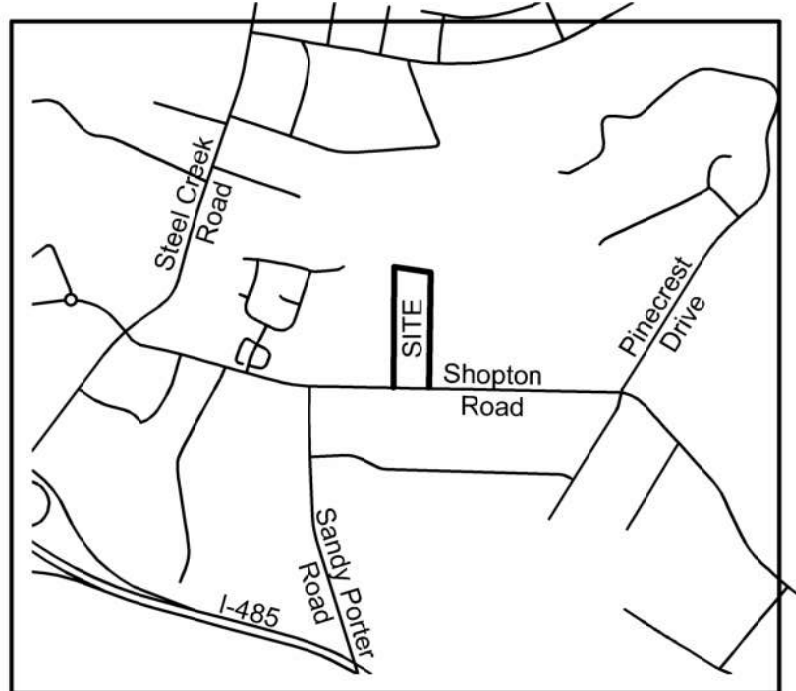
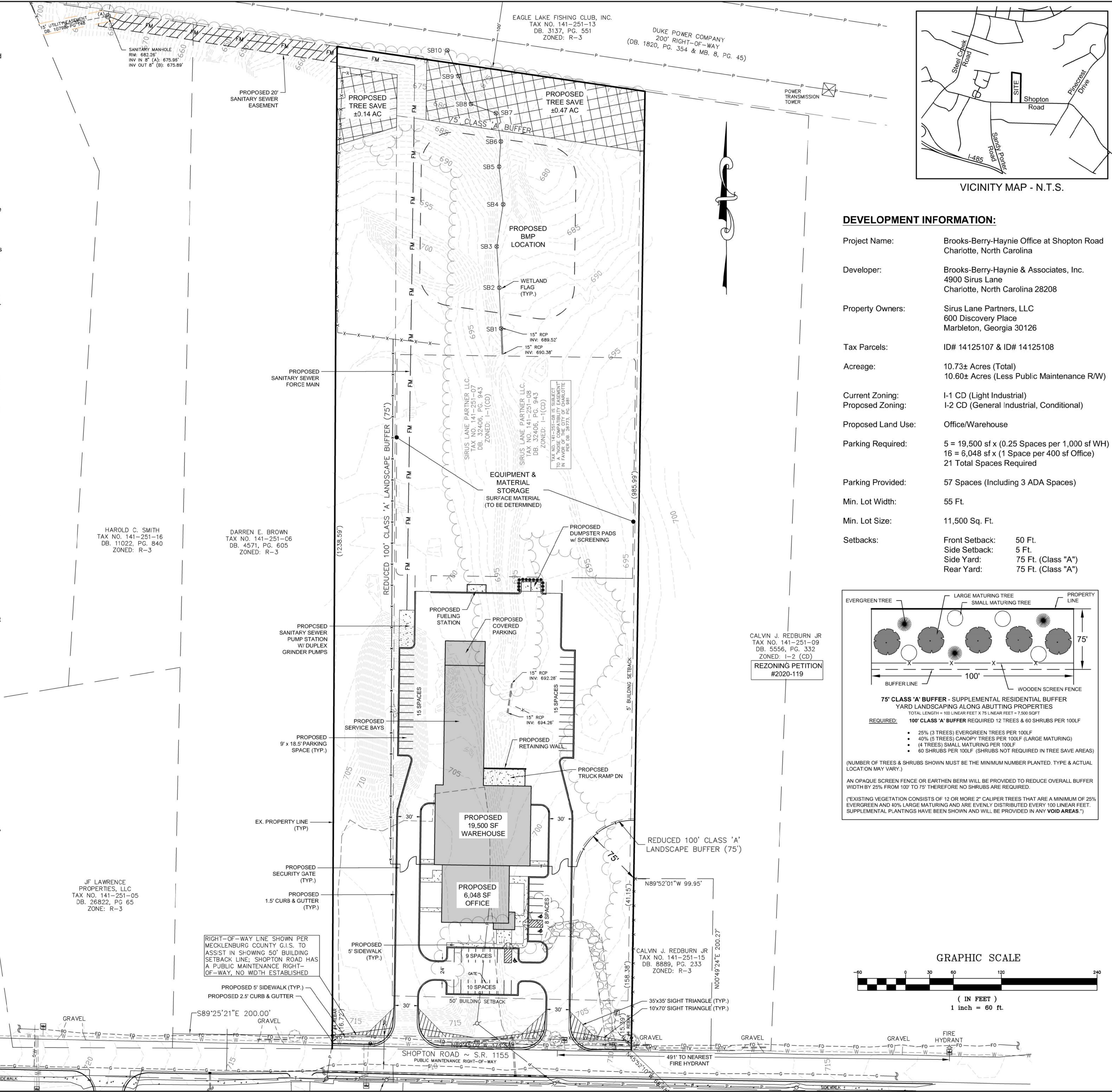


- I. General Provisions**
- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by BBH & Associates, Inc., (the "Petitioner") to accommodate the development of an industrial site on an approximately 11.0 acre site located on the north side of Shopton 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. Residential uses will not be permitted on the Site.
- III. 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.
    - Dedication and fee simple conveyance of all rights of way to the City of Charlotte.
- IV. 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.
- V. Streetscape, Landscaping and Open Space**
- A seventy-five (75) foot undisturbed buffer will be provided along the Duke Energy Power Easement to the north and also along the eastern property line. If existing vegetation is not adequate, this buffer shall be landscaped to meet reduced Class A buffer standards.
  - A seventy-five (75) foot Class A buffer will be provided along the common property line to the west (Parcel No. 14125106). If existing vegetation is not adequate, this buffer shall be landscaped to meet Class A buffer standards.
  - A fifty (50) foot setback will be provided along the Right-of-way of Shopton Road
  - Site must comply with City of Charlotte Tree Ordinance
- VI. 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. The locations of the proposed 15% tree save areas are generally depicted on the Rezoning Plan.
  - 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.
- VII. Lighting**
- The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed thirty (30) feet.
- VIII. 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.
- IX. 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.



**DEVELOPMENT INFORMATION:**

**Project Name:** Brooks-Berry-Haynie Office at Shopton Road Charlotte, North Carolina

**Developer:** Brooks-Berry-Haynie & Associates, Inc. 4900 Sirius Lane Charlotte, North Carolina 28208

**Property Owners:** Sirius Lane Partners, LLC 600 Discovery Place Marblaton, Georgia 30126

**Tax Parcels:** ID# 14125107 & ID# 14125108

**Acreege:** 10.73± Acres (Total)  
10.60± Acres (Less Public Maintenance RW)

**Current Zoning:** I-1 CD (Light Industrial)  
**Proposed Zoning:** I-2 CD (General Industrial, Conditional)

**Proposed Land Use:** Office/Warehouse

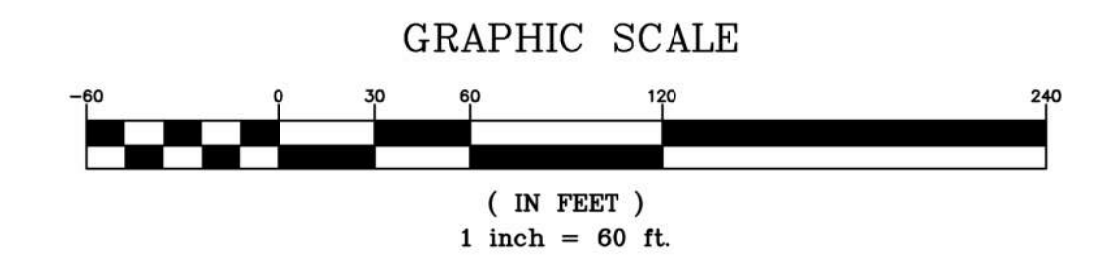
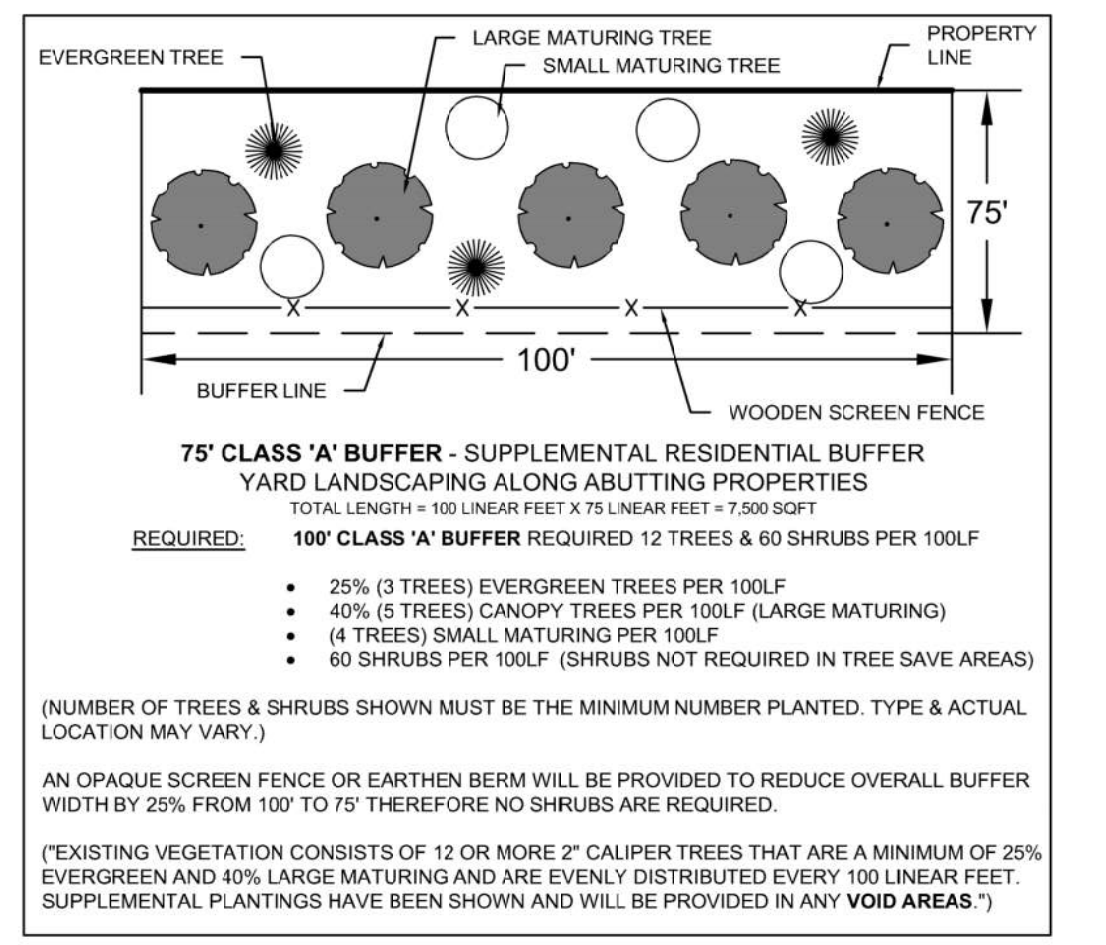
**Parking Required:** 5 = 19,500 sf x (0.25 Spaces per 1,000 sf WH)  
16 = 6,048 sf x (1 Space per 400 sf Office)  
21 Total Spaces Required

**Parking Provided:** 57 Spaces (Including 3 ADA Spaces)

**Min. Lot Width:** 55 Ft.

**Min. Lot Size:** 11,500 Sq. Ft.

**Setbacks:** Front Setback: 50 Ft.  
Side Setback: 5 Ft.  
Side Yard: 75 Ft. (Class "A")  
Rear Yard: 75 Ft. (Class "A")



DATE	ISSUED FOR	REV

Engineer:

**R. Joe Harris & Associates, Inc.**  
Engineering • Land Surveying • Planning Management  
1186 Stonercrest Blvd., Top City, S.C. 29708 P: (803) 802-1799

[www.rjoharris.com](http://www.rjoharris.com)

This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.

**FOR INFORMATION ONLY**

Project Manager	Drawn
JRM	MGB
Department Manager	Checked
PLM	DWT
Print/Plot Date	
2/10/2020	
Asbuilt Drawn	Asbuilt Date
-	-
Client	
BBH & Associates, Inc.	
4900 Sirius Lane	
Charlotte, North Carolina	
P: (704) 357-8879	
Project:	
SHOPTON ROAD OFFICE	
CHARLOTTE, NC	
Drawing Title:	
CONDITIONAL	
REZONING	
SITE PLAN	
Project No.	Drawing No.
4421	
DWG File Name:	
4421-Base-Std	

RZ-01