EXISTING BUILDINGS TO REMAIN
337,886SF
POTENTIAL ADDITIONS TO EX. BUILDINGS
+ 27,300SF
TOTAL
365,186SF
AREA FOR PROPOSED BUILDINGS
462,000SF - 365,186SF = 96,814SF
TOTAL
17.92AC or 780,710SF
DENSITY OF BUA
17.92AC / 42.11AC = 42.56%
DEVELOPMENT STANDARDS

1. General Provisions:

a. Site Location: These Development Standards, the Technical Data Sheets, Schematic Site Plan and Plan Set are considered the official record information and are hereby submitted to and accepted by the City Council of Union County, North Carolina as the Rezoning Plan for the Site as defined as a small lot within the City of Charlotte, Union County, North Carolina ("Petitioner") to amend the conditions of the previously approved conditional plan regarding the maximum amount of area to be developed on the Site as an approximate 40.12 acre site located on the southwest corner of the intersection of Wilkinson Boulevard and I-485 (the "Site").

b. City Zoning Ordinance: Development of the Site will be governed by the Rezoning Plan and as per the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan installation of more stringent standards, the regulations established under the Ordinance for the I-1 zoning classification and LiwPA overall density shall govern all development occurring on the Site.

c. Graphics and Alternatives: The schematic depictions of the uses, parking areas, sidewalks, driveways, bus stops, bus stops, tennis courts, and all other development relating to site elements (collectively the "Development Site Elements") set forth on the Rezoning Plan shall be reviewed in conjunction with the provisions of three 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 shall not be allowed unless approved by the Petitioner and shall be reviewed and approved as set forth by Section 6.207 of the Ordinance.

2. Permitted Uses: Development Area Limitations:

a. Subject to the restrictions and limitations listed herein, the principal building construction on the Site may be developed with up to 460,000 square feet of gross floor area of warehousing, warehouse distribution, offices, manufacturing, and other industrial uses together with accessory uses allowed in the I-1 zoning district. The existing square footage on the Site is 427,684 as indicated by the record information.

b. In no event shall any of the following uses be permitted on the Site:
- adult entertainment establishments,
- adult entertainment
- adult entertainment establishments,
- amusement parks
- auction sales
- automobile, boat and trailer sales
- automotive repair garages
- automotive sales and repair
- automotive service stations
- billiards
- car washes
- civic, social service and institutional facilities
- convenience stores
- dog kennels
- dry cleaning and laundry establishments
- fairs
- flea markets
- industrial process discharges requiring NPDES permits
- jai alai pari
- oil or sanitary landfill
- manufactured housing sales or repair
- nightclubs, bars and lounges
- petroleum storage facilities
- scrap yards and autojunks
- recycling or drop off centers
- restaurants with drives or drive through services
- entertainment, professional or amusement schools
- treatment or disposal of petroleum contaminated soils, or other hazardous wastes
- or hazardous waste treatment facilities.

For purposes of the development limitations set forth in these Development Standards (but not to be construed as a limitation on FAA requirements), the following items shall not be counted as part of the allowable gross floor area as defined by the Ordinance for the Site, surface or structured parking facilities, and loading dock areas (open or enclosed).

3. Access:

a. Access to the Site will be from Wilkinson Boulevard via Petrieter West Drive as existing public streets as generally depicted on the Rezoning Plan. Buildings located within the Site shall be accessible to the street network as generally depicted on the Rezoning Plan.

b. The exact alignment, dimensions and location of the access point to the Site, the driveway on the Site may be modified from the elements shown on the Rezoning Plan provided that the overall development scheme is not materially altered and requirements described in the Section 3 are met.

d. The Site will comply with the Tree Ordinance as applicable.

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 or public street located on the Site.

c. Parking layouts may be modified to accommodate final 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 to rear facing entrances to the sidewalks along Petrieter West Drive as required by Section 13.220 of the Ordinance.

5. Sediment, Buffers and Screening:

a. A landscape area of 30 feet in width will be provided along 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 I-1 zoning district will be provided along Petrieter West Drive.

c. The provided building setback areas will proportionately contain areas of existing trees, new landscaping, and the required water quality storm water detention area designated as a vegetation ground detention area that will withstand water flow during storm events. The provided building setback areas may also include limited areas for access and parking for the building in the manner as generally depicted on the Rezoning Plan.

d. A 50 foot Class C Buffer will be established along I-485 as generally depicted on Rezoning Plan.

6. Environmental Features and Lower Lake Wylie Protected Area Impervious Cover:

a. The Site will comply with the LiwPA regulations as outlined in Section 18-105 of the Ordinance.

b. The Site will comply with the Tree Ordinance as applicable.

c. The Site will utilize the high density option of the LLWPA.

7. Signage:

a. All signs will conform to the Ordinance.

8. Lighting:

a. All new lighting shall be full cutoff type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas. The height of the new lighting shall match the height of the existing lighting.

b. Lighting fixtures that are decorative, capped and downwards directed will be allowed on the proposed building walls.

9. Amendments to the Rezoning Plan:

a. Future amendments to the Rezoning Plan (which include these Development Standards) may be applied for by the Site Owner or Owners in accordance with the provisions herein and of Chapter 6 of the Ordinance.

10. Breathing 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 prescribed herein and under the Ordinance, be binding upon and run to the benefit of the Petitioner and subsequent owners of the Site or Development Area, as applicable, and their respective heirs, executors, personal representatives, successors in interest or assigns.

b. Mickey Burton

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