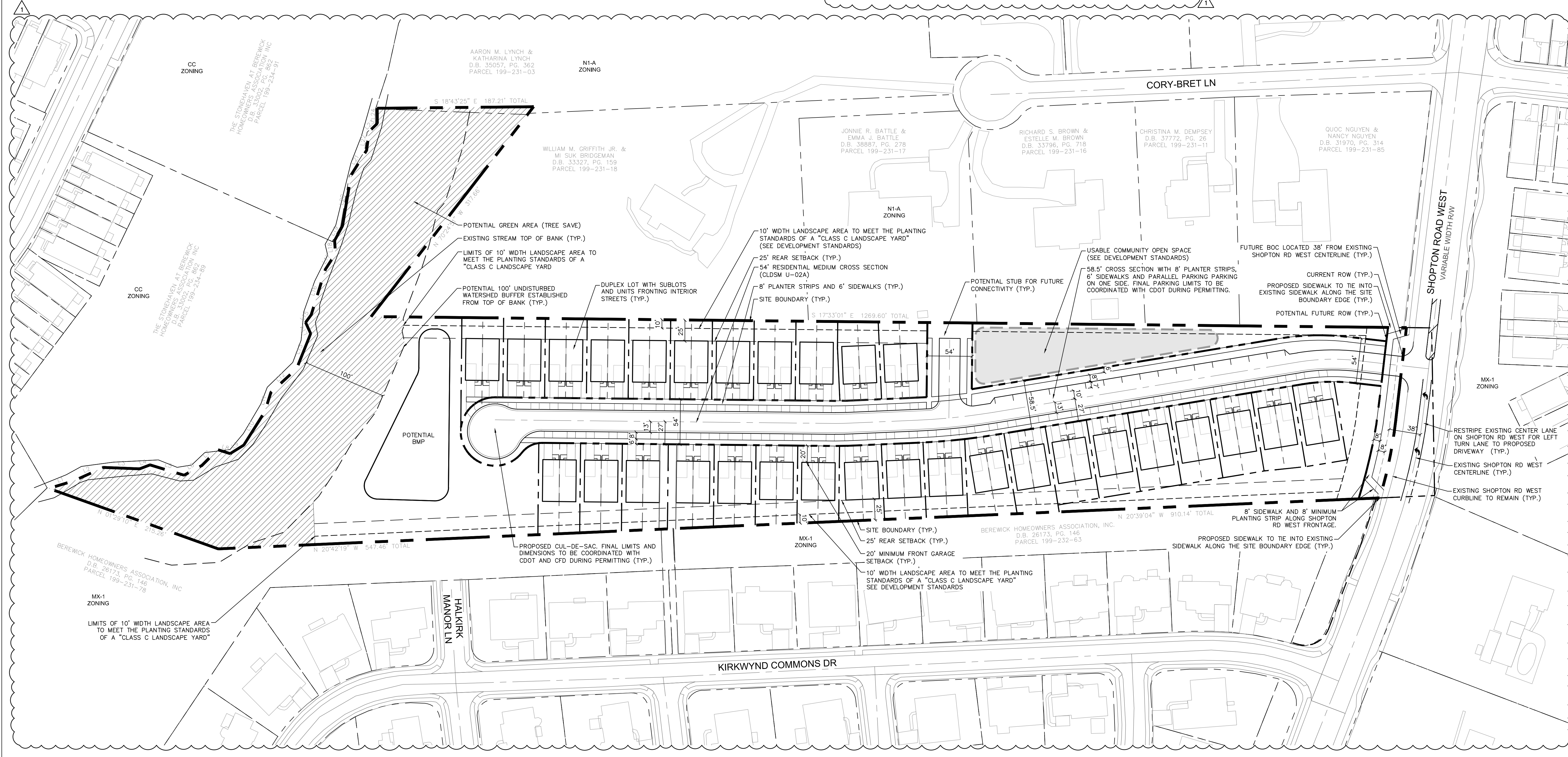


SITE DATA	
TAX MAP NO:	19923102 AND 19923128
EXISTING SITE AREA	±8.54 ACRES
EXISTING ZONING:	N1-A
PROPOSED ZONING:	N1-D(CD)
EXISTING USE:	VACANT (WOODED)
PROPOSED USE:	SINGLE FAMILY (DUPLX) (SEE DEVELOPMENT STANDARDS)
PROPOSED UNITS:	60 UNITS MAXIMUM
MAXIMUM BUILDING HEIGHT:	PER ORDINANCE
PARKING REQUIRED:	PER ORDINANCE (SEE DEVELOPMENT STANDARDS)
GREEN AREA (TREE SAVE):	PER ORDINANCE
WATERSHED:	LOWER LAKE WYLIE PA

- I. **GENERAL PROVISIONS:**
- a. SITE DESCRIPTION. THESE DEVELOPMENT STANDARDS AND THE TECHNICAL DATA SHEET FORM THE REZONING PLAN (HEREAFTER COLLECTIVELY REFERRED TO AS THE REZONING PLAN) ASSOCIATED WITH THE REZONING PETITION FILED BY PEAK DEVELOPMENT ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A SINGLE-FAMILY DUPLEX COMMUNITY ON AN APPROXIMATELY 8.54-ACRE SITE LOCATED AT 9920 SHOPTON ROAD WEST, MORE PARTICULARLY DESCRIBED AS MECKLENBURG COUNTY TAX PARCEL NUMBERS 199-231-02 AND 199-231-28 (THE "SITE").
- b. INTENT. THIS REZONING IS INTENDED TO ACCOMMODATE DEVELOPMENT ON THE SITE OF SINGLE-FAMILY ATTACHED AND/OR DETACHED RESIDENTIAL USES.
- c. ZONING DISTRICTS/ORDINANCE. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE UNIFIED DEVELOPMENT ORDINANCE (THE "UDO").
- d. UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE UDO FOR THE N1-D ZONING DISTRICT SHALL GOVERN DEVELOPMENT TAKING PLACE ON THE DESIGNATED PORTION OF THE SITE.
- e. PLANNED/UNIFIED DEVELOPMENT. THE SITE SHALL BE VIEWED AS A PLANNED/UNIFIED DEVELOPMENT PLAN AS TO THE ELEMENTS AND PORTIONS OF THE SITE GENERALLY DEPICTED ON THE REZONING PLAN, AS SUCH, SETBACKS, SIDE AND REAR YARDS, BUFFERS, BUILDING HEIGHT SEPARATION STANDARDS, AND OTHER SIMILAR ZONING STANDARDS WILL NOT BE REQUIRED INTERNALLY BETWEEN IMPROVEMENTS 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 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 ALL SUCH SEPARATION STANDARDS ALONG THE EXTERIOR BOUNDARY OF THE SITE SHALL BE ADHERED TO AND TREATED AS THE SITE AS A WHOLE AND NOT INDIVIDUAL PORTIONS OR LOTS LOCATED THEREIN.
- II. **MAXIMUM DEVELOPMENT**
- A MAXIMUM OF SIXTY (60) DUPLEX AND/OR DETACHED SINGLE-FAMILY DWELLINGS MAY BE PROVIDED ON THE SITE.
- III. **ARCHITECTURE AND DESIGN**
- a. PREFERRED EXTERIOR BUILDING MATERIALS: ALL PRINCIPAL AND ACCESSORY BUILDINGS SHALL BE COMPRISED OF A COMBINATION OF PORTIONS OF BRICK, BRICK VENEER, NATURAL STONE, (OR ITS SYNTHETIC EQUIVALENT), AND/OR CEMENT BOARD. VINYL SIDING SHALL NOT BE PERMITTED AS AN EXTERIOR BUILDING MATERIAL EXCEPT FOR LIMITED USE FOR WINDOWS, DOORS, SOFFITS, TRIM AND THE LIKE.
- b. PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 5:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SHEDS MAY BE NO LESS THAN 2:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.
- c. GARAGE DOORS VISIBLE FROM PUBLIC OR PRIVATE STREETS WILL MINIMIZE THE VISUAL IMPACT BY PROVIDING ADDITIONAL ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS OR PROJECTING ELEMENTS OVER THE GARAGE DOOR OPENING.
- d. WALKWAYS WILL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS.

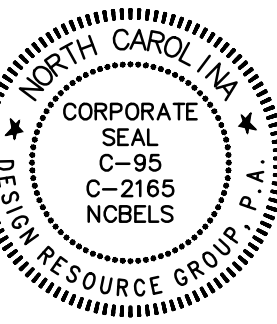
- e. USABLE PORCHES AND STOOPS SHALL FORM A PREDOMINANT FEATURE OF THE BUILDING DESIGN AND BE LOCATED ON THE FRONT AND/OR SIDE OF THE BUILDING. USABLE FRONT PORCHES, WHEN PROVIDED, SHALL BE COVERED AND BE AT LEAST FOUR (4) FEET DEEP. STOOPS AND ENTRY-LEVEL PORCHES MAY BE COVERED BUT SHALL NOT BE ENCLOSED.
- f. ALL CORNER/END UNITS THAT FACE A PUBLIC OR PRIVATE STREET SHALL HAVE A PORCH OR STOOP THAT WRAPS A PORTION OF THE FRONT AND SIDE OF THE UNIT OR PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO TEN (10) FEET ON ALL BUILDING LEVELS.
- IV. **BUFFERS, LANDSCAPING, OPEN SPACE, & AMENITIES**
- a. PETITIONER SHALL PROVIDE A MINIMUM TEN (10) FOOT WIDE LANDSCAPE AREA PLANTED TO CLASS C LANDSCAPE YARD STANDARDS IN THE AREAS AS GENERALLY DEPICTED ON THE REZONING PLAN.
- b. PETITIONER SHALL PROVIDE A MINIMUM OF FOUR (4) OF THE FOLLOWING AMENITIES IN THE USABLE COMMON OPEN SPACE AREA:
- i. COMMUNITY GARDEN OR OTHER ENHANCED PLANTINGS IN EXCESS OF THE MINIMUM PLANTING STANDARDS REQUIRED BY THE ORDINANCE (ENHANCED PLANTINGS MAY TAKE THE FORM OF TREES AND/OR PLANTING BEDS (STANDARD, RAISED AND/OR TERRACED WITH NATIVE SPECIES)),
- ii. DOG PARK,
- iii. SHADING ELEMENTS SUCH AS A SHADE STRUCTURE GAZEBO, OR ADDITIONAL TREES PLANTED IN A MANNER TO PROVIDE CONSISTENT SHADE IN THE SPACE,
- iv. SEATING OPTIONS THAT INCLUDE MOVEABLE TABLES AND CHAIRS OR SEATING BENCH(ES),
- v. ENHANCED LANDSCAPING,
- vi. GRILLS,
- vii. FIELD WITH SPORTS NETS, AND/OR OTHER OUTDOOR FITNESS EQUIPMENT,
- viii. SPECIALTY PAVING MATERIALS (NOT INCLUDING STANDARD FINISHED CONCRETE OR ASPHALT).
- V. **TRANSPORTATION**
- a. VEHICULAR ACCESS WILL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENTS AND CONFIGURATIONS OF THE VEHICULAR ACCESS POINT(S) SHOWN ON THE REZONING PLAN ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED BY CDOT/NCDOT FOR APPROVAL, AS APPLICABLE.
- b. AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY INTERNAL PUBLIC STREETS AND/OR PRIVATE STREETS/ALLEYS AND MINOR ADJUSTMENTS TO THE LOCATION OF THE INTERNAL STREETS/ALLEYS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
- c. PETITIONER SHALL PROVIDE DEDICATED, MARKED, AND RECESSED ON-STREET PARKING AS GENERALLY DEPICTED ON THE REZONING PLAN, SUBJECT TO CDOT-REQUIRED REVISIONS, ON THE EAST SIDE OF THE NETWORK-REQUIRED STREET ADJACENT TO THE PROPOSED OPEN SPACE. THESE PARKING SPACES SHALL MEET CDOT STANDARDS AND FINAL LIMITS SHALL BE COORDINATED DURING PERMITTING.
- d. PETITIONER SHALL PROVIDE A MINIMUM SIX (6) FOOT WIDE SIDEWALK AND EIGHT (8) FOOT WIDE PLANTING STRIP ALONG THE SITE'S INTERNAL STREET FRONTAGE(S). A MINIMUM EIGHT (8) FOOT WIDE PLANTING STRIP AND (8) FOOT WIDE SIDEWALK SHALL BE PROVIDED ALONG THE SHOPTON ROAD WEST FRONTAGE, AS GENERALLY DEPICTED ON THE REZONING PLAN.

- e. PETITIONER SHALL DEDICATE RIGHT-OF-WAY FROM THE ROAD CENTERLINE ALONG SHOPTON ROAD WEST AND INTERNAL PUBLIC STREETS AS GENERALLY DEPICTED ON THE REZONING PLAN.
- f. PETITIONER SHALL RESTRIPE THE EXISTING CENTER SPACE ON SHOPTON ROAD WEST FOR A LEFT TURN LANE INTO THE SITE, AS GENERALLY DEPICTED ON THE REZONING PLAN.
- g. 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'S/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO CONSTRUCTION/INSTALLATION. CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.
- h. ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE WESTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.
- i. WHERE NECESSARY, THE PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS-OF-WAY TO THE CITY OF CHARLOTTE BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. CDOT REQUESTS RIGHT-OF-WAY SET AT TWO (2) FEET FROM THE BACK OF SIDEWALK WHERE FEASIBLE OR PROVIDE A SIDEWALK UTILITY EASEMENT (SUE).
- j. UNLESS OTHERWISE STATED HEREIN, ALL TRANSPORTATION IMPROVEMENTS SHALL BE SUBSTANTIALLY COMPLETED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING CERTIFICATE OF OCCUPANCY FOR THE SITE.
- VI. **ENVIRONMENTAL**
- a. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN 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 TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- b. PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED UNIFIED DEVELOPMENT ORDINANCE, STORMWATER ARTICLES 23 THROUGH 28. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS THAT MAY BE DEPICTED ON THE REZONING PLAN 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.



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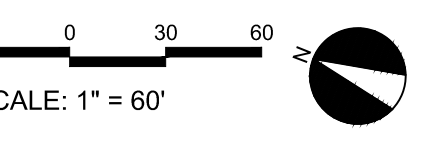
REZONING PETITION  
FOR PUBLIC HEARING  
2024-138

REZONING PETITION

SHOPTON RD WEST SITE  
CHARLOTTE, NC

PEAK DEVELOPMENT  
801 WOOD RIDGE CENTER DRIVE-SUITE A  
CHARLOTTE, NORTH CAROLINA 28217  
704.905.6844

SCHEMATIC  
SITE PLAN



PROJECT #: 1113-002  
DRAWN BY:  
CHECKED BY:

NOVEMBER 14, 2024

REVISIONS:  
1. 01.13.25 - PER REVIEW COMMENTS

RZ1.0