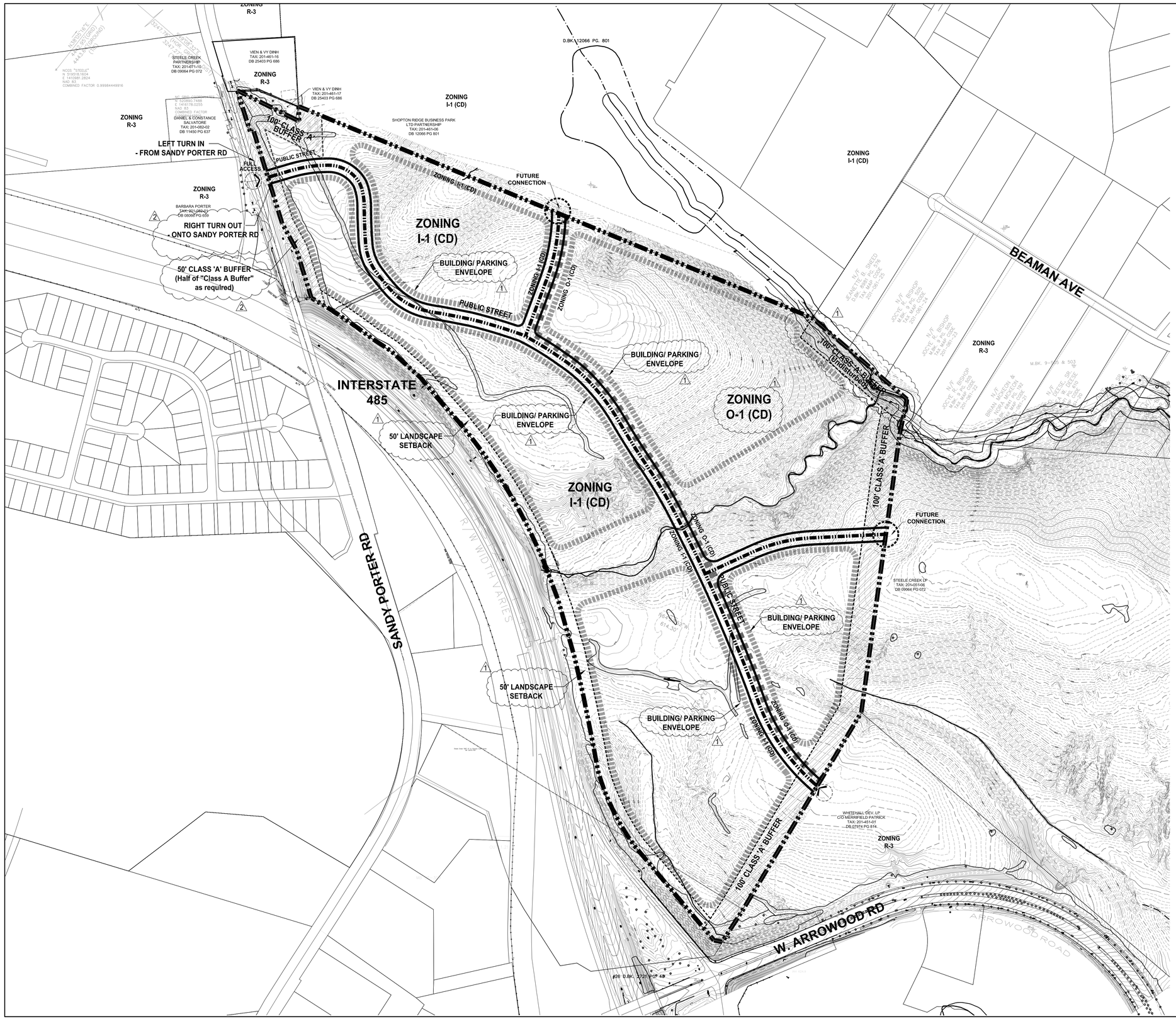

VICINITY MAP

NTS

SITE DEVELOPMENT DATA

Site Acreage:	+/- 114 Ac.
Tax Parcels:	Portions of 201-051-06, and all of 201-051-10, 201-051-08, 201-051-14
Existing Zoning:	R-3
Proposed Zoning:	O-1 (CD); I-1 (CD)
Existing Uses:	Vacant
Proposed Uses:	Use allowed by right and under prescribed conditions in the 0-1 and I-1 zoning districts and as more specifically set forth in these documents.
Maximum Gross SF of Dev:	The portion of the Site zoned O-1(CD) may be developed with up to 120,000 s.f. of gross floor area; the portion of the Site zoned I-1(CD) may be developed with up to 135,000 s.f. of gross floor area.
Max Building Height:	As allowed by the Ordinance
Parking:	As allowed by the Ordinance

SITE LEGEND

- SITE ACCESS
- PUBLIC STREET
- ZONING LINE
- BUILDING ENVELOPE

100 0' 100 200 400

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STEELE CREEK - I-485 BUSINESS PARK REZONING PETITION No. 2013-002

STEELE CREEK (1997) Limited Partnership

TECHNICAL DATA SHEET

REVISIONS:
(1) 12.2012 - REVISE PER STAFF COMMENTS
(2) 01.2013 - REVISE PER STAFF COMMENTS
(3) 03.18.13 - REVISE PER STAFF COMMENTS

DATE: October 22, 2012
PROJECT MGR: KST
DRAWN BY: KST
CHECKED BY: MRC
Q.C. BY: MRC
SCALE: 1"=200'
PROJECT #: 1012229

SHEET #:
RZ-1

Steele Creek (1997) Limited Partnership
1-485 Business Park
Development Standards
3/05/13
Rezoning Petition No. 2013-002

Site Development Data:

3 **--Acreage:** ± 114 acres

--Tax Parcel #'s: Portion Of 201-051-06; and all of 201-051, 08, 10 and 14 **--Existing Zoning:** R-3

--Proposed Zoning: I-1 (CD) and 0-1(CD)

--Existing Uses: Vacant.

--Proposed Uses: Use allowed by right and under prescribed conditions in the I-1 and 0-1 zoning districts together with accessory uses allowed in the I-1 and 0-1 zoning districts and as more specifically set forth below.

--Maximum Gross Square feet of Development: The portion of the Site zoned O-1(CD) may be developed with up to 120,000 square feet of gross floor area; the portion of the Site zoned I-1(CD) may be developed with up to 135,000 square feet of gross floor area.

--Maximum Building Height: As allowed by the Ordinance.

--Parking: As required by the Ordinance.

1. General Provisions:

a. These Development Standards form a part of the Rezoning Site Plan associated with the Rezoning Petition filed by Steele Creek (1997) Limited Partnership to accommodate development of a business park and/or similar development on an approximately 114 acre site generally located east of 1-485 between Sandy Porter Road and West Arrowood Road (the "Site"). 3

b. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for (i) the I-1 zoning district shall govern development taking place in the area designated I-1(CD) on the Rezoning Plan and (ii) the 0-1 zoning districts shall govern development taking place in the area designed 0-1(CD) on the Rezoning Plan.

c. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, and other site elements set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan as well as schematic building elevations, if any, are graphic representations of the development and site elements proposed, and they may be altered or modified in accordance with the setback, yard and buffer requirements set forth on this Rezoning Plan and the Development Standards, provided, however, any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan. Changes to the Rezoning Plan not permitted by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

3 d. The total number of principal buildings to be developed on the Site shall not exceed 17. Accessory buildings and structures located on the Site shall not be considered in any limitation 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) located on the same lot or parcel as the accessory buildings. Other than parking structures, the size of accessory structures/buildings located on the Site will be limited to 20% of the gross floor area of the principal buildings constructed on the same lot as accessory structures/buildings. Provided that this limitation shall not apply to accessory structures associated and/or serving development in other portion of the Site.

e. The proposed internal street network and external street connections are generally shown on the Rezoning Plan. To allow flexibility in the specific design of the Site the extent of the internal street network and location of the external connections will be determined as part of the Subdivision review process at the time of the development of the Site.

f. The building parking envelope line adjacent to the properties zoned R-3 may be expanded if the adjoining property is rezoned to a non-residential zoning district.

2. Permitted Uses & Development Area Limitation:

a. The portion of the Site zoned 0-1(CD) may be developed for all uses allowed by right and under prescribed conditions in the 0-1 zoning district together with accessory uses allowed in the 0-1 zoning district. The Principal buildings constructed on the portion Site zoned 0-1(CD) may contain up to 120,000 square feet of gross floor area of allowed uses.

3 b. The portion of the Site zoned I-1(CD) may be developed for all uses allowed by right and under prescribed conditions in the I-1 zoning district, except as prohibited below, together with accessory uses allowed in the I-1 zoning district. The Principal buildings constructed on the portion of the Site zoned I-1(CD) may contain up to 135,000 square feet of gross floor area of allowed uses; a maximum of 100,000 square feet gross floor area of such buildings may be developed with warehouse distribution uses.

c. The following uses will not be allowed on the Site.

i. Animal crematoriums

ii. Armories for meeting and training of military organizations.

iii. Assembly or fabrication of previously manufactured parts.

iv. Automobiles, truck and utility trailer rental.

v. Automobile repair garages.

vi. Automotive sales and repair, including tractor-trucks and accompanying trailer.

vii. Automotive services stations.

viii. Boat and ship sales and repair.

ix. Bus and train terminals.

x. Car washes.

xi. Manufactured housing repair.

xii. Manufactured housing sales.

xiii. Manufactures' representatives, including offices, and repair and service facilities.

xiv. Restaurants, with accessory drive-in services.

xv. Theatres, motion picture.

xvi. Abattoirs.

xvii. Adult establishments.

xviii. Building material sales, retail.

xix. Commercial rooming houses.

xxi. Day labor services agency.

xxii. Fence and fence materials, retail.

xxiii. Jails and prisons.

xxiv. Manufacturing (light) uses.

xxv. Nightclubs, bars and lounges.

xxvi. Nursery/greenhouses, retail.

xxvii. Raceway and dragstrips.

xxviii. Stadiums and arenas.

xxix. Tire recapping and retreading.

xxx. Freestanding Retail and Restaurant Uses.

For purposes of the development limitations set forth in these Development Standards (but not to be construed as a limitation on FAR requirements), the term "gross floor area" or "GFA" shall mean and refer to the sum of the gross horizontal areas of each floor of a principal building on the Site measured from the outside of the exterior walls or from the center line of party walls; provided, however, such term shall exclude any surface or structured parking facilities, areas used for building and equipment access (such as stairs, elevator shafts and maintenance crawl spaces), all loading dock areas (open or enclosed), and outdoor dining areas whether on the roof of the building(s) or at street level (parking for outdoor dining areas will be provided as required by the Ordinance).

3 **3. Access and Transportation Improvements:**

a. Vehicular access to the Site will be from Sandy Porter Road. Access to the Site from other adjoining parcels via the extension of public streets to the Site will also be allowed.

b. As part of the construction of the proposed public street from Sandy Porter Road into the Site, the Petitioner will construct: (i) a southbound left turn on Sandy Porter Road with 150 feet of storage, a 150-foot bay taper and a 45:1 through lane taper (along with a through lane taper on the opposite side of the intersection that terminates prior to the bridge deck over I-485); and (ii) a northbound right turn lane on Sandy Porter Road with 150 feet of storage and a 150-foot bay taper.

c. Prior to the issuance of building permit(s) that account in the aggregate for more than 125,000 square feet of gross floor area on the Site; the Petitioner will construct a northbound right turn lane on Sandy Porter Road at Shopton Road with 150 feet of storage and a 150-foot bay taper.

d. **Right-of-way Availability.** It is understood that some of the public roadway improvements referenced subsection a. above may not be possible without the acquisition of additional right of way. If after the exercise of diligent good faith efforts, the Petitioner is unable to acquire any land necessary to provide for any such additional right of way upon commercially reasonable terms and at market prices, then CDOT, the City of Charlotte Engineering Division or other applicable agency, department or governmental body agree to proceed with condemnation of any such land. In such event, the Petitioner shall reimburse the applicable agency, department or governmental body for the cost of any such condemnation proceedings including compensation paid by the applicable agency, department or governmental body for any such land and the expenses of such proceedings.

e. The placements and configurations of vehicular access points are subject to any minor modifications, as approved by CDOT, required to accommodate final site and construction plans and designs and to any adjustments required for approval by the CDOT. This includes adjustments required for approval by CDOT in accordance with published standards.

f. The Site will comply with the Subdivision regulations.

4. Streetscape, Buffers and Landscaping:

3 a. A 50 foot landscape area will be provided along 1-485 in accordance with the following standards. No buildings or parking areas will be allowed within this 50 foot landscape area. Up to two (2) outdoor advertising signs and one (1) project identification sign may be located within the 50 foot landscape area in accordance with the sign regulations. Grading and clearing for development, utilities, and the like, may take place in the landscape area at the Petitioner's discretion provided however either the cleared area is re-landscaped to meet a Class C buffer standards or an area equal to the portion of the landscape area cleared shall be added adjacent to the landscape area and replanted consistent with a Class C buffer standards (a minimum 50 feet in width of either: (i) existing trees; or (ii) existing trees and new landscaping; or (iii) new landscaping must be maintained along 1-485).

b. Setbacks, yards and buffers as required by the I-1 and O-1 zoning districts, as applicable, will be provided along other property line boundaries.

c. Buffer requirements of the Ordinance will be met. The buffers generally depicted on the Rezoning Plan may be eliminated if the adjoining use changes to a use that no longer requires a buffer to be provided. Half of a Class A Buffer will be provided along Sandy Porter Road as required by the Ordinance. If the use and zoning district across Sandy Porter changes to a use and zoning district that no longer requires a buffer then this buffer may be eliminated and replaced with a setback as required by the I-1 zoning district.

d. Meter banks will be screened.

e. Above ground backflow preventers will be screened from public view at grade and will be located outside of the required setbacks.

f. The screening requirements of the Ordinance will be met.

5. Architectural Standards, Parking and Loading Dock Locations:

a. The principal buildings constructed on the Site will use a variety of building materials. The building materials used will be a combination of the following: pre-cast concrete, brick, simulated stone, pre-cast stone, stone, stucco, EIFS, and tilt up concrete.

3 b. Warehouse distribution buildings constructed on the Site will be designed to avoid long, solid, uninterrupted monochrome building elevations.

c. Building constructed on the Site will use architectural treatments similar to those generally depicted on the attached schematic building elevations.

d. Loading dock doors will be oriented away from 1-485 and the internal public street.

e. Parking areas will not be allowed between the buildings constructed on the Site and I-485.

6. Environmental Features:

a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls 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

c. The Site will comply with the Tree Ordinance.

3 **7. Signage:**

a. Signage as allowed by the Ordinance may be provided. Up to two (2) outdoor advertising signs (each of which may have one sign face per side of the sign) may be located on the Site along 1-485.

8. Lighting:

a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.

b. Detached lighting on the Site will be limited to 30 feet in height. No wall pak type lighting will be allowed within 500 feet of residential zoning or use.

9. Other:

a. RESERVED

10. Amendments to the Rezoning Plan:

a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

11. Binding Effect of the Rezoning:

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 provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

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STEELE CREEK - I-485 BUSINESS PARK
REZONING PETITION No. 2013-002
STEELE CREEK (1997) Limited Partnership
DEVELOPMENT STANDARDS

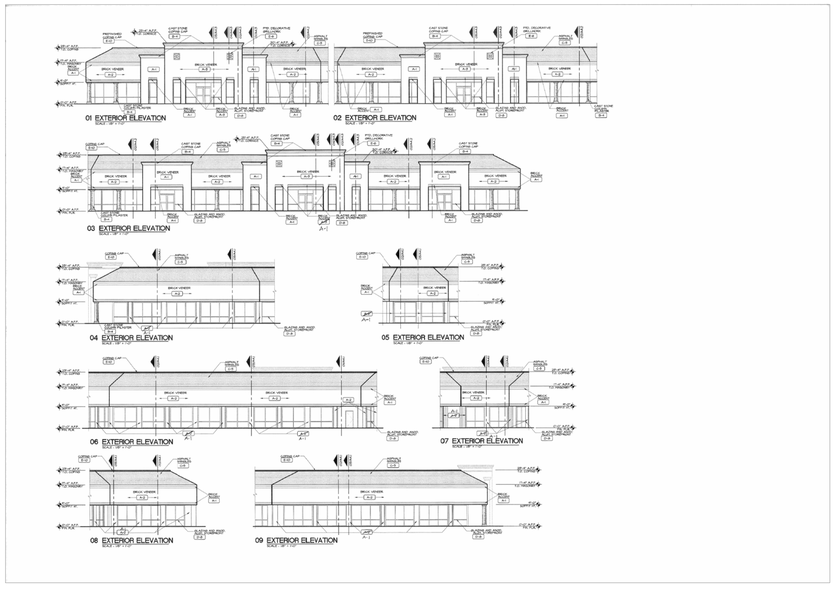
REVISIONS:
(1) 12.20.12 : REVISE PER STAFF COMMENTS
(2) 02.07.13 : REVISE PER STAFF COMMENTS
(3) 03.18.13 : REVISE PER STAFF COMMENTS

DATE: October 22, 2012
DESIGNED BY: KST
DRAWN BY: KST
CHECKED BY: MRC
Q.C. BY: MRC
SCALE: N/A
PROJECT #: 1012229

SHEET #:
RZ-3

NOTE:

THESE ELEVATIONS ARE PROVIDED TO REFLECT THE ARCHITECTURAL STYLE AND QUALITY OF THE BUILDINGS THAT MAY BE CONSTRUCTED ON THE SITE.



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STEELE CREEK - I-485 BUSINESS PARK
REZONING PETITION No. 2013-002

STEELE CREEK (1997) Limited Partnership

ARCHITECTURAL ELEVATIONS (CONCEPT)

2

REVISIONS:
(1) 12.20.12 - REVISE PER STAFF COMMENTS
(2) 01.21.13 - REVISE PER STAFF COMMENTS
(3) 03.18.13 - REVISE PER STAFF COMMENTS

DATE: October 22, 2012
DESIGNED BY: KST
DRAWN BY: KST
CHECKED BY: MRC
Q.C. BY: MRC
CAD FILE: N/A
PROJECT #: 1012229

2

SHEET #:
RZ-2