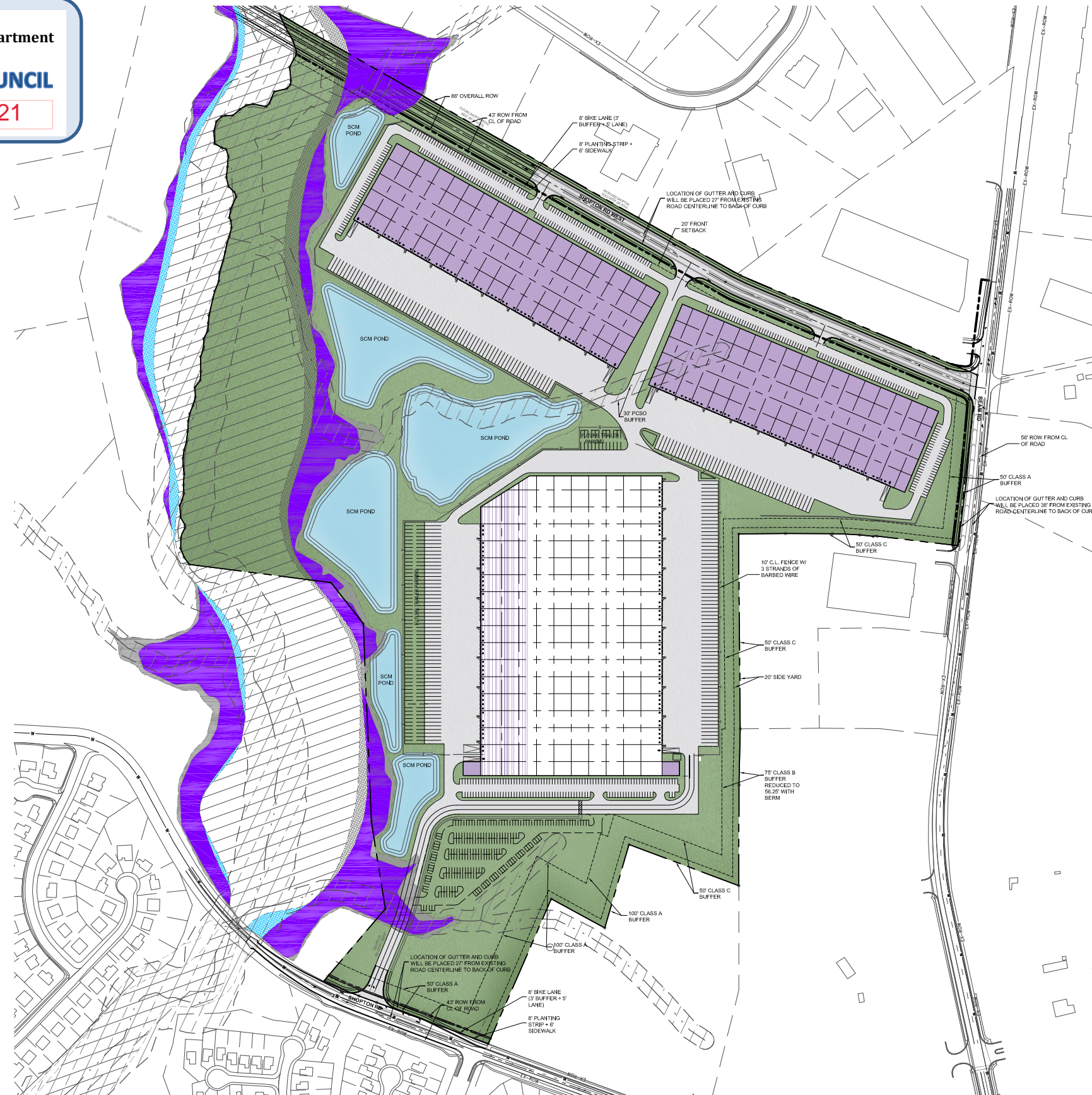




Planning Department

APPROVED BY CITY COUNCIL

September 20, 2021



PROLOGIS HUNTER FARM

CHARLOTTE, NC

SITE PLAN

TOTAL SITE AREA: 104.73 AC (4,562,248 SF)

BUILDING AREA: 1,250,000 SF

AUTO PARKING SPACES:
WILL COMPLY WITH ORDINANCE

DOCK DOORS: +/-206
DOCK DOORS WITH RAMP: +/-5

LEGEND:

- ▲ DOCK DOOR
- ◆ DOCK DOOR WITH RAMP

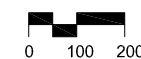


3475 PIEDMONT ROAD, SUITE 650,
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2100 TRAVIS ST., SUITE 501
HOUSTON, TEXAS
TELEPHONE (832) 856-5313

powers
brown
archit
ecture

SITE PLAN - ZONING PLAN



* PRELIMINARY NOT FOR CONSTRUCTION, PERMIT, OR REGULATORY APPROVAL.
 * ALL BUILDING AREAS ARE APPROXIMATE UNTIL BUILDING FOOTPRINT/ ENTRY DESIGNS ARE FINALIZED.
 * BOUNDARY LINES AND EASEMENTS ARE PRELIMINARY & REQUIRE VERIFICATION - SURVEY NOT PROVIDED.

PETITION NO. 2021-063

DEVELOPMENT STANDARDS

PROLOGIS, L.P.

8/4/2021

Site Development Data:

Tax Parcel Number: 141-241-01
Acreage: +/- 105.53 acres
Existing Zoning: B-D(CD), Airport Overlay
Proposed Zoning: I-1(CD), Airport Overlay
Existing Use: Vacant
Proposed Use: Industrial
Maximum Development: Up to 1,250,000 square feet of gross floor area
Maximum Building Height: Height as permitted by the Ordinance.

I. General Provisions

- a. These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Prologis, L.P. (the “Petitioner”) to accommodate an industrial development on that approximately 105.53-acre site located at 2130 Shopton Road, more particularly described as Tax Parcel Number 141-241-01 (the “Site”).
- b. Development of the Site shall be governed by the accompanying Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the “Ordinance”). The Rezoning Plan is intended reflect maximum development rights and the arrangements and locations of access points.
- c. 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.

- d. Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development proposed or significantly alter the Rezoning Plan or these Development Standards, constitute changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

II. Permitted Uses and Maximum Development

The Site may be developed with up to 1,250,000 square feet of gross floor area of warehousing, warehouse distribution, manufacturing, office, and all other industrial uses as permitted by right and under prescribed conditions together with accessory uses, as allowed in the I-1 zoning district. The following items will not be counted as part of the allowed gross floor area for the Site, structured parking facilities and all loading dock areas (open or enclosed).

In no event shall the following uses be permitted:

- Adult establishment
- Automobile service stations
- Automotive repair garages
- Car washes
- Dry cleaning and laundry establishments
- Junk yards
- Petroleum storage facilities
- Cemeteries
- Landfills
- Quarries
- Raceway and dragstrips

III. Transportation

- a. Vehicular access to the Site will be as generally depicted on the Rezoning Plan, final locations of such access points to be determined in coordination with CDOT during the permitting phase of development.
- b. The Petitioner shall construct a minimum eight (8) foot wide planting strip and six (6) foot wide sidewalk along the Site's frontages of Shopton Road and Beam Road.

- c. The Petitioner shall construct a minimum eight (8) foot wide bike lane (2-foot buffer and 5-foot lane) along the Site's frontages of Shopton Road and Beam Road.
- d. The Petitioner shall construct a left-turn lane and right-turn lane, with 150-feet of storage and appropriate bay-taper length, at the proposed Site entrance located on Beam Road, as generally depicted on the Rezoning Plan. The turn lanes will be designed and striped in accordance with the City of Charlotte's Pavement Marking Guidelines. The Petitioner will use good faith efforts to coordinate with the adjacent property owner to the north (PID 141-061-01) to relocate their driveway to the Shopton Road Extension. However, if relocation of that driveway may not reasonably be accomplished, the proposed right-turn lane storage may include the northern property's current curb cut.
- e. The Petitioner shall widen Beam Road thirty-eight (38) feet from the existing centerline to back-of-curb, along the Site's frontage of Beam Road. Striping shall be revised to incorporate a three-lane section with the buffered bike lanes striped along the edge of pavement. Any additional asphalt shall utilize transverse striping, in accordance with the City of Charlotte's Pavement Marking Standards, to delineate the travel lane and the buffered bike lane.
- f. The Petitioner shall construct a left-turn lane and right-turn lane, with 150-feet of storage and appropriate bay-taper length, at the proposed Site entrance located on Shopton Road. Turn lanes will be designed and striped in accordance with NCDOT's Roadway Design Manual.
- g. The Petitioner shall dedicate right-of-way along the Site's northern property boundary to CDOT for the future extension of Shopton Road West, as generally depicted on the Rezoning Plan, to be further coordinated with CDOT during the permitting phase of development. The Petitioner shall construct a portion of the Shopton Road Extension CTP Alignment, as generally depicted on the site plan up to the Site's western access point and dedicate right-of-way to CDOT for the future segment beyond the western access point.
- h. The Petitioner shall dedicate and convey in fee simple all newly built public rights-of-way to the City of Charlotte before the Site's first building certificate of occupancy is issued for either of the two northern buildings, whichever is first.
- i. Phasing. All transportation improvements related to the northern portion of the Site shall be approved and constructed or bonded before the issuance of the first building certificate of occupancy for either of the two northern buildings on the Site, whichever is first, as generally depicted on the Rezoning Plan. Transportation improvements related to the southern portion of the Site shall be approved and constructed or bonded before the issuance of the building certificate of occupancy for the southern building, as generally depicted on the Rezoning Plan. Transportation improvements along Beam Road shall be completed prior to such time that the Shopton Road Extension is connected to Beam Road.

IV. Architectural Standards

- a. Building Materials: the principal building(s) constructed on the Site may use a variety of building materials. The building materials may be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, pre-cast concrete, synthetic stone, stucco, cementitious siding (such as HardiPlank, panel, shingles, or similar products), metal panels, EIFS, cast on site concrete panel or wood. Vinyl as a building material may only be permitted on windows, soffits, and trim.

V. Buffers

- a. The Petitioner shall provide a minimum one hundred (100) foot Class A buffer, which may be reduced to seventy-five (75) feet with a berm in areas adjacent to parcels 141-241-02 and 141-241-08 as generally depicted on the Rezoning Plan and a minimum fifty (50) foot Class C buffer to the east adjacent to property zoned B-D(CD) and minimum seventy-five (75) foot Class B buffer to the east adjacent to property zoned B-2(CD) where generally depicted on the Rezoning Plan, all which may be reduced 25% per the Ordinance.
- b. The Petitioner shall provide a fifty (50) foot Class A buffer, which may be reduced to 37.5-feet with a berm per Section 12.302(8A) of the Ordinance, along the Site's southern property line adjacent to Shopton Road.

VI. Greenway

- a. The Petitioner shall coordinate with Mecklenburg County Parks and Recreation to dedicate or provide an easement for the section of the Coffey Creek Greenway that extends through the Site within the floodplain area near the western property boundary. The location of such dedication/easement area shall be coordinated during the permitting phase of development and shall not encroach on the proposed buildable area of the Site. The Petitioner shall further not be responsible for constructing the greenway in this area.

VII. Environmental Features

- a. The Petitioner shall satisfy the requirements of the Post Construction Stormwater Ordinance and City of Charlotte Tree Ordinance.
- b. The location, size, and type of storm water management systems 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.

- c. Development within the SWIM/PCSO Buffer, if provided, shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance. Stream Delineation Reports are subject to review and approval by Charlotte Storm Water Services.

VIII. Binding Effect of the Rezoning Documents and Definitions

- a. If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.
- b. Throughout these Development Standards, the terms, “Petitioner” and “owner” or “owners” shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner(s) of any part of the Site from time to time who may be involved in any future development thereof.