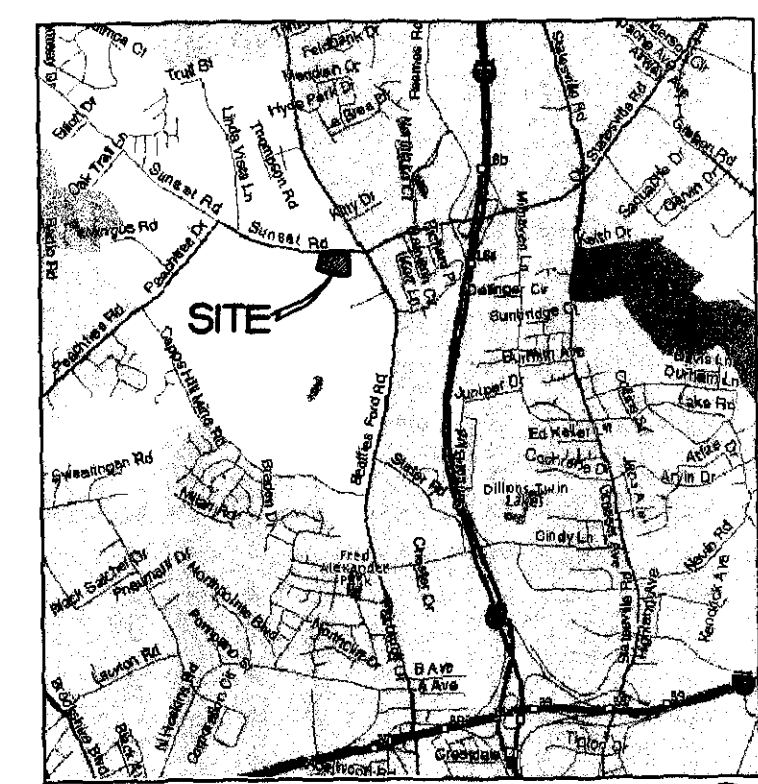


**SITE DATA**

Total Site Area: 4.94 Acres  
 Existing Zoning: R-4  
 Proposed Zoning: B-D (CD)  
 Proposed Use:  
 Area A  
 16,500 SF Office with Office Related Warehouse,  
 and 1 On-site Manager Living Space  
 Area B  
 83,000 SF Self-Storage



VICINITY MAP N.T.S.

**ARCHITECTURAL CONTROLS**

- The height of any building constructed within Area A shall not exceed one story except that the building designated on the Technical Data Sheet as Office/Manager's Residence may contain a maximum of two stories.
- Buildings constructed within Area B may contain a maximum of two stories, with one story being below grade as viewed from Sunset Road. The elevation of any building constructed within Area B shall not exceed one story above grade as viewed from Sunset Road. Any perimeter fencing shall not exceed an average height of 12 feet.
- The exterior front elevation of the buildings fronting Sunset Road located within Area A as depicted on the Technical Data Sheet will have a stucco facade and a decorative roof and will be substantially similar in appearance to the elevation marked as Exhibit A which accompanies this Rezoning Petition.
- There will be no garage doors both directly fronting and visible to Sunset Road.
- A Certificate of Occupancy shall not be issued for that area designated as Area B on the Technical Data Sheet prior to the issuance of a Certificate of Occupancy for that area designated as Area A on the Technical Data Sheet.

**STORM WATER MANAGEMENT**

- Storm water runoff from the Site will be managed through proven techniques which satisfy the standards, if any, imposed by the City of Charlotte Engineering Department.
- Storm water detention shall be located within the Site's perimeter fence.
- Storm water detention shall not be located in the buffer area or setback.

**SELF-STORAGE OPERATIONS**

- The operation/facility will have only one (1) occupancy license.
- Business hours will be limited to 7:00 a.m. to 7:00 p.m. Monday through Saturday and 9:00 a.m. to 5:00 p.m. on Sunday.

**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 G of the Ordinance.

**BINDING EFFECT OF THE REZONING APPLICATION**

If this Rezoning Petition is approved, all conditions applicable to 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 Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

**DEVELOPMENT STANDARDS 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 shall be followed in connection with development taking place on the Site.

The configurations, placements and sizes of the buildings outlined on the 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.

**PERMITTED USES**

**THE SITE MAY BE DEVOTED TO THE FOLLOWING USES:**

- The buildings located within that area designated as Area A on the Technical Data Sheet may be devoted to office uses, office and related warehousing uses and to living space for an on-site manager of the self-storage facility to be located within that area designated as Area B on the Technical Data Sheet, and to any accessory uses permitted under the Ordinance in the B-D zoning district. All warehousing uses shall be within an enclosed building, and no outside storage shall be permitted within Area A.
- That area designated as Area B on the Technical Data Sheet may be devoted to a self-storage facility and to any accessory uses permitted under the Ordinance in the B-D zoning district. All storage shall be within an enclosed building, and no outside storage shall be permitted within Area B.

**BUFFERS**

- The buffer area established on the Technical Data Sheet for this Site shall conform to the standards of Section 12.302 of the Ordinance, subject, however to the provisions of Section 12.304 thereof. In the event that an adjacent parcel is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the Site, then Petitioner may reduce or eliminate, as the case may be, the buffers set out on the Technical Data Sheet accordingly.

- Buffers shall remain as open space, except to the extent necessary to accommodate the installation and maintenance of pedestrian sidewalks or pathways, walls, berms, fences, grade changes, landscaping and utility and drainage facilities and any grading associated therewith.

- Where existing trees and natural vegetation have been cleared to accommodate the installation of pedestrian sidewalks or pathways, walls, berms, fences, grade changes, utility facilities or drainage facilities and any grading associated therewith, the cleared, unimproved areas will be landscaped with trees and shrubs in accordance with the requirements of the Ordinance.

**4. Storm water detention areas may not be installed within the buffer areas.**

- No buildings, parking spaces or maneuvering areas may be located within the buffer areas.

**SETBACKS, SIDE YARDS AND REAR YARDS**

- Unless wider areas are established on the Technical Data Sheet, all buildings constructed within the Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the B-D zoning district.
- No buildings, parking spaces or maneuvering areas may be located within the setback, rear yard or side yard.
- No storm water detention facilities may be located within the setback.

**SCREENING AND LANDSCAPED AREAS**

- Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance. All landscaping installed on the Site will meet or exceed the requirements of the Ordinance.
- Petitioner shall install the tree islands in the parking lot that are depicted on the Technical Data Sheet even if such trees are not required by the Tree Ordinance.
- Petitioner shall install a black vinyl chain link fence around the perimeter of the Site as depicted on the Technical Data Sheet. Petitioner shall install evergreen screening shrubs within the 10 foot side yards located along the eastern and western edges of the Site as depicted on the Technical Data Sheet. The species of shrub selected shall be one of the following: Burford Holly, Nellie Stevens Holly, or Wax Myrtle.

- All roof mounted mechanical equipment will be screened from view.

- Any dumpsters visible from a public street or from an adjoining parcel of land will be screened from view by a solid-enclosure with gates. 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.

**PARKING**

- Parking areas depicted on the Technical Data Sheet may vary in size and location, but in all events, off-street parking and loading will meet the minimum standards established under the Ordinance.
- Parking areas may be constructed inside and outside building envelopes in Areas A and B.

**LIGHTING**

- A uniform lighting system will be employed throughout the Site.
- The maximum height of any free standing lighting fixture (including its base) may not exceed 15 feet in height. All lighting within the Site except street lights which may be erected along Sunset Road 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.
- No wall pack light fixtures will be allowed on any exterior building walls that face a perimeter edge of the Site.

**SIGNS**

- All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.
- The project identification signs for Area A and Area B shall be monument type signs and shall not exceed six (6) feet in height.

**ACCESS POINTS (DRIVEWAYS)/SIDEWALKS**

- The number of vehicular access points to the Site shall be limited to the two access points to and from Sunset Road as depicted on the Technical Data Sheet.
- The placement and configuration of each access point is 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 Engineering Department and/or the North Carolina Department of Transportation.
- Petitioner shall install a 5 foot sidewalk and an 8 foot planting strip along the Site's frontage on Sunset Road in the locations generally depicted on the Technical Data Sheet. The sidewalk and the planting strip may meander to save existing trees 6 inches in caliper and larger.

**FIRE PROTECTION**

- Adequate fire protection in the form of fire hydrants will be provided to the Mecklenburg County Fire Marshal's specifications. Plans for each building will be submitted to the Fire Marshal's office for approval before the construction of that building commences.
- Fire hydrants will be located within 500 feet of any building constructed on the Site.

**OFFICE/SELF-STORAGE SITE**  
 CHARLOTTE, NORTH CAROLINA  
 FOR  
**GENE COLLINS**  
 P.O. BOX 667816  
 CHARLOTTE, NORTH CAROLINA, 28266

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**DRG**

**TECHNICAL DATA SHEET FOR PUBLIC HEARING**  
 PETITION NO. 02-004

**RECEIVED**  
 MAR 14 2002

Scale: 1" = 40'  
 Date: 18 SEPT. 2001  
 Project No.: 106-001

Revisions:  
 1) 10.02.01 ADDED 2nd GATE  
 2) 12.20.01 PER CMPC COMMENTS  
 3) 01.04.02 SQUARE FOOTAGE REVISED PER OWNER  
 4) 03.05.02 10' ALTERNATIVE BUFFER PER ZONING CODE AND ADMINISTRATOR

Sheet 1 of 2