

- a. SITE LOCATION. THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET, SCHEMATIC SITE PLAN AND OTHER GRAPHICS SET FORTH ON ATTACHED SHEET RZ-1 FORM THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY APPALOOSA REAL ESTATE PARTNERS. ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A HIGH QUALITY INDOOR CLIMATE CONTROL STORAGE FACILITY
- b. <u>ZONING DISTRICTS/ORDINANCE</u>. DEVELOPMENT OF THE SITE WILL BE GOVERNED 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 BD ZONING CLASSIFICATION
- 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

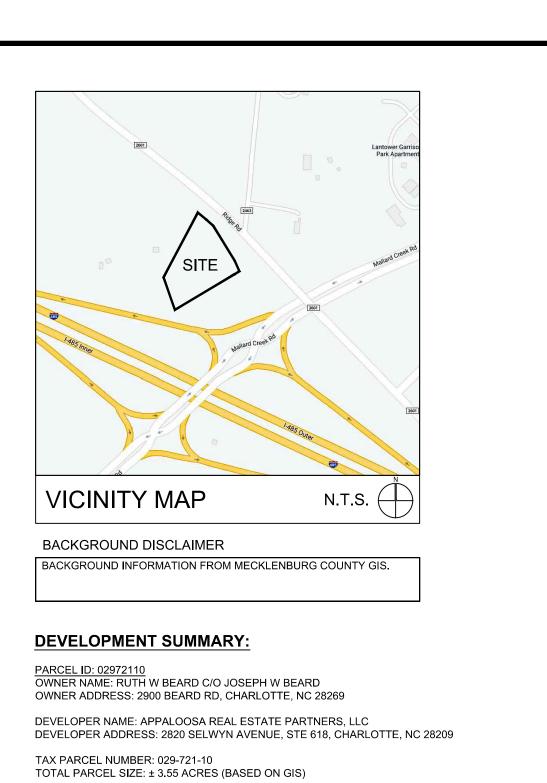
CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE

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

- 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
- 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 120,000 SQUARE FEET OF GROSS FLOOR AREA OF INDOOR CLIMATE CONTROLLED STORAGE USES ("WAREHOUSING WITHIN AN ENCLOSED BUILDING")
- c. TRUCK RENTAL ASSOCIATED WITH THE CLIMATE CONTROLLED STORAGE FACILITY

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

- a. ACCESS TO THE SITE WILL BE FROM RIDGE ROAD AS GENERALLY DEPICTED ON \land
- b. PETITIONER WILL PROVIDE A NEW TEN (10) FOOT WIDE MULTI-USE PATH AND EIGHT (8) FOOT WIDE PLANTING STRIP (THE WIDTH OF THE PLANTING STRIP MAY
- c. THE EXACT ALIGNMENT, DIMENSIONS AND LOCATION OF THE ACCESS POINT AND PARKING AND MANEUVERING TO THE SITE, AND THE DRIVEWAYS ON THE SITE MAY BE MODIFIED FROM THE ELEMENTS SHOWN ON THE REZONING PLAN PROVIDED THAT THE OVERALL DESIGN INTENT IS NOT MATERIALLY ALTERED AND
- d. THE PETITIONER WILL DEDICATE BY FEE SIMPLE CONVEYANCE ADDITIONAL RIGHT-OF-WAY ALONG RIDGE ROAD AS INDICATED ON THE REZONING PLAN. THIS ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF THE
- APPROVED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS
- f_{f} . ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY
- UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD NORTH EASTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR \langle
- CONTROLLED STORAGE FACILITY MAY NOT BE LOCATED ON THE SIDE OF THE



<u>B-D ZONING PROPOSED:</u> MINIMUM FRONT SETBACK: 30' (DUE TO ADJACENT RESIDENTIAL USES)

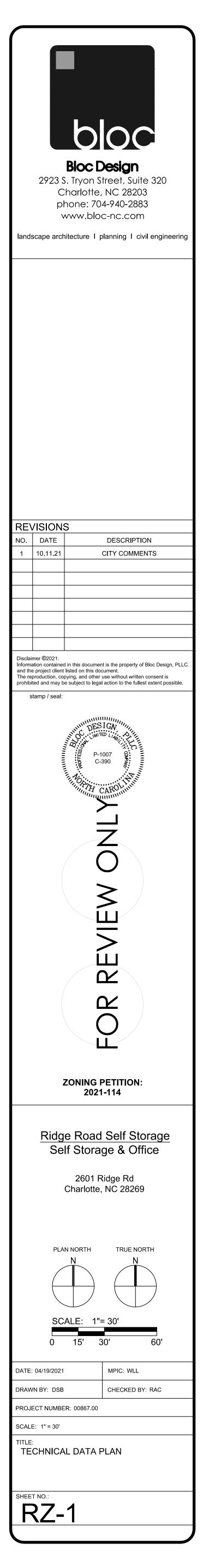
MINIMUM REAR YARD: 10' MINIMUM SIDE YARDS: 10'

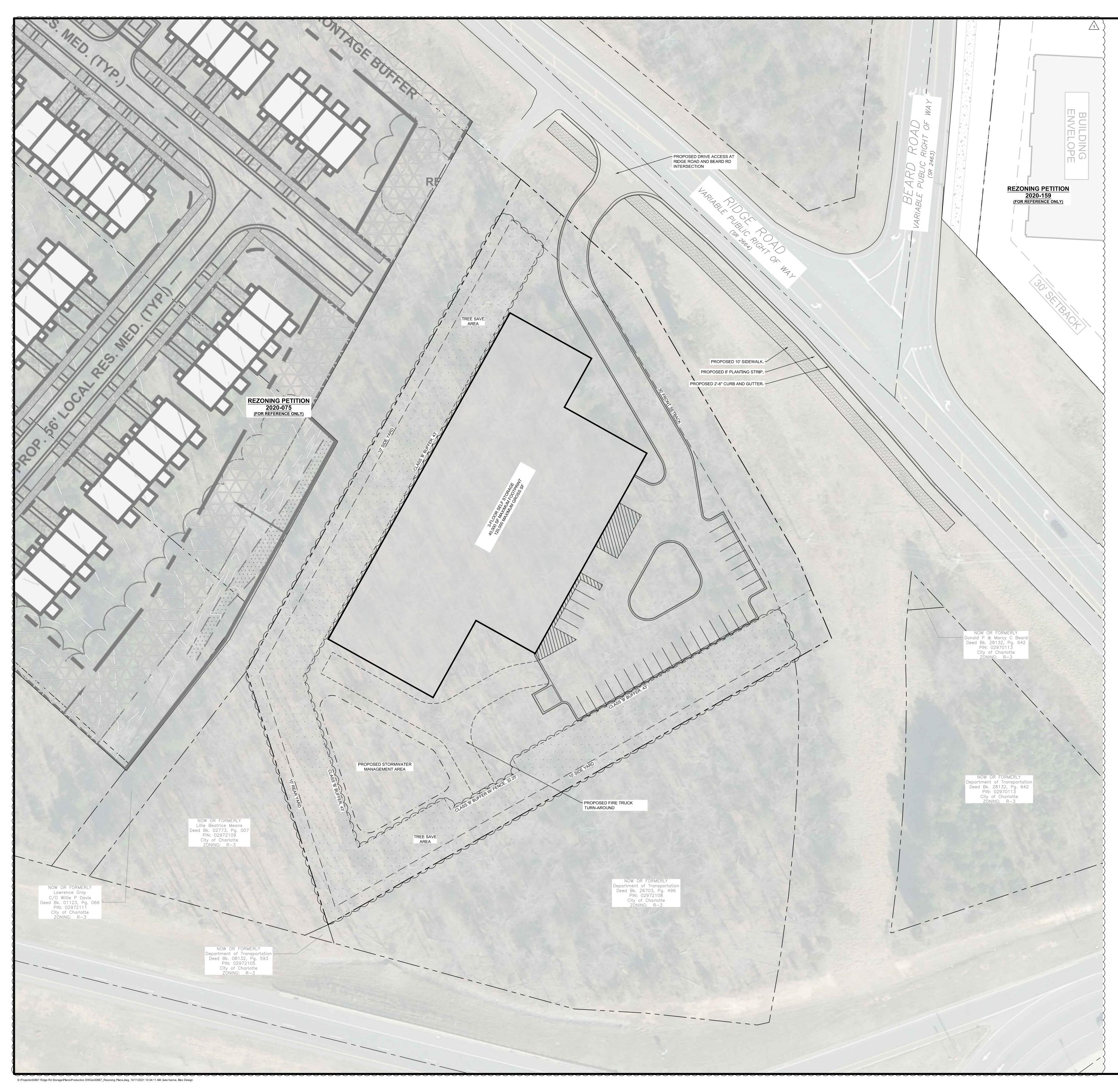
EXISTING ZONING: R-3 EXISTING USE: VACANT

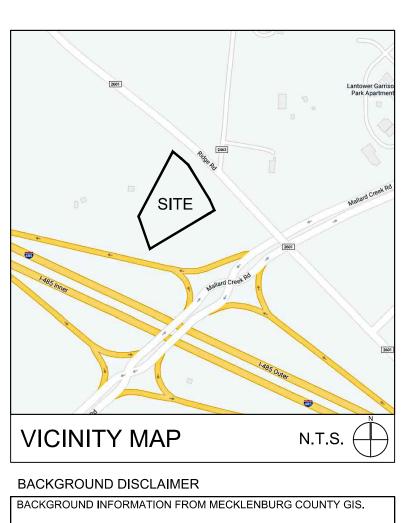
- BUFFER: REQUIRED: 43' OR 32.25' WITH FENCE PROVIDED: 43' PRIMARILY
- STREET TREES REQUIRED: 1 LARGE TREE PER 40 LF, OR 1 SMALL TREE PER 30 LF MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT JP TO 120,000 SF OF GROSS FLOOR AREA OF INDOOR CLIMATE CONTROL STORAGE AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE B-D ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED IN THE DEVELOPMENT STANDARDS BELOW).

PROPOSED ZONING: B-D-PROPOSED USES: (UP TO 120,000 SF INDOOR, CLIMATE-CONTROLLED SELF STORAGE)

- MAXIMUM BUILDING HEIGHT THE MAXIMUM ALLOWED BUILDING HEIGHT WILL BE AS PERMITTED BY ORDINANCE. PARKING: AS REQUIRED BY THE ORDINANCE FOR THE PROPOSED USE.
- TREE SAVE: REQUIRED: 15% (.15 X 3.55 AC) = 0.53 AC PROVIDED: 0.53 MIN
- <u>OPEN SPACE:</u> REQUIRED: 20% (.20 X 3.55 AC) = 0.71 AC) PROVIDED: 0.71 MIN
- SETBACKS, BUFFERS AND SCREENING.
- . THE ORDINANCE REQUIRED SETBACK IS 30 FEET MEASURED FROM THE PROPOSED RIGHT OF WAY LINE (SECTION 9.805). THE PROVIDED BUILDING SETBACK AREAS WILL CONTAIN AREAS OF EXISTING TREES, NEW TREES/ AND/OR
- LANDSCAPING (THE LANDSCAPING WITHIN THE SETBACK WILL BE A COMBINATION \langle OF TREES, ORNAMENTAL AND ACCENT PLANTING AREAS THAT ENHANCE THE) APPEARANCE OF THE BUILDING FROM RIDGE ROAD). FURTHERMORE, THE SETBACK AREAS WILL PROVIDE CURB AND GUTTER ALONG THE EXISTING EDGE OF / TRAVEL LANE ALONG THE ENTIRE PROPERTY FRONTAGE.
- _____ b. A CLASS B BUFFER AND/OR A REDUCED CLASS B BUFFER WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN.
- 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 HARDI-PLANK), METAL PANELS, EIFS OR WOOD. VINYL AS A BUILDING MATERIAL WILL NOT BE ALLOWED EXCEPT ON WINDOWS AND SOFFITS.
- **b.** 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.
- c. 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 STORAGE UNITS SHALL BE PROVIDED ONLY BY INTERNAL HALLWAYS.
- d. THE BUILDINGS SHALL MEET THE FOLLOWING ADDITIONAL DESIGN REQUIREMENTS:
- I. THE FAÇADE FRONTING RIDGE ROAD SHALL AT THE GROUND FLOOR OF THE BUILDING HAVE A MINIMUM OF 25% CLEAR VISION AND/OR SPANDREL GLASS PRINCIPALLY COMPRISED OF WINDOWS AND/OR BUILDING ENTRANCES. UPPER STORIES (IF PROVIDED) SHALL HAVE A MINIMUM OF 25% CLEAR VISION AND/OR SPANDREL GLASS PRINCIPALLY COMPRISED OF WINDOWS IN A ZONE 12' IN HEIGHT MEASURED FROM A MINIMUM OF 2' BELOW THE PARAPET AND ABOVE THE MIDPOINT OF THE FAÇADE. THE ABOVE 25% STANDARD WILL BE DETERMINED BY A HORIZONTAL MEASUREMENT WITHIN SAID ZONES.
- ii.WHERE EXPANSES OF SOLID WALLS ARE NECESSARY ON ELEVATIONS, OTHER THAN NOTED ABOVE, THE FACADE OF ANY FLOOR OF THE BUILDING(S) (INCLUDING A FACADES THAT DO NOT FRONT A PUBLIC STREET, BUT ARE FULLY VISIBLE FROM A PUBLIC STREET), MAY NOT HAVE A BLANK OR UNARTICULATED WALL THAT EXCEEDS TWENTY (20) FEET IN LENGTH. DESIGN ELEMENTS THAT MAY BE UTILIZED TO BREAK UP EXPANSES OF SOLID WALL INCLUDE, WITHOUT LIMITATION, ORNAMENTATION, MOLDING, STRING COURSES, BELT COURSES AND/OR CHANGES IN MATERIAL OR COLOR.
- iii. PEDESTRIAN ENTRANCES WILL BE EASILY IDENTIFIED AND WILL HAVE ARCHITECTURE FEATURES SUCH AS CANOPIES, OR AWNINGS, AND/OR WINDOW FEATURES. 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. TREE SAVE AREA WILL BE CALCULATED BASED ON THE GROSS ACREAGE (ACREAGE BEFORE ADDITIONAL RIGHT-OF-WAY IS DEDICATED).
- 8. <u>SIGNAGE:</u> a. RESERVED.
- 9. <u>LIGHTING:</u>
- 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 22 FEET IN HEIGHT.
- c. LIGHTING FIXTURES THAT ARE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED WILL BE ALLOWED ON THE PROPOSED BUILDING WALLS.
- 10. 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.
- BINDING EFFECT OF THE REZONING APPLICATION:
- a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE 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.







SEE RZ-1 FOR TECHNICAL DATA NOTES AND ZONING SUMMARY <u>NOTE:</u>

THE BUILDING SIZE AND LOCATION MAY BE ADJUSTED AS PERMITTED BY ORDINANCE; PARKING AREAS ARE CONCEPTUAL IN NATURE AND MAY BE INCREASED WITHIN THE BUILDING AND/OR PARKING ENVELOPE.

