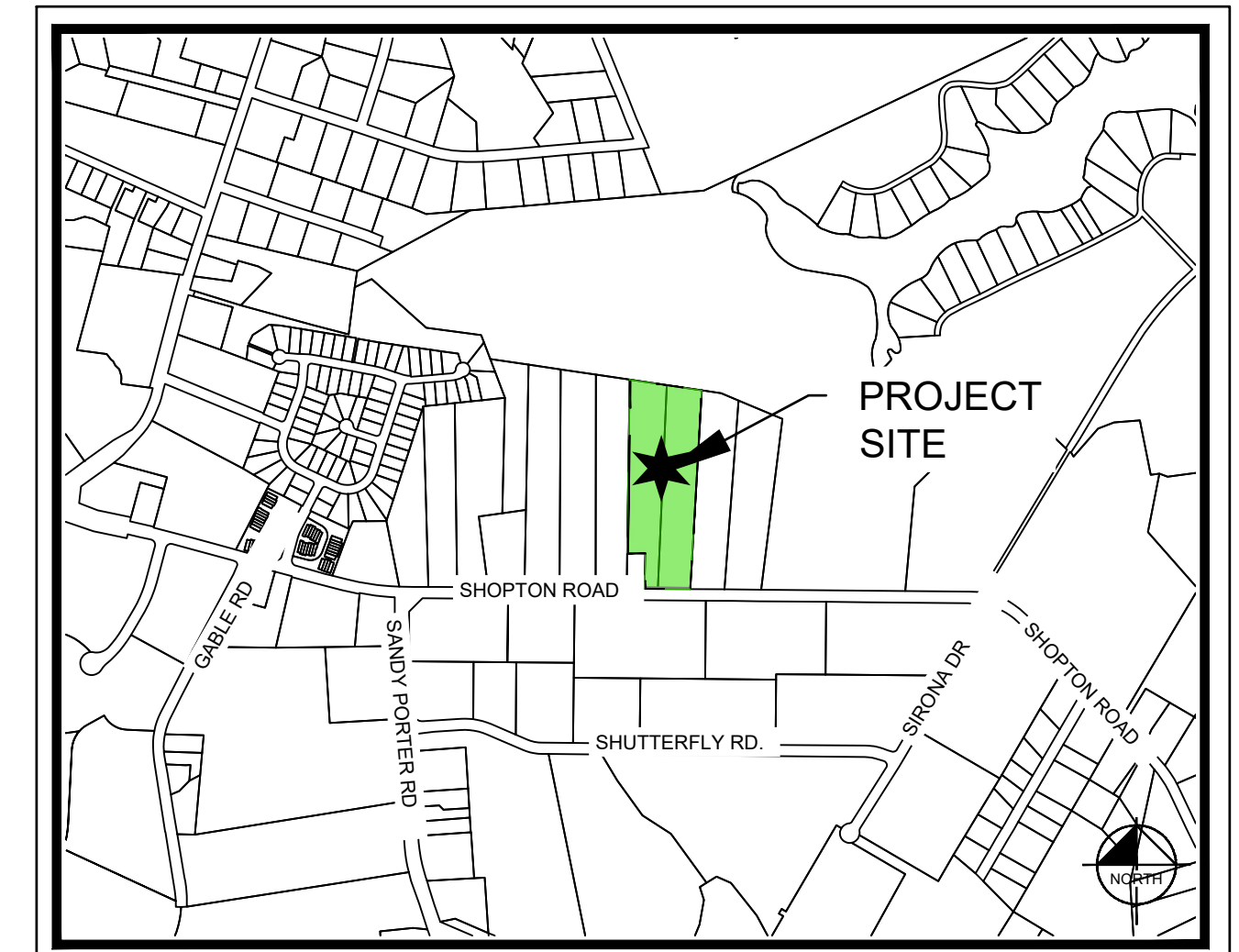
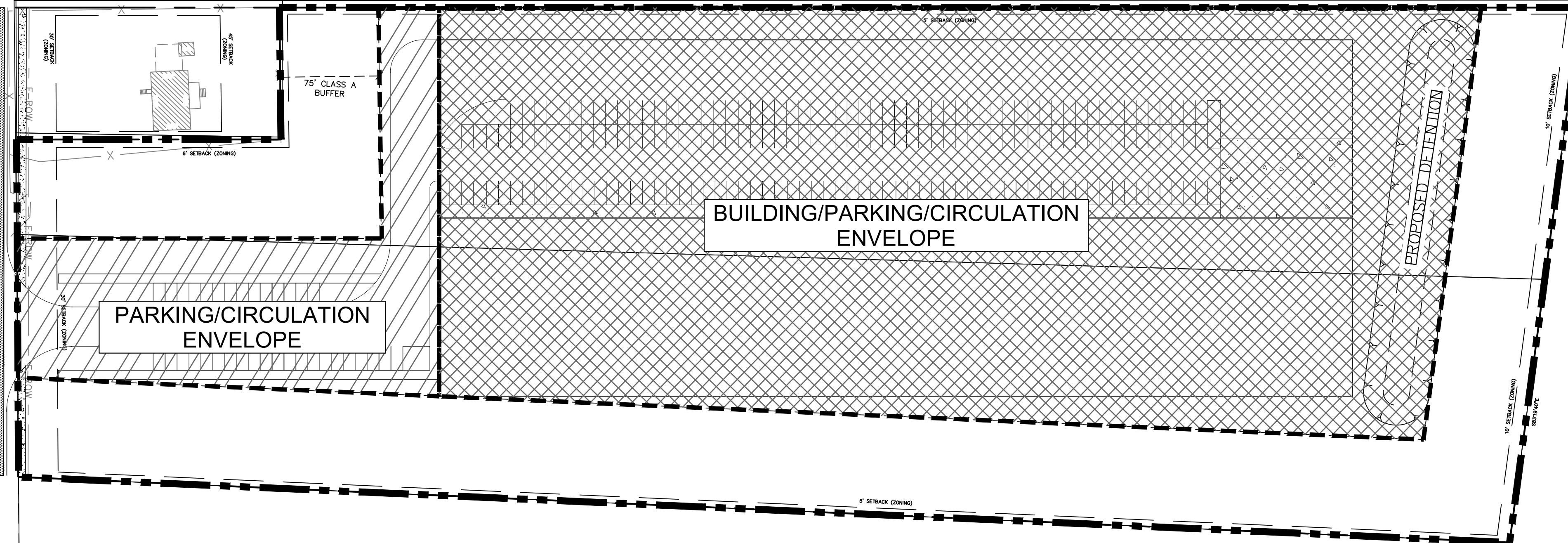


Plotted By: Watts, Austin Sheet: Set: Shopton Rezoning Layout: RZ-1 TECHNICAL DATA SHEET October 12, 2020 03:53:39pm C:\Users\vaustin\watts\KHA\AC SHOPTON ROAD - General\02 - DWG\PlanSheets\Rezoning\RZ-1 TECHNICAL DATA SHEET.dwg

SHOPTON ROAD
60' PUBLIC R/W
(DB. 10/95 PG. 815)

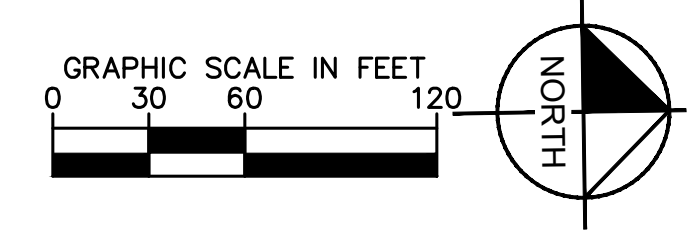
PROPOSED
FULL
ACCESS
INTERSECTION

SHOPTON ROAD



VICINITY MAP
NOT TO SCALE

LEGEND	
	AREA OUTLINE / PROPERTY LINE
	POTENTIAL PARKING AND CIRCULATION ENVELOPE
	POTENTIAL BUILDING, PARKING, AND CIRCULATION ENVELOPE
	POTENTIAL MOVEMENT ACCESS POINTS



No.	REVISIONS	DATE	BY
1	1ST RESUBMITTAL	10/12/2020	

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KH PROJECT	015272048
DATE	06/12/2020
SCALE	AS SHOWN
DESIGNED BY	
DRAWN BY	
CHECKED BY	

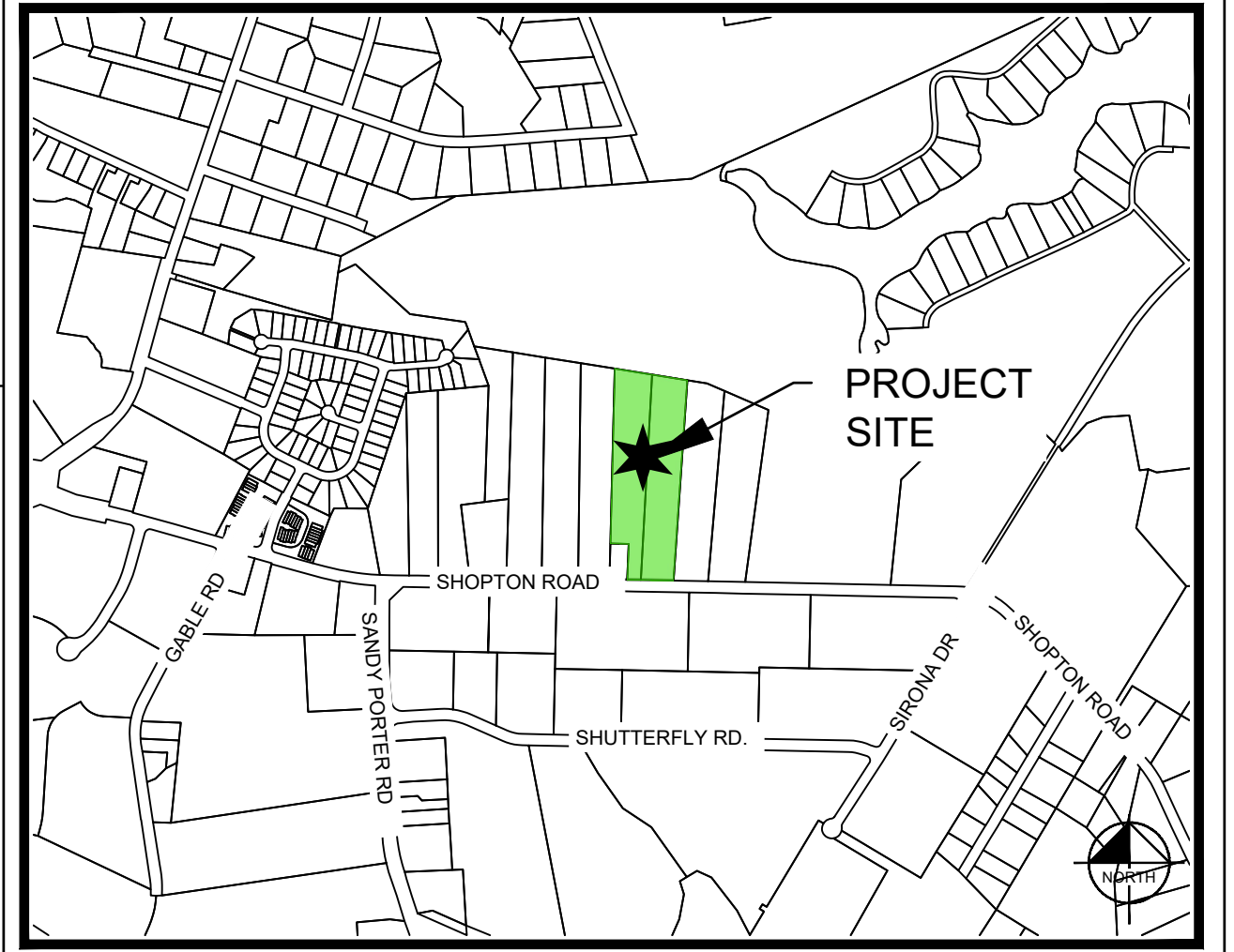
TECHNICAL DATA SHEET
REZONING PETITION NO. 2020-_____

PCR MIXED USE
PREPARED FOR
AMERICAN ASSET CORPORATION
CITY OF CHARLOTTE, NORTH CAROLINA

SHEET NUMBER
RZ-1

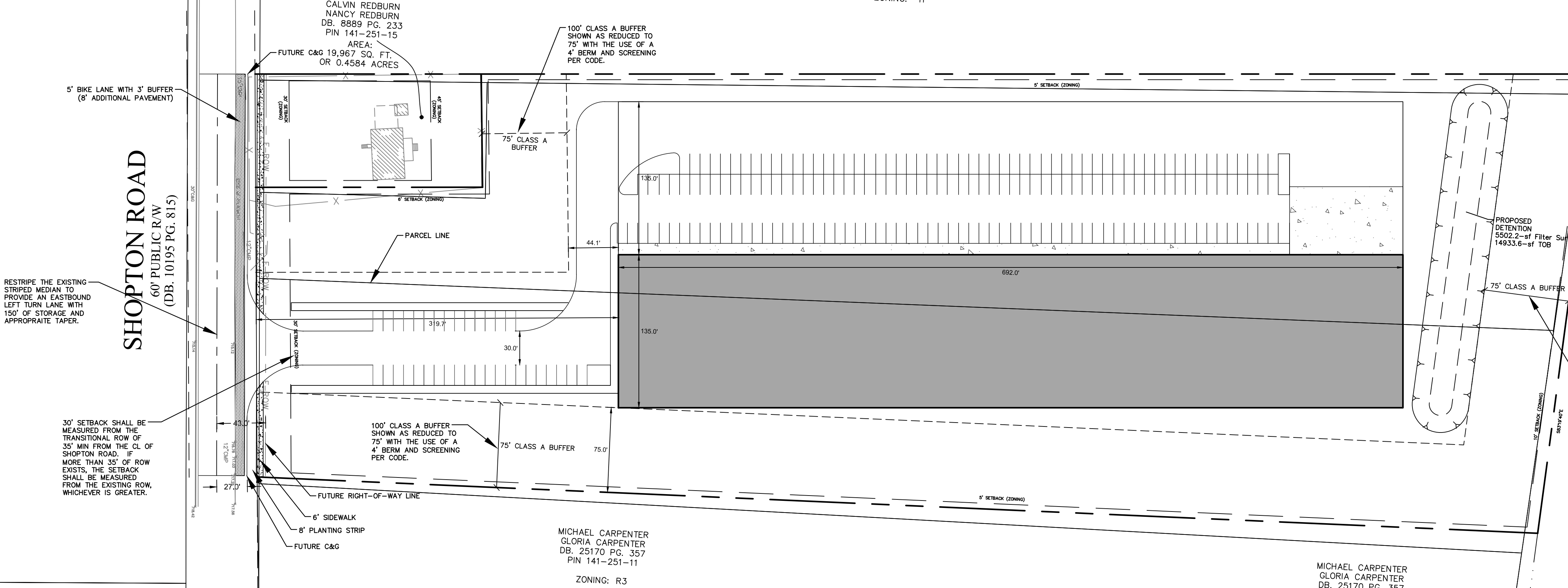
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Plotted By: Watts, Austin Sheet: Set: Shopton Rezoning Layout: RZ-2 ILLUSTRATIVE SITE PLAN October 12, 2020 03:53:52pm C:\Users\Austin\Documents\KHA\AC\SHOPTON ROAD - General\02 - DWG\PlanSheets\Rez\Zoning\RZ-2 ILLUSTRATIVE SITE PLAN.dwg

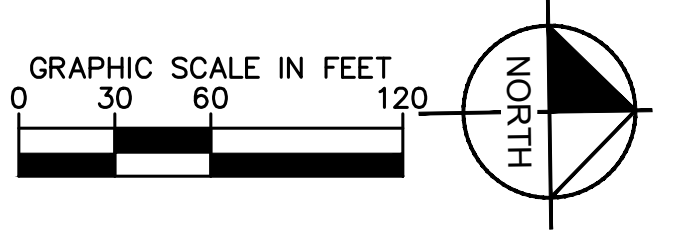


VICINITY MAP
NOT TO SCALE

SITE DATA TABLE	
PROJECT AREA:	± 9.7 AC
PARCEL TAX ID:	141-251-09 141-251-10
STREET ADDRESS:	4016 & 4032 SHOPTON RD
EXISTING ZONING:	R-3
PROPOSED ZONING:	I-2 CD
PROPOSED USE:	OFFICE / LIGHT INDUSTRIAL / INDOOR WAREHOUSING
MAXIMUM ALLOWED GROSS FLOOR AREA:	100,000 SF
MAX BUILDING HEIGHT:	PER TECHNICAL NOTES
PARKING:	PER ORDINANCE
LANDSCAPE SCREENS:	PER ORDINANCE



- NOTES:
- FIRE DEPARTMENT ACCESS ROAD SHALL HAVE A MIN. 20' UNOBSTRUCTED CLEAR WIDTH AND SHALL BE CAPABLE OF SUPPORTING 80,000 LBS. 2- FIRE DEPARTMENT ACCESS ROAD THAT EXCEEDS 150' SHALL PROVIDE AN APPROVED TURNAROUND, 3- TURN RADIUS 30' INSIDE AND 42' OUTSIDE. 4- FOR SPRINKLED BUILDINGS, FIRE DEPARTMENT MUST BE ABLE TO REACH 200' TO ALL EXTERIOR PORTION OF BUILDING. 5- FOR BUILDINGS THAT IS EQUIPPED WITH A SPRINKLER SYSTEM, A FIRE DEPARTMENT CONNECTION SHALL BE LOCATED WITHIN 200' OF A FIRE HYDRANT FOR A NFPA 13 SPRINKLER SYSTEM. 6- FIRE HYDRANT SHALL BE LOCATED WITHIN 750' TO THE MOST REMOTE POINT OF BUILDING AS TRUCK TRAVEL FOR ALL BUILDINGS.
 - IF MORE THAN ONE BUILDING IS DEVELOPED, THE SUBDIVISION ORDINANCE MAY REQUIRE THIS PARCEL TO DEVELOP A PUBLIC STREET.
 - THIS SITE IS SUBJECT TO THE TREE ORDINANCE.
 - DEVELOPMENT SHALL COMPLY WITH ANY ADDITIONAL RESTRICTIONS AS PART OF THE AIRPORT NOISE OVERLAY.
 - DEVELOPER SHALL COMMIT TO CONSTRUCT AN 8' PLANTING STRIP AND 6' SIDEWALK ALONG THE EAST SIDE SHOPTON ROAD FRONTAGE.
 - DEVELOPER SHALL RESTRIPE THE EXISTING MEDIAN TO ENCUMBER AND EASTBOUND LEFT TURN LANE WITH 150' OF STORAGE AND APPROPRIATE BAY TAPER.
 - DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS OF WAY TO NCDOT SHALL BE REQUIRED PRIOR TO THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY ISSUANCE.
 - ALL TRANSPORTATION IMPROVEMENTS SHALL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.



KH PROJECT: 015272048
DATE: 06/12/2020
SCALE: AS SHOWN
DESIGNED BY: [blank]
DRAWN BY: [blank]
CHECKED BY: [blank]

ILLUSTRATIVE SITE PLAN

PCR MIXED USE
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CORPORATION
CITY OF CHARLOTTE, NORTH CAROLINA

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DEVELOPMENT STANDARDS
OCTOBER 12, 2020

I. GENERAL PROVISIONS

A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE ZONING PLAN ASSOCIATED WITH THE ZONING PETITION FILED BY THE MAINTENANCE TEAM, INC. (THE "PETITIONER") FOR AN APPROXIMATELY 9.8 ACRE SITE LOCATED ON THE NORTH SIDE OF SHOPTON ROAD, BETWEEN SANDY PORTER ROAD AND SIRONA DRIVE, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE ZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 141-251-09 AND 141-251-10.

B. THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE ZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").

C. UNLESS THE ZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE I-2 ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.

D. THE DEVELOPMENT AND USE OF THE SITE SHALL COMPLY WITH THE AIRPORT NOISE OVERLAY DISTRICT.

E. THE DEVELOPMENT AND USES DEPICTED ON THE ZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE ZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD AND BUFFER REQUIREMENTS SET FORTH ON THIS ZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE ZONING PLAN. ALTERATIONS AND MODIFICATIONS SHALL BE IN ACCORDANCE WITH SECTION 6.207 OF THE ORDINANCE.

F. FUTURE AMENDMENTS TO THE ZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE ZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

A. SUBJECT TO THE TERMS OF PARAGRAPHS 2.B THROUGH 2.H BELOW, THE SITE MAY BE DEVOTED ONLY TO THOSE USES THAT ARE PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE I-2 ZONING DISTRICT THAT ARE ALSO PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE I-1 ZONING DISTRICT, TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES RELATING THERETO.

B. NOTWITHSTANDING THE TERMS OF PARAGRAPH 2.A ABOVE, THE FOLLOWING USES ARE PROHIBITED ON THE SITE:

- (1) ABATTOIRS.
- (2) ADULT ESTABLISHMENTS.
- (3) AMUSEMENT, COMMERCIAL OUTDOORS.
- (4) ANIMAL CREMATORIUMS.
- (5) AUTOMOBILES, TRUCK AND UTILITY TRAILER RENTAL.
- (6) AUTOMOTIVE REPAIR GARAGES.
- (7) AUTOMOTIVE SERVICE STATIONS.
- (8) BARBER AND BEAUTY SHOPS.
- (9) CAR WASHES.
- (10) CREMATORY FACILITIES.
- (11) FINANCIAL INSTITUTIONS.
- (12) GOVERNMENT BUILDINGS.
- (13) EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE I AND TYPE 2).
- (14) RETAIL ESTABLISHMENTS, SHOPPING CENTERS AND BUSINESS, PERSONAL AND RECREATIONAL SERVICES.

C. NOTWITHSTANDING THE TERMS OF PARAGRAPH 2.A ABOVE, THE SITE MAY ALSO BE DEVOTED TO THE USES SET OUT BELOW THAT ARE PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE I-2 ZONING DISTRICT.

- (1) CONTRACTOR OFFICES AND ACCESSORY USES.
- (2) THE OUTDOOR STORAGE OF GOODS AND MATERIALS IN EXCESS OF 25% OF THE FLOOR AREA OF THE PRINCIPAL BUILDING LOCATED ON THE SITE.
- (3) WAREHOUSING.
- (4) THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED ONE. ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF PRINCIPAL BUILDINGS ON THE SITE.
- (5) THE PRINCIPAL BUILDING AND ANY ACCESSORY BUILDINGS SHALL BE LOCATED WITHIN THE BUILDING, PARKING AND CIRCULATION ENVELOPE DEPICTED ON THE ZONING PLAN. PARKING AND VEHICULAR CIRCULATION AREAS MAY BE LOCATED IN THE BUILDING, PARKING AND CIRCULATION ENVELOPE AND THE PARKING AND CIRCULATION ENVELOPE THAT ARE DEPICTED ON THE ZONING PLAN.
- (6) OUTDOOR STORAGE AREAS SHALL ALSO BE LOCATED WITHIN THE BUILDING, PARKING AND CIRCULATION ENVELOPE.
- (7) A MAXIMUM OF 100,000 SQUARE FEET OF GROSS FLOOR AREA MAY BE DEVELOPED ON THE SITE.
- (8) THE PRINCIPAL BUILDING TO BE CONSTRUCTED ON THE SITE MAY BE CONSTRUCTED IN PHASES, SUCH THAT THE PRINCIPAL BUILDING INITIALLY CONTAINS LESS THAN 100,000 SQUARE FEET OF GROSS FLOOR AREA. THE MINIMUM SIZE OF THE FIRST PHASE OF THE BUILDING SHALL BE 10,000 SQUARE FEET OF GROSS FLOOR AREA. THE PRINCIPAL BUILDING MAY BE EXPANDED ONE OR MORE TIMES UP TO A MAXIMUM OF 100,000 SQUARE FEET OF GROSS FLOOR AREA, AND THE EXPANSION AREA(S) OF THE PRINCIPAL BUILDING SHALL NOT BE CONSIDERED TO BE SEPARATE BUILDINGS AND SHALL BE CONSIDERED TO BE PART OF THE PRINCIPAL BUILDING.

3. TRANSPORTATION

A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE ZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINT ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT") AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").

B. THE ALIGNMENTS OF THE INTERNAL PRIVATE DRIVES AND DRIVEWAYS AND THE VEHICULAR CIRCULATION AREAS MAY BE MODIFIED BY PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

C. INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE ZONING PLAN.

D. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE BUILDING TO BE CONSTRUCTED ON THE SITE, PETITIONER SHALL DEDICATE AND CONVEY TO THE CITY OR TO NCDOT (SUBJECT TO A RESERVATION FOR ANY NECESSARY UTILITY EASEMENTS) THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO SHOPTON ROAD AS REQUIRED TO PROVIDE RIGHT OF WAY MEASURING 43 FEET FROM THE EXISTING CENTERLINE OF SHOPTON ROAD, TO THE EXTENT THAT SUCH RIGHT OF WAY DOES NOT ALREADY EXIST.

E. PETITIONER SHALL CONSTRUCT A 5 FOOT BICYCLE LANE WITH A 3 FOOT BUFFER ON SHOPTON ROAD ALONG THE SITE'S FRONTAGE ON SHOPTON ROAD AS GENERALLY DEPICTED ON THE ZONING PLAN.

F. PETITIONER SHALL RE-STRIPE THE EXISTING STRIPED MEDIAN ON SHOPTON ROAD TO CREATE AN EASTBOUND LEFT TURN LANE ON SHOPTON ROAD AT THE VEHICULAR ENTRANCE INTO THE SITE. THIS EASTBOUND LEFT TURN LANE SHALL HAVE 150 FEET OF STORAGE AND AN APPROPRIATE BAY TAPER.

G. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE BUILDING CONSTRUCTED ON THE SITE.

4. ARCHITECTURAL STANDARDS

A. THE MAXIMUM HEIGHT IN FEET OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 55 FEET AS MEASURED UNDER THE ORDINANCE.

5. STREETScape, LANDSCAPING AND BUFFERS

A. BUFFERS SHALL BE ESTABLISHED ON THE SITE AS REQUIRED BY THE ORDINANCE AND AS DEPICTED ON THE ZONING PLAN, AND SUCH BUFFERS SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE. PURSUANT TO THE ORDINANCE, PETITIONER MAY REDUCE THE REQUIRED WIDTH OF A BUFFER BY 25% BY INSTALLING A BERM THAT MEETS THE STANDARDS OF SECTION 12.302(8A) OF THE ORDINANCE OR A FENCE THAT MEETS THE STANDARDS OF SECTION 12.302(8) OF THE ORDINANCE AS APPLICABLE.

B. IN THE EVENT THAT AN ADJACENT PARCEL OF LAND IS EITHER ZONED TO A ZONING DISTRICT OR DEVOTED TO A USE THAT ELIMINATES OR REDUCES THE BUFFER REQUIREMENTS ON THE SITE, PETITIONER MAY REDUCE OR ELIMINATE, AS THE CASE MAY BE, THE RELEVANT BUFFER AREAS ACCORDINGLY.

C. A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 6 FOOT WIDE SIDEWALK SHALL BE INSTALLED ALONG THE SITE'S FRONTAGE ON SHOPTON ROAD.

6. 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 CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST-CONSTRUCTION STORMWATER ORDINANCE.

C. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE ZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS ZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

7. BINDING EFFECT OF THE ZONING DOCUMENTS AND DEFINITIONS

A. IF THIS ZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE ZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.

B. 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 WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

C. ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THE PETITION IS APPROVED.

No.	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.



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SITE NOTES
REZONING PETITION NO. 2020-_____

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CITY OF CHARLOTTE | NORTH CAROLINA



SHEET NUMBER
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