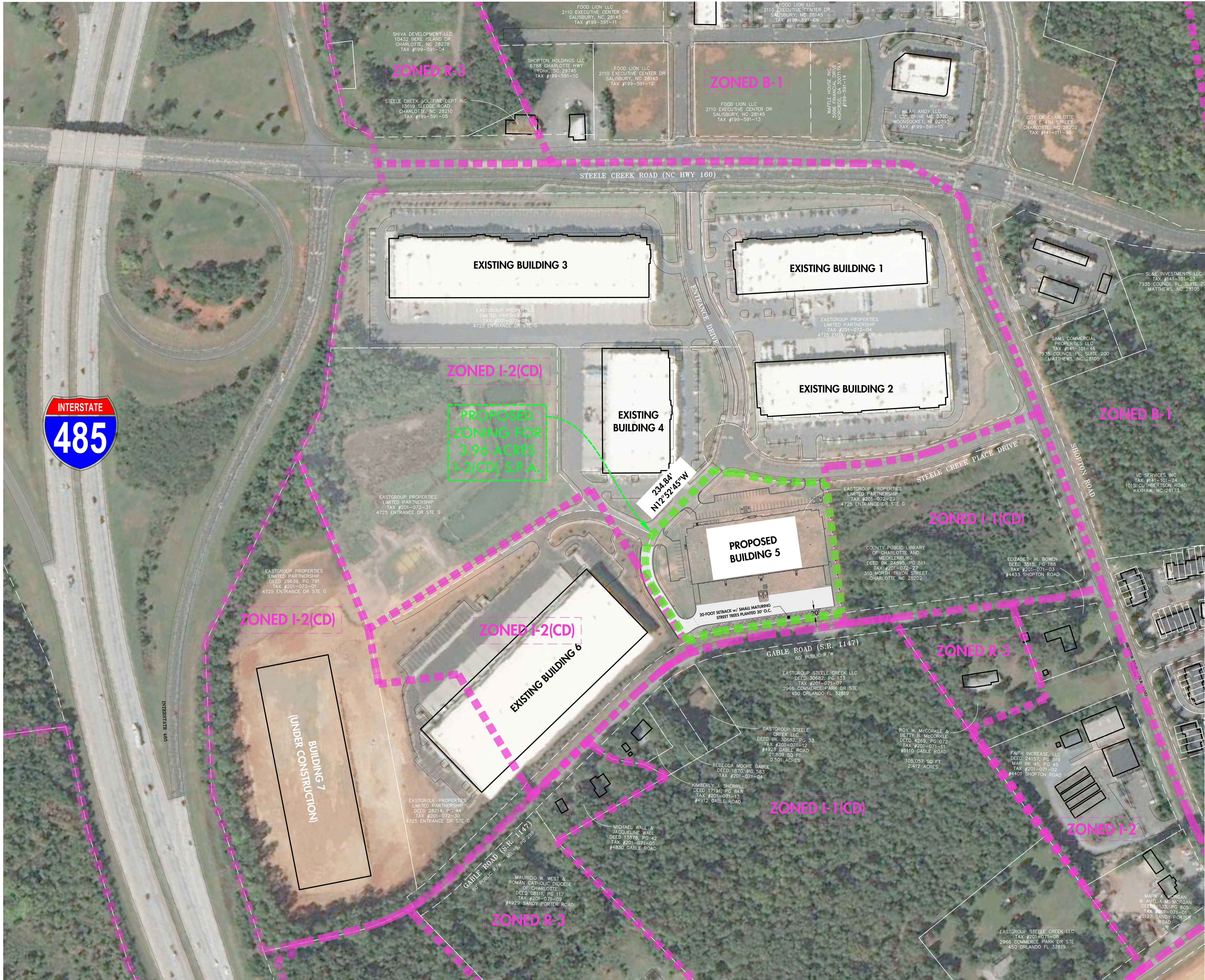
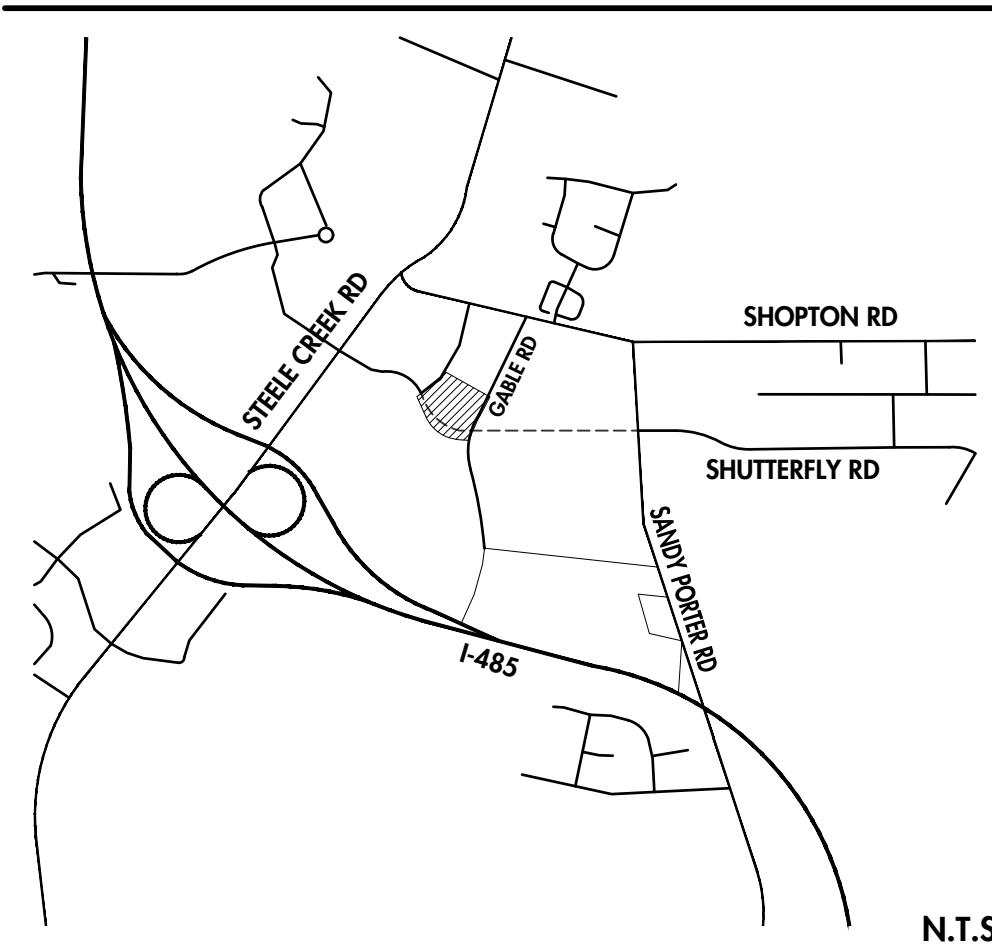




VICINITY MAP



SITE DEVELOPMENT TABLE

PETITION NUMBER	2017-148	1
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.	1 2
EXISTING USE	OFFICE / DISTRIBUTION / WAREHOUSE	
PROPOSED USE	OFFICE / DISTRIBUTION / WAREHOUSE	
THIS SITE MAY BE DEVELOPED TO A MAXIMUM OF 65,000 SF OF GROSS FLOOR AREA		
MAXIMUM BUILDING HEIGHT	NOT TO EXCEED 40 FEET	
PARKING	AS REQUIRED BY THE ORDINANCE	
OPEN SPACE	AS REQUIRED BY THE ORDINANCE	

LEGEND

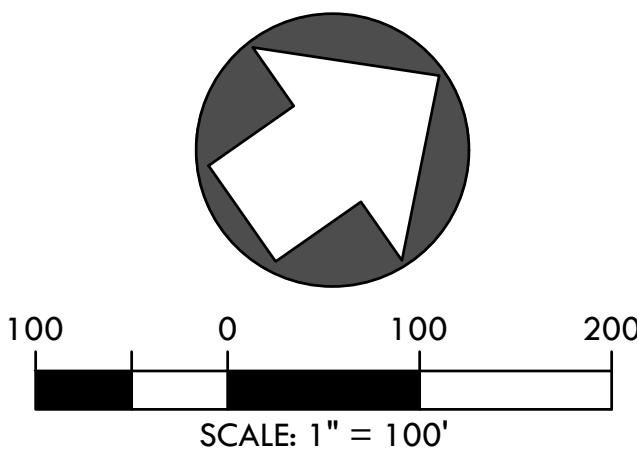
REZONING BOUNDARY

PETITIONER

EASTGROUP
PROPERTIES

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

DRAWING INFORMATION



SCCP PHASE I SITE PLAN AMENDMENT

ENTRANCE ROAD
CHARLOTTE, NORTH CAROLINA
EASTGROUP PROPERTIES, LLP

REZONING PLAN (PETITION #2017-148)

REVISIONS:

1. 11/13/2017 PER STAFF COMMENTS
2. 01/22/2018 PER STAFF COMMENTS

ENGINEER: GTW

DRAWN BY: GTW

CHECKED BY: LB

PROJECT #: 017.006

SHEET

RZ.01

SHEET 1 OF 3

OAK
ENGINEERING

828 EAST BOULEVARD, CHARLOTTE, NC 28203
P. 704.989.4046

The diagram shows two adjacent triangles, labeled 1 and 2, sharing a common vertical side. Triangle 1 is on the left and triangle 2 is on the right. They are both isosceles triangles with their bases on a horizontal line.

-
- Diagram showing two adjacent triangles labeled 1 and 2.

- ### 3. TRANSPORTATION

-

-

-

- 2

-

-

B. The maximum height of any freestanding lighting fixture installed on the Site shall be 31 feet.

- 2

A. Petitioner shall prohibit construction vehicles serving the Site from utilizing Gable Road for ingress to and egress from the Site.

-

A. The Site is a portion of a larger site (the "2013 Rezoning Site") that was rezoned to the I-2 (CD) zoning district by the Charlotte City Council pursuant to Rezoning Petition No. 2013-021.

- (1) Reduce the size of the 2013 Rezoning Site that will continue to be subject to Rezoning Petition No. 2013-021 by the size of the Site subject to this Rezoning Petition, which is approximately 3.96 acres.
- (2) Reduce the maximum gross floor area allowed on the 2013 Rezoning Site that will continue to be subject to Rezoning Petition No. 2013-021 from 428,400 square feet to 363,400 square feet, which is a reduction of 65,000 square feet.

- C. In the event that this Rezoning Petition is approved by the Charlotte City Council, the above described administrative amendment requests shall be approved by the Planning Department.

- ## 9. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- 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.



BUILDING 5 WEST ELEVATION



BUILDING 5 EAST ELEVATION