

PROLOGIS HUNTER FARM

CHARLOTTE, NC

SITE PLAN

TOTAL SITE AREA: 104.73 AC (4,562,249 SF)

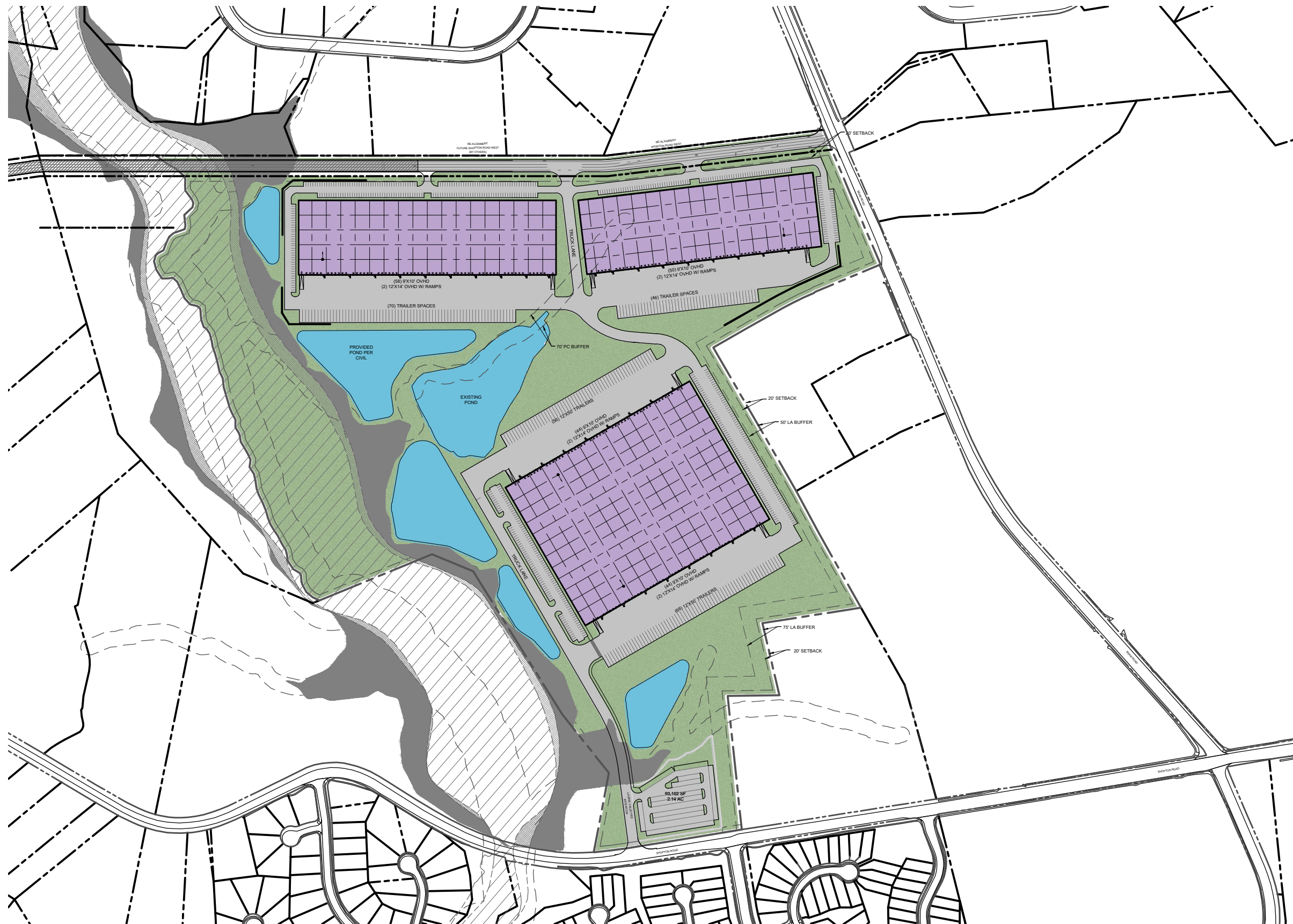
BUILDING AREA: +/-1,200,000 SF

AUTO PARKING SPACES: 651 @ .61000 SF
9'x18' (DOES NOT INCLUDE OUT PARCEL PRKG)
TRAILER PARKING SPACES: 238

DOCK DOORS: 192 DOCK DOORS
WITH RAMP: 8

LEGEND:

- ▲ DOCK DOOR
- ◆ DOCK DOOR WITH RAMP



SITE PLAN - ZONING EXHIBIT

- * 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.



3475 PIEDMONT ROAD, SUITE 650,
ATLANTA, GA 30305 TELEPHONE: (404) 760-7230

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

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MARCH 02, 2020

PROJECT #: 211005

PETITION NO. 2021-xxx

DEVELOPMENT STANDARDS

PROLOGIS, L.P.

3/02/2021

Site Development Data:

Tax Parcel Number: 141-241-01
Acreage: +/- 105.53 acres
Existing Zoning: B-D(CD)
Proposed Zoning: I-1(CD)
Existing Use: Vacant
Proposed Use: Industrial
Proposed Development: Up to 1,200,000 square feet of gross floor area
Maximum Building Height: Height as permitted by the Ordinance.
Parking: As required 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 1,200,000 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 dedicate right-of-way along the Site's northern property boundary 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.
- c. 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.
- d. All transportation improvements shall be substantially completed before the Site's first building certificate of occupancy is issued.
 - 1. Reference to "substantially complete" shall mean completion of the roadway improvements in accordance with the Technical Data Sheet provided, however, in the event certain non-essential roadway improvements (as reasonably determined by CDOT) are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site, then CDOT will instruct applicable authorities 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 bond for any improvements not in place at the time such certificate of occupancy is issued to secure completion of the applicable improvements.

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 seventy-five (75) foot Class A buffer with a berm in areas adjacent to parcels 141-241-02 and 141-241-08 as generally depicted on the Rezoning Plan (100' buffer to be reduced 25% with a berm, per the Ordinance) and a minimum fifty (50) foot buffer to the east where generally depicted on the Rezoning Plan.

VI. 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.

VII. 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.

PROLOGIS HUNTER FARM

CHARLOTTE, NC

SITE PLAN

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BUILDING AREA: +/-1,200,000 SF

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9'x18' (DOES NOT INCLUDE OUT PARCEL PRKG)

TRAILER PARKING SPACES: 311

DOCK DOORS: 206 DOCK DOORS
WITH RAMP: 6

LEGEND:

- ▲ DOCK DOOR
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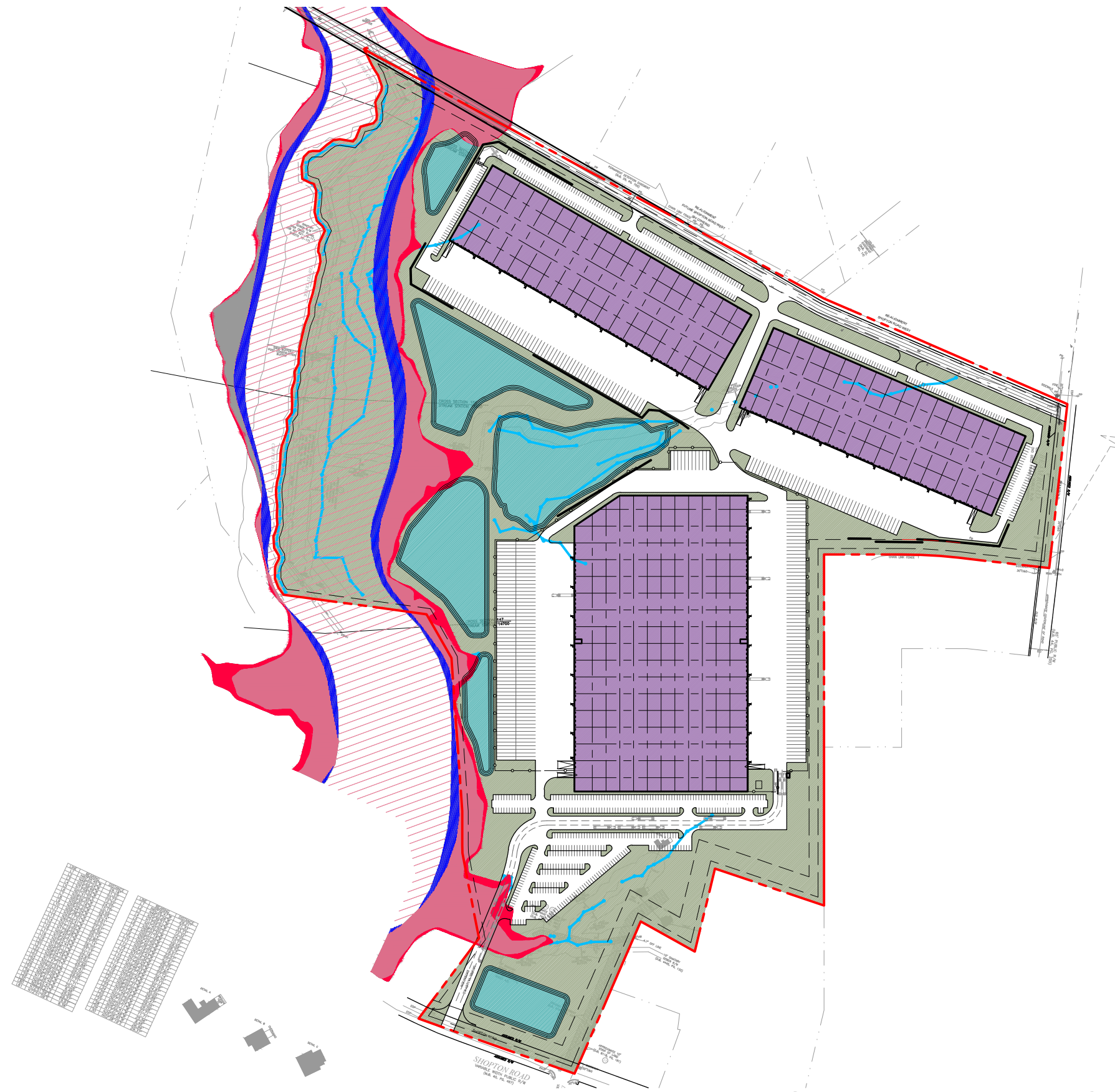
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APRIL 1, 2020

PROJECT #: 211005



SITE PLAN - 2 - ZONING PLAN

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