

P:\2017 jobs\17026 - CLT Shopton Road Site\CAD\Sketch Planning\17026 BASE\_omit Eagle Lake.dwg  
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#### SITE DATA:

TAX PARCEL ID:

14107125, 14107126, 14107121, 14107104,  
14124107, 14107106, 14107122, 14107123,  
14107109  
± 117.16

ACREAGE:

EXISTING ZONING:

PROPOSED ZONING:

EXISTING USE:

PROPOSED USE:

R-3  
I-1 (CD) (INDUSTRIAL) 5 YRS VESTED  
VACANT  
COMMERCIAL/INDUSTRIAL/WAREHOUSE  
PARK

PROPOSED MAXIMUM SF:

FLOOR AREA RATIO:

MAX BUILDING HEIGHT:

MAX NUMBER OF BUILDINGS:

REQUIRED PARKING:

MIN. SETBACK:

MIN. SIDE YARD:

MIN. REAR YARD:

REQUIRED TREE SAVE:

1,000,000 SF

8 MAX

40'

20

PER ORDINANCE REQUIREMENTS

PER ORDINANCE REQUIREMENTS

PER ORDINANCE REQUIREMENTS

PER ORDINANCE REQUIREMENTS

#### Development Standards

##### 1. 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.

##### 2. 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.

##### 3. 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 (LCID); 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; Edes (Type I and II); Gas stations, with or without a convenience store; Personal services uses, 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

##### 4. 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.
- Phasing. The original development was proposed to consist 1,000,000 square feet of industrial park space and 1,000,000 square feet of warehouse space. The sealed Traffic Impact Analysis dated January 31, 2018 provides recommendation to mitigate impacts for originally contemplated full-buildout of two million square feet. The development as proposed contemplates up to 1,000,000 square feet total of industrial park space and/or warehouse space; therefore, a revised traffic analysis will be required to assess impacts and establish mitigation measures required for the smaller development. Moreover, the development may proceed in phases rather than a full-buildout scenario, therefore resulting in the need for multiple certificates of occupancy(C/Os). In the event the development of the property desires multiple C/Os, i.e., less than a full-buildout program of one million square feet, a phased traffic analysis will be required to assess impacts and establish incremental mitigation measures required for each phase. The subsequent traffic analysis tasks(reduction to 1,000,000 sf and/or phasing) will be provided in the form of a Technical Memorandum to the original Traffic Impact Analysis. This revised TIA must be approved prior to the issuance of any driveway permits to the site. The sum of the phased mitigation improvements will not exceed those for the full-buildout of the site.
- Petitioner will dedicate 57' Right of Way along Shopton Road frontage and future road improvements shall be as indicated by the phased TIA.
- 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.
- 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.

##### 5. 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 façade 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'.

##### 6. Streetscape, Buffers, and Landscaping

- 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.
- Development within the site will comply with City of Charlotte Tree Ordinance Requirements.

##### 7. Environmental Features

- 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.
- Prior to construction permitting, the Petitioner will have a Preliminary Wetlands Assessment conducted on the property to identify possible locations of jurisdictional wetlands and streams within the development area. Any proposed impacts will be permitted as required through the appropriate agencies having jurisdiction.
- 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.

##### 8. 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.

##### 9. 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 on street parking.

##### 10. Signage

- Reserved

##### 11. Lighting

- Reserved

##### 12. Phasing

- Reserved

##### 13. 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 insure 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

0' 200' 400' 800'

SCALE: 1"=200'

#### REVISIONS:

No.	Date	By	Description
1	1/12/18	MDH	REVISIONS PER STAFF, COMMUNITY & PETITIONER COMMENTS
2	2/15/18	MDH	REVISIONS PER STAFF COMMENTS
3	4/23/18	MDH	REVISIONS PER STAFF, COMMUNITY & PETITIONER COMMENTS

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

## TECHNICAL DATA SHEET

REZONING PETITION:  
2017-97

CORPORATE CERTIFICATIONS  
NO PE: C-2930 NC LA: C-2933  
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: MDH

Checked By: MDL

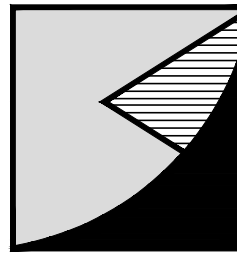
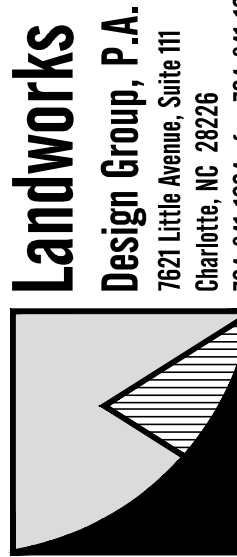
Date: 05/22/17

Project Number: 17026

Sheet Number:

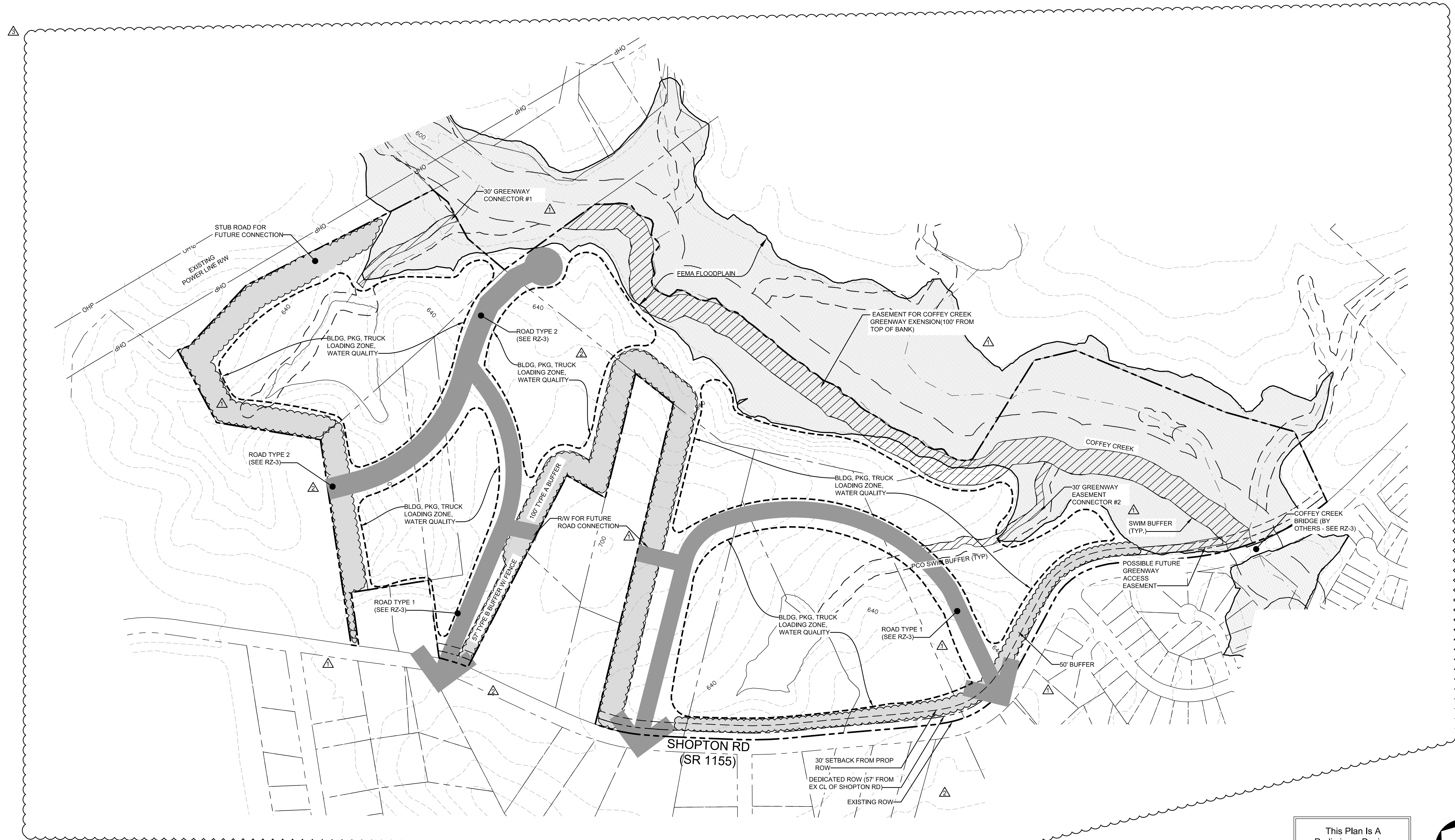
# RZ-1

SHEET # 1 OF 3

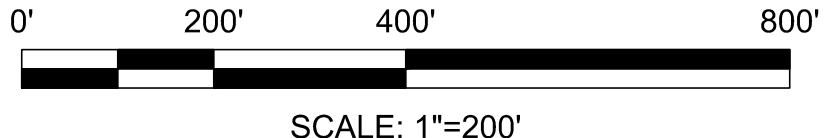
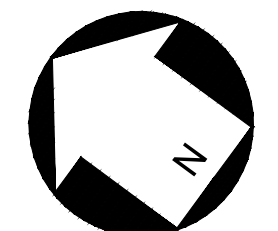




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This Plan Is A  
Preliminary Design.  
NOT Released For  
Construction.



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
3	4/23/18	MDH	REVISIONS PER STAFF, COMMUNITY & PETITIONER COMMENTS

**Landworks**  
Design Group, P.A.  
7521 Little Avenue, Suite 111  
Charlotte, NC 28226  
704-541-1804 Fax: 704-541-1804

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

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

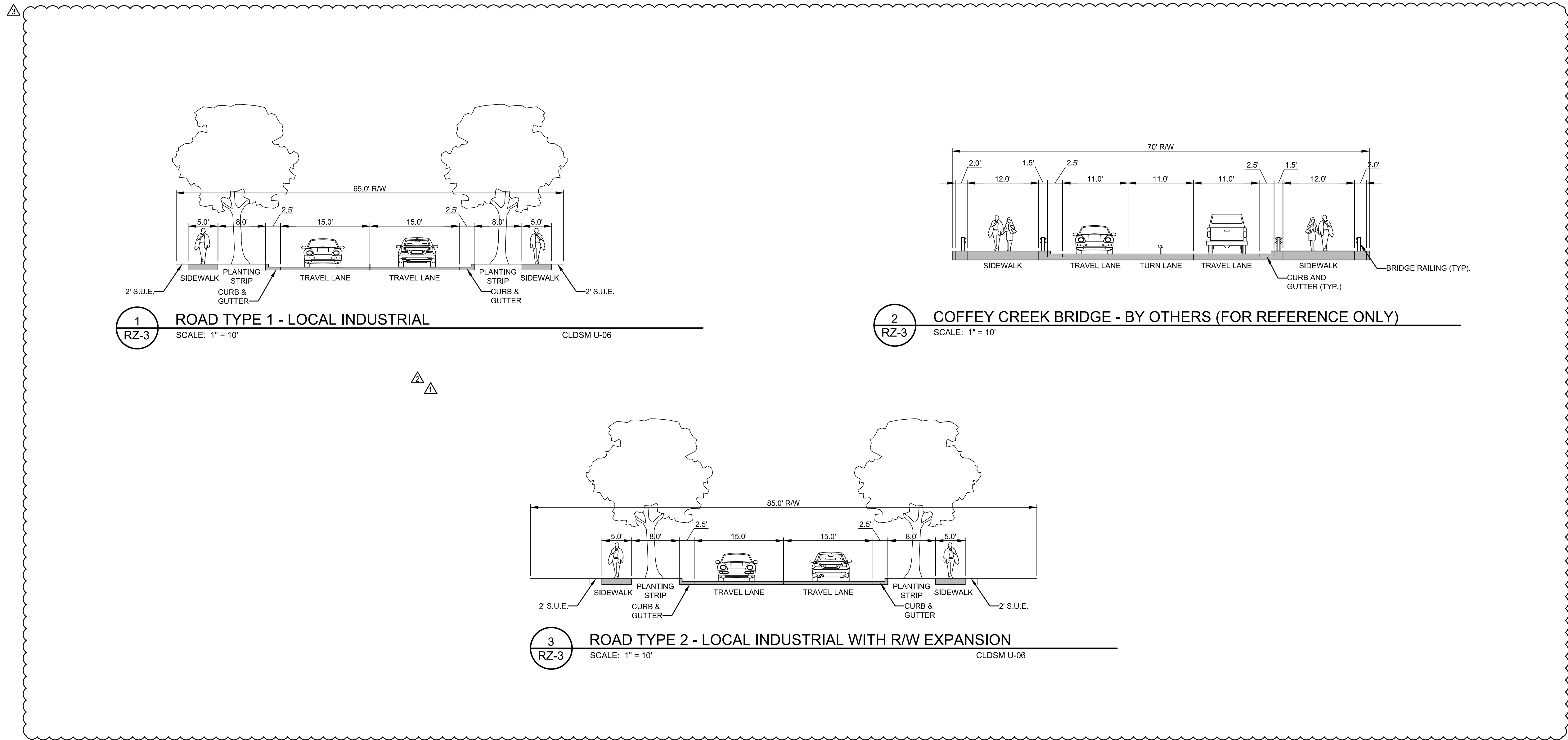
CORPORATE CERTIFICATIONS  
NC PE: C-2930 NC LA: C-253  
SC ENG: NO. 3599 SCL: NO. 211

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

**RZ-2**

SHEET # 2 OF 3

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No.	Date	By	Description	
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2	02/15/18	MDH	REVISIONS PER STAFF COMMENTS	
3	4/23/18	MDH	REVISIONS PER STAFF, COMMUNITY & PETITIONER 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 SCL A : NO. 211

Project Manager: MDL

Drawn By: MDH

Checked By: MDL

Date: 05/22/17

Project Number: 17026

Sheet Number:

RZ-3