

**SITE DATA:**

TAX PARCEL ID: 14108302, 14107125, 14107126, 14107121, 14107104, 14124107, 14107106, 14107122, 14107123, 14107109  
 ACREAGE: ± 168.2  
 EXISTING ZONING: R-3  
 PROPOSED ZONING: I-1 (CD) (INDUSTRIAL) 5 YRS VESTED  
 EXISTING USE: VACANT  
 PROPOSED USE: COMMERCIAL/INDUSTRIAL/WAREHOUSE PARK

PROPOSED MAXIMUM SF: 2,000,000SF  
 FLOOR AREA RATIO: .8 MAX  
 MAX BUILDING HEIGHT: 40'  
 MAX NUMBER OF BUILDINGS: 20  
 REQUIRED PARKING: PER ORDINANCE REQUIREMENTS  
 MIN. SETBACK: PER ORDINANCE REQUIREMENTS  
 MIN. SIDE YARD: PER ORDINANCE REQUIREMENTS  
 MIN. REAR YARD: PER ORDINANCE REQUIREMENTS  
 REQUIRED TREE SAVE: PER ORDINANCE REQUIREMENTS

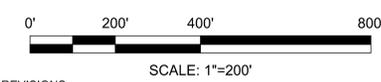
**Development Standards**

- General Provisions
  - Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.
  - The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and site development, may apply to the development of this site. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.
  - Throughout this Rezoning Petition, the terms "Owner," "Owners," "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.
  - The total number of principal buildings to be developed on the Site shall not exceed 20. Accessory buildings and structures (as defined by the Zoning Ordinance) located on the Site shall not be considered in any limitation on the number of buildings on the Site.
- Purpose
  - The purpose of this Rezoning application is to provide for the development of a commercial/industrial/warehouse park. To achieve this purpose, the application seeks the rezoning of the site to the Industrial 1 (I-1(CD)) district.
- Uses
  - Permitted Uses. Uses allowed on the property included in this Petition will be primary and related accessory uses as are permitted in the I-1 district with the exception of those listed in b. Prohibited uses.
  - Prohibited uses.
    - Jails and prisons; Religious institutions; Adult establishment; Auction sales; Automobile service stations; Automobiles, truck and utility trailer rental; Billboards; Commercial rooming houses; Flea market establishment; Hotels and motels; Homeless shelter; Overnight camping area; Beneficial fill site; Land clearing and inert debris landfill (LCD); off-site, mobile food vending services; Raceways and dragstrips; Crematory, within a cemetery; Barber and beauty shops; Financial institutions; Retail establishments; Shopping centers and business and recreation uses; Edees (Type I and II); Gas stations, with or without a convenience store; Personal services sales, and uses with an accessory drive-through window; Amusement, commercial outdoors; Animal crematoriums; Armories for meeting and training of military organizations; Automotive repair garages; Automotive sales and repair; Bakeries, retail; Boat and ship sales and repair; Bus and train terminals; Car washes; Civic, social and fraternal facilities; Clinics, medical, dental and optical; Clinics, veterinary; Dry cleaning and laundry establishments; Farms, including sales of products grown on premises; Heliports and helistops; Locksmiths and gunsmiths; Manufactured housing repair or sales; Orthotics - prosthetics facilities; Outdoors seasonal sales; Pest control and disinfecting services; Post offices; Recycling centers, including drop-off centers; Tattoo establishment; Theaters, motion picture.
- Transportation
  - The site will have access via drive connections to Shopton Road at the locations prescribed by NCDOT & CDOT as generally identified on the concept plan for the site.
  - Petitioner will coordinate with NCDOT, CDOT, and Planning to improve the project's Shopton Road frontage, and to provide a road widening conforming to detail 3 on page RZ-3 of this document.
  - Petitioner agrees to convey fee simple all the rights of way to the City of Charlotte prior to the issuance of the first building certificate of occupancy.
  - All transportation improvements will be approved and constructed prior to the issuance of the first building certificate of occupancy.
  - Petitioner agrees to dedicate an 85' right of way to allow for the future extension of Shopton Road by others. The exact configuration of the 85' right of way may be subject to adjustment in coordination with CDOT and the Petitioner during the site design and permitting phase. Prior to the extension of Shopton Rd, the Petitioner may develop the right of way to Local Industrial Street standards, centered within the 85' right of way. See detail 5/RZ-3.
- Architectural Standards
  - Building Placement and Site Design shall focus on and enhance the pedestrian environment on public or private network required streets, through the following:
    - Buildings shall present a front or side facade to all streets.
    - Facades fronting streets shall include a combination of windows and operable doors for a minimum of 30% of each frontage elevation transparent glass between 2' and 10' on the first floor. Up to 20% of this requirement may be comprised of display windows. For industrial and warehousing buildings, these standards shall apply only at the main entry and exterior office facades.
    - Direct pedestrian connection should be provided between street facing doors fronting public access and corner entrance features to sidewalks on adjacent streets.
    - Building elevations shall not have expanses of blank walls greater than 20 feet in all directions. Architectural features such as but not limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
    - Building elevations shall be designed with vertical bays or articulated architectural features which shall include a combination of at least three of the following: a combination of exterior wall offsets (projections and recesses), columns, pilasters, change in materials or colors, awnings, arcades, or other architectural elements.
    - Buildings should be a minimum height of 22' and maximum of 40'.
  - Streetscape, Buffers, and Landscaping
    - Petitioner will coordinate with NCDOT, CDOT, and Planning to improve the project's Shopton Road frontage, and to provide a road widening conforming to detail 3 on page RZ-3 of this document.
    - The Petitioner will provide a 100' undisturbed buffer along the site frontage with Pinecrest Drive, planted as required to meet Class A buffer standards. The Petitioner will

- provide a 50' Class A buffer along the Shopton Road frontage. Other buffers will be provided as required by the Zoning Ordinance. The buffer may be reduced or eliminated if abutting property is rezoned to a district or use that does not require a buffer. Petitioner will provide an additional no build zone at the north end of this site as dimensioned on RZ-2.
- Development within the site will comply with City of Charlotte Tree Ordinance Requirements.
- The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. The location, size, and type stormwater 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 in order to accommodate the actual stormwater treatment requirements and natural site discharge points.
- All utilities within the Site will be placed underground.
- The site shall be served by the Charlotte Water department for potable water and sanitary sewer utilities. No irrigation wells shall be permitted or constructed on the site without permission of Mecklenburg County Land Use and Environmental Services Agency in order to avoid conflicts with possible nearby groundwater contamination sites.
- Parks, Greenways, and Open Space
  - The Petitioner agrees to grant an easement within the site to Mecklenburg County Parks and Recreation, measured 100' from the top of bank along Coffey Creek, for the purpose of future extension of the Coffey Creek Greenway from Douglas Drive to Shopton Road.
  - The Petitioner agrees to provide up to two pedestrian connection easements (30' width) to the proposed Coffey Creek Greenway in locations generally depicted on RZ-2.
- Fire Protection
  - All public streets within the proposed development will provide an 20' wide clear travel path for the fire truck access. Any streets less than 26' pavement width will be prohibited from street parking.
- Signage
  - Reserved
- Lighting
  - Reserved
- Phasing
  - Reserved
- Binding Effect of the Rezoning Application
  - If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner, current, and subsequent owners of the Site and their respective successors in interest and assigns.
  - 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 to be involved in any future development thereof.
  - 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.

**LEGEND**

- 602 --- EXISTING CONTOUR
- SWIM BUFFER
- POSSIBLE GREENWAY EASEMENT
- PROPERTY LINE
- DEVELOPMENT AREA
- OVERHEAD POWER
- VOLUNTARY TREE SAVE



REVISIONS:

No.	Date	By	Description
1	1/12/18	MDH	REVISIONS PER STAFF, COMMUNITY & PETITIONER COMMENTS
2	02/15/18	MDH	REVISIONS PER STAFF COMMENTS



**SHOPTON ROAD SITE  
 CHARLOTTE DOUGLAS  
 INTERNATIONAL AIRPORT  
 CHARLOTTE, NC**

**TECHNICAL  
 DATA SHEET**  
 REZONING PETITION:  
 2017-97

CORPORATE CERTIFICATIONS  
 NC PE: C-2650 NC LA: C-333  
 SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL  
 Drawn By: MDH  
 Checked By: MDL  
 Date: 05/22/17  
 Project Number: 17026  
 Sheet Number:

**RZ-1**  
 SHEET # 1 OF 3

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**SHOPTON ROAD SITE  
 CHARLOTTE DOUGLAS  
 INTERNATIONAL AIRPORT  
 CHARLOTTE, NC**

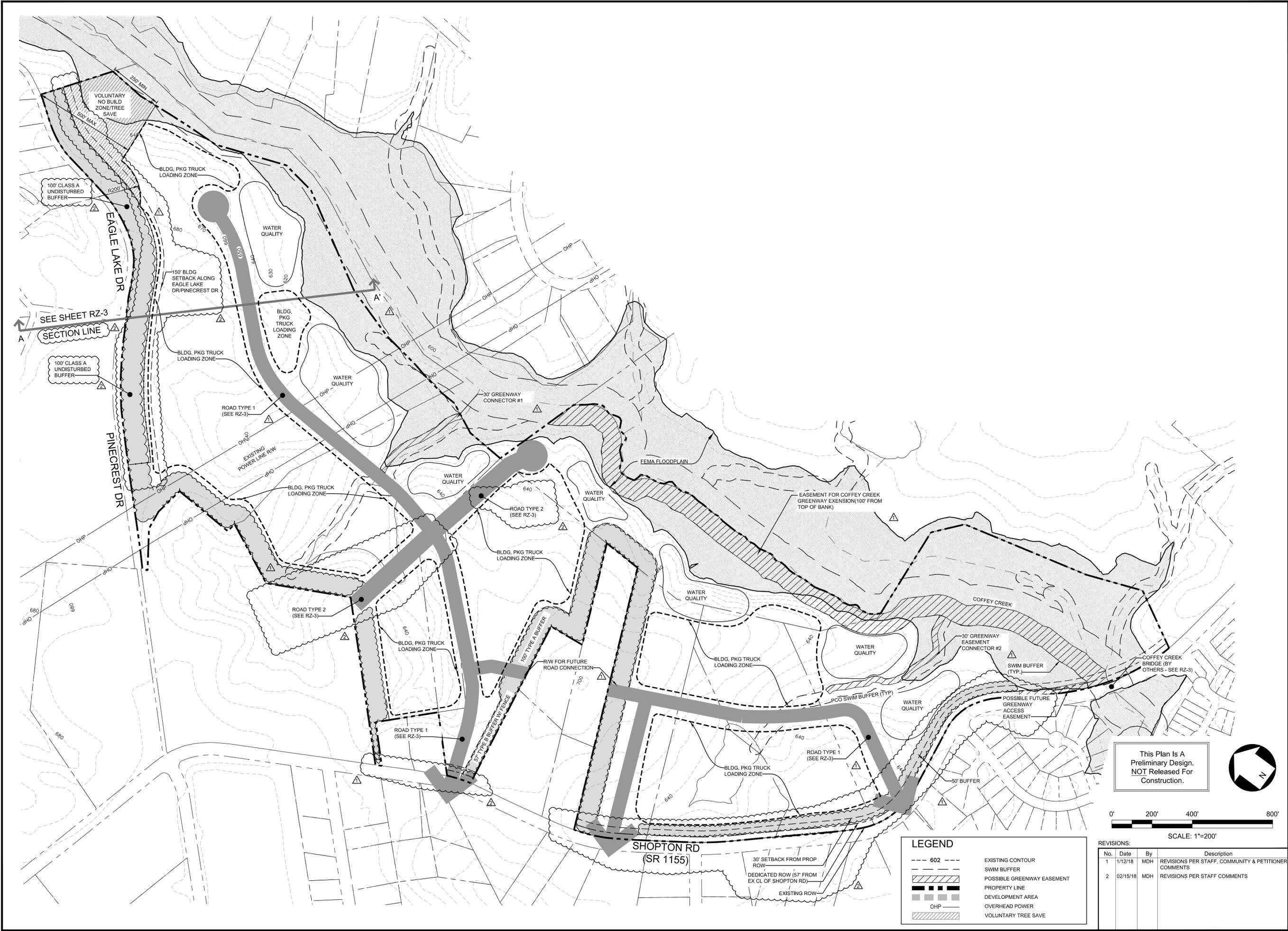
**REZONING  
 SITE PLAN  
 REZONING PETITION:  
 2017-97**

CORPORATE CERTIFICATIONS  
 NC PE: C-2930 NC LA: C-253  
 SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL  
 Drawn By: MDH  
 Checked By: MDL  
 Date: 05/22/17  
 Project Number: 17026  
 Sheet Number:

**RZ-2**

SHEET # 2 OF 3



This Plan Is A  
 Preliminary Design.  
 NOT Released For  
 Construction.

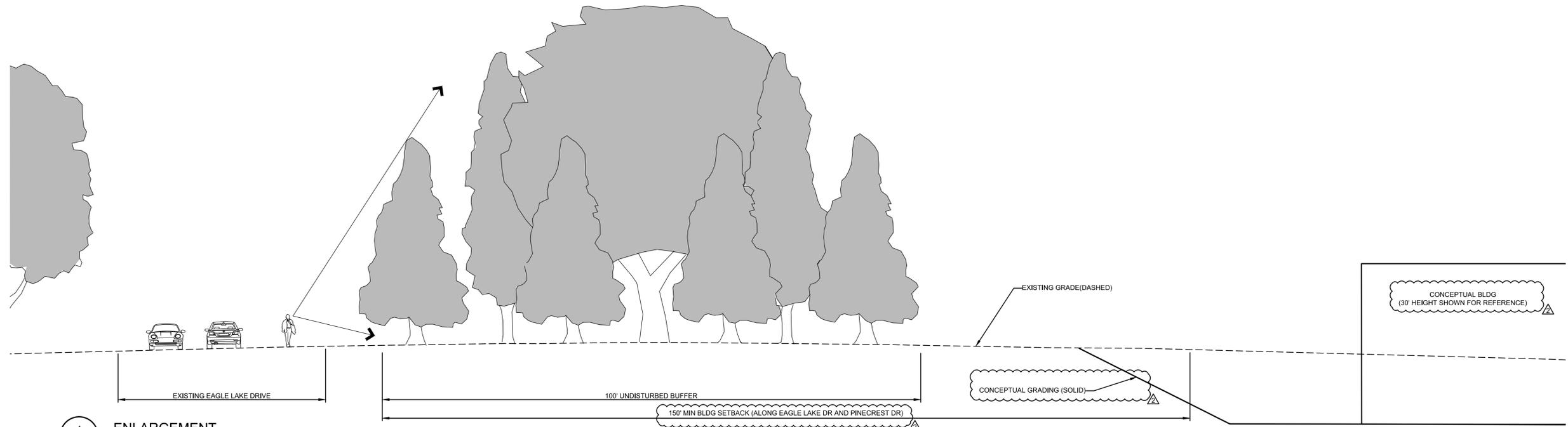
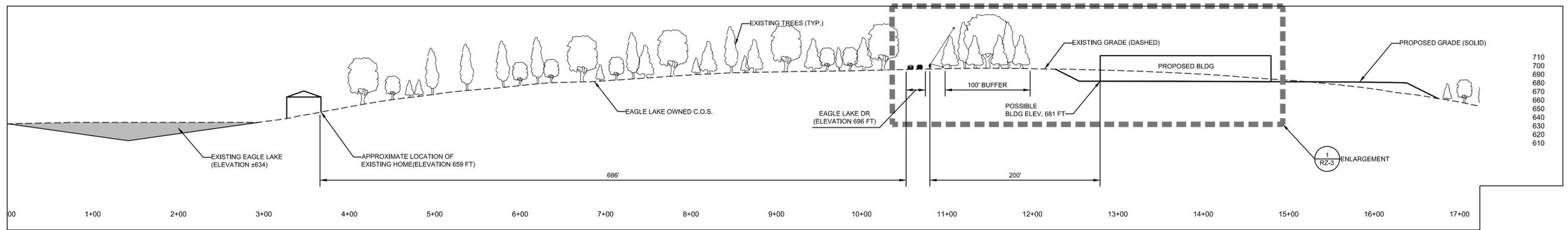
**LEGEND**

--- 602 ---	EXISTING CONTOUR
▨	SWIM BUFFER
▧	POSSIBLE GREENWAY EASEMENT
▩	PROPERTY LINE
▪	DEVELOPMENT AREA
OHP	OVERHEAD POWER
▨	VOLUNTARY TREE SAVE

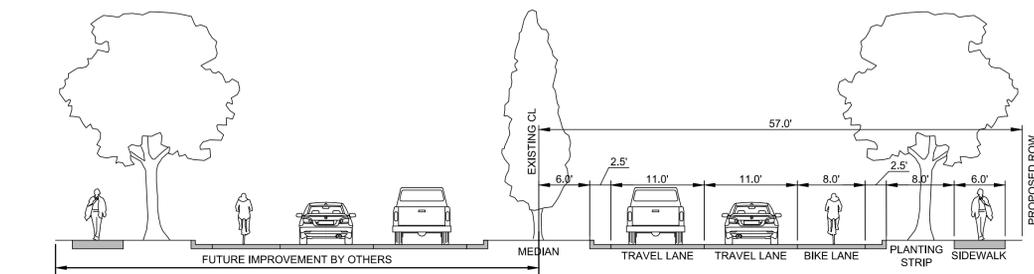
**REVISIONS:**

No.	Date	By	Description
1	1/12/18	MDH	REVISIONS PER STAFF, COMMUNITY & PETITIONER COMMENTS
2	02/15/18	MDH	REVISIONS PER STAFF COMMENTS

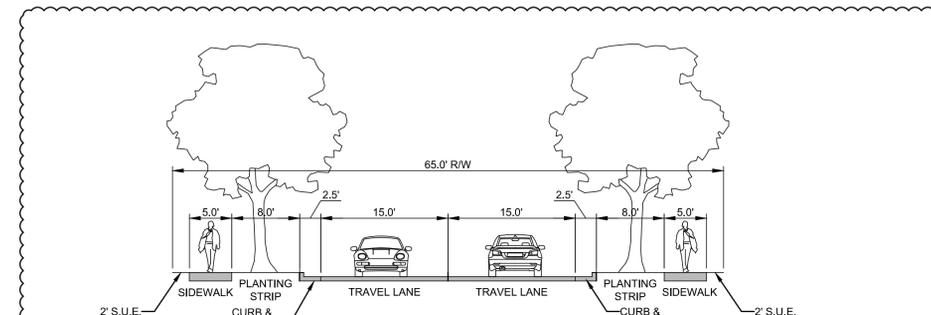
P:\2017 Jobs\17026 - CLT Shopton Road Site\CAD\Sketch Planning\17026 BASE.dwg



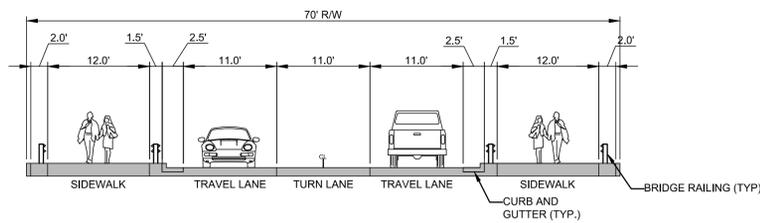
1 ENLARGEMENT  
RZ-3  
SCALE: 1" = 10'



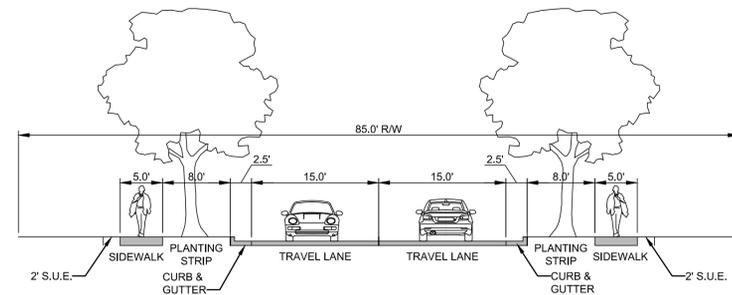
2 ROADWAY IMPROVEMENT - EXISTING SHOPTON ROAD (PROPERTY FRONTAGE ONLY)  
RZ-3  
SCALE: 1" = 10'



3 ROAD TYPE 1 - LOCAL INDUSTRIAL  
RZ-3  
SCALE: 1" = 10'



4 COFFEY CREEK BRIDGE - BY OTHERS (FOR REFERENCE ONLY)  
RZ-3  
SCALE: 1" = 10'

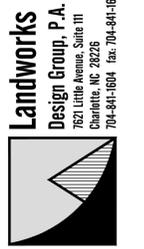


5 ROAD TYPE 2 - LOCAL INDUSTRIAL WITH R/W EXPANSION  
RZ-3  
SCALE: 1" = 10'

This Plan Is A Preliminary Design. NOT Released For Construction.

REVISIONS:

No.	Date	By	Description
1	1/12/18	MDH	REVISIONS PER STAFF, COMMUNITY & PETITIONER COMMENTS
2	02/15/18	MDH	REVISIONS PER STAFF COMMENTS



SHOPTON ROAD SITE  
CHARLOTTE DOUGLAS  
INTERNATIONAL AIRPORT  
CHARLOTTE, NC

REZONING SECTIONS

REZONING PETITION:  
2017-97

CORPORATE CERTIFICATIONS  
NC PE: C-2930 NC LA: C-253  
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: MDH

Checked By: MDL

Date: 05/22/17

Project Number: 17026

Sheet Number:

RZ-3

SHEET # 3 OF 3