



### SITE DEVELOPMENT TABLE

PETITION NUMBER	2018-109	
SITE ACREAGE	± 24.23 AC.	
TAX PARCELS	201-082-01 201-082-02	201-071-10
EXISTING ZONING	I-1(CD) S.P.A.	I-1(CD) S.P.A.
PROPOSED ZONING	I-1(CD) S.P.A.	I-1(CD) S.P.A.
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	AS REQUIRED BY THE ORDINANCE	
OPEN SPACE	AS REQUIRED BY THE ORDINANCE	

### LEGEND

EXISTING ZONING BOUNDARIES	■■■■■■■■■■
PROPOSED ZONING BOUNDARIES	■■■■■■■■■■
PROPOSED BUFFERS	▨▨▨▨▨▨▨▨
POTENTIAL BUILDING ENTRANCE LOCATION	E

### PETITIONER

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

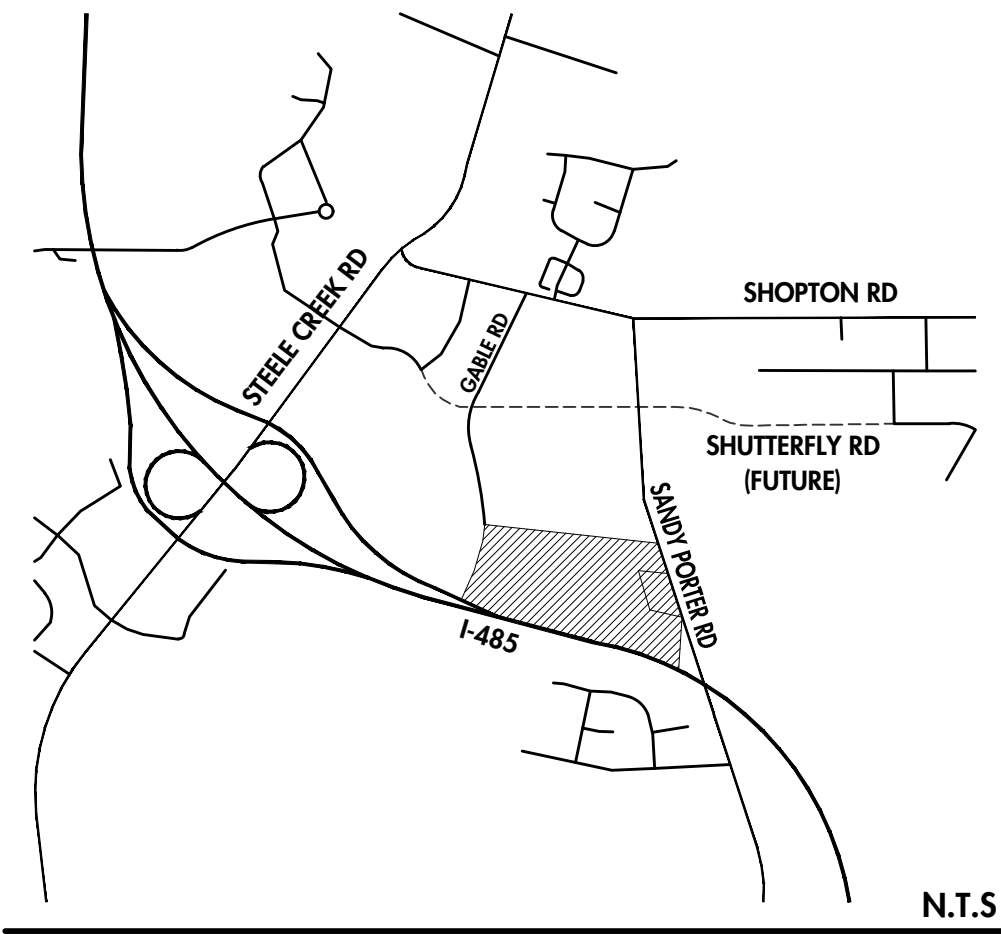
### CDOT ADVISORY COMMENTS:

- ACCORDING TO THE CITY OF CHARLOTTE'S DRIVEWAY REGULATIONS, CDOT HAS THE AUTHORITY TO REGULATE/APPROVE ALL PRIVATE STREET/DRIVEWAY AND PUBLIC STREET CONNECTIONS TO THE RIGHT-OF-WAY OF A STREET UNDER THE REGULATORY JURISDICTION OF THE CITY OF CHARLOTTE.
- ADEQUATE SIGHT TRIANGLES MUST BE RESERVED AT THE EXISTING/PROPOSED STREET ENTRANCE(S). TWO 35' X 35' SIGHT TRIANGLES (AND TWO 10' X 70' SIGHT TRIANGLES ON NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ON NCDOT MAINTAINED STREETS) ARE REQUIRED FOR THE ENTRANCE(S) TO MEET REQUIREMENTS. ALL PROPOSED TREES, BERMS, WALLS, FENCES, AND/OR IDENTIFICATION SIGNS MUST NOT INTERFERE WITH SIGHT DISTANCE AT THE ENTRANCE(S). SUCH ITEMS SHOULD BE IDENTIFIED ON THE SITE PLAN.
- THE PROPOSED DRIVEWAY CONNECTION(S) TO PUBLIC STREETS WILL REQUIRE A DRIVEWAY PERMIT(S) TO BE SUBMITTED TO CDOT (AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ON NCDOT MAINTAINED STREETS) FOR REVIEW AND APPROVAL. THE EXACT DRIVEWAY LOCATION(S) AND TYPE/WIDTH OF THE DRIVEWAY(S) WILL BE DETERMINED BY CDOT DURING THE DRIVEWAY PERMIT PROCESS. THE LOCATIONS OF THE DRIVEWAY(S) SHOWN ON THE SITE PLAN ARE SUBJECT TO CHANGE IN ORDER TO ALIGN WITH DRIVEWAY(S) ON THE OPPOSITE SIDE OF THE STREET AND COMPLY WITH CITY DRIVEWAY REGULATIONS AND THE CITY TREE ORDINANCE.
- ALL PROPOSED COMMERCIAL DRIVEWAY CONNECTIONS TO A FUTURE PUBLIC STREET WILL REQUIRE A DRIVEWAY PERMIT TO BE SUBMITTED TO CDOT FOR REVIEW AND APPROVAL.
- ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDOT.
- A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO THE CONSTRUCTION/INSTALLATION OF THE NON-STANDARD ITEM(S). CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.

### CITY ARBORIST GENERAL COMMENT:

- NO TREES CAN BE REMOVED FROM NOR PLANTED IN THE RIGHT OF WAY WITHOUT EXPLICIT AUTHORIZATION FROM THE CITY ARBORIST OR HIS DESIGNEE. THE LOCATION OF STRUCTURES/DRIVEWAYS/OTHER ITEMS ILLUSTRATED ON THE SITE PLAN ARE CONCEPTUAL IN NATURE AND DO NOT CONFIRM OR IMPLY AUTHORIZATION BY THE CITY TO REMOVE ANY CITY TREES LOCATED IN STREET RIGHT OF WAY. CITY COUNCIL APPROVAL OF THE REZONING SITE PLAN DOES NOT CONFIRM OR IMPLY AUTHORIZATION BY THE CITY ARBORIST TO REMOVE ANY TREE LOCATED IN A PUBLIC STREET RIGHT OF WAY.

### VICINITY MAP

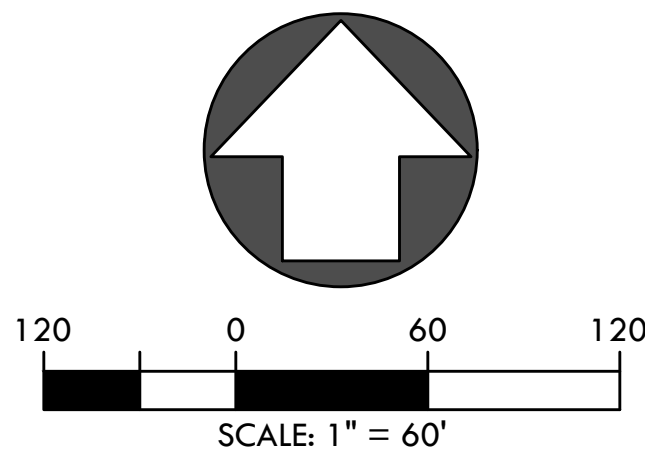


### ZONED I-1(CD)

### ZONED I-1(CD)

STEELE CREEK (1997) LIMITED PARTNERSHIP  
DEED 09064, PG 072  
TAX #201-051-06  
SANDY PORTER ROAD

### DRAWING INFORMATION



## STEELE CREEK COMMERCE PARK PHASE IV

REZONING PLAN (PETITION #2018-109)  
SANDY PORTER ROAD  
CHARLOTTE, NORTH CAROLINA  
EASTGROUP PROPERTIES, LLP

REVISIONS:  
1. 10/15/18 REVISED PER STAFF COMMENTS

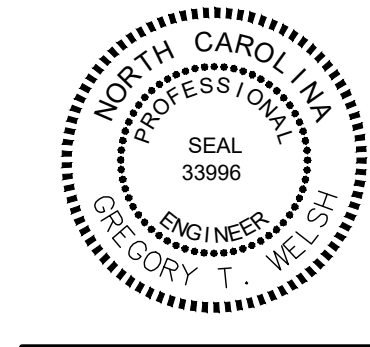
ENGINEER: GTW  
DRAWN BY: GTW  
CHECKED BY: LB  
PROJECT #: 017.006

SHEET  
**RZ.01**  
SHEET 1 OF 2

**OAK**  
ENGINEERING

828 EAST BOULEVARD, CHARLOTTE, NC 28203  
P. 704.989.4046

PE SEAL:





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 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.
- F. 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, ANY 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.

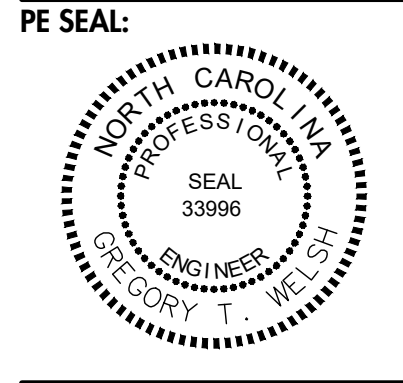
(6) EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1 AND TYPE 2).

(7) RETAIL ESTABLISHMENTS, SHOPPING CENTERS AND BUSINESS, PERSONAL AND RECREATIONAL SERVICES.

(8) ADULT ESTABLISHMENTS.
- C. A MAXIMUM OF TWO PRINCIPAL BUILDINGS MAY BE CONSTRUCTED 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.
- F. ALL BUILDINGS AND PARKING ON THE SITE SHALL BE LOCATED IN THE BUILDING AND PARKING ENVELOPE MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.
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. 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.
- C. 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.
- D. 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.
- E. 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.
- F. ALL TRANSPORTATION IMPROVEMENTS SET OUT IN THIS SECTION 3 OF THE DEVELOPMENT STANDARDS 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. ENTRANCES WILL BE ARCHITECTURALLY DIFFERENTIATED USING ELEMENTS SUCH AS CANOPIES, TRANSPARENT GLASS AND OTHER ELEMENTS.
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.
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 ANY BUILDING 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 BUILDING(S) 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. 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 #2018-109)

REVISIONS:  
1. 10/15/18 REVISED PER STAFF COMMENTS

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

SHEET  
RZ.02  
SHEET 2 OF 2