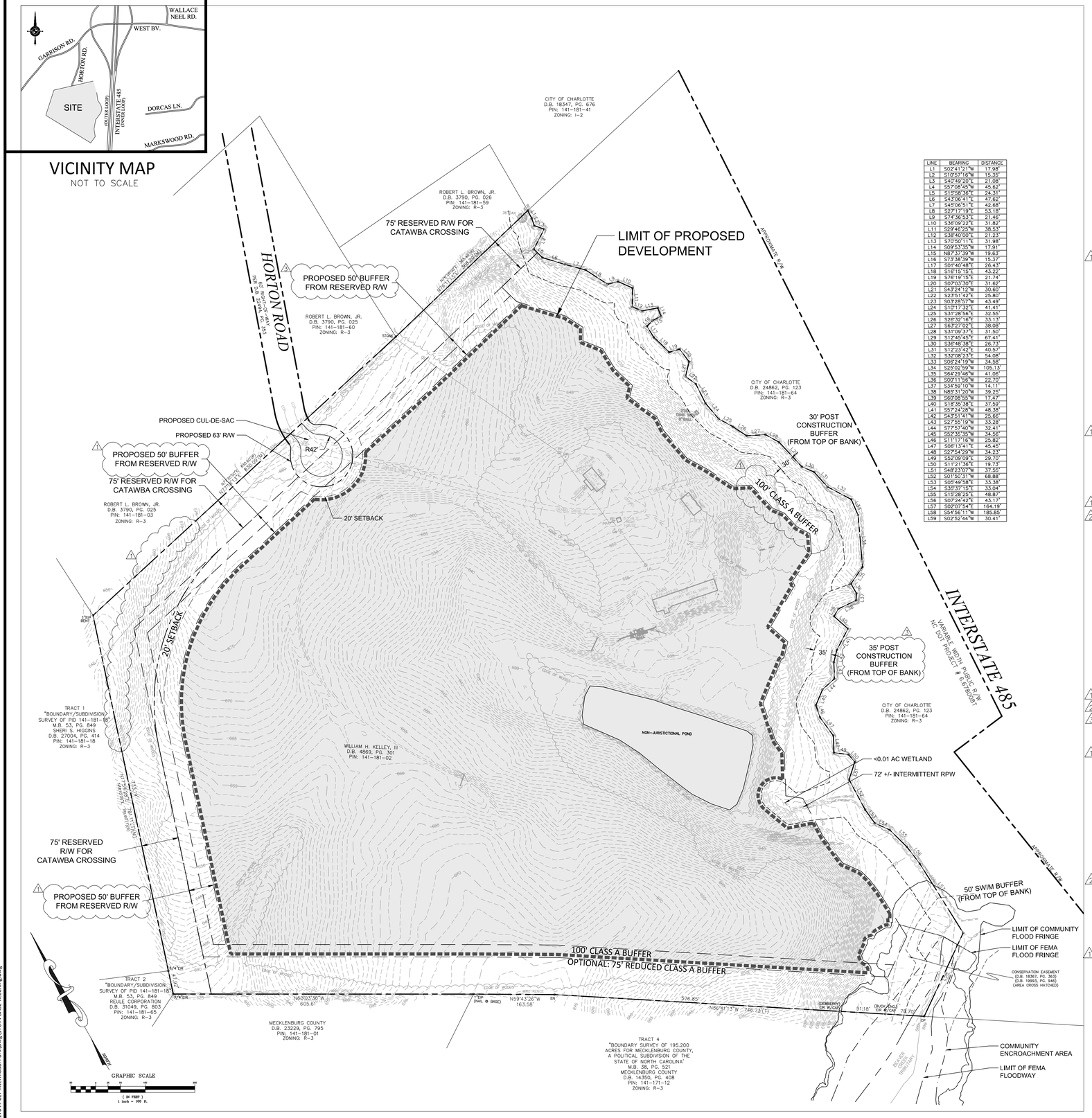
VICINITY MAP
NOT TO SCALE



LINE	BEARING	DISTANCE
L1	S02°41'21"W	17.98'
L2	S10°57'18"W	15.35'
L3	S40°49'20"E	21.08'
L4	S57°08'45"W	45.62'
L5	S10°58'36"E	24.31'
L6	S43°06'41"E	47.62'
L7	S45°06'51"E	42.68'
L8	S2°71'19"E	53.18'
L9	S74°36'53"E	21.46'
L10	S36°09'22"E	31.82'
L11	S29°46'25"W	38.53'
L12	S38°40'00"E	21.23'
L13	S70°50'11"E	31.98'
L14	S09°53'35"W	17.91'
L15	N87°37'39"W	19.63'
L16	S73°38'39"W	15.37'
L17	S01°40'48"E	26.43'
L18	S16°15'15"E	43.22'
L19	S76°19'15"E	21.74'
L20	S07°03'30"E	31.62'
L21	S43°24'12"W	30.60'
L22	S23°51'42"E	25.80'
L23	S03°28'57"W	43.49'
L24	S10°17'32"E	41.41'
L25	S31°28'56"E	32.55'
L26	S26°32'16"E	33.13'
L27	S63°27'02"E	38.08'
L28	S31°09'37"E	31.50'
L29	S17°45'45"E	67.41'
L30	S36°48'38"E	26.73'
L31	S12°23'42"E	40.57'
L32	S32°08'23"E	54.08'
L33	S06°24'19"W	34.58'
L34	S25°02'59"W	105.13'
L35	S64°29'46"W	41.06'
L36	S00°11'56"W	22.70'
L37	S34°59'10"W	14.11'
L38	N85°31'20"W	39.25'
L39	S60°08'55"W	17.47'
L40	S18°35'38"E	37.59'
L41	S57°24'28"W	48.38'
L42	S43°51'41"W	25.66'
L43	S27°55'19"W	33.28'
L44	S77°57'40"W	32.41'
L45	S52°35'39"W	34.56'
L46	S11°17'16"W	25.82'
L47	S06°13'41"E	45.45'
L48	S27°54'29"W	34.23'
L49	S52°09'09"E	29.70'
L50	S11°21'36"E	19.73'
L51	S48°23'07"W	37.55'
L52	S01°50'31"W	68.88'
L53	S00°49'58"E	33.38'
L54	S35°37'15"E	33.04'
L55	S19°28'25"E	48.87'
L56	S07°24'42"E	43.17'
L57	S02°07'54"E	164.19'
L58	S54°56'11"W	185.85'
L59	S02°52'44"W	30.41'

Site Development Data:

--**Acreage:** ± 42.6 acres
--**Tax Parcel #s:** 141-181-02
--**Existing Zoning:** R-3
--**Proposed Zoning:** I-1(CD)
--**Existing Uses:** Vacant.
--**Proposed Uses:** Warehousing, warehouse distribution, manufacturing, office, and industrial uses as permitted by right and under prescribed conditions together with accessory uses, all as allowed in the I-1 zoning district (as more specifically described and restricted in the Development Standards below).
--**Maximum Gross Square feet of Development:** Up to 450,000 square feet of gross floor area
--**Maximum Building Height:** Height as permitted by Ordinance and will be measured as defined by the Ordinance.
--**Parking:** As required by the Ordinance for the proposed uses.

1. General Provisions:

a. Site Location. These Development Standards, Schematic Site Plan and other graphics set forth on Sheet RZ-1 form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by SL Horton Road, LLC ("Petitioner") to accommodate the development of industrial uses on an approximately 42.6 acre site located at 10137 Horton Road (the "Site").

b. **Zoning Districts/Ordinance**. 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 the I-1 zoning classification shall govern all development taking place on the Site.

c. Graphics and Alterations. Any schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. Any layouts, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.
Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

i. minor and don't materially change the overall design intent depicted on the Rezoning Plan; such as minor modifications to the configurations of any building location, driveways and parking area dimensions and the like as long as the modifications maintain the general building/parking orientation and character of the development generally depicted on the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

1 **d. Number of Buildings Principal and Accessory**. Notwithstanding the number of building(s) shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site will be limited to three (3). 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). In the event more than one principal building is developed on the Site, the Site shall adhere to the Subdivision Ordinance.

2. Permitted Uses, Development Area Limitations:

a. Subject to the restrictions and limitations listed below in subsection 2.b. below, the principal building constructed on the Site may be developed with up to 450,000 square feet gross floor area of warehousing, warehouse distribution, office, manufacturing, and industrial uses permitted by right and under prescribed conditions together with accessory uses; all allowed in the I-1 zoning district.

b. In no event shall the following uses be permitted:

- Outdoor storage,
- Eating, Drinking, and Entertainment establishments,
- Retail establishments, shopping centers and business, personal and recreation services,
- auction sales,
- automobiles, truck and utility trailer rental,
- automotive repair garages,
- automotive sales and repair,
- automotive service stations,
- manufactured housing sales or repair,
- petroleum storage facilities,
- recycling or drop off centers

1 *For purposes of the development limitations set forth in these Development Standards (but not to be construed as a limitation on FAR requirements), the following items will not be counted as part of the allowed gross floor area (floor area as defined by the Ordinance) for the Site: structured parking facilities and all loading dock areas (open or enclosed).*

3. Transportation Improvements and Access:

a. Access to the Site will be from Horton Road as generally depicted on the Rezoning Plan, subject to adjustments as set forth below. The exact alignment, dimensions and location of the access point to the Site and the driveway on the Site may be modified from the elements shown on the Rezoning Plan provided that the overall design intent is not materially altered and requirements described in this Section 3 are met.

b. The Petitioner will reserve a seventy-five foot (75') wide right-of-way for the proposed "Catawba Crossing" as generally depicted on RZ-01.

1 *In as much as the Catawba Crossing is in the conceptual stage, it is acknowledged that the right of way width for the Catawba Crossing and the accompanying improvements may be modified to result in a reduced or eliminated right of way width. The right of way for the Catawba Crossing and any adjustments to its width shall be determined in coordination with the Planning Department, CDOT, and*
2 *Engineering and Property Management in connection with the final design/alignment of the Catawba Crossing. Any reduction or elimination in the right of way width may occur either before or after completion of the building(s) contemplated by the development. Petitioner shall provide for dedication of the Catawba Crossing after receipt of written notice of the final design/alignment of the Catawba Crossing and the resulting right of way.*

c. The Petitioner shall provide or cause to be provided on its own or in cooperation with other parties who may implement portions of the improvements, substantial completion of modifications to Horton Road from Garrison Road to the Site within the existing right-of-way to the standards of a local industrial street from face of curb to face of curb. Turn lanes, sidewalks, and planting strips shall be provided contingent upon right of way availability and determined during the Land Development permitting process.

The above-referenced improvements in this subsection 3.c. shall be substantially completed prior to the issuance of the first certificate of occupancy for the first upfit within a building shell on the Site.

d. Subject to the provisions of Section 3.e. below, Petitioner shall dedicate and convey to the City all rights-of-way required for the improvements referenced in subsection 3.c. prior to the issuance of the first certificate of occupancy for the first upfit within a building shell on the Site, and where practicable, such right-of-way shall be set at two (2) feet behind the back of sidewalk.

e. The foregoing public roadway improvements described in subsection 3.c.will be subject to the standards and criteria of CDOT as applicable. Reference to "substantial completion" or "substantially completed" for improvements as set forth in the provisions above shall mean completion of the roadway improvements in accordance with the above standards provided, however, in the event all such roadway improvements are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then the Petitioner will work with City Staff to determine a process to allow the issuance of certificates of occupancy for the applicable buildings, and in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

f. **Alternative Improvements.** Changes to the above referenced roadway improvements in subsection 3.c. can be approved through the Administrative Amendment process upon the determination and mutual agreement of Petitioner, CDOT, and the Planning Director as applicable, provided, however, the proposed alternate transportation improvements provide (in the aggregate) comparable transportation network benefits to the improvements identified in this Petition.

4. Setbacks, Buffers and Screening.

a. A twenty foot (20') setback shall be provided as defined by Ordinance from public streets.
1 b. A seventy-five foot (75') reduced Class A Buffer will be provided along the Site's southern property line as generally depicted on the Rezoning Plan.
2 c. A one hundred foot (100') Class A Buffer will be provided along the Site's eastern property line as generally depicted on the Rezoning Plan.
3 d. A fifty foot (50') buffer shall be provided along the reserved "Catawba Crossing" alignment as generally depicted on the Rezoning Plan.

5. Architectural Standards Design Guidelines.

1 a. The principal building(s) constructed on the Site may use a variety of building materials. The building materials used for buildings will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, precast concrete, synthetic stone, stucco, cementitious siding (such as hardi-plank), metal panels (on north and west elevations only), EIFS or wood. Vinyl as a building material will not be allowed except on windows and soffits.

b. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties and proposed public streets at grade.

c. Dumpster areas and recycling areas will be enclosed by a solid wall or fence with one side being a decorative gate. The wall or fence used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal building.

6. Environmental Features:

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

b. The Site will comply with Tree Ordinance.

c. Specific erosion control measures will be employed in concert with increased basin capacity as determined with the City Water Quality Administrator or designee as follows:

2 i. All plan submittals will follow the Enhanced Erosion Control Requirements including polyacrylamide (PAM) plans. PAM shall be specified for use with seeding mixtures and to treat sheet flow runoff to basins including type, amount and frequency of application.
ii. The Petitioner shall work with the City Water Quality Administrator or designee to provide increased temporary basin capacity and implement other erosion control measures based on earthwork cut/fill analysis.
iii. Good faith efforts will be made to follow the additional Design and Site Management Considerations included in the Critical and Protected Area Enhanced Erosion Control Measures Checklist.

7. 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.

1 b.

8. 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 or applicable parcels within the Site in accordance with the provisions herein and of Chapter 6 of the Ordinance.

9. Binding Effect of the Rezoning Application:

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 or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

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SCHEMATIC SITE PLAN
PETITION #2017-189
FOR
10137 HORTON ROAD
CHARLOTTE, NORTH CAROLINA

SL HORTON ROAD, LLC
788 MORRIS TURNPIKE
SHORT HILLS, NJ 07078

NORTH CAROLINA PROFESSIONAL CORPORATION C-3139 ORSBORN ENGINEERING GROUP, PLLC

	DATE	REVISIONS
3	03/02/18	CORRECTED BUFFER
2	02/26/18	REVISED PER REVIEW COMMENTS
1	01/23/18	REVISED PER REVIEW COMMENTS

JOB #	17044
DATE:	11/22/2017
SCALE:	1" = 40'
DRAWN BY:	DLG
APPROVED BY:	JCO

RZ-1

March 02, 2018 11:38am By: JWinder
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