

DEVELOPMENT SUMMARY	
TAX PARCEL ID #:	PORTION OF 14506122
TOTAL BUSINESS PARK AREA:	±41.19 AC
TOTAL REZONING SITE AREA:	±2.77 AC
PROPOSED USE:	SEE DEVELOPMENT STANDARDS
VEHICULAR PARKING:	PER ORDINANCE

- DEVELOPMENT STANDARDS**
- GENERAL PROVISIONS

A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Stockbridge 77 Corporate Park, LLC (hereinafter referred to as the "Petitioner") for an approximately 2.77 acre site located at 3420 St. Varnell Lane, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is a portion Tax Parcel No. 145-061-22, and the Site is a portion of South End Business Park.

B. 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").

C. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the B-2 zoning district shall govern all development taking place on the Site.

D. The Site is currently improved with one building that contains approximately 32,540 square feet of gross floor area and is one story in height ("the Building"). The use of the Site will be restricted to the use and re-use of the Building, the related parking areas and the other improvements located on the Site. Notwithstanding the foregoing, the exterior and interior portions of the Building may be renovated and/or modified at the option of Petitioner, and the Building may be demolished and replaced with a building of equal size and height.

E. A maximum of one principal building may be located on the Site.

F. As noted above, the Site is a portion of South End Business Park (the "Business Park"), which is located on Tax Parcel No. 145-061-22. The Site and the other portions of the Business Park are and shall be considered to be a planned/united development. Therefore, side and rear yards, buffers, building height separation requirements and other similar zoning standards shall not be required internally between improvements, uses and other site elements located on the Site and the other portions of the Business Park.

G. Any existing use located in the Building at the time of the approval of this Rezoning Petition that is not allowed in the B-2 zoning district or under the terms of this Rezoning Plan shall be considered to be a legal, non-conforming use.

H. Future amendments to the Rezoning Plan and/or 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 are subject to Section 6.207 of the Ordinance.
 - PERMITTED USES/DEVELOPMENT LIMITATIONS

A. Subject to the limitations set out below, the Site may be devoted to any use or uses allowed by right or under prescribed conditions in the B-2 zoning district, including, without limitation, a martial arts studio, together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in the B-2 zoning district.

B. Notwithstanding the terms of paragraph A above, the following uses shall be prohibited on the Site:

 - (1) Amusement, commercial, outdoor.
 - (2) Automobiles, truck and utility trailer rental.
 - (3) Automotive repair garages, including engine overhaul, body and paint shops and similar operations.
 - (4) Automotive sales and repair including tractor-trucks and accompanying trailer units.
 - (5) Automotive service stations, including minor adjustments, repairs and lubrication.
 - (6) Bakeries, retail.
 - (7) Barber and beauty shops.
 - (8) Boat and ship sales and repair.
 - (9) Car washes.
 - (10) Dry cleaning and laundry establishments.
 - (11) Dwellings of any kind.
 - (12) Fences and fence material, retail sales.
 - (13) Florist, retail.
 - (14) Funeral homes and embalming.
 - (15) Jewelers, retail.
 - (16) Locksmiths and gunsmiths.
 - (17) Manufactured housing sales and repairs.
 - (18) Nurseries and greenhouse retail and wholesale.
 - (19) Eating, drinking and entertainment establishments (Type 1), drive-in service.
 - (20) Eating, drinking and entertainment establishments (Type 2).
 - (21) Retail establishments and shopping centers.
 - (22) Theaters, motion picture.
 - (23) Tire recapping and retreading.
 - (24) Active adult retirement communities.
 - (25) Adult care homes.
 - (26) Adult establishments.
 - (27) Bed and Breakfasts.
 - (28) Boarding houses.
 - (29) Crematory facilities.
 - (30) Commercial rooming houses.

C. The maximum gross floor area of the Building or any replacement building located on the Site shall be 32,540 square feet.

D. The use of the Site will be restricted to the use and re-use of the Building, the related parking areas and the other improvements located on the Site. Notwithstanding the foregoing, the exterior and interior portions of the Building may be renovated and/or modified at the option of Petitioner, and the Building may be demolished and replaced with a building of equal size and height.

E. The Building may not be expanded in size.
 - TRANSPORTATION

A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT").

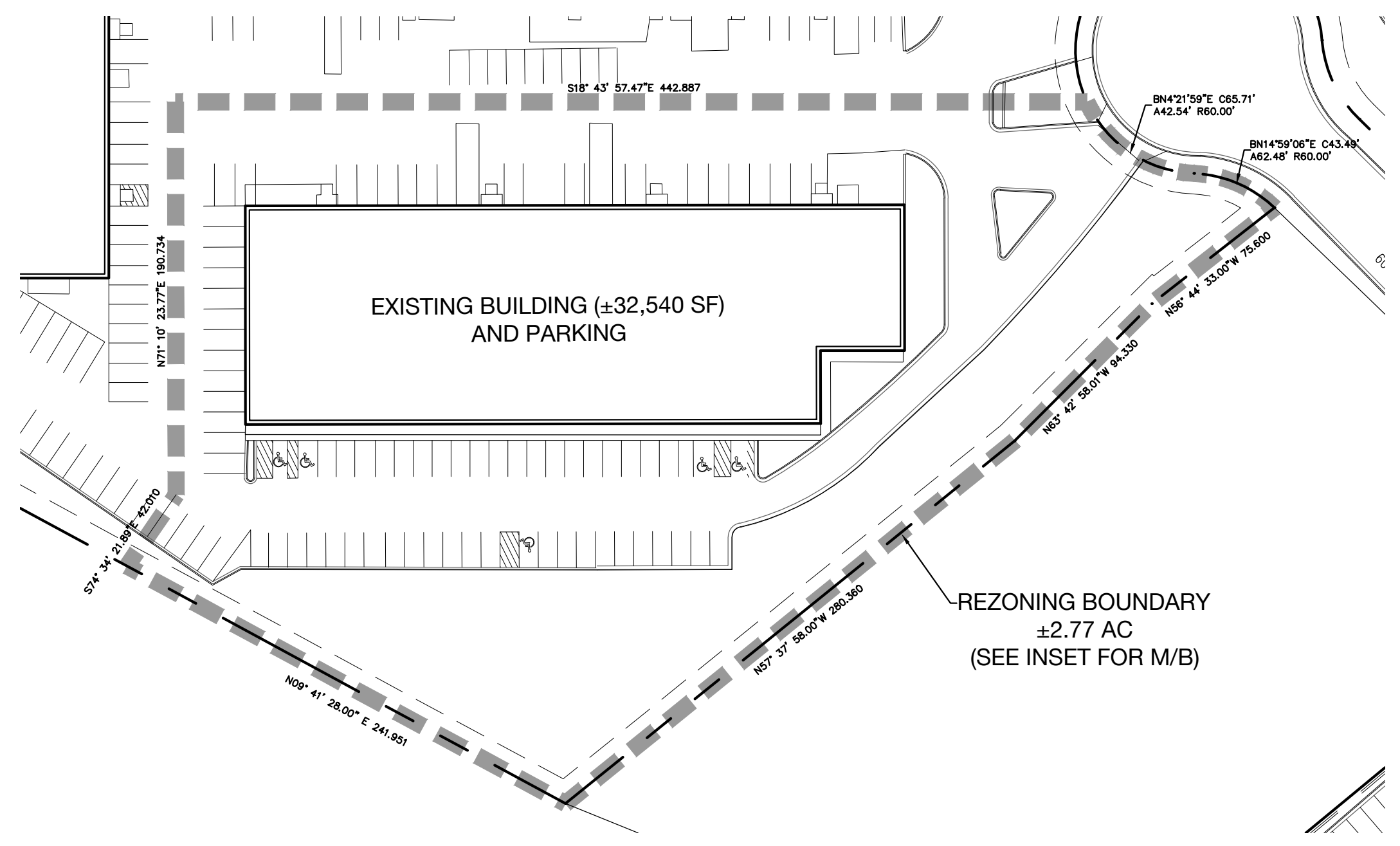
B. The alignment of the internal vehicular circulation areas and the driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT and/or NCDOT in accordance with applicable published standards.
 - BINDING EFFECT 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.

INSET FOR METES AND BOUNDS



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**South End
Business Park
Rezoning Plan**
Charlotte, NC

**BEFORE YOU DIG!
CALL 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW!**

NO. DATE: BY: REVISIONS:

Project No: 17-088
Date: Value
Designed by: UDP
Drawn By: UDP
Scale: 1"=100'
Sheet No:

RZ-1.0

GRAPHIC SCALE
100 0 50 100 200
1 INCH = 100 FEET