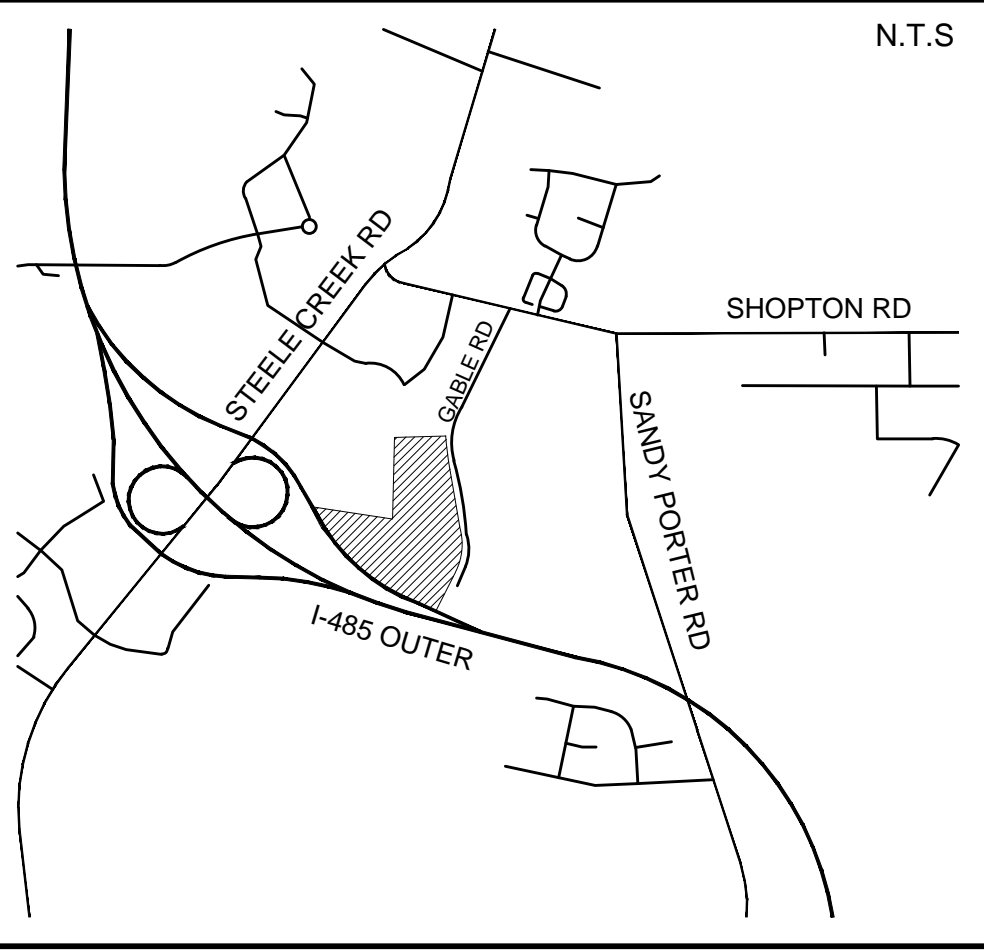


VICINITY MAP



SITE DEVELOPMENT TABLE

SITE ACREAGE	± 48.80 AC.	201-071-07
TAX PARCELS	201-071-10	201-071-12
	201-071-06	201-071-13
	201-083-01	201-071-04
	201-082-01	
EXISTING ZONING	R-3	
PROPOSED ZONING	I-2 (CD)	
EXISTING USE	RESIDENTIAL INSTITUTIONAL AND VACANT LOTS	
PROPOSED USE	INDUSTRIAL / OFFICE / DISTRIBUTION	
MAXIMUM GROSS SF OF DEV.	THE MAXIMUM FLOOR AREA RATIO FOR I-2 IS 1.00.	
	THIS SITE MAY BE DEVELOPED TO ± 525,000 SF OF FLOOR AREA	
	NOT TO EXCEED 40 FEET	
MAXIMUM BUILDING HEIGHT	AS REQUIRED BY THE ORDINANCE	
PARKING	AS REQUIRED BY THE ORDINANCE	
OPEN SPACE	AS REQUIRED BY THE ORDINANCE	

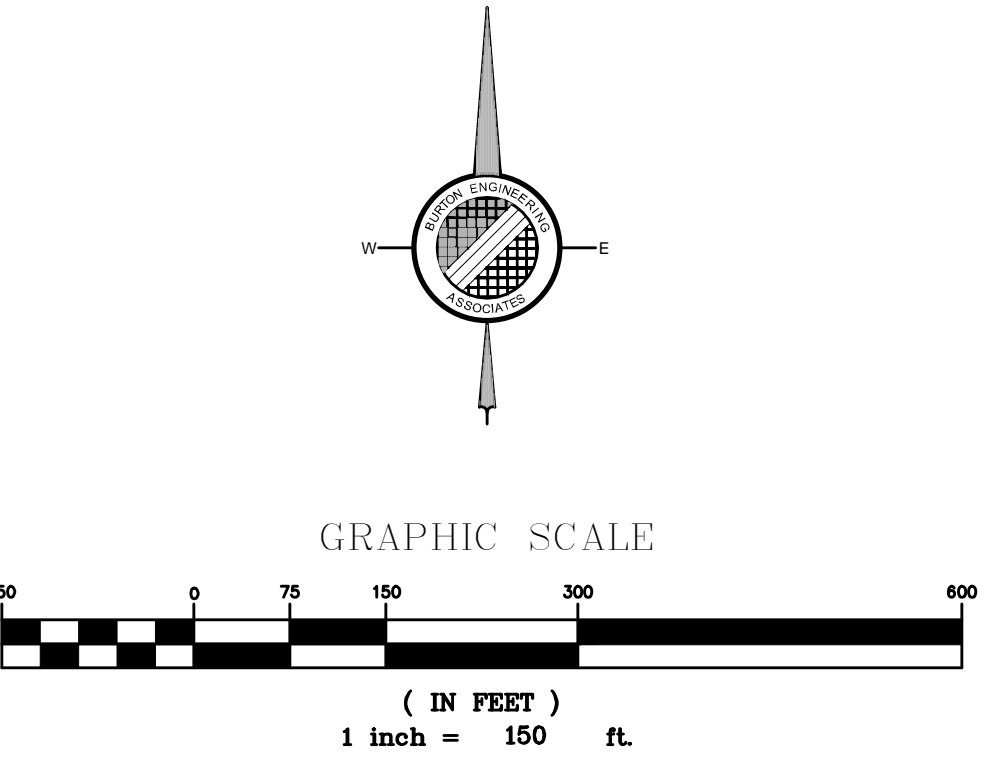
LEGEND

EXISTING ZONING BOUNDARIES	---
PROPOSED ZONING BOUNDARIES	- - -
BUILDING/PARKING ENVELOPE	---
PROPOSED BUFFERS	

PETITIONER

EASTGROUP
PROPERTIES

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



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Engineer's Seal:



BURTON
ENGINEERING
ASSOCIATES

CIVIL ENGINEERS
LAND PLANNERS

5950 Fairview Rd., Suite 100 Charlotte, NC 28210
(704) 553-8881 Fax (704) 553-8860
Firm License #11557

STEELE CREEK COMMERCE PARK
PHASE III & IV
REZONING PLAN

Project	GTW
Engineer	EJR
Drawn By	10/22/2015
Date	
Revisions	
Project Number	590-003
	RZ-1
	Sheet 1 of 2

STEELE CREEK COMMERCE PARK - PHASE III & IV

DEVELOPMENT STANDARDS

OCTOBER 26, 2015

REZONING PETITION NO. Unassigned

SITE DEVELOPMENT DATA:

- **ACREAGE:** +/- 48.80 ACRES
- **TAX PARCELS:** 201-071-10, 201-071-06, 201-093-01, 201-082-01, 201-071-08, 201-071-07, 201-071-12, 201-071-13 and 201-071-04;
- **EXISTING ZONING:** R-3
- **PROPOSED ZONING:** I-2 (CD)
- **EXISTING USES:** RESIDENTIAL, INSTITUTIONAL, AND VACANT LOTS.
- **PROPOSED USES:** INDUSTRIAL / OFFICE / DISTRIBUTION.
- **MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT:** THE MAXIMUM FLOOR AREA RATIO FOR I-2 IS 1.00. THIS SITE MAY BE DEVELOPED TO +/- 525,000 SF OF GROSS FLOOR AREA.
- **MAXIMUM BUILDING HEIGHT:** NOT TO EXCEED 40 FEET
- **PARKING:** AS REQUIRED BY THE ORDINANCE. 0.25 SPACES PER 1,000 SF OF WAREHOUSE AND 1 SPACE PER 400 SF OF OFFICE SPACE.
- **OPEN SPACE:** AS REQUIRED BY THE ORDINANCE. NOT SPECIFIED

I. GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Eastgroup Properties, LP (the "Petitioner") for an approximately 47 acre site located on the west side of Sandy Porter Road, south of Shopton Road and immediately north of Interstate 485, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site").
- B. The Site is comprised of Tax Parcel Nos. 201-071-10, 201-071-06, 201-093-01, 201-082-01, 201-071-08, 201-071-07, 201-071-12, 201-071-13 and 201-071-04.
- C. 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").
- D. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the I-1 zoning district shall govern all development taking place on the Site.
- E. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, 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, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan. Alterations and modifications shall be in accordance with Section 6.207 of the Ordinance.
- F. The development of the Site proposed under this Rezoning Plan shall be considered to be a planned/unified 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. Furthermore, the Petitioner and/or owner of the Site reserve the right to subdivide portions or all of the Site and to create lots within the interior of the Site without regard to any such internal separation standards and public/private street frontage requirements, provided, however, that the development of the Site shall be required to meet any applicable setback, side yard, rear yard and buffer requirements with respect to the exterior boundaries of the Site.
- G. Pursuant to Section 1.110 of the Ordinance and Section 160A-385.1 of the North Carolina General Statutes, the Rezoning Plan, if approved, shall be vested for a period of 5 years due to the size and phasing of the development, the level of investment, economic cycles and market conditions.
- 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.

II. PERMITTED USES/DEVELOPMENT LIMITATIONS

- A. Subject to the limitations set out below, the buildings to be located on the Site may be devoted to any use or uses allowed by right or under prescribed conditions in the I-1 zoning district, together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in the I-1 zoning district.
- B. Notwithstanding the terms of paragraph A above, the following uses shall be prohibited on the Site:
- (1) Automobiles, truck and utility trailer rental.
- (2) Automotive repair garages.
- (3) Automotive service stations.
- (4) Barber and Beauty shops.
- (5) Financial institutions.
- (6) Eating, Drinking and Entertainment Establishments (Type 1 and Type 2).
- (7) Retail establishments, shopping centers and business, personal and recreational services.
- (8) Adult establishments.

- C. A maximum of 525,000 square feet of gross floor area may be developed on the Site.

III. TRANSPORTATION

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of each access point are subject to any minor modifications required by the Charlotte Department of Transportation 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. Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan.

IV. ARCHITECTURAL STANDARDS

- A. The maximum height of any building constructed on the Site shall be 45 feet.

V. 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.

VI. LIGHTING

- A. Subject to paragraph D below, all freestanding lighting fixtures installed within the Site (excluding street lights) 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 30 feet.
- C. Any lighting fixtures attached to the buildings to be constructed on the Site shall be decorative, capped and downwardly directed.

VII. CONSTRUCTION ACTIVITIES

- A. Petitioner shall prohibit construction vehicles serving the Site from utilizing Gable Road to access the Site.
- B. Construction activities may only be conducted on the Site daily from 7 AM to 7 PM. Notwithstanding the foregoing, the slab for the building 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.

VIII. 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.

PETITIONER

EASTGROUP
P R O P E R T I E S

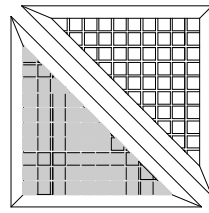
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CHARLOTTE, NORTH CAROLINA 28273
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5950 Fairview Rd. - Suite 100 - Charlotte, NC 28210
(704) 553-8881 - Fax (704) 553-8860
Firm License #1557

STEELE CREEK COMMERCE PARK
PHASE III & IV

REZONING NOTES

Project

Sheet
Title

GTW
Engineer
EUR
Drawn By
10/22/2015
Date

Revisions

Project Number
590-003

RZ-2
Sheet 2 of 2