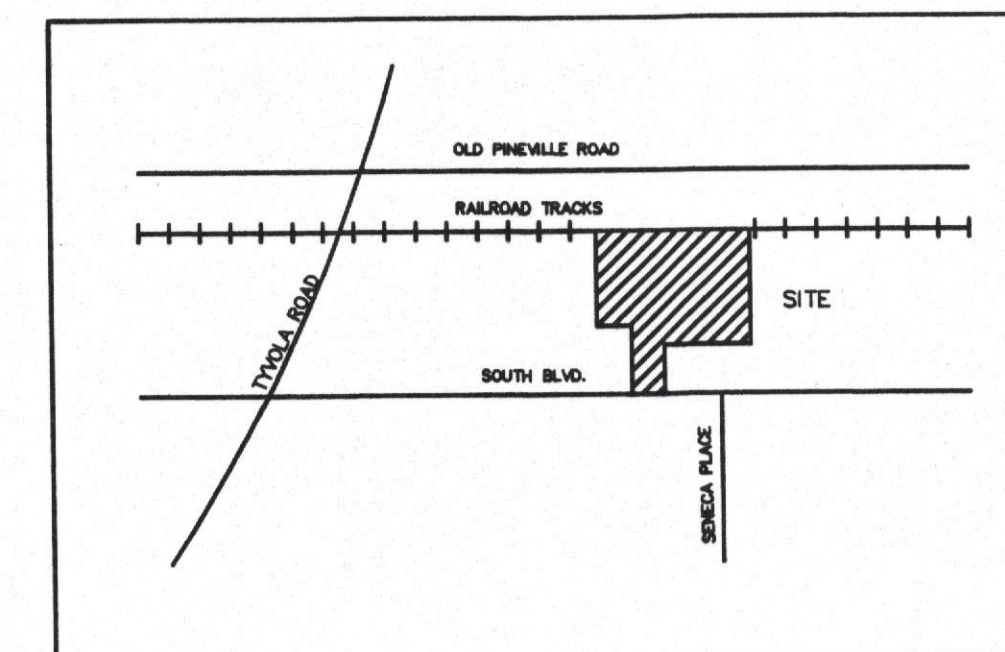
WRIGHT, TONY M
56 BAYBRIDGE DR.
GULF BREEZE, FL
32561
169-081-18
EXISTING B-2
INDUSTRIAL STORAGE

POTTER, LYNNE O
(ET AL) & FRANK
G POTTER
1307 REDCOAT DRIVE
CHARLOTTE, NC 28211
169-081-17
EXISTING B-2
STRIP MALL

AMERCO REAL ESTATE CO
2721 N CENTRAL AVE
#700 PHOENIX, AZ 85004
169-081-16

THE CROSLAND GROUP, INC.
PO BOX 11759
CHARLOTTE, NC 28220
171-105-42
EXISTING B-2

WESTERN AUTO SUPPLY CO
2117 GRAND AVE.
KANSAS CITY, MO 64108
169-081-14
EXISTING B-2



NOT TO SCALE

Vicinity Map

NOTES:

1. EXISTING LOT LINES TAKEN FROM BOUNDARY SURVEY BY SPRATT-SEEVER DATED 4/14/77.
2. PROPOSED ZONING DISTRICT BOUNDARY WITHIN LOT CALCULATED BY DPR ASSOCIATES, INC. (NOT FIELD SURVEYED).

SITE DATA

EXISTING ZONING	B-2
PROPOSED ZONING	BD(CD)
PROPOSED LAND USE	OFFICE, SELF STORAGE/WAREHOUSE
AREA TO BE REZONED:	2.01 ACRES.

MAXIMUM BUILDING SIZE	
GROUND FLOOR SQ.FT.	15,600 SQ.FT. OFFICE (MAX.)
UPPER FLOORS SQ.FT.	31,200 SQ.FT. SELF STORAGE/WAREHOUSE (MAX)
	46,800 SQ.FT. TOTAL (MAX)

PARKING REQUIREMENTS

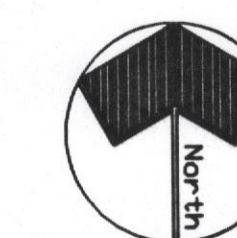
15,600 SQ.FT. OFFICE	○ 1/300 SQ.FT. = 52 SPACES
31,200 SQ.FT. WAREHOUSE	○ 1/4000 SQ.FT. = 8 SPACES
	= 60 SPACES

PARKING PROVIDED: 60 SPACES

1. THE PROPOSED CONCEPT REPRESENTS A FIRM CONCEPT WITH RESPECT TO THE ARRANGEMENT OF BUILDINGS, PARKING, AND CIRCULATION AREAS. HOWEVER MINOR MODIFICATIONS TO THE OVERALL LAYOUT, BUILDING FOOTPRINT, ETC. ARE PERMITTED SO LONG AS THE BASIC RELATIONSHIPS TO ADJOINING PROPERTIES ARE MAINTAINED.
2. THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE ZONING AND LAND DEVELOPMENT REGULATIONS.
3. THE PROPOSED DEVELOPMENT SHALL CONSIST OF A SINGLE 3 STORY BUILDING AND ASSOCIATED PARKING/LOADING AND CIRCULATION LAYOUT. THE BUILDING SHALL CONSIST OF GROUND FLOOR OFFICE SPACE AND STORIES 2 AND 3 SHALL CONSIST OF SELF STORAGE WAREHOUSE SPACE.
4. THE PROPOSED BUILDING SHALL BE CONSTRUCTED OF A COMBINATION OF BRICK AND OTHER MASONRY FINISHING MATERIALS. THE ATTACHED ARCHITECTURAL BUILDING ELEVATIONS DEPICT THE BUILDINGS ARCHITECTURAL DESIGN AND IS HEARBY MADE A PART OF THE CONDITIONAL SITE PLAN. MINOR ARCHITECTURAL CHANGES ARE PERMITTED SO LONG AS THE BASIC BUILDING DESIGN/ELEMENTS REMAIN.
5. WITH THE EXCEPTION OF A SEPARATE ENTRANCE (INCLUDES A SMALL LOBBY, ELEVATOR ACCESS AND RESTROOMS) TO ACCESS THE SECOND AND THIRD SELF STORAGE FLOORS, THE BALANCE OF THE GROUND FLOOR SHALL BE DEVELOPED AND LEASED AS GENERAL/PROFESSIONAL OFFICE SPACE.
6. THE PETITIONER/DEVELOPER SHALL DESIGN THE PROPOSED BUILDING IN A MANNER SUCH THAT ADDITIONAL WINDOWS CAN BE ADDED TO THE 2ND AND 3RD FLOORS. (FOR EXAMPLE, THE USE OF A PRE-DESIGNED CUTOUT PANEL) AT A LATER DATE IF THE BUILDING IS REDEVELOPED OR ADAPTED FOR ADDITIONAL OFFICE USAGE ON FLOORS 2 AND 3.

APPROVED BY CITY COUNCIL

DATE 02/19/01



0 30 60 120

GRAPHIC SCALE



DPR ASSOCIATES, INC.
Landscape Architects
Planners & Engineers
420 Hawthorne Lane
Charlotte, NC 28204
704/332-1204

REVISED 12/14/00
REVISED 1/24/01

00-117
1-24-01

SERVER\00046\BASE1.DWG

**U-HAUL REZONING - SOUTH BLVD.
FOR PUBLIC HEARING ONLY
PETITION NUMBER 00-117**

SCALE: 1"=30'

DATE: NOVEMBER 7, 2000

DPR #: 00046

2000-117