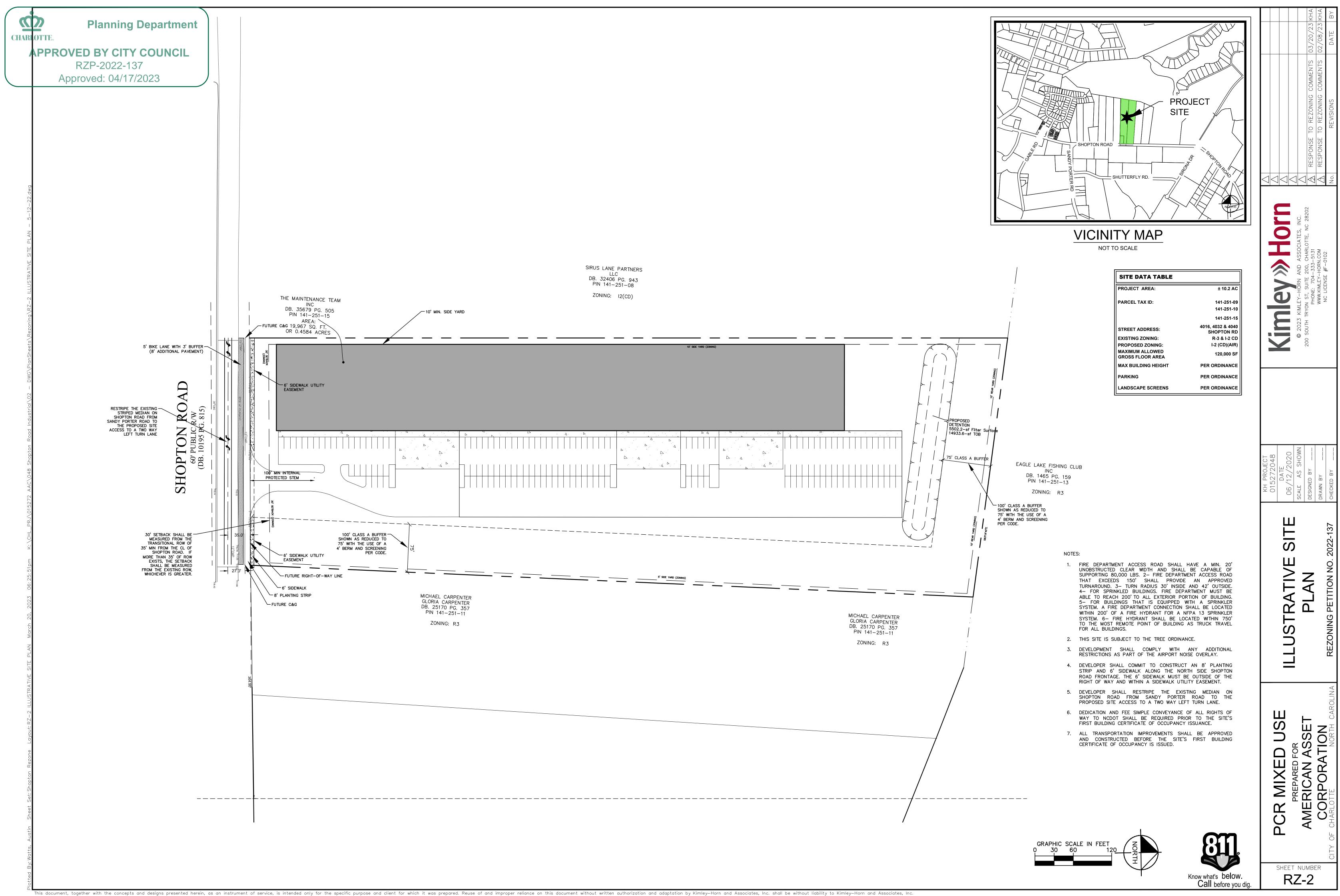


	NITY MAP	ATES, INC.       A         TIE, NC 28202       A         ATES, INC.       O         ATES INC.       O         ATES INC.       O         ATE       D         ATE       D         ATE       D
	N AND ASSOCIAT N AND ASSOCIAT E 200, CHARLOTTI 04-333-5131 CY-HORN.COM SE #F-0102	
	AREA OUTLINE / PROPERTY LINE	© 2023 KIMLEY-HORN AND ASSOCI 200 SOUTH TRYON ST, SUITE 200, CHARLO PHONE: 704-333-5131 WWW.KIMLEY-HORN.COM NC LICENSE #F-0102
	POTENTIAL BUILDING, PARKING, AND CIRCULATION ENVELOPE	
	POTENTIAL MOVEMENT ACCESS POINTS	
		KH PROJECT 015272048 DATE 07/08/2022 SCALE AS SHOWN DESIGNED BY DRAWN BY CHECKED BY
		TECHNICAL DATA SHEET REZONING PETITION NO. 2022-137
GRAPHIC SCALE IN FI	ET LO THE	CIT OF CHARDENES CORPORATION CORPORATION CORPORATION NOTH CADINA SHEET NUMBER



Planning Department	1. GENERAL PROVISIONS
APPROVED BY CITY COUNCIL	A. These Development Standar of Shopton Road, between 141-251-10.
RZP-2022-137	B. The development and use of
Approved: 04/17/2023	<ul><li>C. Unless the Rezoning Plan or</li><li>D. The development and use of</li></ul>
	E. The development and uses d sizes of the development an vard and buffer requirement
	yard and buffer requirement the Rezoning Plan. Alteration F. Future amendments to the R
	the Rezoning Plan are subject 2. PERMITTED USES/DEV
	A. Subject to the terms of parag
	(1) Adult establishments.
	<ul> <li>(3) Agricultural industries.</li> <li>(4) Airports.</li> <li>(5) Amusement, commercial out</li> </ul>
	<ul> <li>(6) Animal crematoriums.</li> <li>(7) Automobiles, truck and util</li> </ul>
	<ul> <li>(8) Automotive repair garages.</li> <li>(9) Automotive service stations</li> </ul>
	(10) Barber and Beauty shops. (11) Beneficial fill sites.
	(12) Car washes. (13) Construction and demolition
	(14) Crematory facilities. (15) Demolition landfills.
	(16) Financial institutions. (17) Foundries.
	(18) Government buildings. (19) Jails and prisons.
	(20) Junkyards. (21) Lumber mills and storage y
	(22) Eating, Drinking and Enter (23) Medical waste disposal factor
	(24) Power generation plants. (25) Quarries.
	(26) Retail establishments, shop (27) Sanitary landfills.
	<ul> <li>(28) Solid waste transfer station</li> <li>(29) Tire capping and retreading</li> <li>(30) Truck stops.</li> </ul>
	(30) Truck stops. (31) Truck terminals. (32) Waste incinerators.
	(33) Heavy manufacturing uses
	C. The total number of princi buildings on the Site. D. The principal building and
	D. The principal building and building, parking and circul E. Outdoor storage areas shall F. A maximum of 120,000 squ
	G. The principal building to be the building shall be 10,000 principal building shall not
	principal building shall not l       3. TRANSPORTATION
	A. Vehicular access shall be at ("CDOT") and/or the North
	B. The alignments of the intern approval by CDOT and/or N
	C. Internal sidewalks and pede
	D. Prior to the issuance of the easements) those portions o does not already exist.
	E. As depicted on the Rezoning
	F. Subject to the approval of N G. Subject to the approval of N
	H. All transportation improven
	I. A Right-of-Way Encroacher street right-of-way by a priv information concerning cost
	J. All public roadway improv improvements may be under
	effort or other public sector 4. STREETSCAPE, LANDS
	A. In the event that an adjacent relevant buffer areas accord
	B. A minimum 8 foot wide pla
	C. The minimum 6 foot wide s 5. ENVIRONMENTAL FEA
	A. Development of the Site sh
	B. Petitioner shall comply with C. The location, size and type
	6. BINDING EFFECT OF T
	A. If this Rezoning Petition is under the Ordinance, be bin
	B. Throughout these Developm from time to time who may
	C. Any reference to the Ordina

1.	GENERAL PROVISIONS
А.	These Development Standards form a part of the Rezoni of Shopton Road, between Sandy Porter Road and Sir
D	141-251-10.
В. С.	The development and use of the Site will be governed by Unless the Rezoning Plan or these Development Standar
D.	The development and use of the Site shall comply with the
E.	The development and uses depicted on the Rezoning Pla sizes of the development and site elements depicted on
-	yard and buffer requirements set forth on this Rezoning b the Rezoning Plan. Alterations and modifications shall b
F. 2.	Future amendments to the Rezoning Plan and/or these E the Rezoning Plan are subject to Section 6.207 of the Ord <b>PERMITTED USES/DEVELOPMENT LIMITATIO</b>
А.	Subject to the terms of paragraph 2.B below, the Site ma
$ \underbrace{B.}_{(1)} $	Notwith and ing the terms of paragraph 2. A above, the f Abattoirs.
(2)	Adult establishments.
$\left  \begin{array}{c} (3) \\ (4) \end{array} \right $	Agricultural industries. Airports.
(5)	Amusement, commercial outdoors.
>``	Animal crematoriums. Automobiles, truck and utility trailer rental.
$\left  \begin{array}{c} (7) \\ (8) \end{array} \right $	Automotive repair garages.
	Automotive service stations.
	Barber and Beauty shops. Beneficial fill sites.
(12)	Car washes.
	Construction and demolition landfills. Crematory facilities.
(	Demolition landfills.
	Financial institutions.
	Foundries. Government buildings.
(19)	Jails and prisons.
7	Junkyards. Lumber mills and storage yards.
> ``	Eating, Drinking and Entertainment Establishments (Typ
	Medical waste disposal facilities.
> ` `	Power generation plants. Quarries.
	Retail establishments, shopping centers and business, per
	Sanitary landfills. Solid waste transfer stations.
(29)	Tire capping and retreading.
	Truck stops. Truck terminals.
	Waste incinerators.
	Heavy manufacturing uses allowed only in the I-2 zoning
( C.	The total number of principal buildings to be develope buildings on the Site.
( D.	The principal building and any accessory building(s) she building, parking and circulation envelope.
( E. F.	Outdoor storage areas shall also be located within the bu A maximum of 120,000 square feet of gross floor area m
G.	The principal building to be constructed on the Site may
>	the building shall be 10,000 square feet of gross floor principal building shall not be considered to be separate
3.	TRANSPORTATION
( A.	Vehicular access shall be as generally depicted on the R ("CDOT") and/or the North Carolina Department of Tran
В.	The alignments of the internal private drives and drivew
	approval by CDOT and/or NCDOT in accordance with a
C. D.	Internal sidewalks and pedestrian connections shall be pr Prior to the issuance of the first certificate of occupand
	easements) those portions of the Site located immediated does not already exist.
( E.	As depicted on the Rezoning Plan, curb and gutter locate
F.	Subject to the approval of NCBOT, Petitioner shall cons
G.	Subject to the approval of NCDOT, Petitioner shall re-str
$\xrightarrow{ \square } $ (H.	All transportation improvements will be approved and co
	A Right-of-Way Encroachment Agreement is required street right-of-way by a private individual, group, busine information concerning cost, submittal, and liability insu
J.	All public roadway improvements will be subject to the improvements may be undertaken by the Petitioner on its effort or other public sector project support.
4.	STREETSCAPE, LANDSCAPING AND BUFFERS
A.	In the event that an adjacent parcel of land is either rezo
B.	relevant buffer areas accordingly. A minimum 8 foot wide planting strip and a minimum 6
۵ ۲	The minimum 6 foot wide sidewalk described above sha
5.	ENVIRONMENTAL FEATURES
<b>5.</b> A.	Development of the Site shall comply with the requirement
A. B.	Petitioner shall comply with the Charlotte City Council a
B. C.	
<u> </u>	The location, size and type of storm water management rezoning. Adjustments may be necessary in order to acc
6.	BINDING EFFECT OF THE REZONING DOCUM
А.	If this Rezoning Petition is approved, all conditions app under the Ordinance, be binding upon and inure to the be
В.	Throughout these Development Standards, the term "Per from time to time who may be involved in any future dev
C.	Any reference to the Ordinance herein shall be deemed to

DEVELOPMENT STANDARDS		3 KHA	3 KHA BY
March 23, 2023 a part of the Rezoning Plan associated with the Rezoning Petition filed by The Maintenance Team, Inc. (the "Petitioner") for an approximately 10.262 acre site located on the north side orter Road and Sirona Drive, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Nos. 141-251-15, 141-251-09 and		03/20/2	02/08/2 DATE
will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").		COMMENTS	TS
evelopment 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.		MMO	COMMEN
In the Rezoning 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 ments 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, non this Rezoning Plan and the development standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on hodifications shall be in accordance with Section 6.207 of the Ordinance.		REZONING CO	NG NG
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 ion 6.207 of the Ordinance. ENT LIMITATIONS		TO REZ	TO REZONI REVISION
below, the Site may be devoted to any use or uses permitted by right or under prescribed conditions in the I-2 zoning district and to any incidental or accessory uses relating thereto.		NSE	NSE
ph 2.A above, the following uses are prohibited on the Site:		RESPONSE	RESPONSI
		$\Box \Box \ll$	₩o.
rental.	L C	;, INC. NC 28202	
	0	()	
	<b>T</b>	) ASSOCIATE , CHARLOTTE, 3–5131	HORN.COM #F-0102
		IORN AND SUITE 200, :: 704-333.	MLEY-
	le l	KIMLEY-HORN TRYON ST, SUITE PHONE: 70.	WWW.KIMLEY NC LICENS
Establishments (Type 1 and Type 2).		© 2023 South T	
rs and business, personal and recreational services.		200	
aly in the I-2 zoning district.			
ngs 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 sory building(s) shall be located within the building, parking and circulation envelope depicted on the Rezoning Plan. Parking and vehicular circulation areas shall be located in the elope.			
cated within the building, parking and circulation envelope depicted on the Rezoning Plan. f gross floor area may be developed on the Site.			
ed on the Site may be constructed in phases, such that the principal building initially contains less than 120,000 square feet of gross floor area. The minimum size of the first phase of eet of gross floor area. The principal building may be expanded one or more times up to a maximum of 120,000 square feet of gross floor area, and the expansion area(s) of the principal to be separate buildings and shall be considered to be part of the principal building.	PROJECT 272048 DATE 38 /2022		Y ВY
y depicted on the Rezoning Plan. The placement and configuration of the access point are subject to any minor modifications required by the Charlotte Department of Transportation Department of Transportation ("NCDOT").	КН РК 01527 DA 07/08	SCALE /	DRAWN BY CHECKED E
accordance with applicable published standards.			7
ificate 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 located immediately adjacent to Shopton Road as required to provide right of way measuring 35 feet from the existing centerline of Shopton Road, to the extent that such right of way		()	22-137
rb and gutter located along the Site's frontage on Shopton Road shall be located 27 feet from the existing centerline of Shopton Road.			. 20
etitioner shall construct a 5 foot bicycle lane with a 3 foot buffer on Shopton Road along the Sife's frontage on Shopton Road as generally depicted on the Rezoning Plan. etitioner shall re-stripe the existing median on Shopton Road from Sandy Porter Road to the Site's proposed access point to create a two way left turn lane on Shopton Road. be approved and constructed prior to the issuance of the first certificate of occupancy for the building to be constructed on the Site.		OTE	ETITION NO
eement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained idual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT for additional al, and liability insurance coverage requirements.		Ž	PETITI
Il 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 the Petitioner on its own or in conjunction with other development or roadway projects taking place within the south western Mecklenburg area, by way of a private/public partnership pport.		E	ZONING
AND BUFFERS		0)	0Z
And is cluch rezolution a zoning district of devoted to a use that eminiates of reduces the other requirements of the site, returbler may reduce of eminiate, as the case may be, the			RE
escribed above shall be located outside of the right of way and within a public access easement. Petitioner shall maintain the minimum 6 foot wide sidewalk.			
with the requirements of the City of Charlotte Tree Ordinance.			ROLINA
water 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 sary in order to accommodate actual storm water treatment requirements and natural site discharge points.	Ш S	F	
ONING DOCUMENTS AND DEFINITIONS		SI	
, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.		AS	
lards, 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 ed in any future development thereof.	Ι Ū		RA
n shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.	$ $ $\leq$		Ō
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		ш	RLOT
		AV	CHAI

SHEET NUMBER RZ-3

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