WILKINSON BOULEVARD  
U.S. 29  
PUBLIC RIGHT-OF-WAY (PAVED)  

R/W FEMCE (I-485 CORRIDOR)  
R/W FENCE (I-485 CORRIDOR)

50' CLASS 'C' LANDSCAPE BUFFER

EXIST. R/W

20' SETBACK

20' FRONT SETBACK

PERIMETER WEST DRIVE

10' SETBACK

20' SETBACK

30' LANDSCAPE AREA

30' LANDSCAPE AREA

PROPOSED FLEX BUILDING

PROPOSED BUILDING

CTB RZ2.0

Project Number

Sheet 017.407.010

Date

Revisions

Engineer

Drawn By

GM/KT/JKM

Sheet Project Title

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DEVELOPMENT STANDARDS:

1. General Provisions:
   a. Site Location: These Development Standards, the Technical Data Sheet, Schematic Site Plan and Amendments to the Rezoning Plan shall be deemed to have been published in accordance with the provisions of the Development and Site Elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan and are hereby considered part of the Rezoning Plan. All Development/Site Elements proposed. Changes to the Rezoning Plan shall be reviewed and approved as allowed by Section 607 of the Ordinance.
   b. Designation: The Rezoning Plan shall be considered as the amended plan for the purposes of Section 607 of the Ordinance. The principal building constructed on the Site shall 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.

2. Permitted Uses, Development Area Limitations:
   a. Subject to the restrictions and limitations listed below, the principal building constructed on the Site may be developed with up to 462,000 square feet of gross floor area of warehousing, warehouse distribution, office, manufacturing, and other industrial uses together with accessory uses allowed in the "B" zoning district. The existing square footage on the Site is 437,886 based on tax record information.
   b. In the event any of the following uses be permitted on the Site:
      - adult entertainment establishments,
      - arcades,
      - auto dealerships,
      - automotive repair garages,
      - automotive service stations,
      - billiard rooms,
      - car washes,
      - civic, social service and charitable facilities,
      - convenience stores,
      - day care centers,
      - dry cleaning and laundry establishments,
      - ferry points,
      - flea markets,
      - industrial processes discharging requiring NPDES permits,
      - jetties or piers,
      - off-street or sanitary tankage,
      - manufactured housing sales or repair,
      - nightclubs, bars and lounges,
      - petroleum storage facilities,
      - public parking facilities,
      - recycling or disposal centers,
      - restaurants with divisions or drive through services,
      - taxi stands,
      - treatment or disposal of petroleum contaminated soils, or
      - waste disposal facilities.

   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 be counted as part of the allowed gross floor area as defined by the Ordinance for the Site, surface or underground parking facilities, and on-site loading docks (open or enclosed).

3. Access:
   a. Access to the Site will be from Wilkinson Boulevard via Panterme West Drive on existing public street. See Site Plan of the Rezoning Plan. Buildings located within the Site shall be air conditioned and not be considered as a limitation on FAR requirements.
   b. The Site may be modified from the elements shown on the Rezoning Plan provided that the overall design concept is not materially altered and requirements described in Section 3 are met.

4. Parking Areas, Access and Circulation Design Guidelines:
   a. Off street parking will meet the minimum standards established under the Ordinance.
   b. Loading dock facilities on the Site shall not face directly onto the internal public street located on the Site.
   c. Parking layouts may be modified to accommodate fixed building locations and ancillary facilities and parking spaces may be located inside or outside development area boundaries to the extent permitted by the Ordinance.
   d. The Petitioner will provide sidewalk connections from street facing entrances to the sidewalks along Panterme West Drive as required by Section 13.220 of the Ordinance.

5. Setbacks, Buffers and Screening:
   a. A landscape area of 30 feet in width will be provided alongside Wilkinson Boulevard as generally depicted on the Rezoning Plan. The required 20 foot building setback will be included within the 30 foot landscape area.
   b. A setback as required by the "B" zoning district will be provided along Panterme West Drive.
   c. The provided building setback area will not contain the following uses:
      - industrial process discharges requiring NPDES permits,
      - manufacturing housing sales or repair,
      - petroleum storage facilities,
      - automotive service stations,
      - automotive sales and repair,
      - car washes,
      - industrial process discharging requiring NPDES permits,
      - nightclubs, bars and lounges,
      - manufactured housing sales or repair,
      - petroleum storage facilities,
      - public parking facilities,
      - recycling or disposal centers,
      - restaurants with divisions or drive through services.

6. Environmental Features and Lower Lake Wylie Protection Area Impingement Cover:
   a. The Site will comply with the adopted Post Construction Stormwater Ordinance as applicable to the Site.
   b. The Site will comply with the Tree Ordinance as applicable.
   c. The Site will utilize the high density option of the LWPAA.

8. Signage:
   a. All signs will conform to the Ordinance.

8. Lighting:
   a. All new lighting shall be fully cut-off type lighting fixtures excluding decorative lighting that may be installed along the sidewalks, driveways, and parking areas. The height of the new lighting will match the height of the existing lighting.
   b. Lighting fixtures that are decorative, caged and obtrusively directed will be allowed on the proposed building.

10. Amendments to the Rezoning Plan:
   a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the petition owner or owners in accordance with the provisions herein and of Chapter 8 of the Ordinance.

11. Bonding Effect of the Rezoning Application:
   a. If the Rezoning Application is approved, all conditions applicable to the development of the Site as imposed under the Rezoning Plan shall, unless amended in the manner provided herein and under the provisions of this Ordinance, be applicable to the Site or Development Area, as applicable, and their respective uses, devices, personal representations, surrenders in interest or assignees.