

SITE DEVELOPMENT TABLE	
PETITION NUMBER	2017-148
SITE ACREAGE	± 3.96 AC.
TAX PARCELS	201-072-29 (PORTION OF)
EXISTING ZONING	I-2(CD)
PROPOSED ZONING	I-2(CD) S.P.A.
EXISTING USE	OFFICE / DISTRIBUTION / WAREHOUSE
PROPOSED USE	OFFICE / DISTRIBUTION / WAREHOUSE
MAXIMUM GROSS SF OF DEV.	THIS SITE MAY BE DEVELOPED TO ± 428,400 SF OF FLOOR AREA
MAXIMUM BUILDING HEIGHT	NOT TO EXCEED 40 FEET
PARKING	AS REQUIRED BY THE ORDINANCE
OPEN SPACE	AS REQUIRED BY THE ORDINANCE

LEGEND

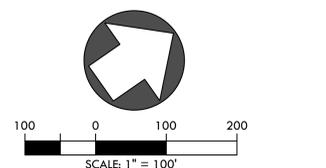
REZONING BOUNDARY

PETITIONER

EASTGROUP
PROPERTIES

4725 ENTRANCE DRIVE, SUITE G
CHARLOTTE, NORTH CAROLINA 28273
(704) 625-4030

DRAWING INFORMATION



DEVELOPMENT STANDARDS

December 11, 2017

1. GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan (the "Rezoning Plan") associated with the Rezoning Petition filed by Eastgroup Properties, L.P. (the "Petitioner") to request an amendment to the approved Conditional Rezoning Plan relating to Rezoning Petition No. 2013-021 (the "Approved Plan"), which Approved Plan governs the use and development of an approximately 3.96 acre site located generally on the southeast corner of the intersection of Steele Creek Road and Shopton Road. The site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site").
- B. The Site was rezoned to the I-2 (CD) zoning district by the Charlotte City Council on March 18, 2013 pursuant to Rezoning Petition No. 2013-021 to accommodate the development of an office, warehouse and distribution park on the Site. The purposes of this site plan amendment are to accommodate a revision to the orientation and layout of that building designated as Building 5 on the Approved Plan and the elimination of a buffer adjacent to Building 5 due to a change in the zoning classification of adjacent parcel of land.
- C. The development and use 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").
- D. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the I-2 zoning district shall govern all development taking place on the Site.
- E. 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.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

- A. The Site may be devoted only to those uses permitted by right and under prescribed conditions in the I-1 zoning district that are also permitted in the I-2 zoning district, and any accessory uses related thereto.
- B. A maximum of 428,400 square feet of gross floor area may be developed on the Site.

3. 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.
- B. The alignments of the internal drives to be located on the Site are subject to any minor modifications or alterations required during the construction permitting process.
- C. Subject to paragraph D below, Entrance Drive shall be extended to Gable Road using the local industrial street cross section.
- D. The extension of Entrance Drive to Gable Road will be constructed prior to the final certificate of occupancy being issued for the first of Building 4 or Building 5 along such extension. However, the extension of Entrance Drive to Gable Road shall not be connected to Gable Road unless and until Gable Road is improved from the Site to Shopton Road.

- E. Petitioner shall install a 6 foot planting strip and 5 foot sidewalk along the east side of Entrance Drive matching the existing planting strip and sidewalk on the west side of Entrance Drive.

4. ARCHITECTURAL STANDARDS

- A. The maximum height of any building constructed on the Site shall be 40 feet.

5. STREETScape/LANDSCAPING/BUFFERS

- A. 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 the Ordinance, Petitioner may reduce the required width of any buffer by 25% by installing a berm that meets the standards of Section 12.302(8A) of the Ordinance.
- B. 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.

6. ENVIRONMENTAL FEATURES

- A. Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.
- B. The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

7. LIGHTING

- A. All freestanding lighting fixtures installed on the Site (excluding street lights, lower, decorative lighting that may be installed along the driveways and sidewalks and landscaping lighting) 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 31 feet.
- C. Any lighting fixtures attached to the buildings to be constructed on the Site shall be decorative, capped and downwardly directed.

8. CONSTRUCTION ACTIVITIES

- A. Petitioner shall prohibit construction vehicles serving the Site from utilizing Gable Road for ingress to and egress from the Site.
- B. Construction activities may only be conducted on the Site daily from 7 AM to 7 PM. Notwithstanding the foregoing, the slabs for the buildings proposed to be constructed under this Rezoning Plan may be poured prior to 7 AM or after 7 PM as a result of the need to pour the slabs in cooler temperatures.

9. 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.

SCCP PHASE I SITE PLAN AMENDMENT

ENTRANCE ROAD
CHARLOTTE, NORTH CAROLINA
EASTGROUP PROPERTIES, LLP

DEVELOPMENT STANDARDS (PETITION #2017-148)

REVISIONS:
1. 12/11/2017 PER STAFF COMMENTS

ENGINEER: GTW
DRAWN BY: GTW
CHECKED BY: LB
PROJECT #: 017.006

SHEET
RZ.02
SHEET 2 OF 2