

SITE DEVELOPMENT TABLE

PETITION NUMBER	2017-148	1
SITE ACREAGE	± 3.96 AC.	
TAX PARCELS	201-072-29 (PORTION OF)	
EXISTING ZONING	I-2(CD)	
PROPOSED ZONING	I-2(CD) S.P.A.	
EXISTING USE	OFFICE / DISTRIBUTION / WAREHOUSE	
PROPOSED USE	OFFICE / DISTRIBUTION / WAREHOUSE	
THIS SITE MAY BE DEVELOPED TO A MAXIMUM OF 65,000 SF OF GROSS FLOOR AREA		
MAXIMUM BUILDING HEIGHT	NOT TO EXCEED 40 FEET	
PARKING	AS REQUIRED BY THE ORDINANCE	
OPEN SPACE	AS REQUIRED BY THE ORDINANCE	

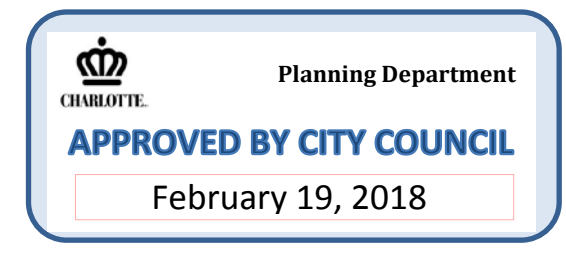
LEGEND

REZONING BOUNDARY:

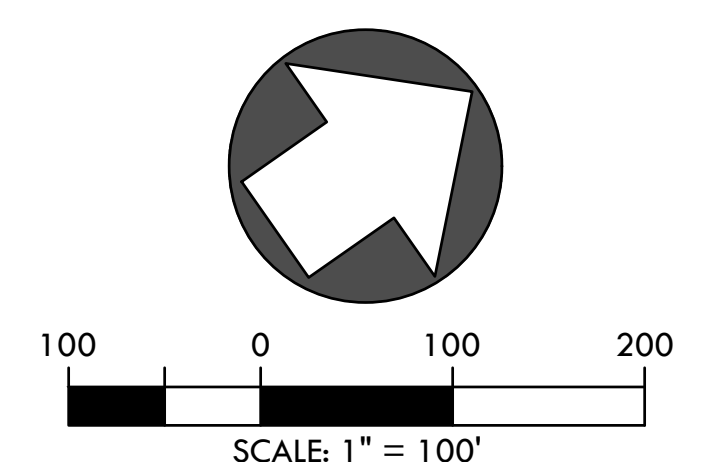
PETITIONER

EASTGROUP PROPERTIES

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



DRAWING INFORMATION



REVISIONS:
 1. 11/13/2017 PER STAFF COMMENTS
 2. 01/22/2018 PER STAFF COMMENTS

1 2 DEVELOPMENT STANDARDS

January 22, 2018

2 1. GENERAL PROVISIONS

A. These Development Standards form a part of the Rezoning Plan (the "Rezoning Plan") associated with the Rezoning Petition filed by Eastgroup Properties, L.P. (the "Petitioner") to request an amendment to the approved Conditional Rezoning Plan relating to Rezoning Petition No. 2013-021 (the "Approved Plan"). The Approved Plan governs the use and development of the site subject to this site plan amendment request, which is an approximately 3.96 acre site located on the west side of Gable Road, south of Shopton Road (the "Site"). The Site is more particularly depicted on the Rezoning Plan.

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B. The Site was rezoned to the I-2 (CD) zoning district by the Charlotte City Council on March 18, 2013 pursuant to Rezoning Petition No. 2013-021 to accommodate the development of an office, warehouse and distribution building on the Site. The purposes of this site plan amendment request are to accommodate a revision to the orientation and layout of the building to be located on the Site (designated as Building 5 on the Approved Plan) and the elimination of a buffer adjacent to Building 5 due to a change in the zoning classification of adjacent parcels of land.

C. The development and use 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-2 zoning district shall govern all development taking place on the Site.

E. 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. The Site may be devoted only to those uses permitted by right and under prescribed conditions in the I-1 zoning district that are also permitted in the I-2 zoning district, and any accessory uses related thereto.

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B. A maximum of 65,000 square feet of gross floor area may be developed on the Site.

3. TRANSPORTATION

A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points 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. Subject to paragraph D below, Entrance Drive shall be extended to Gable Road using the local industrial street cross section.

D. The extension of Entrance Drive to Gable Road will be constructed prior to the final certificate of occupancy being issued for the first of Building 4 or Building 5 along such extension. However, the extension of Entrance Drive to Gable Road shall not be connected to Gable Road unless and until Gable Road is improved from the Site to Shopton Road.

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E. Petitioner shall install a 6 foot planting strip and 5 foot sidewalk along the east side of Entrance Drive matching the existing planting strip and sidewalk on the west side of Entrance Drive.

4. ARCHITECTURAL STANDARDS

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A. The maximum height of the building to be constructed on the Site shall be 40 feet.

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B. Attached to the Rezoning Plan is an image depicting the western elevation (the Steele Creek Place Drive facing elevation) of the building to be constructed on the Site that is intended to depict the general conceptual architectural style, character and elements of the western elevation of the building to be constructed on the Site. Accordingly, the western elevation of the building to be constructed on the Site shall be designed and constructed so that it is substantially similar in appearance to the attached image. Changes and alterations which do not materially change the overall conceptual architectural style, character and elements are permitted based upon final design/construction drawings.

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C. Attached to the Rezoning Plan is an image depicting the eastern elevation (the Gable Road facing elevation) of the building to be constructed on the Site that is intended to depict the general conceptual architectural style, character and elements of the eastern elevation of the building to be constructed on the Site. Accordingly, the eastern elevation of the building to be constructed on the Site shall be designed and constructed so that it is substantially similar in appearance to the attached image. Changes and alterations which do not materially change the overall conceptual architectural style, character and elements are permitted based upon final design/construction drawings.

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5. ENVIRONMENTAL FEATURES

A. Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.

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6. 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.

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7. 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.

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8. ADMINISTRATIVE SITE PLAN AMENDMENT

A. The Site is a portion of a larger site (the "2013 Rezoning Site") that was rezoned to the I-2 (CD) zoning district by the Charlotte City Council pursuant to Rezoning Petition No. 2013-021.

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 Plan relating to Rezoning Petition No. 2013-021, which administrative amendment requests are described below.

(1) Reduce the size of the 2013 Rezoning Site that will continue to be subject to Rezoning Petition No. 2013-021 by the size of the Site subject to this Rezoning Petition, which is approximately 3.96 acres.

(2) Reduce the maximum gross floor area allowed on the 2013 Rezoning Site that will continue to be subject to Rezoning Petition No. 2013-021 from 428,400 square feet to 363,400 square feet, which is a reduction of 65,000 square feet.

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.

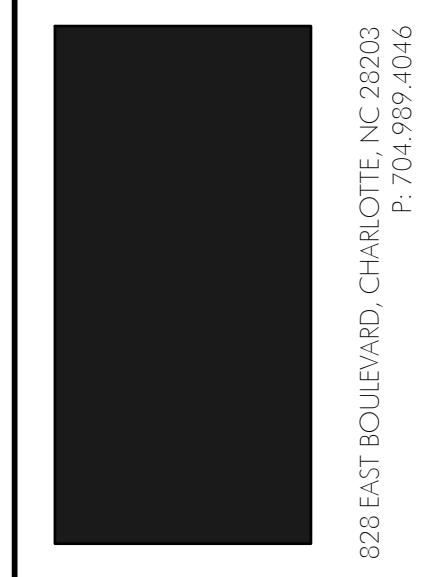
D. In the event that this Rezoning Petition is not approved by the Charlotte City Council or is withdrawn by the Petitioner prior to a decision, the above described administrative amendment requests shall not be approved by the Planning Department, and the requests shall be returned to Petitioner.

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.



828 EAST BOULEVARD, CHARLOTTE, NC 28203
P. 704.989.4046

SCCP PHASE I SITE PLAN AMENDMENT

ENTRANCE ROAD
CHARLOTTE, NORTH CAROLINA
EASTGROUP PROPERTIES, LLP

DEVELOPMENT STANDARDS (PETITION #2017-148)

REVISIONS:
1. 11/13/2017 PER STAFF COMMENTS
2. 01/22/2018 PER STAFF COMMENTS

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

SHEET
RZ.02
SHEET 2 OF 3



BUILDING 5 WEST ELEVATION



BUILDING 5 EAST ELEVATION

REVISIONS:

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

SHEET
RZ.03
SHEET 3 OF 3