

Neighborhood Services District (NS) Proposed Zoning:

Maximum Building Height: 45' Per Section 11.505 of the Charlotte Zoning Ordinance

Wake Forest, NC 27587

Cross Commercial Real Estate Group 12400 Wake Union Rd, Suite 3,

Surrounding Land Use:

Maximum Building Area: 25,000 sf

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.

4. Transportation

- 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
- 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

• All transportation improvements, except those listed as optional, will be approved and constructed before the site's first building certificate of occupancy is issued.

- Petitioner shall construct an 8-foot planting strip and 6-foot sidewalk along site frontage of Shopton Road West and an 8-foot planting strip and 12-foot shared-use path along Steele Creek Road or pay fee-in-lieu of the improvements if approved by CDOT .
- Petitioner shall construct an eastbound right-turn lane with 100-feet of storage at the proposed access off of Shopton Road West prior to occupancy of the first building.
- (Optional) Petitioner may construct a southbound right-turn lane. If constructed, the improvement shall include 100-feet of storage at the proposed access on Steele Creek Road and the median on Steele Creek Road shall be extended 100-feet past the proposed
- driveway radius tangent. • Provide 80-feet internal protected driveway stem at each access location.
- A waiting pad per Land Development Standard 60.01B on Steele Creek Road near Shopton Road West will be constructed prior to building certificate of occupancy issuance. The final location of the pad will be coordinated through the permitting process.
- All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad southwestern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

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

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.

• For residential projects with greater than 12% BUA, control the peak to not exceed the predevelopment runoff rates for the 10-year and 25-year, 6-hour storms or perform a downstream analysis to determine whether peak control is needed, and if so, for what level

'. 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 he 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

ACRO DEVELOPMENT SERVICES ENGINEERS • SURVEYORS

P: 980-224-8518

601 S. Cedar Street, Suite 101

Charlotte, NC 28202

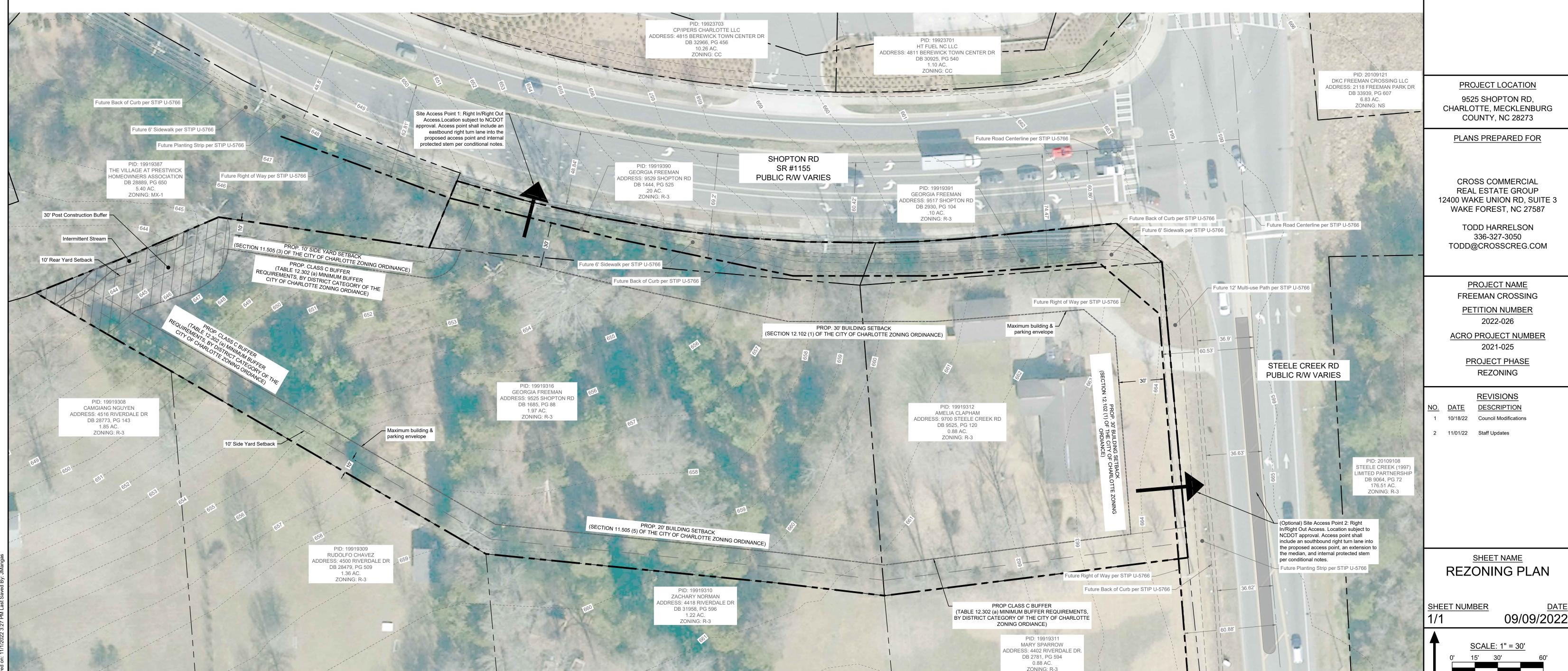


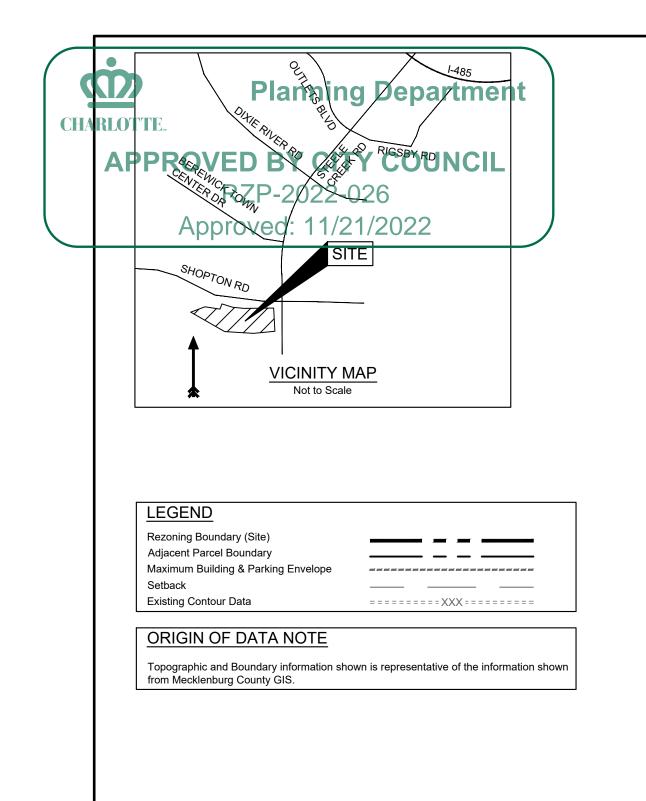
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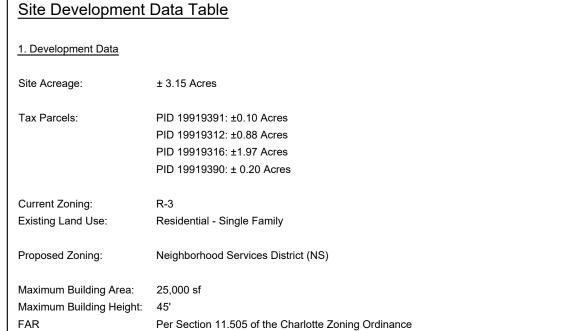


REVIEWING AGENTS

ZONING: CITY OF CHARLOTTE







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

Creek Road or pay fee-in-lieu of the improvements if approved by CDOT Petitioner shall construct an eastbound right-turn lane with 100-feet of storage at the 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.

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2. General Provisions

4. Transportation

• Uses allowed include financial services, pharmacy, office/commercial, medical office, daycare, and eating, drinking, and entertainment establishments. Drive through is allowed) only with NCDOT and CDOT approval on stacking analysis for all uses except eating, drinking, and entertainment establishments.

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 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 All transportation improvements, except those listed as optional, will be approved and

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• Petitioner shall construct an 8-foot planting strip and 6-foot sidewalk along site frontage of • For residential projects with greater than 12% BUA, control the peak to not exceed the Shopton Road West and an 8-foot planting strip and 12-foot shared-use path along Steele predevelopment runoff rates for the 10-year and 25-year, 6-hour storms or perform a downstream analysis to determine whether peak control is needed, and if so, for what level of storm frequency.

7. Amendments to the Rezoning Plan

proposed access off of Shopton Road West prior to occupancy of the first building.

driveway radius tangent.

other public sector project support.

Construction Controls Ordinance.

the Charlotte-Mecklenburg BMP Design Manual.

Charlotte-Mecklenburg BMP Design Manual.

10-yr and 25-yr, 6-hour storms.

5. Environmental Features

6. Stormwater Management

(Optional) Petitioner may construct a southbound right-turn lane. If constructed, the

improvement shall include 100-feet of storage at the proposed access on Steele Creek

driveway radius tangent.
 Provide 80-feet internal protected driveway stem at each access location.

A waiting pad per Land Development Standard 60.01B on Steele Creek Road near

The final location of the pad will be coordinated through the permitting process.

The Site shall comply with the Charlotte City Council approved and adopted Post

• 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

Storm Water Quality Treatment: For defined watersheds greater than 12% built-upon area

associated with the project. SCMs must be designed and constructed in accordance with

control the entire volume for the 1-year, 24-hour storm for all new and redeveloped BUA

• 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

storm frequency, or if a downstream analysis is not performed, control the peak for the

associated with the project. Runoff volume drawdown time shall be in accordance with the

analysis to determine whether additional peak control is needed and if so, for what level of

ADDRESS: 4402 RIVERDALE DR. DB 2781. PG 594 0.88 AC. ZONING: R-3

(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

• Volume and Peak Control: For defined watersheds greater than 12% built-upon area,

Road and the median on Steele Creek Road shall be extended 100-feet past the proposed

Shopton Road West will be constructed prior to building certificate of occupancy issuance.

All public roadway improvements will be subject to the standards and criteria of CDOT and

NCDOT, as applicable, to the roadway improvements within their respective road system

authority. It is understood that such improvements may be undertaken by the Petitioner on

its own or in conjunction with other development or roadway projects taking place within

the broad southwestern Mecklenburg area, by way of a private/public partnership effort or

• 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.

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PLANS PREPARED BY

ENGINEERS • SURVEYORS

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601 S. Cedar Street, Suite 101

PROFESSIONAL SEAL 053376

> COA SEAL TH CARO DEVELOPMENT SERVICES NO. P-2329

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 TODD HARRELSON 336-327-3050 TODD@CROSSCREG.COM PROJECT NAME FREEMAN CROSSING PETITION NUMBER 2022-026 ACRO PROJECT NUMBER 2021-025 PROJECT PHASE REZONING **REVISIONS** DESCRIPTION 1 10/18/22 Council Modifications

CP/IPERS CHARLOTTE LLC ADDRESS: 4815 BEREWICK TOWN CENTER DR PID: 19923701 DB 32966, PG 456 HT FUEL NC LLC 4811 BEREWICK TOWN CENTER DR DB 30925, PG 540 1.10 AC. ZONING: C PID: 20109121 DKC FREEMAN CROSSING LLC ADDRESS: 2118 FREEMAN PARK DR DB 33939, PG 607 6.83 AC. Future Back of Curb per STIP U-5766 ZONING: NS Site Access Point 1: Right In/Right Out = Access.Location subject to NCDOT approval. Access point shall include an uture 6' Sidewalk per STIP U-5766 eastbound right turn lane into the proposed access point and internal Future Road Centerline per STIP U-5766 protected stem per conditional notes. uture Planting Strip per STIP U-5766 SHOPTON RD PID: 19919390 SR #1155 GEORGIA FREEMAN Future Right of Way per STIP U-5766 IOMEOWNERS ASSOCIATION PUBLIC R/W VARIES DDRESS: 9529 SHOPTON RD DB 28889, PG 650 ZONING: MX-1 GEORGIA FREEMAN DRESS: 9517 SHOPTON RI DB 2930, PG 104 30' Post Construction Buffer ZONING: R-3 Future Back of Curb per STIP U-5766 Future Road Centerline per STIP U-5766 Future 6' Sidewalk per STIP U-5766 PROP. 10' SIDE YARD SETBACK
SECTION 11.505 (3) OF THE CITY OF CHARLOTTE ZONING ORDINANCE) Intermittent Stream 10' Rear Yard Setback PROP. CLASS C BUFFER (TABLE 12.302 (a) MINIMUM BUFFER (IABLE 12.302 (a) MINIMUM BUFFER
QUIREMENTS, BY DISTRICT CATEGORY OF THE
CITY OF CHARLOTTE ZONING ORDIANCE) Future Back of Curb per STIP U-5766 uture 12' Multi-use Path per STIP U-576 Future Right of Way per STIP U-5766 Maximum building & -PROP. 30' BUILDING SETBACK (SECTION 12.102 (1) OF THE CITY OF CHARLOTTE ZONING ORDINANCE) parking envelope STEELE CREEK RD PUBLIC R/W VARIES GEORGIA FREEMAN DRESS: 9525 SHOPTON R PID: 19919308 DB 1685, PG 88 PID: 19919312 CAMGIANG NGUYEN 1.97 AC. ADDRESS: 4516 RIVERDALE DR AMELIA CLAPHAM ZONING: R-3 DDRESS: 9700 STEELE CREEK RD DB 28773, PG 143 DB 9525, PG 120 - Maximum building & ZONING: R-3 0.88 AC ZONING: R-3 10' Side Yard Setback -PID: 20109108 TEELE CREEK (1997) IITED PARTNERSH DB 9064, PG 72 ZONING: R-3 PROP. 20' BUILDING SETBACK
(SECTION 11.505 (5) OF THE CITY OF CHARLOTTE ZONING ORDINANCE) Optional) Site Access Point 2: Right In/Right Out Access. Location subject to NCDOT approval. Access point shall include an southbound right turn lane into the proposed access point, an extension to PID: 19919309 the median, and internal protected stem RUDOLFO CHAVEZ SHEET NAME per conditional notes. DDRESS: 4500 RIVERDALE [DB 28479, PG 509 **REZONING PLAN** Future Planting Strip per STIP U-5766 1.36 AC. ZONING: R-3 Future Back of Curb per STIP U-5766 PID: 19919310 **7ACHARY NORMAN** DRESS: 4418 RIVERDALE D PROP CLASS C BUFFER SHEET NUMBER DB 31958, PG 596 (TABLE 12.302 (a) MINIMUM BUFFER REQUIREMENTS 09/09/2022 1.22 AC BY DISTRICT CATEGORY OF THE CITY OF CHARLOTTE ZONING: R-**ZONING ORDIANCE)** PID: 19919311 MARY SPARROW