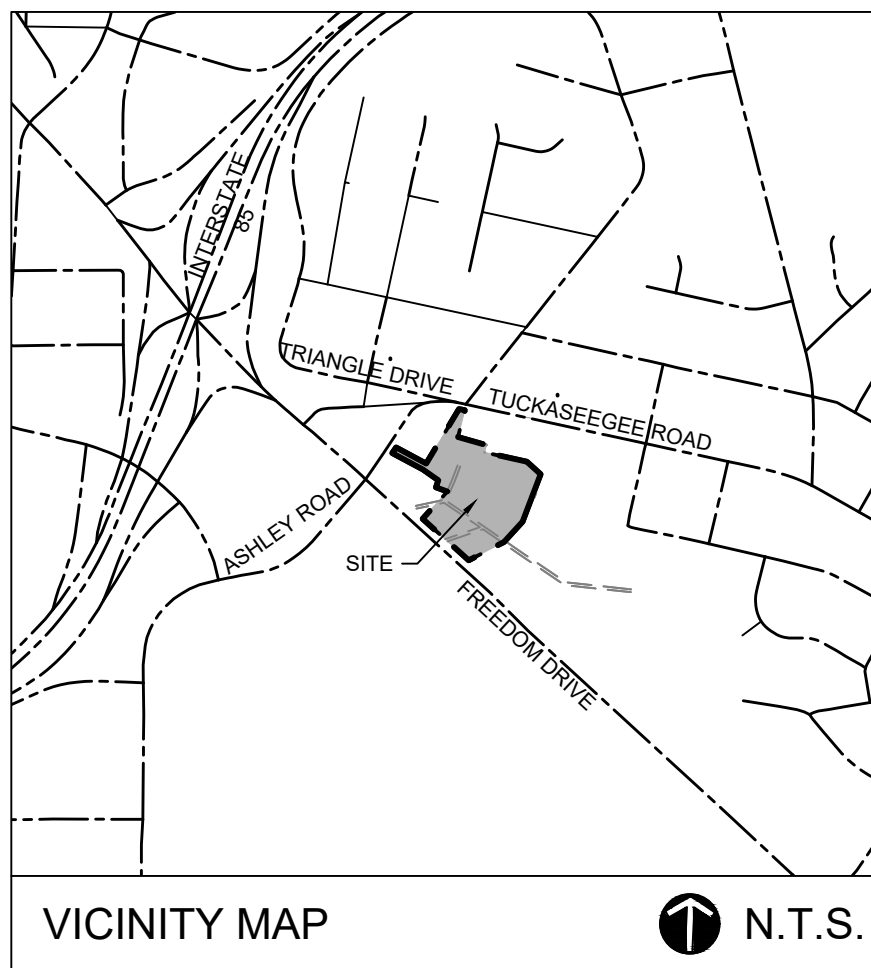
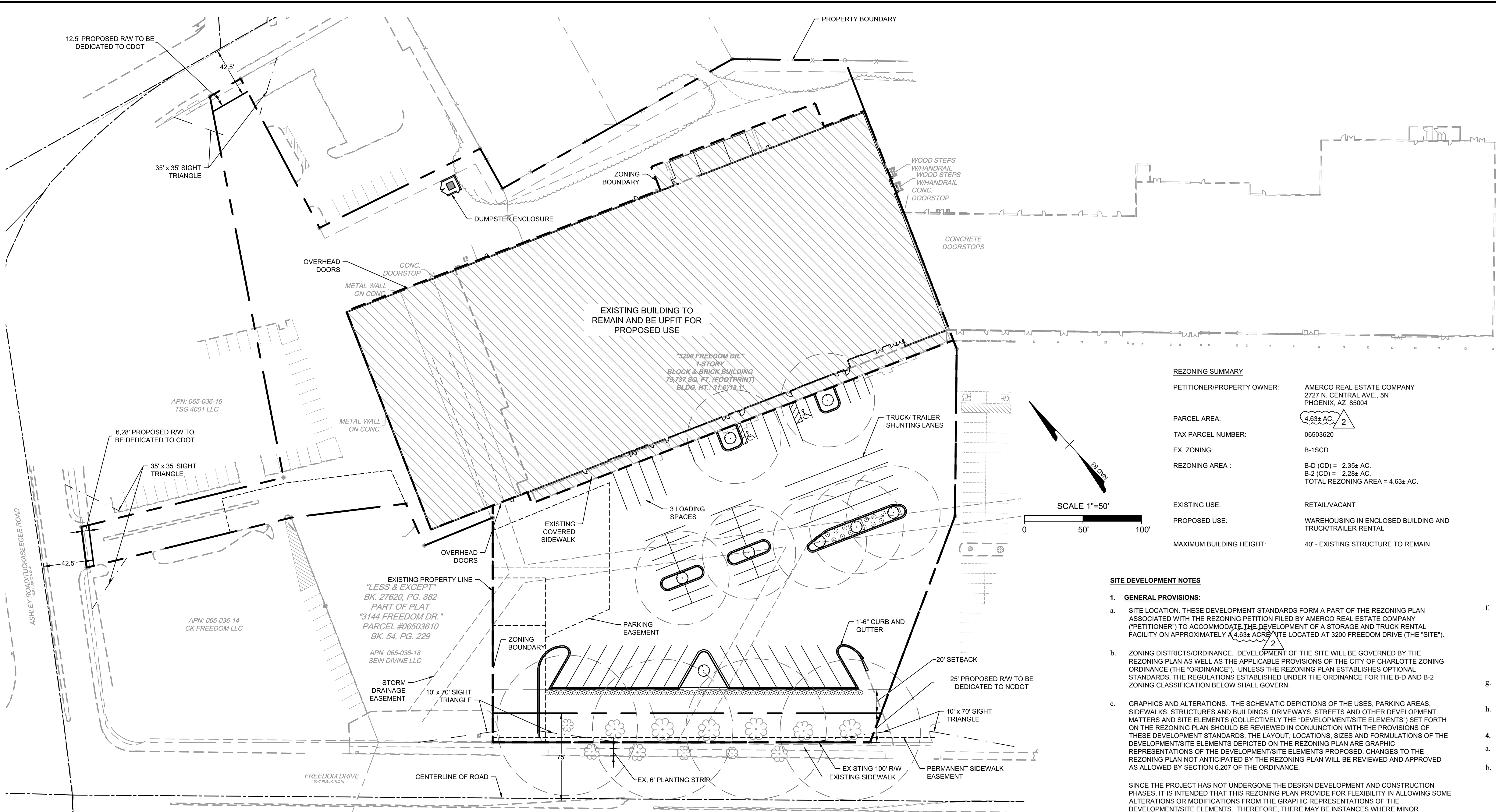


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REZONING SUMMARY

PETITIONER/PROPERTY OWNER:	AMERCO REAL ESTATE COMPANY 2727 N. CENTRAL AVE., 5N PHOENIX, AZ 85004
PARCEL AREA:	4.63± AC. 2
TAX PARCEL NUMBER:	06503620
EX. ZONING:	B-1SCD
REZONING AREA :	B-D (CD) = 2.35± AC. B-2 (CD) = 2.28± AC. TOTAL REZONING AREA = 4.63± AC.
EXISTING USE:	RETAIL/VACANT
PROPOSED USE:	WAREHOUSING IN ENCLOSED BUILDING AND TRUCK/TRAILER RENTAL
MAXIMUM BUILDING HEIGHT:	40' - EXISTING STRUCTURE TO REMAIN

MINIMUM SETBACK:

FRONT YARD:	20'
SIDE YARD:	0' (PART OF OVERALL DEVELOPMENT PLAN)
REAR YARD:	0' (PART OF OVERALL DEVELOPMENT PLAN)

PARKING REQUIRED:

OFFICE: 1 SPACE/250 SF	3,996±SF x 1/250SF = 16 SPACES
WAREHOUSE / MINI STORAGE: 1 SPACE/4000 SF	71,741±SF x 1/4000SF = 18 SPACES
TOTAL:	34 SPACES

PARKING PROVIDED:

34 SPACES (2 ACCESSIBLE)	
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BICYCLE PARKING REQUIRED:

SHORT TERM: 5% OF AUTO PARKING	34 SPACES x 0.05 = 2 SPACES
LONG TERM: 1SPACE/10,000 SF	75,737SF/10,100SF = 8 SPACES
TOTAL:	10 SPACES

BICYCLE PARKING PROVIDED:

SHORT TERM:	2 SPACES
LONG TERM:	8 SPACES LOCATED WITHIN FACILITY

SITE DEVELOPMENT NOTES

1. GENERAL PROVISIONS:

- SITE LOCATION:** THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY AMERCO REAL ESTATE COMPANY. (PETITIONER) TO ACCOMMODATE THE DEVELOPMENT OF A STORAGE AND TRUCK RENTAL FACILITY ON APPROXIMATELY 4.63± ACRES SITE LOCATED AT 3200 FREEDOM DRIVE (THE "SITE").
- 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 OPTIONAL STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE B-D AND B-2 ZONING CLASSIFICATION BELOW SHALL GOVERN.
- GRAPHICS AND ALTERATIONS:** THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, 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:

- MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.

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.

- NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY. THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED 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 LOCATED ON THE SITE. ACCESSORY STRUCTURES AND BUILDINGS INCLUDE STRUCTURES AND BUILDINGS SUCH AS BUT NOT LIMITED TO: DUMPSTER ENCLOSURES, STORAGE BUILDINGS, AND OTHER STRUCTURES ASSOCIATED WITH THE PRIMARY USE.

- A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVERS, BRICK PAVERS, ETC.) WITHIN A PROPOSED EXISTING CITY MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNERS/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO THE CONSTRUCTION/INSTALLATION OF THE NON-STANDARD ITEM(S). CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.

2. PERMITTED USES & DEVELOPMENT AREA LIMITATION:

- THE SITE MAY BE DEVELOPED WITH ONE PRIMARY BUILDING THAT MAY INCLUDE OFFICE AND MANAGEMNET, RETAIL SALES OF MOVING AND TOWING ACCESSORIES, SERVICE AND INSTALLATION OF TOWING EQUIPMENT, AND CONDITIONED STORAGE AS ALLOWED IN THE B-D ZONING DISTRICT.
- THE PETITIONER WILL DEDICATE AN ADDITIONAL 25' OF R/W TO NCDOT FOR FREEDOM DRIVE AND 6.28' AND 12.5' OF R/W TO CDOT FOR TUCKASEEGEE ROAD AS GENERALLY DEPICTED ON THE REZONING PETITION.

3. ACCESS AND TRANSPORTATION:

- ACCESS TO THE SITE WILL BE FROM FREEDOM DRIVE AND TUCKASEEGEE ROAD IN THE MANNER GENERALLY DEPICTED ON THE REZONING PLAN.
- THE PETITIONER WILL DEDICATE AN ADDITIONAL 25' OF R/W TO NCDOT FOR FREEDOM DRIVE AND 6.28' AND 12.5' OF R/W TO CDOT FOR TUCKASEEGEE ROAD AS GENERALLY DEPICTED ON THE REZONING PETITION.
- THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT IS SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

- THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY NCDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.
- THE ROADWAY IMPROVEMENTS REQUIRED BY THE DEVELOPMENT OF THE SITE MUST BE SUBSTANTIALLY COMPLETED AND FEE SIMPLE DEDICATION OF R/W TO NCDOT AND CDOT MUST BE COMPLETED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING ON THE SITE, SUBJECT TO THE ABILITY OF THE PETITIONER TO POST A LETTER OF CREDIT OR A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME THE FIRST CERTIFICATE OF OCCUPANCY IS ISSUED.

- THE PROPOSED DRIVEWAY CONNECTION(S) TO PUBLIC STREETS WILL REQUIRE A DRIVEWAY PERMIT(S) TO BE SUBMITTED TO CDOT (AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ON NCDOT MAINTAINED STREETS) FOR REVIEW AND APPROVAL. THE EXACT DRIVEWAY LOCATION(S) OF THE DRIVEWAY(S) WILL BE DETERMINED BY CDOT DURING THE DRIVEWAY PERMITTING PROCESS. THE LOCATIONS OF THE DRIVEWAYS(S) SHOWN ON THE SITE PLAN ARE SUBJECT TO CHANGE IN ORDER TO ALIGN WITH DRIVEWAY(S) ON THE OPPOSITE SIDE OF THE STREET AND COMPLY WITH CITY DRIVEWAY REGULATIONS AND THE CITY TREE ORDINANCE.
- ALL PROPOSED COMMERCIAL DRIVEWAY CONNECTIONS TO A FUTURE PUBLIC STREET WILL REQUIRE A DRIVEWAY PERMIT TO BE SUBMITTED TO CDOT FOR REVIEW AND APPROVAL.
- REMOVAL OF ANY EXISTING DRIVEWAY ALONG FREEDOM DRIVE WILL BE COORDINATED WITH NCDOT.

4. ARCHITECTURAL STANDARDS:

- BUILDING HEIGHT IS LIMITED TO THE HEIGHT OF EX. BUILDING NOT TO EXCEED 40'.
- DUMPSTER AND/OR RECYCLING AREAS ARE PROVIDED AND WILL BE ENCLOSED BY A SOLID WALL OR FENCE WITH ONE SIDE BEING A GATE. THE WALL OR FENCE USED TO ENCLOSE THE DUMPSTER WILL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING MATERIALS AND COLORS USED ON THE BUILDING. IF ONE OR MORE SIDES OF THE DUMPSTER AREA ADJOIN A SIDE OR REAR WALL OF A BUILDING, THEN THE SIDE OR REAR WALL MAY BE SUBSTITUTED FOR A SIDE.

5. STREETScape, BUFFERS, YARDS, AND LANDSCAPING:

- A SETBACK OF NO LESS THAN 20 FEET AS MEASURED FROM FUTURE R/W SHALL BE PROVIDED ALONG FREEDOM DRIVE AS GENERALLY DEPICTED ON THE REZONING PLAN.
- ABOVE GROUND BACKFLOW PREVENTERS WILL BE SCREENED FROM PUBLIC VIEW AND WILL BE LOCATED BEHIND THE PROPOSED RIGHT-OF-WAY OF FREEDOM DRIVE AND TUCKASEEGEE ROAD, BUT MAY BE LOCATED WITHIN THE SETBACK.
- LOCATION OF TREES SHOWN ON THE PLAN MAY BE ADJUSTED TO ACCOMMODATE SITE LAYOUT CHANGES, UTILITIES, ETC.

6. ENVIRONMENTAL FEATURES:

- THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
- THE SITE WILL COMPLY WITH THE TREE ORDINANCE.

7. LIGHTING:

- ALL NEW LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LOW VOLTAGE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, AND PARKING AREAS.
- DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 30 FEET IN HEIGHT.
- DECORATIVE PEDESTRIAN SCALE LIGHTS WILL BE PROVIDED ALONG THE MAIN INTERNAL PRIVATE DRIVES.
- ARCHITECTURAL LIGHTING ON BUILDING FACADES, SUCH AS, BUT NOT LIMITED TO SCONCES WILL BE PERMITTED.

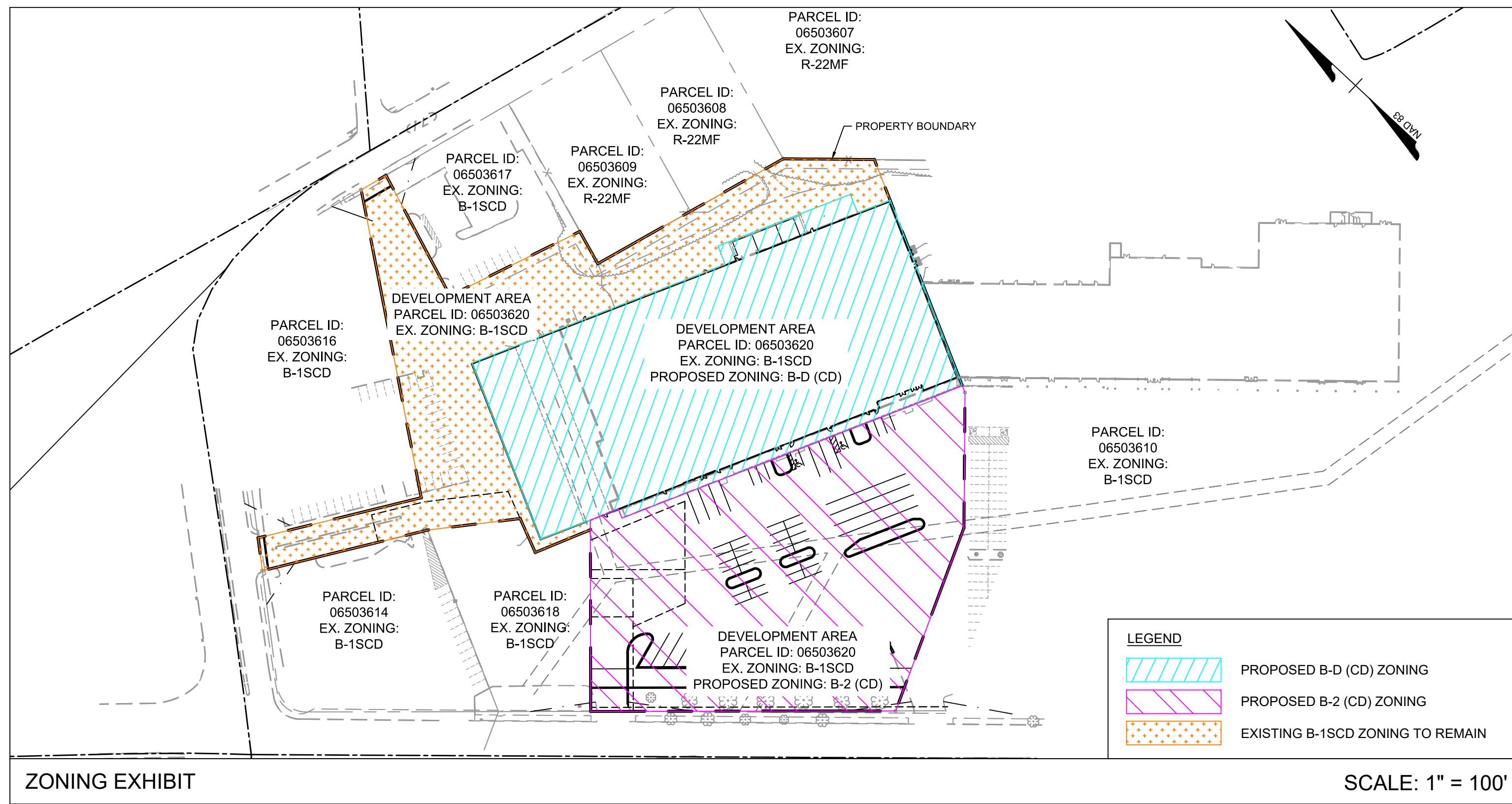
8. SIGNAGE:

- SIGNAGE PER ORDINANCE.

9. AMENDMENTS TO THE REZONING PLAN:

- FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.
- BINDING EFFECT OF THE REZONING APPLICATION:**
 - 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 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.

REVISED PER STAFF COMMENTS 2-23-19, 1.2



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PHOENIX, AZ 85004

YOUR VISION ACHIEVED THROUGH OURS.
TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652
U-HAUL - FREEDOM DRIVE
CHARLOTTE, NORTH CAROLINA
ZONING SITE PLAN

DATE: 02/19/2020
DRAWN BY: W. CHURCH
DESIGNED BY: J. HORTON
CHECKED BY: J. HORTON
SCALE: AS SHOWN

DATE: 02/19/2020
REVISION DESCRIPTION
REVISED PER CITY COMMENTS
REVISED PER CITY COMMENTS
REVISED PER CITY COMMENTS
REVISED PER CITY COMMENTS

JOB NO.
43550
SHEET NO.
RZ-100

REZONING PETITION #: 2019-006

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U-HAUL CHARLOTTE, NC B-D-(CD) ZONING TRACT (SPC)

THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED, LYING AND BEING IN THE CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCED AT A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF PROPERTY AS OWNED BY SEIN DIVINE LLC AS RECORDED IN DB. 27620, PG. 822, THENCE FROM SAID POINT ALONG THE PROPERTY LINES OF THE CK FREEDOM, LLC PROPERTY AS RECORDED IN THE DB. 7650, PG. 628 AT THE MECKLENBURG COUNTY REGISTER OF DEEDS, NORTH 21°49'25" EAST, A DISTANCE OF 206.17 FEET TO A FOUND PUNCH HOLE; THENCE NORTH 60°41'43" WEST, A DISTANCE OF 180.01 FEET TO A PK NAIL FOUND ON THE SOUTHERN RIGHT OF WAY LINE OF ASHLEY ROAD, THENCE WITH THE RIGHT OF WAY LINE OF ASHLEY ROAD, NORTH 35°41'3" WEST, A DISTANCE OF 35.11 FEET TO A PK NAIL; THENCE WITH THE SOUTHERN PROPERTY LINES OF HAI TIEU & PHUONG VU PROPERTY AS RECORDED IN DB. 9430, PG. 969 AT THE MECKLENBURG COUNTY REGISTER OF DEEDS THE FOLLOWING TWO (2) COURSES: 1) SOUTH 60°41'12" EAST, A DISTANCE OF 177.79 FEET TO AN EXISTING PK NAIL; 2) NORTH 32°06'25" WEST, A DISTANCE OF 331.82 FEET TO AN EXISTING PUNCH HOLE ON THE SOUTHERN RIGHT OF WAY LINE OF TUCKAPEGEE ROAD, THENCE WITH THE RIGHT OF WAY LINE OF TUCKAPEGEE ROAD, SOUTH 77°02'55" EAST, A DISTANCE OF 30.34 FEET TO AN EXISTING PUNCH HOLE; THENCE WITH THE WESTERN AND SOUTHERN PROPERTY LINE OF DONNA M. STRINGFELLOW PROPERTY AS RECORDED IN DB. 13151, PG. 567 AT THE MECKLENBURG COUNTY RECORDER OF DEEDS THE FOLLOWING TWO (2) COURSES: 1) SOUTH 15°09'19" WEST, A DISTANCE OF 144.29 FEET TO AN EXISTING IRON ROD; 2) SOUTH 73°14'33" EAST, A DISTANCE OF 153.10 FEET TO AN EXISTING IRON ROD; THENCE WITH THE WESTERN PROPERTY LINE OF THE TPM PROPERTIES LIMITED PARTNERSHIP AS RECORDED IN DB. 14606, PG. 885 AT THE MECKLENBURG COUNTY REGISTER OF DEEDS SOUTH 13°56'13" WEST, A DISTANCE OF 39.07 FEET TO AN EXISTING IRON PIPE; THENCE TURNING AND RUNNING WITH THE SOUTHERN LINE OF THE AFORESAID PROPERTY SOUTH 76°21'10" EAST, A DISTANCE OF 225.32 FEET TO AN EXISTING 2-1/2 INCH FENCE POST, SAID POINT BEING THE SOUTHWESTERN CORNER OF BRENDA AND MICHAEL ELLIS PROPERTY AS RECORDED IN DB. 1467539, PG. 136 AT THE MECKLENBURG COUNTY REGISTER OF DEEDS; THENCE SOUTH 46°23'39" EAST, A DISTANCE OF 96.38 FEET; THENCE SOUTH 21°53'30" WEST, A DISTANCE OF 46.24 FEET TO A POINT AT THE NORTHEASTERLY CORNER OF AN EXISTING BUILDING FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CB CD ZONE AREA; THENCE CONTINUING SOUTH 21°53'30" WEST, A DISTANCE OF 210.42 FEET; THENCE NORTH 68°07'02" WEST, A DISTANCE OF 386.31 FEET; THENCE NORTH 22°00'00" EAST, A DISTANCE OF 10.29 FEET; THENCE NORTH 68°07'16" WEST, A DISTANCE OF 88.36 FEET; THENCE NORTH 21°52'44" EAST, A DISTANCE OF 600.20 FEET; THENCE SOUTH 68°06'18" EAST, A DISTANCE OF 10.29 FEET; THENCE SOUTH 68°06'18" EAST, A DISTANCE OF 10.29 FEET; THENCE SOUTH 68°06'18" EAST, A DISTANCE OF 150.20 FEET; THENCE SOUTH 11°58'59" EAST, A DISTANCE OF 21.22 FEET; THENCE SOUTH 68°06'55" EAST, A DISTANCE OF 37.99 FEET TO THE POINT OF BEGINNING. CONTAINING AN AREA OF 102,158 SQUARE FEET OR 2.3452 ACRES, MORE OR LESS.

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