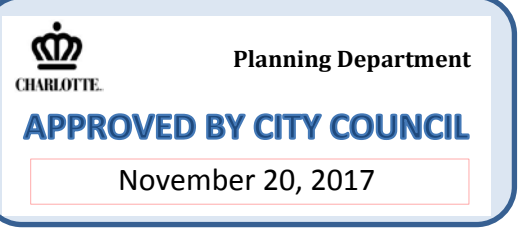


DRAWN BY: GTW
 CHECKED BY: LJB
 PROJECT #: 017.006
 SHEET
RZ.01
 SHEET 1 OF 2



PETITION NUMBER	2017-125 	
SITE ACREAGE	± 24.23 AC.	
TAX PARCELS	201-082-01 201-082-02	201-071-10
EXISTING ZONING	I-1(CD)	R-3
PROPOSED ZONING	I-1(CD) S.P.A.	I-1(CD)
EXISTING USE	VACANT	VACANT
PROPOSED USE	INDUSTRIAL / OFFICE (MAX 10%) / DISTRIBUTION	
MAXIMUM GROSS SF OF DEV.	THE MAXIMUM FLOOR AREA RATIO FOR I-1 IS 1.00. THIS SITE MAY BE DEVELOPED TO ± 255,750 SF OF FLOOR AREA A MAXIMUM OF 10%, OR 25,575 SQUARE FEET, MAY BE DEVOTED TO OFFICE USES.	
MAXIMUM BUILDING HEIGHT	NOT TO EXCEED 45 FEET	
PARKING OPEN SPACE	AS REQUIRED BY THE ORDINANCE AS REQUIRED BY THE ORDINANCE	

EXISTING ZONING BOUNDARIES

PROPOSED ZONING BOUNDARIES

PROPOSED BUFFERS

EASTGROUP
PROPERTIES

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

REVISIONS:

1.	09.11.17	PER CITY COMMENTS
2.	10.23.17	PER CITY COMMENTS

1. GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Eastgroup Properties, L.P. (the “Petitioner”) for an approximately 24.23-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, 201-082-01 and 201-082-02.
- 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. 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. 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 2 principal buildings may be located on the Site.
- D. A total maximum of 255,750 square feet of gross floor area may be developed on the Site.
- E. Notwithstanding the foregoing, of the allowed 255,750 square feet of gross floor area that may be developed on the Site, a maximum of ten percent of such allowable gross floor area, or 25,575 square feet, may be devoted to office uses.

3. TRANSPORTATION

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access point 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. Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan.
- D. As the Site is developed, Petitioner shall install curb and gutter along the Site's frontage on Sandy Porter Road. The back of the curb and gutter shall be located 19 feet from the existing centerline of Sandy Porter Road, and Petitioner shall pave the area located between the lip of the newly installed gutter and the existing pavement on Sandy Porter Road.
- E. In lieu of a bike lane and a concrete sidewalk, Petitioner install an 8 foot planting strip and a 12 foot wide asphalt multi-use path along the Site's frontage on Sandy Porter Road behind the back of curb described above in paragraph D.
- F. Prior to the issuance of the first certificate of occupancy for a new building constructed on the Site, Petitioner shall pay the sum of \$25,000 (the “Funds”) to CDOT, which Funds shall be used by CDOT to pay for future planned improvements to Sandy Porter Road.

- G. Any right of way required to be dedicated and conveyed by Petitioner to the City and/or NCDOT shall be dedicated and conveyed prior to the issuance of a certificate of occupancy for the first new building constructed on the Site. Notwithstanding the foregoing, a sidewalk utility easement may be provided in lieu of right of way to accommodate the planting strip and the 12 foot wide multi-use path at the option of Petitioner, and any sidewalk utility easement shall be provided prior to the issuance of a certificate of occupancy for the first new building constructed on the Site. The terminus of the right of way or sidewalk utility easement shall be located 2 feet behind the back of the 12 foot wide multi-use path.
- H. All transportation improvements (excluding any improvements to Gable Road which are governed by Section 9.B.(2) below) shall be approved and constructed prior to the issuance of a certificate of occupancy for the first new building constructed on the Site or phased per the Site's development plan

4. ARCHITECTURAL STANDARDS

- A. The maximum height of any building constructed on the Site shall be 45 feet.
- B. The improvements proposed to be developed on the Site are an additional phase of Steele Creek Commerce Park, which is located on a site on Steele Creek Road across Gable Road from the Site (the “Steele Creek Commerce Park Site”). The Steele Creek Commerce Park Site was rezoned to accommodate the development of Steele Creek Commerce Park by the Charlotte City Council pursuant to Rezoning Petition No. 2013-021 and Rezoning Petition No. 2014-051. Petitioner is the developer of Steele Creek Commerce Park.
- C. The buildings to be constructed on the Site shall be compatible to and complementary and consistent with the buildings constructed on the Steele Creek Commerce Park Site in terms of architectural style and character, types and colors of exterior building materials and fenestration.
- D. The eastern elevation of that building designated on the Rezoning Plan as Building 1 (the elevation facing Sandy Porter Road) shall have a minimum transparency or glazing of 14%.
- E. Proposed building entrances along the eastern elevation of Building 1 (the elevation facing Sandy Porter Road) are labelled or designated on the Building 1 footprint set out on the Rezoning Plan. However, Building 1 may be a multi-tenant building and as a result, the actual locations of the building entrances may be modified during the design development and permitting process.

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.
- C. As noted above, an 8 foot planting strip and a 12 foot wide asphalt multi-use path shall be installed along the Site's frontage on Sandy Porter Road as depicted on the Rezoning Plan.

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. ADMINISTRATIVE SITE PLAN AMENDMENT

- A. A portion of the Site is a portion of an approximately 48.80 acre site (the “2016 Rezoning Site”) that was rezoned to the I-1 (CD) zoning district by the Charlotte City Council pursuant to Rezoning Petition No. 2016-009. Pursuant to Rezoning Petition No. 2016-009, the 2016 Rezoning Site may be developed with up to 525,000 square feet of gross floor area.
- B. Prior to the Charlotte City Council's decision on this Rezoning Petition, Petitioner shall file with the Planning Department a request for two administrative amendments to the approved conditional rezoning plan relating to Rezoning Petition No. 2016-009, which administrative amendment requests are described below.

- (1) Reduce the maximum gross floor area allowed on that portion of the 2016 Rezoning Site that is not subject to this Rezoning Petition to 359,250 square feet.

- (2) Delete Note IX.A and insert the following in lieu thereof:

To satisfy the requirements of the City of Charlotte Subdivision Ordinance, the Petitioner shall, at its sole cost and expense and prior to the issuance of a certificate of occupancy for *the second and final building to be constructed on the site comprised of Tax Parcel Nos. 201-071-10, 201-082-02 and 201-082-01*, improve that portion of Gable Road located between that point designated on the Rezoning Plan as “Beginning of Gable Road Improvements” and that point designated on the Rezoning Plan as “Termination of Gable Road Improvements” to the local industrial street section as set out in the City of Charlotte Land Development Standards Manual. The improvements associated with the local industrial street section include 2 foot, 6 inch standard curb and gutter, an 8 foot planting strip, street trees and a minimum 5 foot sidewalk on both sides of the relevant portion of Gable Road. Notwithstanding the foregoing, a planting strip and sidewalk shall not be required to be installed by Petitioner along the frontage of Tax Parcel No. 201-072-27 on Gable Road if Tax Parcel No. 201-072-27 is not owned by Petitioner or a subsequent developer of the Site at the time that the Gable Road improvements are installed. (The revised portion of this note is in italics and bold type).

- 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.

- D. In the event that this Rezoning Petition is not approved by the Charlotte City Council or is withdrawn by the Petitioner prior to a decision, the above described administrative amendment requests shall not be approved by the Planning Department, and the requests shall be returned to Petitioner.

10. 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.

STEELE CREEK COMMERCE PARK PHASE IV

SANDY PORTER ROAD
CHARLOTTE, NORTH CAROLINA
EASTGROUP PROPERTIES, LLP

DEVELOPMENT STANDARDS (PETITION #2017-125)

REVISIONS:
1. 09.07.17 PER CITY COMMENTS
2. 10.23.17 PER CITY COMMENTS

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

RZ.02
SHEET 2 OF 2