### SITE DEVELOPMENT DATA
- **ACREAGE:** ± 42.11 ACRES
- **TAX PARCEL #:** 113-031-08, 113-031-09, 113-031-10, AND 113-031-11
- **EXISTING ZONING:** I-1 (CD) LLWPA
- **PROPOSED ZONING:** I-1 (CD) LLWPA SPA
- **EXISTING USES:** WAREHOUSE AND DISTRIBUTION BUILDINGS AND VACANT
- **PROPOSED USES:** WAREHOUSING, WAREHOUSE DISTRIBUTION, MANUFACTURING, OFFICE, AND INDUSTRIAL USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE I-1 ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED IN THE DEVELOPMENT STANDARDS BELOW).
- **MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT:** UP TO 462,000 SQUARE FEET OF GROSS FLOOR AREA OF OFFICE, WAREHOUSING, DISTRIBUTION, MANUFACTURING AND INDUSTRIAL USES; ALL AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE I-1 ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED IN THE DEVELOPMENT STANDARDS ON SHEET RZ.3).
- **MAXIMUM BUILDING HEIGHT:** THE MAXIMUM ALLOWED BUILDING HEIGHT WILL BE THREE (3) STORIES NOT TO EXCEED 40 FEET; BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.
- **PARKING:** AS REQUIRED BY THE ORDINANCE FOR THE PROPOSED USE.

### Conceptual Site Plan
- **PAW CREEK GREENWAY**
- **Leadership Center Building**
- ** Existing Building**
DEVELOPMENT STANDARDS

1. General Provisions:
   a. Site Location: These Development Standards, the Technical Data Sheet, Schematic Site Plan and supporting documents, as attached S1-1 thru S1-17 form the Rezoning Plan (collectively, the "Rezoning Plan") as filed with the City of Charlotte Planning Department. The Rezoning Plan has been prepared by the Petitioner ("Petitioner") to ensure the conditions set forth in the previously approved conditional plan regarding the maximum amount of stormwater distribution on an approximately 43.11 acre site located on the southeast corner of the intersection of Wilkinson Boulevard and I-485 (the "Site") and accommodate actual storm water treatment requirements and natural site discharge points.
   b. Schematic Site Plan: Development of the Site will be governed by the Rezoning Plan and all the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The Schematic Site Plan is subject to modifications for site development, and this document shall be the site plan submitted and approved by the Planning Commission and the City Council for all sites located on the southeast corner of the intersection of Wilkinson Boulevard and I-485.
   c. Signage and Orientation: The schematic depictions of the uses, parking areas, sidewalks, driveways, driveways, triangles, accessory development facilities and other elements depicted on the Schematic Site Plan are to be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and dimensions of the Development Site Elements, as described on the Rezoning Plan, are graphic representations of the Development Site elements proposed. Changes to the Rezoning Plan may be made at the discretion of the City Council. The Petitioner shall file an amendment to the Rezoning Plan. The Schematic Site Plan is a schematic representation of the Development Site Elements, and it may be modified or amended to reflect any changes or modifications from the graphic representation of the Development Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 2.07 of the Ordinance. These instances include changes to graphic if they are:
      i. Minor and don’t materially change the overall design intent depicted on the Rezoning Plan;
      ii. Not reviewed by the Planning Commission as part of the Rezoning Plan; and
      iii. Implemented by the Petitioner within the 5-year planning period.
   d. Number of Buildings Principal and Accessory: Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site will be limited to seven (7). Accessory buildings and structures located on the Site will not be considered in any limitations 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(s).

2. Permitted Uses, Development Area Limitations:
   a. Subject to the restrictions and limitations listed below in b, the principal building constructed on the Site may be developed with up to 462,000 square feet of gross area of warehouse, warehouse distribution, office, manufacturing, and other industrial uses together with accessory uses allowed in the I-1 zoning district.
   b. In no event shall any of the following uses be permitted on the Site:
      i. Adult entertainment establishments;
      ii. Amusements;
      iii. Auction sells;
      iv. Automotive repair garages;
      v. Automotive sales and repair;
      vi. Automotive service stations;
      vii. Retail automotive parts sales;
      viii. Car washes;
      ix. Civic, social service and institutional facilities;
      x. Convenience stores;
      xi. Dormitories;
      xii. Dry cleaning and laundry establishments;
      xiii. Farms;
      xiv. Flea markets;
      xv. Industrial process discharges requiring NPDES permits;
      xvi. Jails or prisons;
      xvii. Medical office building;
      xviii. Off-site or sanitary landfills;
      xix. Manufacturing, processing, or storage of chemicals;
      xx. Manufacturing, processing, or storage of toxic substances;
      xxi. Nightclubs, bars and lounges;
      xxii. Oil storage facilities;
      xxiii. Oil storage tanks;
      xxiv. Petroleum storage facilities;
      xxv. Residential developments;
      xxvi. Shoveling and ditching;
      xxvii. Recycling or trash off centers;
      xxviii. Recycling or trash off centers;
      xxix. Reuse or recycling of petroleum contaminated soils;
      xxx. Water treatment facilities.

For purposes of the development limitations set forth in these Development Standards (but not to be construed as a limitation for development purposes, the following items will not be counted as part of the limitations of principal and accessory uses):
   a. These Development Standards do not include uses located on the Site which are used for the Site's surface or structural parking facades, and of existing dock areas (open or enclosed).

3. Access:
   a. Access to the Site will be from Wilkinson Boulevard via Pettimer West Drive as an existing public street as generally depicted on the Rezoning Plan. Buildings located within the Site shall be accessed internally via existing Pettimer West Drive.
   b. The east alignment, dimensions and location of the access point to the Site, the driveway on the Site, may be modified from the alignment shown on the Rezoning Plan provided that the overall design will not materially alter the requirement described in Section 2.07.