

PROJECT DATA:
 EXISTING ZONING: R-12M(CD)
 PROPOSED ZONING: BD(CD)
 STORAGE: 93,000 S.F.
 OFFICE: 74,800 S.F.

PARKING REQUIREMENTS:
 STORAGE: .25 SPACE PER 1000 S.F.
 93,000/4,000 = 23 SPACES PROVIDED

OFFICE: 1 SPACE PER 300 S.F.
 74,800/300 = 249 SPACES REQUIRED

TOTAL REQUIRED: 272 SPACES
 TOTAL PROVIDED: 281 SPACES

FLOOR AREA RATIO:
 GROSS FLOOR AREA = 160,000 S.F.
 TOTAL SITE AREA = 303,712 S.F.
 303712(.7) = 212,598 S.F. > 160,000 S.F.

225-045-05
 Howard R. Biggers
 4500 Cameron Valley Parkway
 Charlotte, NC 28211
 Zoned B1SCD
 Use: Commercial

225-045-03
 Piper Station Limited Partnership
 7523 Little Avenue #207
 Charlotte, NC 28226
 Zoned B1SCD
 Use: Multi-Family

225-045-08
 Robert Clay Sparrow
 18341 Royal Oak Road

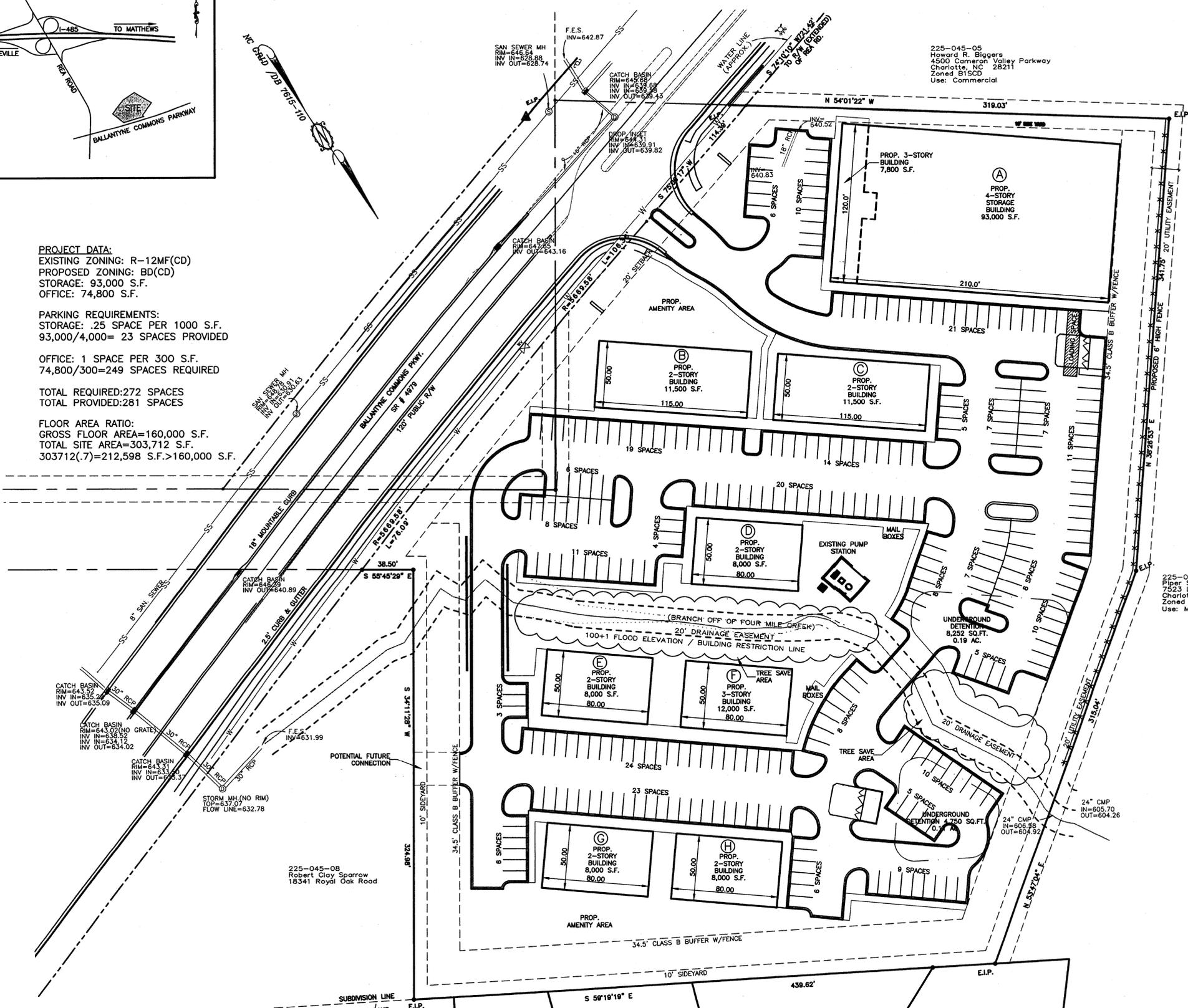
225-361-05
 Grant & Deborah Berry
 1400 Brittain Oaks Drive
 Charlotte, NC 28277
 Zoned R3
 Use: Single Family

225-361-06
 Thomas & Mary Ellis
 7501 Celtic Court
 Charlotte, NC 28277
 Zoned R3
 Use: Single Family

225-361-07
 Mark & Angela Arnold
 7509 Celtic Court
 Charlotte, NC 28277
 Zoned R3
 Use: Single Family

225-361-08
 Declan Turner & Lousia Huppman
 7517 Celtic Court
 Charlotte, NC 28277
 Zoned R3
 Use: Single Family

225-361-09
 Jens & Helle Voldbaek
 7523 Celtic Court
 Charlotte, NC 28277
 Zoned R3
 Use: Single Family



GENERAL PROVISIONS

- UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE ZONING PLAN OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE B-D ZONING DISTRICT SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THE SITE.
- THE DEVELOPMENT DEPICTED ON THE ZONING PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE FINAL CONFIGURATION, PLACEMENT AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE AND THE STANDARDS ESTABLISHED BY THE ZONING PLAN AND THESE DEVELOPMENT STANDARDS DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES.

PERMITTED USES

- THE SITE MAY BE DEVOTED ONLY TO THE FOLLOWING USES:
 - A SELF STORAGE FACILITY, SUCH FACILITY'S RENTAL AND MANAGEMENT OFFICES AND ANY ACCESSORY USES THAT ARE CLEARLY INCIDENTAL AND RELATED THERETO; AND
 - OFFICE USES AND ANY ACCESSORY USES THAT ARE CLEARLY INCIDENTAL AND RELATED THERETO.
- THE SELF STORAGE FACILITY MAY BE LOCATED ONLY IN BUILDING A.
- OFFICE USES SHALL BE LOCATED IN A PORTION OF BUILDING A AND IN BUILDINGS B THROUGH H.
- ALL STORAGE SHALL BE LOCATED WITHIN BUILDING A AND OUTSIDE STORAGE OF ANY TYPE, INCLUDING THE OUTSIDE STORAGE OF MOVING VANS, TRAILERS, VEHICLES AND BOATS, SHALL NOT BE PERMITTED.
- THE STORAGE OF HAZARDOUS MATERIALS IS PROHIBITED.

MAXIMUM GROSS FLOOR AREA

- THE TOTAL MAXIMUM GROSS FLOOR AREA OF BUILDING A SHALL BE 100,800 SQUARE FEET. A MINIMUM OF 7,800 SQUARE FEET AND A MAXIMUM OF 10,500 SQUARE FEET OF THE GROSS FLOOR AREA OF BUILDING A SHALL BE DEVOTED TO OFFICE USES, WITH THE REMAINDER OF BUILDING A BEING DEVOTED TO SELF STORAGE USES.
- THE TOTAL MAXIMUM GROSS FLOOR AREA OF BUILDINGS B THROUGH H SHALL BE 67,000 SQUARE FEET. NOTWITHSTANDING ANYTHING CONTAINED HEREIN TO THE CONTRARY, THE MAXIMUM GROSS FLOOR AREA OF BUILDING G SHALL BE 8,000 SQUARE FEET, AND THE MAXIMUM GROSS FLOOR AREA OF BUILDING H SHALL BE 8,000 SQUARE FEET.

BUFFER

- A 34.5 FOOT CLASS B BUFFER SHALL BE ESTABLISHED ALONG THE SITE'S NORTHERN, EASTERN AND WESTERN BOUNDARY LINES AS DEPICTED ON THE ZONING PLAN, WHICH BUFFERS SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE SUBJECT, HOWEVER, TO THE PROVISIONS OF SECTION 12.304 THEREOF. PETITIONER SHALL INSTALL A FENCE WITHIN THE BUFFERS PURSUANT TO SECTION 12.302(B) OF THE ORDINANCE. THE WIDTH OF THE CLASS B BUFFERS HAS BEEN REDUCED TO THE DEPICTED 34.5 FEET AS A RESULT OF THE INSTALLATION OF THE FENCE.
- THE 34.5 FOOT CLASS B BUFFER LOCATED ALONG THE NORTHERN BOUNDARY LINE OF THE SITE ADJACENT TO THE BRITANNY OAKS SUBDIVISION SHALL REMAIN UNDISTURBED EXCEPT AS REQUIRED TO INSTALL THE FENCE DESCRIBED IN PARAGRAPH 1 ABOVE. 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.
- 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 REMOVE OR ELIMINATE, AS THE CASE MAY BE, THE BUFFERS SET OUT ON THE ZONING PLAN ACCORDINGLY.
- THE BUFFERS LOCATED ALONG THE EASTERN AND WESTERN BOUNDARY LINES OF THE SITE SHALL REMAIN AS OPEN SPACE EXCEPT TO THE EXTENT NECESSARY TO ACCOMMODATE GRADE CHANGES AND THE INSTALLATION AND MAINTENANCE OF A FENCE, UTILITY LINES OR DRAINAGE FACILITIES AND ANY GRADING ASSOCIATED THEREWITH.
- WHERE EXISTING TREES AND NATURAL VEGETATION HAVE BEEN CLEARED WHERE THE BUFFERS LOCATED ALONG THE EASTERN AND WESTERN BOUNDARY LINES OF THE SITE TO ACCOMMODATE GRADE CHANGES OR THE INSTALLATION AND MAINTENANCE OF A FENCE, UTILITY LINES 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.
- NO BUILDINGS, PARKING SPACES OR MANEUVERING AREAS MAY BE LOCATED WITHIN THE BUFFERS.

SETBACKS, SIDE YARDS AND REAR YARDS

- DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE SETBACK, REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE B-D ZONING DISTRICT, WHICH REQUIREMENTS ARE MORE PARTICULARLY DEPICTED ON THE ZONING PLAN.
- NO BUILDINGS, PARKING SPACES OR MANEUVERING AREAS MAY BE LOCATED WITHIN THE SETBACKS.

SCREENING/TREE ORDINANCE/LANDSCAPE AREA

- SCREENING SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN SECTION 12.303 OF THE ORDINANCE.
- ALL ROOF MOUNTED MECHANICAL EQUIPMENT PLACED ON ANY BUILDING LOCATED ON THE SITE WILL BE SCREENED FROM VIEW AT GRADE FROM ADJOINING PUBLIC RIGHTS OF WAY AND ADJUTING PROPERTIES.
- 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 A DUMPSTER AREA ADJON THE REAR WALL OF A BUILDING, THE REAR WALL MAY BE SUBSTITUTED FOR THE FENCE ALONG EACH SUCH SIDE.
- DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.
- THE 20 FOOT SETBACK AND LANDSCAPE AREA LOCATED ALONG THE SITE'S FRONTAGE ON BALLANTYNE COMMONS PARKWAY SHALL MEET THE TREE AND SHRUB REQUIREMENTS FOR A CLASS B BUFFER.

PARKING

- OFF-STREET VEHICULAR PARKING AND LOADING WILL MEET THE MINIMUM REQUIREMENTS SET OUT IN THE ORDINANCE.
- BICYCLE PARKING WILL MEET THE MINIMUM REQUIREMENTS SET OUT IN THE ORDINANCE.

LIGHTING

- THE MAXIMUM HEIGHT OF ANY FREE STANDING LIGHTING FIXTURE (INCLUDING ITS BASE) INSTALLED ON THE SITE SHALL BE 20 FEET. ALL FREE STANDING LIGHTING FIXTURES INSTALLED ON THE SITE SHALL BE CAPPED AND FULLY SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXCEED THE 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, COOL ENERGY EFFICIENCY AND SHIELDING OF SOURCES OF LIGHT, THE INTENT BEING TO ELIMINATE GLEARE TOWARDS PUBLIC STREETS AND ADJACENT PROPERTIES.
- NO WALL PACK STYLE LIGHT FIXTURES WILL BE PERMITTED ON THE SITE, AND ANY WALL MOUNTED LIGHT FIXTURES INSTALLED ON THE SITE SHALL BE CAPPED AND FULLY SHIELDED SO THAT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.

SIGNS

- ALL SIGNS PLACED ON THE SITE WILL BE ERRECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
- THE MAXIMUM SIZE OF ANY WALL SIGN INSTALLED ON BUILDING A SHALL BE 100 SQUARE FEET.

ACCESS POINTS (DRIVEWAYS)

- THE NUMBER OF VEHICULAR ACCESS POINTS TO THE SITE SHALL BE LIMITED TO THE NUMBER DEPICTED ON THE ZONING PLAN.
- THE PLACEMENT AND CONFIGURATION OF EACH ACCESS POINT ARE 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 DEPARTMENT OF TRANSPORTATION AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

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.

STORM WATER

DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.

ARCHITECTURAL CONTROLS

- THE MAXIMUM HEIGHT OF BUILDING A SHALL BE FOUR STORIES.
- THE MAXIMUM HEIGHT OF BUILDINGS B THROUGH F SHALL BE THREE STORIES.
- THE MAXIMUM HEIGHT OF BUILDINGS G AND H SHALL BE TWO STORIES.

ATTACHED HERETO ARE ARCHITECTURAL RENDERINGS OF THE ELEVATIONS OF THE BUILDINGS PROPOSED TO BE CONSTRUCTED ON THE SITE, AND THEY ARE INTENDED TO PORTRAY THE BASIC CHARACTER AND QUALITY OF THE BUILDINGS PROPOSED TO BE CONSTRUCTED ON THE SITE. ACCORDINGLY, EACH BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE DESIGNED AND CONSTRUCTED SO THAT EACH BUILDING IS SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE CORRESPONDING ATTACHED RENDERING. THE PRIMARY EXTERIOR BUILDING MATERIAL TO BE UTILIZED SHALL BE BRICK.

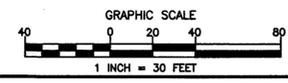
- DIRECT ACCESS TO THE INDIVIDUAL SELF STORAGE UNITS LOCATED IN BUILDING A WILL NOT BE PROVIDED FROM THE EXTERIOR OF BUILDING A, AS ACCESS TO THE INDIVIDUAL SELF STORAGE UNITS WILL BE PROVIDED BY INTERNAL HALLWAYS. COVERED UNLOADING AND LOADING AREAS INTO BUILDING A WILL BE PROVIDED.

AMENDMENTS TO ZONING PLAN

FUTURE AMENDMENTS TO THE ZONING PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

BINDING EFFECT OF THE ZONING APPLICATION

IF THIS ZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE ZONING PLAN WILL UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.



PRELIMINARY
DO NOT USE FOR CONSTRUCTION

NO.	BY	DATE	REVISION

08-139

PETITION #:

STONEGATE BUSINESS CENTER
 BALLANTYNE COMMONS PARKWAY
 CHARLOTTE, NORTH CAROLINA

SITE PLAN

File #: 08065.DWG Date: 6/20/08 Project Egr: BTU

Design By: RTT
 Drawn By: RTT
 Scale: 1"=30'

8720 RED OAK BOULEVARD, SUITE 420
 CHARLOTTE, N.C. 28217
 PHONE (704) 527-3440 FAX (704) 527-8335

ISAACS
 CIVIL ENGINEERING DESIGN AND LAND SURVEYING

C1.0



R.W.

2008-139



FRONT ELEVATION

FROM BALLANTINE COMMONS PKWY

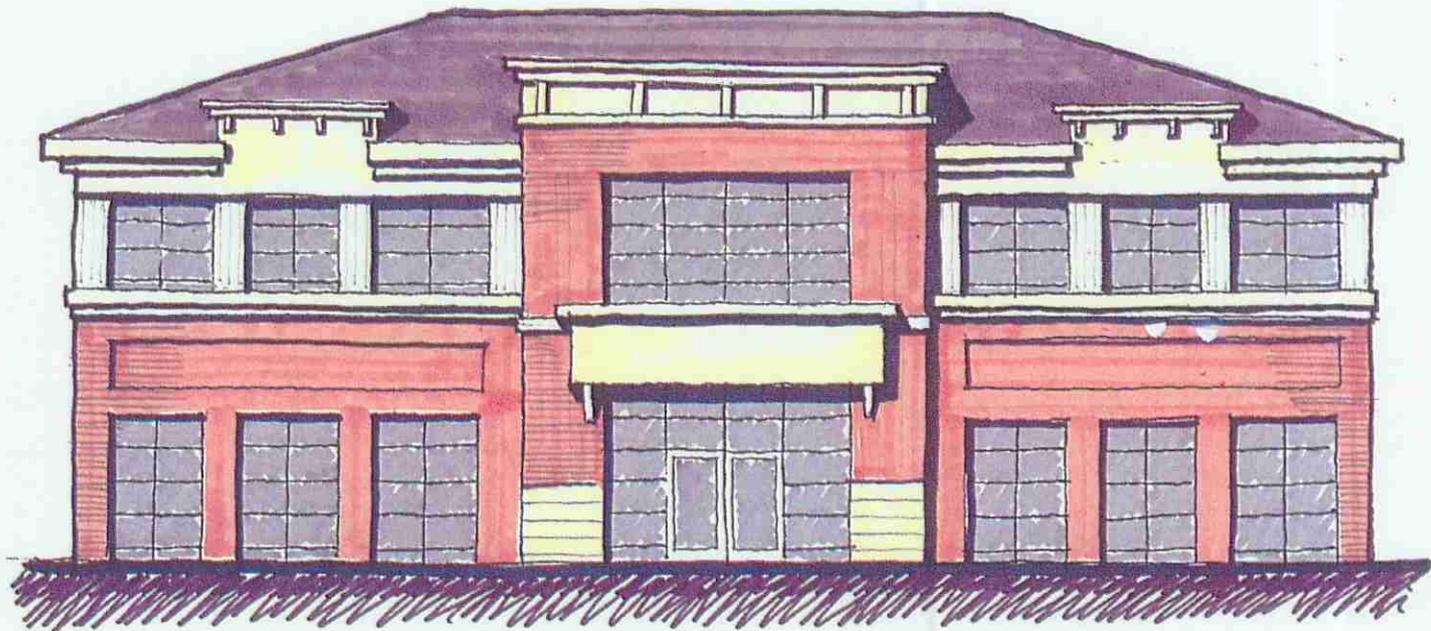


RIGHT SIDE ELEVATION

SELF STORAGE / OFFICE BUILDING

STONEGATE
06.19.08
RBA GROUP

2008-139



OFFICE BUILDINGS

2008-139

STONEGATE
06.05.08
RBAGROUP