
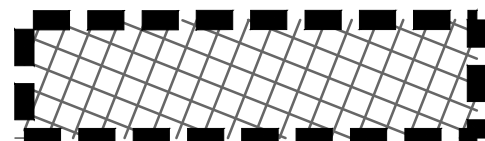



VICINITY MAP

NOT TO SCALE

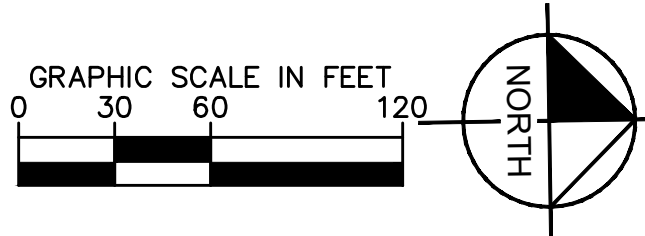
LEGEND	
	AREA OUTLINE / PROPERTY LINE
	POTENTIAL BUILDING, PARKING, AND CIRCULATION ENVELOPE
	POTENTIAL MOVEMENT ACCESS POINTS

[illegible]

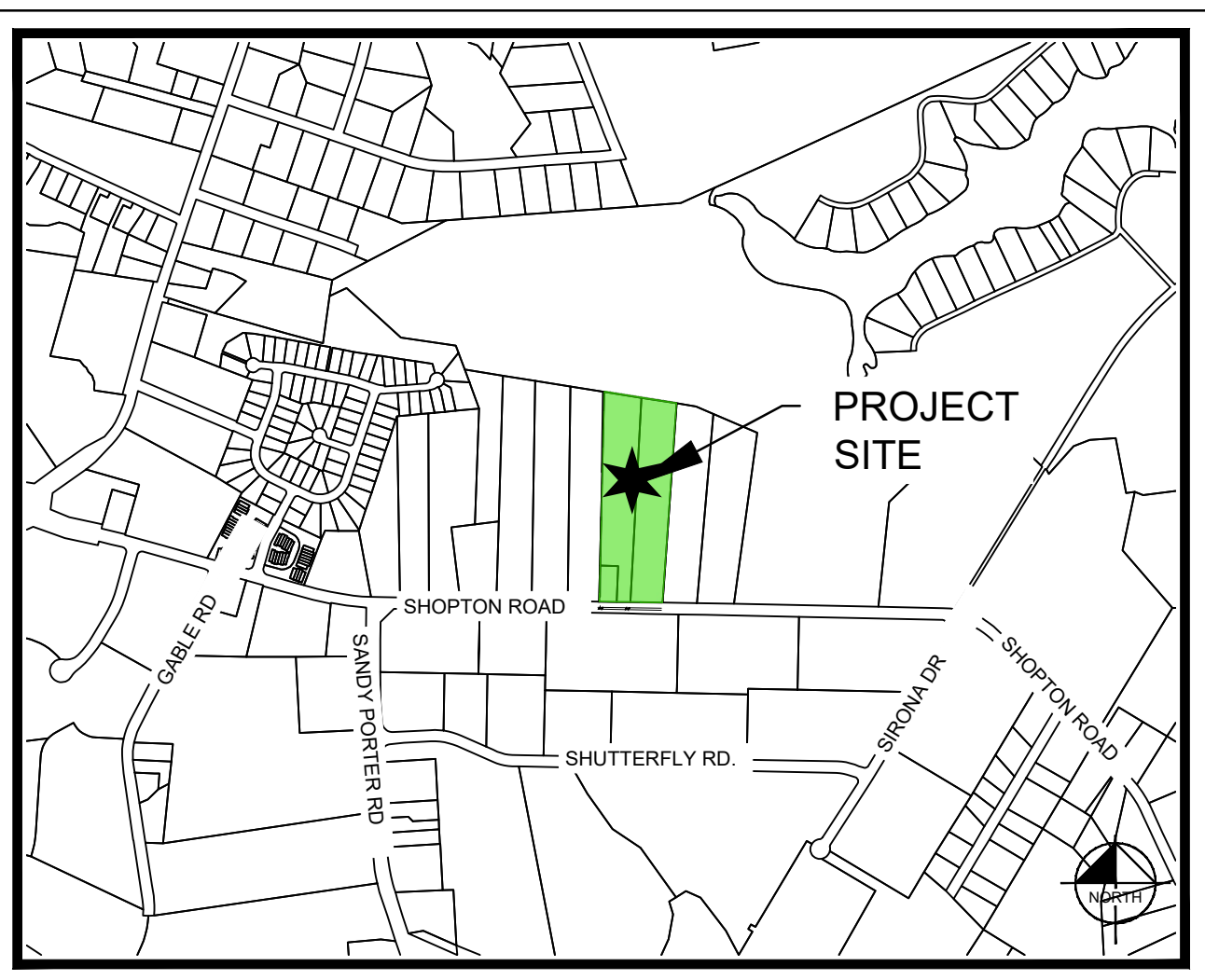


SITE DATA TABLE	
PROJECT AREA:	± 10.2 AC
PARCEL TAX ID:	141-251-09 141-251-10 141-251-15
STREET ADDRESS:	4016, 4032 & 4040 SHOPTON RD
EXISTING ZONING:	R-3 & I-2 CD
PROPOSED ZONING:	I-2 (CD)(AIR)
MAXIMUM ALLOWED GROSS FLOOR AREA	120,000 SF
MAX BUILDING HEIGHT	PER ORDINANCE
PARKING	PER ORDINANCE
LANDSCAPE SCREENS	PER ORDINANCE

- NOTES:
1. 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 BUILDING, 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. 6- FOR A FIFTH 13 SPRINKLER SYSTEM, 6- FIRE HYDRANT SHALL BE LOCATED WITHIN 750' TO THE MOST REMOTE POINT OF BUILDING AS TRUCK TRAVEL FOR ALL BUILDINGS.
2. THIS SITE IS SUBJECT TO THE TREE ORDINANCE.
3. DEVELOPMENT SHALL COMPLY WITH ANY ADDITIONAL RESTRICTIONS AS PART OF THE AIRPORT NOISE OVERLAY.
4. DEVELOPER SHALL COMMIT TO CONSTRUCT AN 8' PLANTING STRIP AND 6' SIDEWALK ALONG THE NORTH SIDE SHOPTON RUE. (DRAINAGE TO SIDEWALK MUST BE OUTSIDE OF THE RIGHT OF WAY AND WITHIN A SIDEWALK UTILITY EASEMENT).
5. DEVELOPER SHALL RESTRAPE THE EXISTING MEDIAN ON SHOPTON ROAD FROM THE SOUTHWEST PORTION TO THE PROPOSED SITE ACCESS TO A TWO WAY LEFT TURN LANE.
6. 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.
7. ALL TRANSPORTATION IMPROVEMENTS SHALL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.



Know what's below.
Call before you dig.



VICINITY MAP

NOT TO SCALE

ILLUSTRATIVE SITE PLAN

**PCR MIXED USE
PREPARED FOR
AMERICAN ASSET
CORPORATION**

SHEET NUMBER
RZ-2

[illegible]

Kimley»Horn

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

REZONING PETITION NO. 2022-137

CITY OF CHARLOTTE
NORTH CAROLINA

FEBRUARY 13, 2023

1. GENERAL PROVISIONS

- A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY THE MAINTENANCE TEAM, INC. (THE "PETITIONER") FOR AN APPROXIMATELY 102.60 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 REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 41-251-15, 41-251-49 AND 41-251-10.
- B. THE DEVELOPMENT AND USE 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").
- C. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE I-276 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 OVERLAP DISTRICT.
- E. THE DEVELOPMENT AND USES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE IN ACCORDANCE WITH THE REZONING PLAN AND 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 AND BUFFER REQUIREMENTS SET FORTH ON 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 THE REZONING PLAN. ALTERATIONS AND MODIFICATIONS SHALL BE IN ACCORDANCE WITH SECTION 6.207 OF THE ORDINANCE.
- F. FUTURE AMENDMENTS TO THE REZONING 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 REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

- SUBJECT TO THE TERMS OF PARAGRAPH 2.B BELOW, THE SITE MAY BE DEVOTED TO ANY USE OR USES PERMITTED BY RIGHT OR UNDER SPECIFICED CONDITIONS IN THE I-2 ZONING DISTRICT AND TO 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) AGRICULTURAL INDUSTRIES.
 - (4) AIRPORTS.
 - (5) AMUSEMENT, COMMERCIAL OUTDOORS.
 - (6) ANIMAL CREMATORIUMS.
 - (7) AUTOMOBILES, TRUCK AND UTILITY TRAILER RENTAL.
 - (8) AUTOMOTIVE REPAIR GARAGES.
 - (9) AUTOMOTIVE SERVICE STATIONS.
 - (10) BARBER AND BEAUTY SHOPS.
 - (11) BENEFICIAL FILL SITES.
 - (12) CAR WASHES.
 - (13) CONSTRUCTION AND DEMOLITION LANDFILLS.
 - (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 YARDS.
 - (22) EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1 AND TYPE 2).
 - (23) MEDICAL WASTE DISPOSAL FACILITIES.
 - (24) POWER GENERATION PLANTS.
 - (25) QUARRIES.
 - (26) RETAIL ESTABLISHMENTS, SHOPPING CENTERS AND BUSINESS, PERSONAL AND RECREATIONAL SERVICES.
 - (27) SANITARY LANDFILLS.
 - (28) SOLID WASTE TRANSFER STATIONS.
 - (29) TIRE CAPPING AND RETREADING.
 - (30) TRUCK STOPS.
 - (31) TRUCK TERMINALS.
 - (32) WASTE INCINERATORS.
 - (33) HEAVY MANUFACTURING USES ALLOWED ONLY IN THE I-2 ZONING DISTRICT.
- C. 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.
- D. THE PRINCIPAL BUILDING AND ANY ACCESSORY 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 WITHIN THE BUILDING, PARKING AND CIRCULATION ENVELOPE.
- E. QUAD CIRCULATION AREAS SHALL ALSO BE LOCATED WITHIN THE BUILDING, PARKING AND CIRCULATION ENVELOPE DEPICTED ON THE REZONING PLAN.
- F. A MAXIMUM OF 120,000 SQUARE FEET OF GROSS FLOOR AREA MAY BE DEVELOPED ON THE SITE.
- G. THE PRINCIPAL BUILDING TO BE CONSTRUCTED 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 THE BUILDING SHALL BE 10,000 SQUARE FEET OF GROSS FLOOR AREA. 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 REZONING 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 LOCATIONS 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 REZONING 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 35 FEET FROM THE EXISTING CENTERLINE OF SHOPTON ROAD, TO THE EXTENT THAT SUCH RIGHT OF WAY DOES NOT ALREADY EXIST.

E. SUBJECT TO THE APPROVAL OF NCDOT, 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 REZONING PLAN.

- F. SUBJECT TO THE APPROVAL OF NCDOT, PETITIONER 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.
- G. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE BUILDING TO BE CONSTRUCTED ON THE SITE.

H. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT 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 STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO CONSTRUCTION/INSTALLATION. CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.

1. 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 SOUTH WESTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

4. STREETScape, LANDSCAPING AND BUFFERS

- A. IN THE EVENT THAT AN ADJACENT PARCEL OF LAND IS EITHER REZONED 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.
- B. 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.
- C. THE MINIMUM 6 FOOT WIDE SIDEWALK DESCRIBED ABOVE SHALL BE LOCATED IN A SIDEWALK UTILITY EASEMENT.

5. 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 REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULLY DETAILED PLAN REVIEW AND SHALL BE FULLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

6. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- A. IF THIS REZONING PETITION IS APPROVED, 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 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 THIS REZONING PETITION IS APPROVED.

SITE NOTES

**PCR MIXED USE
PREPARED FOR
AMERICAN ASSET
CORPORATION**

CITY OF CHARLOTTE
NORTH CAROLINA

SHEET NUMBER
RZ-3

[illegible]

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