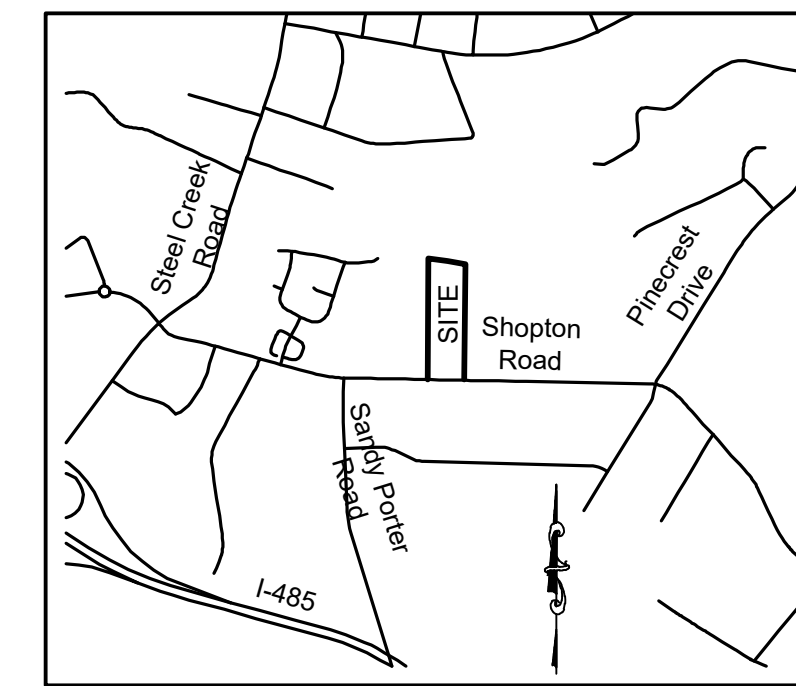




Planning Department
APPROVED BY CITY COUNCIL
July 19, 2021



DATE	ISSUED FOR	REV
02/10/2021	Initial Submittal to City of Charlotte	0
05/14/2021	Second Submittal to City of Charlotte	1
06/23/2021	Revised Per Staff Comment	2
07/20/2021	Revised Per Staff Comment	3

Engineer:



R. Joe Harris & Associates, Inc.

Engineering • Land Surveying • Planning Management

1186 Somerset Blvd., Topgay, S.C. 29708 P: (803) 802-1799

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FOR INFORMATION ONLY

Project Manager	Drawn
D. Timbrell	M. Bonenfant
Department Manager	Checked
P. Murphy	D. Timbrell
Print/Plot Date	Asbuilt Date
07/20/2021	-

Client:

BBH & Associates, Inc.
 4900 SIRUS LANE
 CHARLOTTE, NORTH CAROLINA
 P: (704) 357-8879

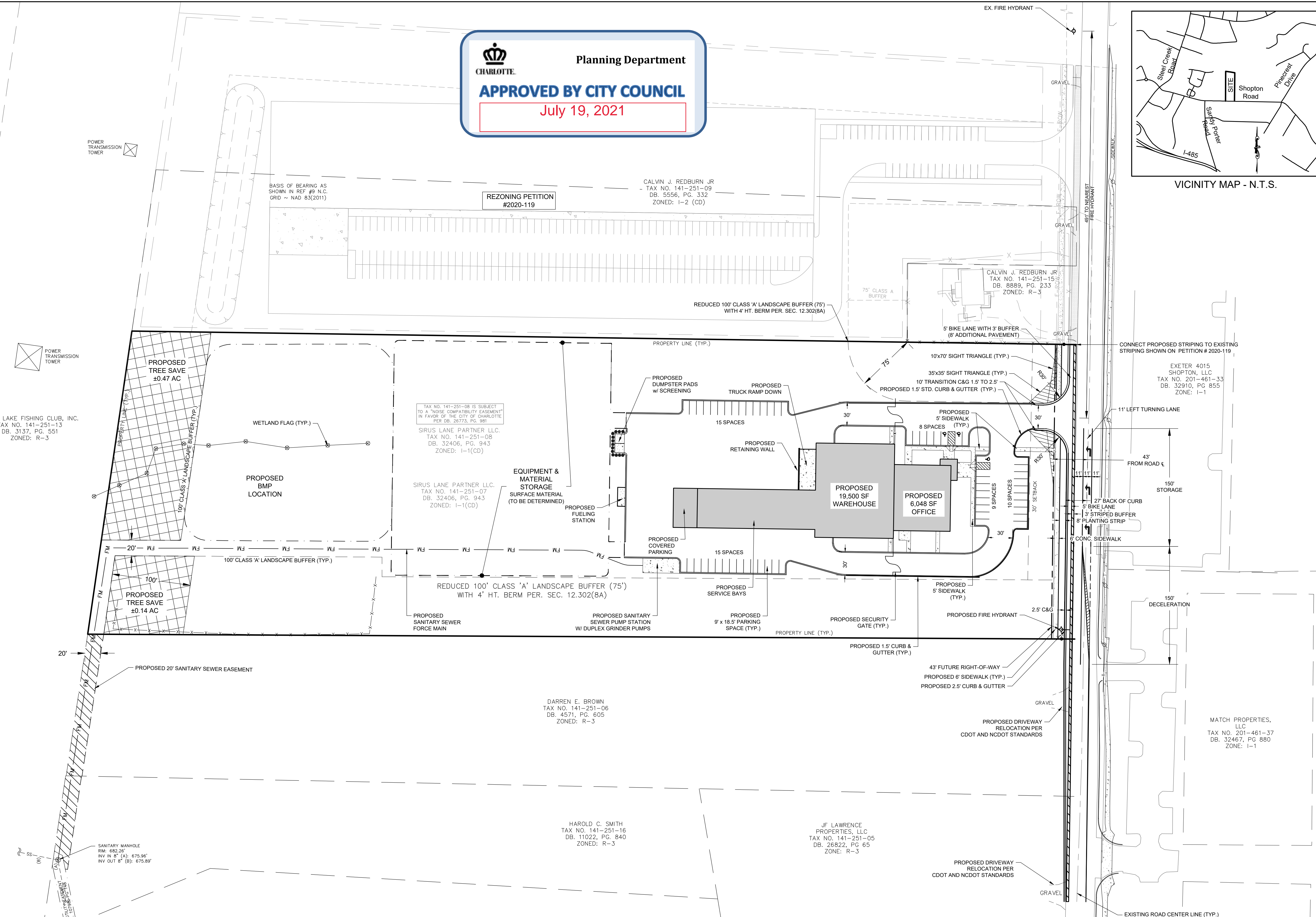
Project:

Shopton Road Office
 Charlotte, NC

Drawing Title:

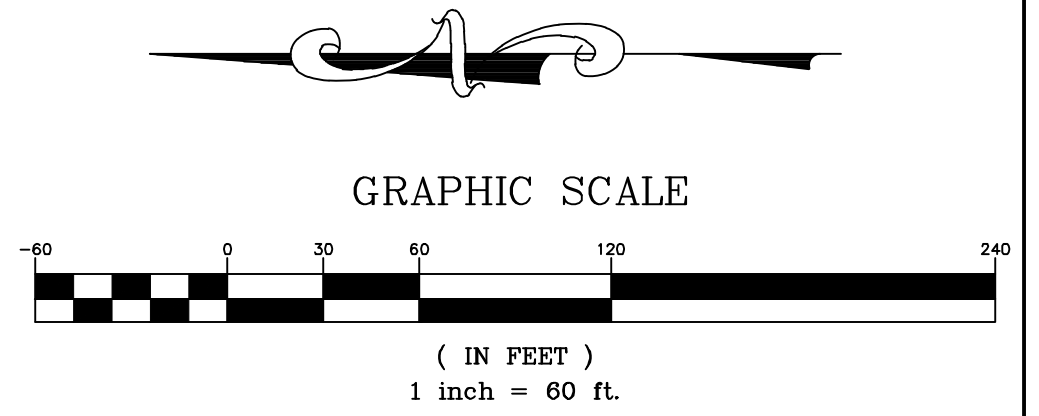
RZP-2021-042 Conditional Rezoning Site Plan

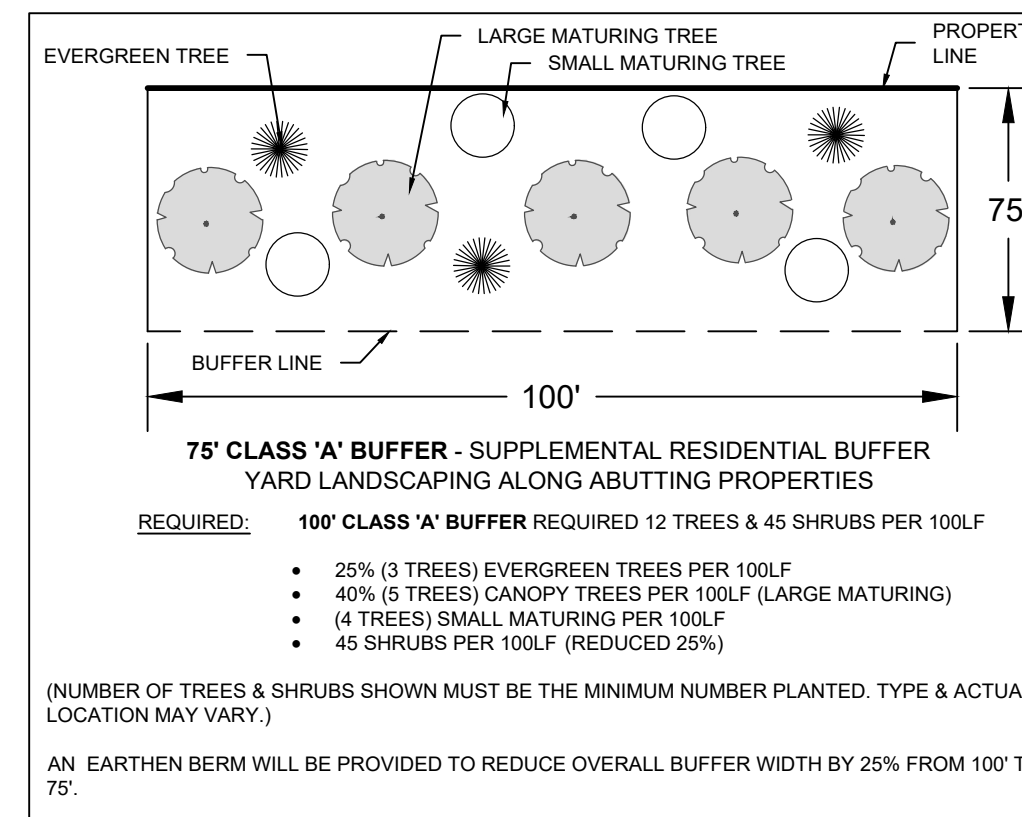
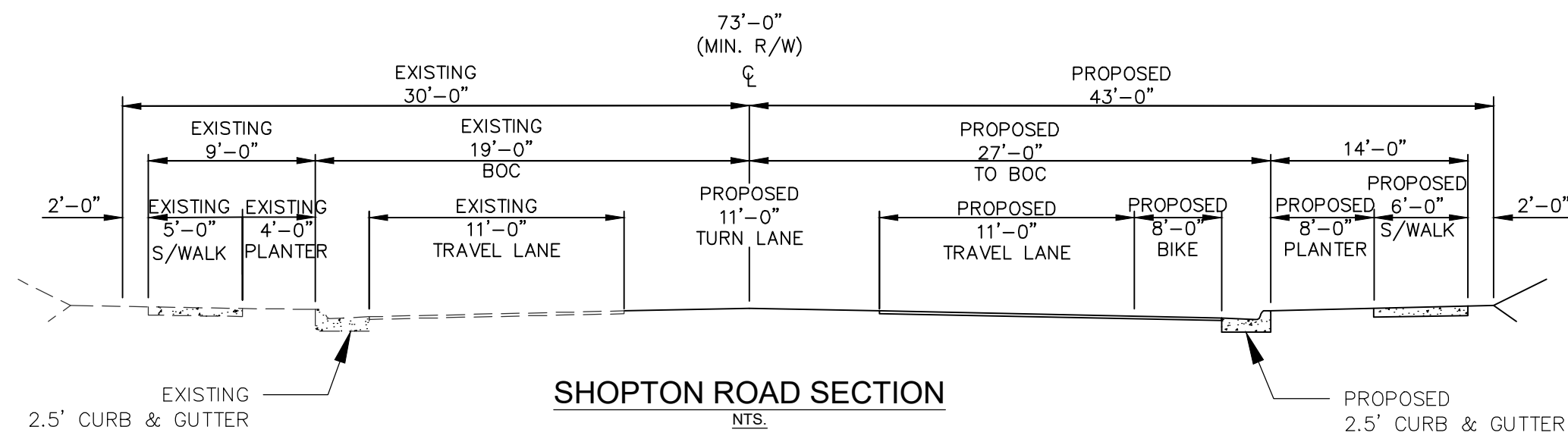
Project No.	Drawing No.
4421	4421
DWG File Name:	
4421-Resoning Plan	RZ-01



DEVELOPMENT INFORMATION:	Acreage:	10.73± Acres (Total) 10.60± Acres (Less Public Maintenance R/W)	Setbacks:	Front Setback: 30 Ft. Side Yard: 75 Ft. (Class "A") Rear Yard: 75 Ft. (Class "A")
Project Name:	Current Zoning:	I-1 CD AIR (Light Industrial, Conditional) Airport noise overlay	Proposed Zoning:	I-2 CD AIR (General Industrial, Conditional) Airport noise overlay
Developer:	Proposed Land Use:	Office/Warehouse with outdoor storage	Parking:	Will be provided per code.
Property Owners:	Min. Lot Width:	55 Ft.	Min. Lot Size:	11,500 Sq. Ft.
Tax Parcels:	ID# 14125107 & ID# 14125108			

1- Fire department access road shall be capable of supporting 80,000 pounds. 2- Turn radius 30' inside and 42' outside. 3- 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 4- Fire hydrant shall be located within 750' to the most remote point of building as truck travel for all buildings.





REZONING	
SHOPTON ROAD	SECTION
PROPERTY RIGHT-OF-WAY	43' FROM EXISTING ROAD CENTERLINE
CURB & GUTTER	27' FROM EXISTING ROAD CENTERLINE
BIKE LANE	5' WIDE W/ 3' BUFFER
PLANTING STRIP	8' FROM PROPOSED BACK OF CURB
SIDEWALK	6' WIDE

I. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by BBH & Associates, Inc. (the "Petitioner") to accommodate the development of an industrial site on an approximately 11.0 acre site located on the north side of Shopton Road, more particularly depicted on the Rezoning Plan (Sheet RZ-01). The industrial development is comprised of Tax Parcel Numbers 14125107 & 14125108.
- Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
- Unless the Rezoning 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.
- The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard, landscaping and tree save requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall be minor and not materially change the overall design intent depicted on the Rezoning Plan.
- Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

II. Permitted Uses

- The Site may be devoted only to an industrial development together with any incidental and accessory uses relating thereto that are allowed in the I-2 zoning district except as noted in the Prohibited Uses List.

III. Prohibited Uses

- Abattoirs
- Adult establishment
- Amusement, commercial outdoors
- Animal crematoriums
- Automobile rentals
- Automotive service and repair as a principal use. Automotive service and repair as an accessory use will be permitted.
- Barber and beauty shops
- Car washes
- Crematory facilities
- Financial institutions
- Government buildings
- Eating, Drinking, & Entertainment Establishments (Type 1 and Type 2)
- Retail establishments and business, personal, and recreational services
- Underground Fuel Tanks are Prohibited. Any Fuel tanks on-site shall be above ground only.

IV. Transportation

- Vehicular access will be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points 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 NCDOT for approval.
- The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by NCDOT in accordance with published standards.
- The Petitioner shall address Site access as generally depicted on the Rezoning Plan.
- Petitioner shall substantially complete all transportation improvements before the Site's building certificate of occupancy is issued.
 - Substantial completion shall mean completion of the roadway improvements in accordance with the standards set forth herein provided, however, in the event certain non-essential roadway improvements (as reasonably determined by NCDOT) are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then NCDOT will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings, and in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.
- Petitioner shall dedicate a fee simple conveyance of all rights-of-way to NCDOT before the site's first building certificate of occupancy is issued.
- All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes.

V. Architectural Standards

- The principal building, office/warehouse, constructed on the Site may use a variety of building materials. Building materials may include the following: wood, glass, brick, stone, simulated stone, pre-cast stone, pre-cast concrete, synthetic stone, stucco, cementitious siding (such as Hardi-plank), vinyl, or EIFS.

VI. Streetscape, Landscaping and Open Space

- Buffers shall be established on the site as required by the ordinance and as depicted on the rezoning 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.
- In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to 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.
- A minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk shall be installed along the sites frontage on Shopton Road.
- A thirty (30) foot setback will be provided along the Right-of-way of Shopton Road.
- Site must comply with City of Charlotte Tree Ordinance.

VII. Environmental Features

- The Petitioner shall comply with the Charlotte City Council approved Post Construction Stormwater Ordinance.
- The location, size and type of 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 actual storm water treatment requirements and natural site discharge points.
- The Site will comply with the Tree Ordinance. Tree Save is required, rezoning Site plan not required to show Tree Save. Tree Save calculations to be provided on construction documents. Development within the Post-Construction Stormwater Ordinance stream buffers shall be subject to approval by Charlotte-Mecklenburg Stormwater Services and mitigated if required by City Ordinance.

VIII. Lighting

The maximum height of any freestanding lighting fixture installed on the site, including its base, shall not exceed thirty (30) feet.

IX. Amendments to Rezoning Plan

Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of a particular Tract within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

X. Binding Effect of the Rezoning Documents and Definitions

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof. Owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

XI. Additional Notes

- Developer shall commit to dedicate 43-foot right-of-way from the existing Shopton Road centerline.
- Developer shall commit to construct an 8-foot planting strip, and 6-foot sidewalk on Shopton Road per Chapter 19.
- Developer shall commit to construct 5-foot bicycle lane with a 3-foot buffer along Shopton Road.
- Developer shall commit to re-striping the existing striped median to encompass an eastbound left turn lane with 150-feet of storage and appropriate bay taper.
- Developer shall commit to connecting the bicycle and pedestrian infrastructure, as well as the center-left turn lane striping, into the adjacent RZP 2020-119.

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D. Timbrell	D. Thomas
Department Manager	Checked
P. Murphy	D. Timbrell
Print/Plot Date	
07/20/2021	
Asbuilt Drawn	Asbuilt Date
-	-
Client	
BBH & Associates, Inc. 4900 SIRUS LANE CHARLOTTE, NORTH CAROLINA P: (704) 357-8879	
Project:	
Shopton Road Office Charlotte, NC	
Drawing Title:	
RZP-2021-042 Technical Data Sheet	
Project No.	Drawing No.
4421	
DWG File Name:	
4421-Resoning Plan	RZ-02