

LEGEND	
Rezoning Boundary (Site)	---
Adjacent Parcel Boundary	---
Maximum Building & Parking Envelope	---
Setback	---
Existing Contour Data	-----XXXX-----

ORIGIN OF DATA NOTE

Topographic and Boundary information shown is representative of the information shown from Mecklenburg County GIS.

Site Development Data Table

1. Development Data

Site Acreage:	± 3.15 Acres
Tax Parcels:	PID 19919391: ±0.10 Acres PID 19919312: ±0.88 Acres PID 19919316: ±1.97 Acres PID 19919390: ±0.20 Acres
Current Zoning:	R-3
Existing Land Use:	Residential - Single Family
Proposed Zoning:	Neighborhood Services District (NS)
Maximum Building Area:	25,000 sf
Maximum Building Height:	45'
FAR	Per Section 11.505 of the Charlotte Zoning Ordinance
Applicant:	Cross Commercial Real Estate Group 12400 Wake Union Rd, Suite 3, Wake Forest, NC 27587
Surrounding Land Use:	North - Commercial East - Residential South - Residential West - Residential & Mixed Use
Impervious Surface: (City of Charlotte Zoning Ordinance Section 11.505)	Ratio (3.00 Maximum)
Setbacks: (City of Charlotte Zoning Ordinance Section 11.505)	Front: 30' Side: 10' Rear: 20'
Buffers & Screening: (City of Charlotte Zoning Ordinance Table 12.302(a) - Class C)	North: N/A East: N/A West: Class C South: Class C

2. General Provisions

Zoning District/Ordinances:

Development of the Site will be governed by the Rezoning Plan, which includes these Development Standards and the associated Optional Provisions set forth below, as well as the applicable provision of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the NS zoning classification shall govern all development taking place on the Site.

Graphics and Alterations:

- Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provides flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:
- Expressly permitted by the Rezoning Plan (if a modification is expressly permitted by the Rezoning Plan it is deemed a minor modification); or
- Minor and don't materially change the overall design intent depicted on the Rezoning Plan.
- The planning Director, or designee, will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

Uses allowed include financial services, pharmacy, office/commercial, medical office, daycare, and eating drinking, and entertainment establishments. Drive through is allowed only for pharmacy and financial service uses with NCDOT and CDOT approval on stacking analysis. No drive through is permitted for eating, drinking, and entertainment establishments.

3. Permitted Uses

- Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT") in accordance with applicable published standards.
- A 60-foot right-of-way shall be dedicated from the centerline of Steele Creek Road and a 65' right-of-way shall be dedicated from Shopton Road West.
- All right-of-way dedications shall be fee-simple conveyance and shall be completed prior to certificate of occupancy of first building

4. Transportation

5. Environmental Features

- The Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- The Site shall comply with the Tree Ordinance. Total required tree save area (15% of overall site): 3.15 x 0.15 = 0.47 AC. (Subject to acreage determined from an actual field survey.)

6. Stormwater Management

- Storm Water Quality Treatment: For defined watersheds greater than 12% built-upon area (BUA), construct water quality stormwater control measures (SCMs) designed for the runoff generated from the first 1-inch of rainfall for all new and redeveloped BUA associated with the project. SCMs must be designed and constructed in accordance with the Charlotte-Mecklenburg BMP Design Manual.
- Volume and Peak Control: For defined watersheds greater than 12% built-upon area, control the entire volume for the 1-year, 24-hour storm for all new and redeveloped BUA associated with the project. Runoff volume drawdown time shall be in accordance with the Charlotte-Mecklenburg BMP Design Manual.
- For commercial projects with greater than 12% BUA, control the peak to not exceed the predevelopment runoff rates for the 10-yr, 6-hr storm and perform a downstream flood analysis to determine whether additional peak control is needed and if so, for what level of storm frequency, or if a downstream analysis is not performed, control the peak for the 10-yr and 25-yr, 6-hour storms.

7. Amendments to the Rezoning Plan

- Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for the then Owner/Owners in accordance with the provisions herein and of Chapter 6 of the Ordinance.

8. Bidding Effect of the Rezoning Application

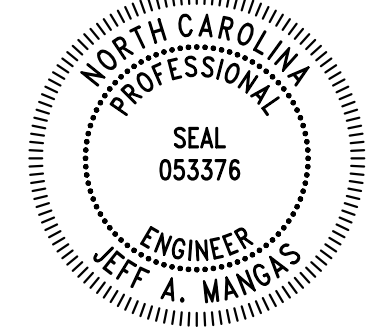
- If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Area(s), as applicable and their respective heirs, devisees, personal representative, successors in interest or assigns.

PLANS PREPARED BY



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PROFESSIONAL SEAL



COA SEAL



REVIEWING AGENTS

ZONING:
CITY OF CHARLOTTE

PROJECT LOCATION

9525 SHOPTON RD.
CHARLOTTE, MECKLENBURG
COUNTY, NC 28273

PLANS PREPARED FOR

CROSS COMMERCIAL
REAL ESTATE GROUP
12400 WAKE UNION RD, SUITE 3
WAKE FOREST, NC 27587

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PROJECT NAME

FREEMAN CROSSING

PETITION NUMBER

2022-026

ACRO PROJECT NUMBER

2021-025

PROJECT PHASE

REZONING

REVISIONS

NO.	DATE	DESCRIPTION
1	10/18/22	Council Modifications
2	11/01/22	Staff Updates

SHEET NAME

REZONING PLAN

SHEET NUMBER

1/1

DATE

09/09/2022

