DEVELOPMENT STANDARDS

1. GENERAL PROVISIONS
   A. These Development Standards form a part of the Rezoning Plan associated with the
      Rezoning Petition hereby presented to the City of Charlotte. Petitioner is the owner of a
      Site located on the south side of John Gladden Road, west of the intersection of John
      Gladden Road and Sam Wilson Road, which Site is more specifically depicted on the
      Rezoning Plan. Any reference herein to the Ordinance shall be deemed to refer to the
      Zoning Ordinance (the "Ordinance").
   B. The development and use of the Site shall be governed by the Rezoning Plan, these
      Development Standards and the applicable provisions of the City of Charlotte
      Zoning Ordinance (the "Ordinance"). The development and use of the Site shall be
      consistent with the requirements of the Ordinance and any subsequent amendments to
      the Ordinance. The use and development of the Site may be subject to Site-specific
      regulations established by the City of Charlotte for the Site.
   C. Petitioner shall comply with the applicable provisions of the City of Charlotte
      Zoning Ordinance (the "Ordinance").
   D. Petitioner shall comply with any minor alterations to the Rezoning Plan, provided
      that any such alterations shall be consistent with the requirements of the Ordinance and
      any subsequent amendments to the Ordinance.

2. PERMITTED USES AND DEVELOPMENT LIMITATIONS
   A. The Site may only be developed with uses and structures (including any combination
      of such uses, together with any incidental or accessory uses, uses associated therewith
      and all improvements, natural and man-made, on the Site) that are permitted under the
      Ordinance. The development and use of the Site shall be consistent with the
      requirements of the Ordinance and any subsequent amendments to the Ordinance.
   B. The development and use of the Site shall be consistent with the development
      standards established under the Ordinance. Any such development standards are
      intended to protect the general welfare of the City and the public health, safety and
      welfare of persons living and working in the City. Any such development standards and
      the applicable provisions of the Ordinance are intended to protect the general welfare
      of the City and the public health, safety and welfare of persons living and working in
      the City.
   C. Any development or use of the Site shall be subject to any minor alterations to the
      Rezoning Plan, provided that any such alterations shall be consistent with the
      requirements of the Ordinance and any subsequent amendments to the Ordinance.
   D. Any development or use of the Site shall be subject to any minor alterations to the
      Rezoning Plan, provided that any such alterations shall be consistent with the
      requirements of the Ordinance and any subsequent amendments to the Ordinance.
   E. Any development or use of the Site shall be subject to any minor alterations to the
      Rezoning Plan, provided that any such alterations shall be consistent with the
      requirements of the Ordinance and any subsequent amendments to the Ordinance.
   F. Any development or use of the Site shall be subject to any minor alterations to the
      Rezoning Plan, provided that any such alterations shall be consistent with the
      requirements of the Ordinance and any subsequent amendments to the Ordinance.

3. TRANSPORTATION
   A. Vehicle access shall be as generally depicted on the Rezoning Plan. The
      development of the Site shall be consistent with the development and transportation
      regulations established under the Ordinance for the I-2 zoning district.
   B. The development and use of the Site shall be subject to any minor alterations to
      the Rezoning Plan, provided that any such alterations shall be consistent with the
      requirements of the Ordinance and any subsequent amendments to the Ordinance.

4. STREETSCAPE, LANDSCAPING AND BUFFERS
   A. Buffer and setback regulations shall be as generally depicted on the Rezoning
      Plan. The development of the Site shall be consistent with the development and
      landscaping regulations established under the Ordinance for the I-2 zoning district.
   B. The development and use of the Site shall be subject to any minor alterations to
      the Rezoning Plan, provided that any such alterations shall be consistent with the
      requirements of the Ordinance and any subsequent amendments to the Ordinance.
   C. The development and use of the Site shall be subject to any minor alterations to
      the Rezoning Plan, provided that any such alterations shall be consistent with the
      requirements of the Ordinance and any subsequent amendments to the Ordinance.
   D. The development and use of the Site shall be subject to any minor alterations to
      the Rezoning Plan, provided that any such alterations shall be consistent with the
      requirements of the Ordinance and any subsequent amendments to the Ordinance.

5. ENVIRONMENTAL FEATURES
   A. Development of the Site shall comply with the requirements of the City of Charlotte
      Tree Ordinance.
   B. Petitioner shall comply with the requirements of the City of Charlotte Tree
      Ordinance.

6. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS
   A. If the Rezoning Petition is approved, all conditions applicable to the use and
      development of the Site shall be consistent with the requirements of the Rezoning
      Plan and the development standards, provided, however, that any such
      development standards and the applicable provisions of the City of Charlotte
      Zoning Ordinance (the "Ordinance") are intended to protect the general welfare of
      the City and the public health, safety and welfare of persons living and working in
      the City.
   B. If the Rezoning Petition is approved, all conditions applicable to the use and
      development of the Site shall be consistent with the requirements of the Rezoning
      Plan and the development standards, provided, however, that any such
      development standards and the applicable provisions of the City of Charlotte
      Zoning Ordinance (the "Ordinance") are intended to protect the general welfare of
      the City and the public health, safety and welfare of persons living and working in
      the City.
   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.
   D. 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.
   E. 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.
   F. 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.