

STEELE CREEK COMMERCE PARK - PHASE II

DEVELOPMENT STANDARDS

SEPTEMBER 19, 2014

REZONING PETITION NO. 2014-051

SITE DEVELOPMENT DATA:

- ACREAGE: +/- 47.84 ACRES
- TAX PARCELS: 201-072-04 (PORTION OF), 201-072-17, 201-072-01, 201-092-01, 201-071-11, 201-071-08, 201-071-07 AND 201-071-12;
- EXISTING ZONING: R-3, I-2, I-2 (CD)
- PROPOSED ZONING: I-2 (CD), I-2 (CD) S.P.A.
- EXISTING USES: SINGLE FAMILY RESIDENTIAL AND VACANT LOTS.
- PROPOSED USES: INDUSTRIAL / OFFICE / DISTRIBUTION.
- MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: THE MAXIMUM FLOOR AREA RATIO FOR I-2 IS 1.00. THIS SITE MAY BE DEVELOPED TO +/- 1,400,000 SF OF GROSS FLOOR AREA.
- MAXIMUM BUILDING HEIGHT: NOT TO EXCEED 45 FEET
- PARKING: AS REQUIRED BY THE ORDINANCE. 0.25 SPACES PER 1,000 SF OF WAREHOUSE AND 1 SPACE PER 400 SF OF OFFICE SPACE.
- OPEN SPACE: AS REQUIRED BY THE ORDINANCE. NOT SPECIFIED

GENERAL PROVISIONS

- A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY EASTGROUP PROPERTIES, LP FOR AN APPROXIMATELY 47.84 ACRE SITE LOCATED ON THE EAST AND WEST SIDES OF GABLE ROAD, SOUTH OF SHOPTON ROAD AND NORTH OF INTERSTATE 485, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE 'SITE').
- B. THE SITE IS COMPRISED OF A PORTION OF TAX PARCEL NO. 201-072-04 AND ALL OF TAX PARCEL NOS. 201-072-17, 201-072-01, 201-092-01, 201-071-11, 201-071-08, 201-071-07 AND 201-071-12.
- C. TAX PARCEL NO. 201-072-04 IS CURRENTLY ZONED I-2 (CD) AND IS AN APPROXIMATELY 43.26 ACRE SITE (THE '2013 REZONING SITE') THAT WAS REZONED TO THE I-2 (CD) ZONING DISTRICT IN 2013 PURSUANT TO REZONING PETITION NO. 2013-021. PURSUANT TO THIS REZONING PETITION AND REZONING PLAN, THE PETITIONER IS REQUESTING THAT THE PORTION OF THE 2013 REZONING SITE THAT IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN BE REZONED TO THE I-2 (CD) S.P.A. ZONING DISTRICT AND INCORPORATED INTO THE SITE FOR ENTITLEMENT PURPOSES. IN THE EVENT THAT THIS REZONING PETITION IS APPROVED BY THE CHARLOTTE CITY COUNCIL, THE PETITIONER SHALL SEEK AN ADMINISTRATIVE AMENDMENT TO THE APPROVED REZONING PLAN RELATING TO REZONING PETITION NO. 2013-021 TO REDUCE THE MAXIMUM GROSS FLOOR AREA ALLOWED ON THE REMAINING PORTION OF 2013 REZONING SITE BY A SUM THAT IS EQUAL TO THE GROSS FLOOR AREA OF THAT PORTION OF THE BUILDING (DESIGNATED AS 'BUILDING 6' ON THE REZONING PLAN) PROPOSED TO BE LOCATED ON THE PORTION OF 2013 REZONING SITE THAT IS SUBJECT TO THIS REZONING PETITION AND REZONING PLAN.
- D. A MULTI-BUILDING OFFICE, DISTRIBUTION AND WAREHOUSE PARK KNOWN AS STEELE CREEK COMMERCE PARK IS BEING DEVELOPED ON THE 2013 REZONING SITE, AND THE DEVELOPMENT PROPOSED ON THE SITE UNDER THIS REZONING PETITION AND REZONING PLAN WILL BE TWO ADDITIONAL PHASES OF STEELE CREEK COMMERCE PARK. THE TWO ADDITIONAL PHASES OF STEELE CREEK COMMERCE THAT WILL BE LOCATED ON THE SITE ARE DESIGNATED AS PHASE 2A AND PHASE 2B ON THE REZONING PLAN. THE EXISTING PHASE OF STEELE CREEK COMMERCE PARK SHALL BE REFERRED TO HEREIN AS 'PHASE 1'.
- E. THAT PORTION OF THE SITE ON WHICH BUILDING 6 WILL BE LOCATED MAY BE RECOMBINED WITH THE 2013 REZONING SITE. THE 2013 REZONING SITE AND THE SITE SHALL BE CONSIDERED TO BE A PLANNED/UNIFIED DEVELOPMENT. ACCORDINGLY, THE 2013 REZONING SITE AND THE SITE WILL NOT BE REQUIRED TO MEET THE REAR YARD AND SIDE YARD REQUIREMENTS OF THE I-2 ZONING DISTRICT WITH RESPECT TO LOT LINES OR PROPERTY LINES THAT ARE INTERNAL TO THE 2013 REZONING SITE AND THE SITE. DEVELOPMENT ON THE 2013 REZONING SITE AND THE SITE WILL BE REQUIRED TO MEET THE REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED ON THE REZONING PLAN WITH RESPECT TO ALL EXTERIOR LOT LINES OR PROPERTY LINES.
- F. THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE 'ORDINANCE'). THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE I-2 ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT OF THE SITE.
- G. THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE CONFIGURATIONS, PLACEMENTS AND SIZES OF THE BUILDING FOOTPRINTS AS WELL AS THE PARKING AREAS AND INTERNAL STREET NETWORK DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES. ADDITIONALLY, ACCESSORY BUILDINGS AND STRUCTURES WILL NOT BE COUNTED TOWARDS THE MAXIMUM NUMBER OF BUILDINGS ALLOWED ON THE SITE.
- H. FUTURE AMENDMENTS TO THE REZONING 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. ALTERATIONS TO THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

PERMITTED USES

THE SITE MAY BE DEVOTED ONLY TO THOSE USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE I-2 ZONING DISTRICT THAT ARE ALSO PERMITTED IN THE I-2 ZONING DISTRICT, AND TO ANY ACCESSORY USES RELATING THERETO.

DEVELOPMENT LIMITATIONS

A MAXIMUM OF 600,000 SQUARE FEET OF GROSS FLOOR AREA MAY BE DEVELOPED ON THE SITE.

TRANSPORTATION

- A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF EACH ACCESS POINT ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- B. UNLESS AND UNTIL GABLE ROAD IS IMPROVED, ACCESS TO PHASE 2A SHALL BE PROVIDED BY THE INTERNAL STREETS AND DRIVES LOCATED IN PHASE 1 AS DEPICTED ON THE REZONING PLAN.
- C. IN THE EVENT THAT PHASE 2B IS DEVELOPED, PETITIONER SHALL CONSTRUCT THE PRIVATE STREET IN PHASE 2B THAT IS DEPICTED ON THE REZONING PLAN THAT CONNECTS GABLE ROAD AND SANDY PORTER ROAD. A PUBLIC ACCESS EASEMENT SHALL BE GRANTED OVER THIS PRIVATE STREET AFTER IT IS CONSTRUCTED TO ALLOW THE PUBLIC TO UTILIZE THIS PRIVATE STREET. IF PHASE 2B IS NOT DEVELOPED, PETITIONER SHALL NOT BE REQUIRED TO CONSTRUCT THIS PRIVATE STREET.
- D. PETITIONER RESERVES THE RIGHT TO SEEK THE ABANDONMENT OF GABLE ROAD BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND MECKLENBURG COUNTY. IN THE EVENT THAT THIS OCCURS, APPROPRIATE ACCESS EASEMENTS WILL BE GRANTED BY AND TO THE ADJACENT PROPERTY OWNERS.
- E. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING LOCATED IN PHASE 2B OF THE SITE, PETITIONER SHALL DEDICATE AND CONVEY (BY QUITCLAIM DEED AND SUBJECT TO A RESERVATION FOR ANY NECESSARY UTILITY EASEMENTS) THOSE PORTIONS OF PHASE 2B OF THE SITE LOCATED IMMEDIATELY ADJACENT TO SHOPTON ROAD AS REQUIRED TO PROVIDE RIGHT OF WAY MEASURING 40 FEET FROM THE EXISTING CENTERLINE OF SHOPTON ROAD IF SUCH RIGHT OF WAY DOES NOT CURRENTLY EXIST, AND THOSE PORTIONS OF PHASE 2B OF THE SITE LOCATED IMMEDIATELY ADJACENT TO SANDY PORTER ROAD AS REQUIRED TO PROVIDE RIGHT OF WAY MEASURING 40 FEET FROM THE EXISTING CENTERLINE OF SANDY PORTER ROAD IF SUCH RIGHT OF WAY DOES NOT CURRENTLY EXIST. PETITIONER SHALL NOT BE REQUIRED TO DEDICATE AND CONVEY SUCH RIGHT OF WAY IF PHASE 2B OF THE SITE IS NOT DEVELOPED.
- F. IF ANY IMPROVEMENTS TO GABLE ROAD OR TO PHASE 2A'S FRONTAGE ON GABLE ROAD ARE REQUIRED TO BE INSTALLED AND CONSTRUCTED BY PETITIONER PURSUANT TO THE CITY OF CHARLOTTE SUBDIVISION ORDINANCE (THE 'SUBDIVISION ORDINANCE'), CHAPTER 19 OF THE CITY OF CHARLOTTE CODE (THE 'CODE') OR ANY OTHER APPLICABLE CITY REGULATION AS A RESULT OF THE DEVELOPMENT OF PHASE 2A, SUCH IMPROVEMENTS WILL ONLY BE REQUIRED TO BE INSTALLED AND CONSTRUCTED UPON THE ACTUAL DEVELOPMENT OF PHASE 2A.
- G. IF ANY IMPROVEMENTS TO GABLE ROAD OR TO PHASE 2B'S FRONTAGE ON GABLE ROAD ARE REQUIRED TO BE INSTALLED AND CONSTRUCTED BY PETITIONER PURSUANT TO THE SUBDIVISION ORDINANCE, CHAPTER 19 OF THE CODE OR ANY OTHER APPLICABLE CITY REGULATION AS A RESULT OF THE DEVELOPMENT OF PHASE 2B, SUCH IMPROVEMENTS WILL ONLY BE REQUIRED TO BE INSTALLED AND CONSTRUCTED UPON THE ACTUAL DEVELOPMENT OF PHASE 2B.
- H. OFF STREET VEHICULAR PARKING AND BICYCLE PARKING WILL MEET THE MINIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE.
- I. INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.

ARCHITECTURAL STANDARDS

- A. SET OUT ON PAGE 3 OF THE REZONING PLAN IS A SCHEMATIC ARCHITECTURAL RENDERING OF THE FRONT ELEVATION OF THE BUILDINGS PROPOSED TO BE CONSTRUCTED ON THE SITE THAT IS INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE, CHARACTER AND ELEMENTS OF THE FRONT ELEVATION OF SUCH BUILDINGS. ACCORDINGLY, THE FRONT ELEVATION OF EACH BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE DESIGNED AND CONSTRUCTED SO THAT IT IS SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE SCHEMATIC ARCHITECTURAL RENDERING SET OUT ON PAGE 3 OF THE REZONING PLAN. CHANGES AND ALTERATIONS WHICH DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE, CHARACTER AND ELEMENTS ARE PERMITTED BASED UPON FINAL DESIGN/CONSTRUCTION DRAWINGS.
- B. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 45 FEET.
- C. DUMPSTER AND RECYCLING AREAS WILL BE ENCLOSED ON ALL FOUR SIDES BY AN OPAQUE WALL OR FENCE WITH ONE SIDE BEING A HINGED OPAQUE GATE. IF ONE OR MORE SIDES OF A DUMPSTER AND RECYCLING AREA ADJOIN A SIDE WALL OR REAR WALL OF A BUILDING, THEN THE SIDE WALL OR REAR WALL OF THE BUILDING MAY BE SUBSTITUTED FOR THE WALL OR FENCE ALONG EACH SUCH SIDE.

STREETSCAPE/LANDSCAPING/BUFFERS

- A. LANDSCAPING AND SCREENING WILL MEET OR EXCEED THE REQUIREMENTS OF THE ORDINANCE.
- B. BUFFERS SHALL BE ESTABLISHED ON THE SITE AS REQUIRED BY THE ORDINANCE AND AS DEPICTED ON THE REZONING PLAN, AND SUCH BUFFERS SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE. PURSUANT TO SECTION 12.302(8) OF THE ORDINANCE, PETITIONER MAY REDUCE THE REQUIRED WIDTH OF ANY BUFFER BY 25% BY INSTALLING A WALL, FENCE OR BERM THAT MEETS THE STANDARDS OF SECTION 12.302(8) OF THE ORDINANCE.
- C. 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 REDUCE OR ELIMINATE, AS THE CASE MAY BE, THE RELEVANT BUFFER AREAS ACCORDINGLY.
- D. THE BUFFERS SHALL NOT BE DISTURBED EXCEPT FOR REQUIRED DRIVEWAYS, SIDEWALKS, OR OTHER PEDESTRIAN PATHS, WALLS, FENCES, BERMS OR REQUIRED LANDSCAPING, LANDSCAPING MAINTENANCE AND THE REPLACEMENT OR THE INSTALLATION AND MAINTENANCE OF UTILITY LINES IN ACCORDANCE WITH SECTION 12.302(12) OF THE ORDINANCE.
- E. WHERE EXISTING TREES AND NATURAL VEGETATION HAVE BEEN CLEARED TO ACCOMMODATE THOSE ITEMS SET OUT ABOVE IN PARAGRAPH D, THE CLEARED UNIMPROVED AREAS WILL BE LANDSCAPED WITH TREES AND SHRUBS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

ENVIRONMENTAL FEATURES

THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

LIGHTING

- A. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING STREET LIGHTS) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
- B. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE SHALL BE 30 FEET.
- C. ANY LIGHTING FIXTURES ATTACHED TO THE STRUCTURES TO BE CONSTRUCTED ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.
- D. LIGHTING FIXTURES INSTALLED ALONG THE PERIMETER OF THE SITE (EXCLUDING STREET LIGHTS) SHALL BE FULL CUT-OFF FIXTURES.

SIGNS

ALL SIGNS INSTALLED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.

PHASING

AS NOTED ABOVE, THE SITE SHALL BE DEVELOPED IN TWO SEPARATE PHASES DESIGNATED AS PHASE 2A AND PHASE 2B ON THE REZONING PLAN. NOTHING HEREIN SHALL OBLIGATE PETITIONER TO DEVELOP PHASE 2A OR PHASE 2B.

BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
- B. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM 'PETITIONER' SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
- C. ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.

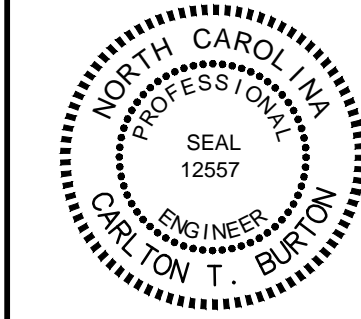
PETITIONER

EASTGROUP
PROPERTIES

11440 CARMEL COMMONS BLVD, SUITE 209
CHARLOTTE, NORTH CAROLINA 28226
(704) 625-4030

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STEELE CREEK COMMERCE PARK
PHASE II
REZONING NOTES

Project

Sheet
Title

CTB
Engineer
EJR
Drawn By
9/19/14
Date

Revisions
1. PER CITY REVIEW 9/19/14

Project Number
590-001

RZ-2
Sheet 2 of 3



- 4' HIGH HEAVILY LANDSCAPED BERM WITH DENSE DECIDUOUS AND EVERGREEN TREES, AND CONTINUOUS SHRUBBERY



NUMEROUS PROTRUDING
FEATURE ELEMENTS AND
VARIED PARAPET HEIGHTS

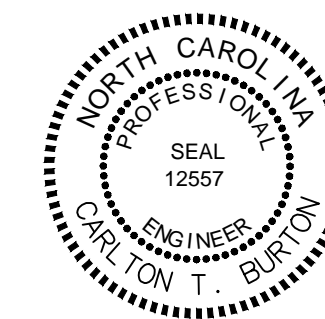


— INTRICATE REVEAL PATTERNS WITH
CONTRASTING TEXTURED ACCENT
COATINGS AND COLOR BANDS

SUN SHADING DEVICES AT CORNERS AND CENTER RECESS

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STEELE CREEK COMMERCE PARK
PHASE II

ARCHITECTURAL ELEVATION

Project

Sheet

CTR

Engineer

EJR

Drawn
0/10

9/19
Date

Date
Revision

1 PER C

23 PER OFF REVIEW 5/15/14

Project Number
590-001

RZ-3

Sheet 3 of :

NOTE:

THESE ELEVATIONS ARE PROVIDED TO REFLECT THE ARCHITECTURAL STYLE AND QUALITY OF THE BUILDINGS THAT MAY BE CONSTRUCTED ON THE SITE.

THE PAINT COLORS WILL MATCH THAT OF THE EXISTING PHASE I BUILDINGS