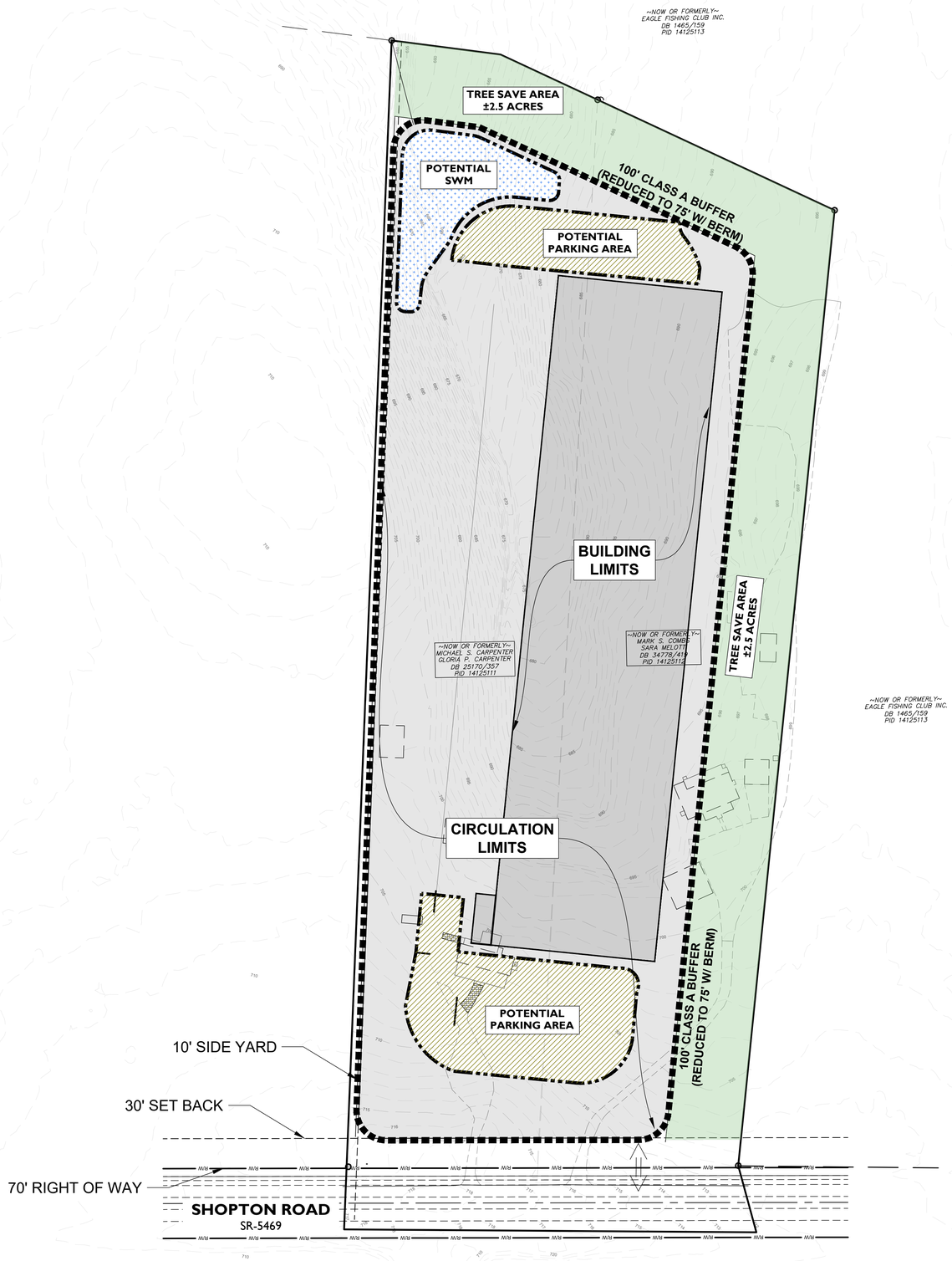
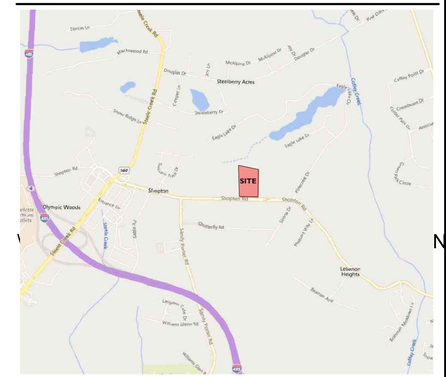



## VICINITY MAP




## SITE DEVELOPEMENT INFORMATION

- **ACREAGE**: ± 10.34 ACRES
- **TAX PARCEL #:** 141-251-11 AND 141-251-11
- **EXISTING ZONING:** R-3
- **PROPOSED ZONING:** I-1(CD)
- **EXISTING USES:** SINGLE FAMILY RESIDENTIAL - ACREAGE
- **PROPOSED DEVELOPMENT:** UP TO 120,200 SQUARE FEET OF GROSS FLOOR AREA
- **MAXIMUM BUILDING HEIGHT:** AS PERMITTED BY THE ORDINANCE
- **PARKING:** MEET OR EXCEED ORDINANCE MINIMUM
- **FRONT SETBACK:** 30'
- **REAR YARD:** 10'
- **SIDE YARD:** 10'
- **BUFFER:** 100' CLASS A BUFFER REDUCED TO 75' WITH BERM
- **TREE SAVE:** 15% (1.55 REQUIRED)
  ±2.5 ACRES PROPOSED

## LEGEND

- BUILDING LIMITS
- CIRCULATION LIMITS
- POTENTIAL PARKING AREA
- POTENTIAL STORMWATER MANAGEMENT AREA
- TREE SAVE

## DRAWING INFORMATION

TRUE NORTH

Know what's **below.** **Call** before you dig.

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( IN FEET )
1 inch = 60 ft.


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**RZP-2023-035**

# SHOPTON ROAD

TECHNICAL DATA SHEET

| | |
|---|---|
| CTB | PM |
| CTB | ENG |
| LWW | DRAWN BY |
| 1/25/23 | DATE |

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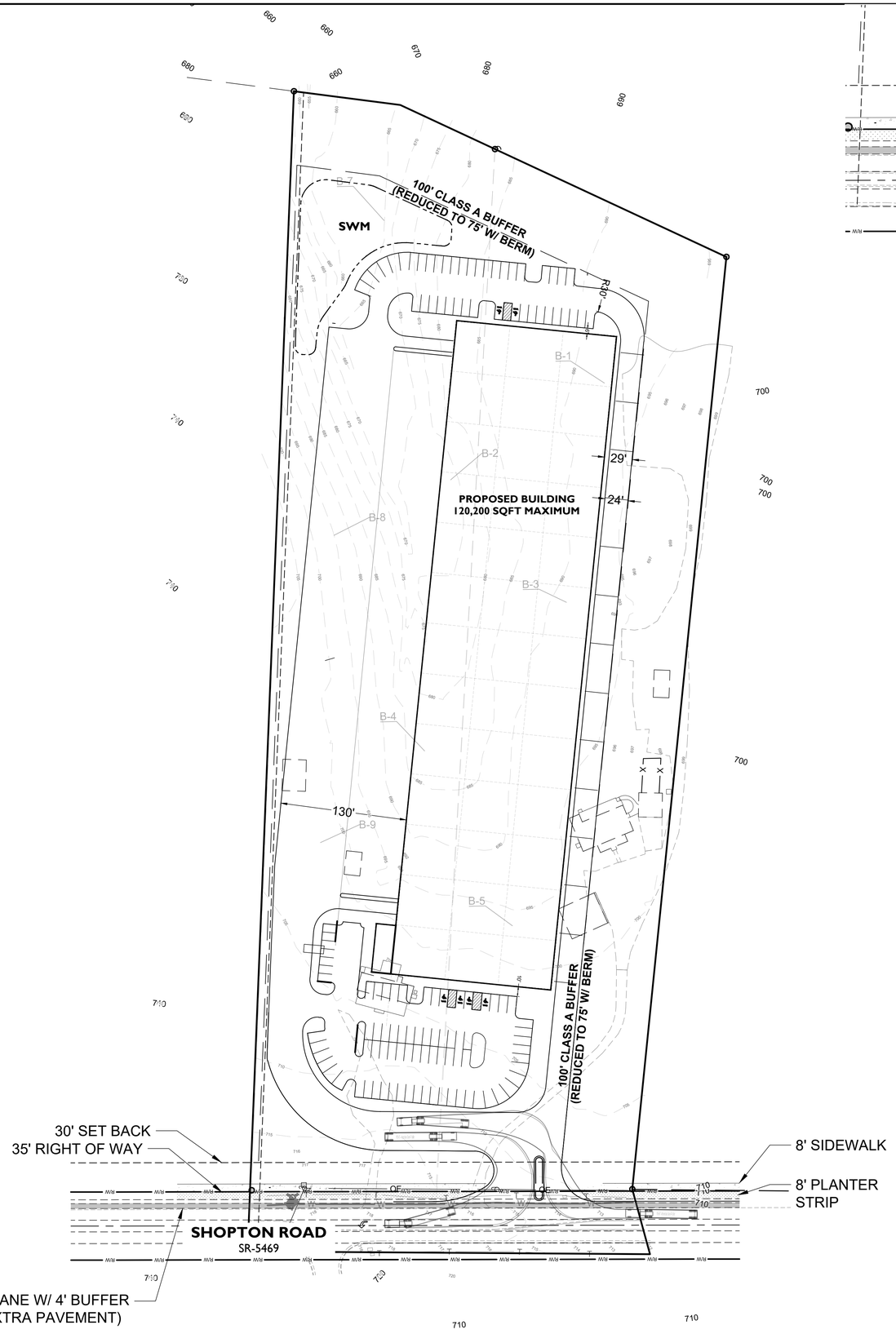
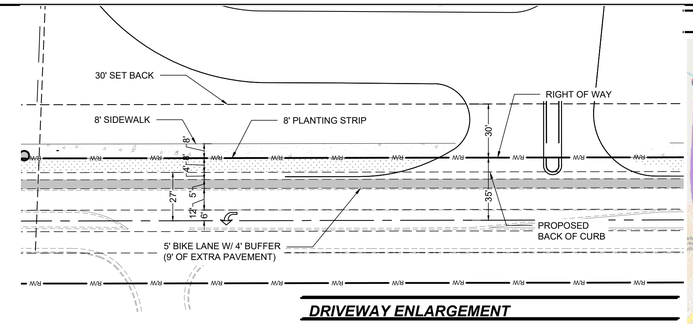
PROJECT NUMBER
P-023

**RZ-1**
Sheet 1 of 2

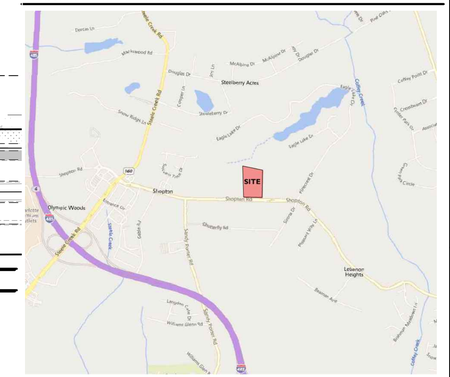

P:\DWG\021\XXX-XXX SHOPTON RD\3 PRELIMINARY PLANS\REZONING\P-023 SHOPTON REZONING.DWG R:\N TECH DATA 8/14/2023 5:16:04 PM HP92.CTB CTIPPITT




**DRIVEWAY ENLARGEMENT**

**VICINITY MAP** NTS




**Development Standards**
**Shopton Rd Industrial**
**Petitioner: Alliance Industrial Partners, LLC**
**Rezoning Petition No.: #2023-035**
**8/14/2023**

**Site Development Data**

| | |
|---|---|
| **Tax Parcel Numbers:** | **141-251-11 and 141-251-12** |
| **Acreage:** | **10.34 acres** |
| **Existing Zoning:** | **R-3** |
| **Proposed Zoning:** | **I-1(CD)** |
| **Existing Use:** | **Single Family Residential - Acreage** |
| **Proposed Use:** | **Office/Industrial** |
| **Proposed Development:** | **Up to 120,200 square feet of gross floor area** |
| **Max. Building Height:** | **As permitted by the Ordinance** |
| **Parking:** | **Meet or exceed Ordinance minimum** |

## I. General Provisions

a. These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Alliance Industrial Partners, LLC (the "Petitioner") to accommodate an office/industrial development on that approximately 10.34-acre site located at 3836 and 4000 Shopton Road, more particularly described as Tax Parcel Numbers 141-251-11 and 141-251-12 (the "Site").
b. Development of the Site shall be governed by the accompanying Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The Rezoning Plan is intended reflect maximum development rights and the arrangements and locations of access points.
c. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the I-1 Zoning District shall govern all development taking place on the Rezoning Site.
d. Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development proposed or significantly alter the Rezoning Plan or these Development Standards, constitute changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

## II. Permitted Uses and Maximum Development

a. The Rezoning Site may be developed with up to 120,200 square feet of gross floor area of warehousing, warehouse distribution, manufacturing, office, and all other industrial uses as permitted by right and under prescribed conditions together with accessory uses, as allowed in the I-1 zoning district, not otherwise explicitly excluded herein. The following items will not be counted as part of the allowed gross floor area for the Rezoning Site: structured parking facilities and all loading dock areas (open or enclosed).
b. In no event shall the following uses be permitted:
   1. Barber and beauty shops;
   2. Financial institutions;
   3. Eating, drinking and entertainment establishments (Type 1 and Type 2);
   4. Retail establishments, shopping centers and business, personal and recreational services; and
   5. Adult establishments.

## III. Transportation

a. Vehicular access will be from Shopton Road to be further coordinated with NCDOT and CDOT during the permitting phase of development.
b. Petitioner shall provide a minimum eight (8) foot wide sidewalk and eight (8) foot wide planting strip along the Site's frontage of Shopton Road.
c. Petitioner shall provide a buffered bike lane along the Site's frontage of Shopton Road as generally depicted on the Rezoning Plan.
d. Petitioner shall provide a left turn lane into the Site from Shopton Road.
e. The Petitioner shall dedicate and convey in fee simple all public rights-of-way to the City of Charlotte before the Rezoning Site's first building certificate of occupancy is issued. Right-of-way shall be set at two (2) feet behind the back of sidewalk or provided as a sidewalk utility easement, where feasible.
f. 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's/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.
g. 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.
h. All transportation improvements shall be substantially completed before the Rezoning Site's first building certificate of occupancy is issued.
   1. Reference to "substantially complete" shall mean completion of the roadway improvements in accordance with the Technical Data Sheet provided, however, in the event certain non-essential roadway improvements (if approved by CDOT) are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Rezoning Site, then CDOT 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 bond for any improvements not in place at the time such certificate of occupancy is issued to secure completion of the applicable improvements.

## IV. Architectural Standards

a. Building Materials: the principal building(s) constructed on the Site may use a variety of building materials. The building materials may be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, pre-cast concrete, synthetic stone, stucco, cementitious siding (such as HardiPlank, panel, shingles, or similar products), metal panels, EIFS, cast on site concrete panel or wood. Vinyl as a building material may only be permitted on windows, soffits, and trim.

## V. Setbacks, Buffers and Screening

a. The Petitioner shall provide a minimum seventy-five (75) foot wide buffer (100' reduced by 25% with a berm) per the Ordinance requirements as generally depicted on the Rezoning Plan.
b. The Petitioner shall provide enhanced landscaping measures along the Site's frontage of Shopton Road where surface parking is located between the proposed building(s) and the street.

## VI. Environmental Features

a. The Petitioner shall satisfy the requirements of the Post Construction Stormwater Ordinance and City of Charlotte Tree Ordinance.
b. The location, size, and type of storm water management systems 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.
c. Development within the SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance. Stream Delineation Reports are subject to review and approval by Charlotte Storm Water Services.

## VII. Binding Effect of the Rezoning Documents and Definitions

a. 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.
b. 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(s).

**DRAWING INFORMATION**

TRUE NORTH

60 0 30 60 120 240

( IN FEET )
1 inch = 60 ft.

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**RZP-2023-035**

# SHOPTON ROAD
CHARLOTTE, NORTH CAROLINA

PRELIMINARY SITE PLAN

CTB PM
CTB ENG
LWW DRAWN BY
1/25/23 DATE

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PROJECT NUMBER
P-023

**RZ-2**
Sheet 2 of 2


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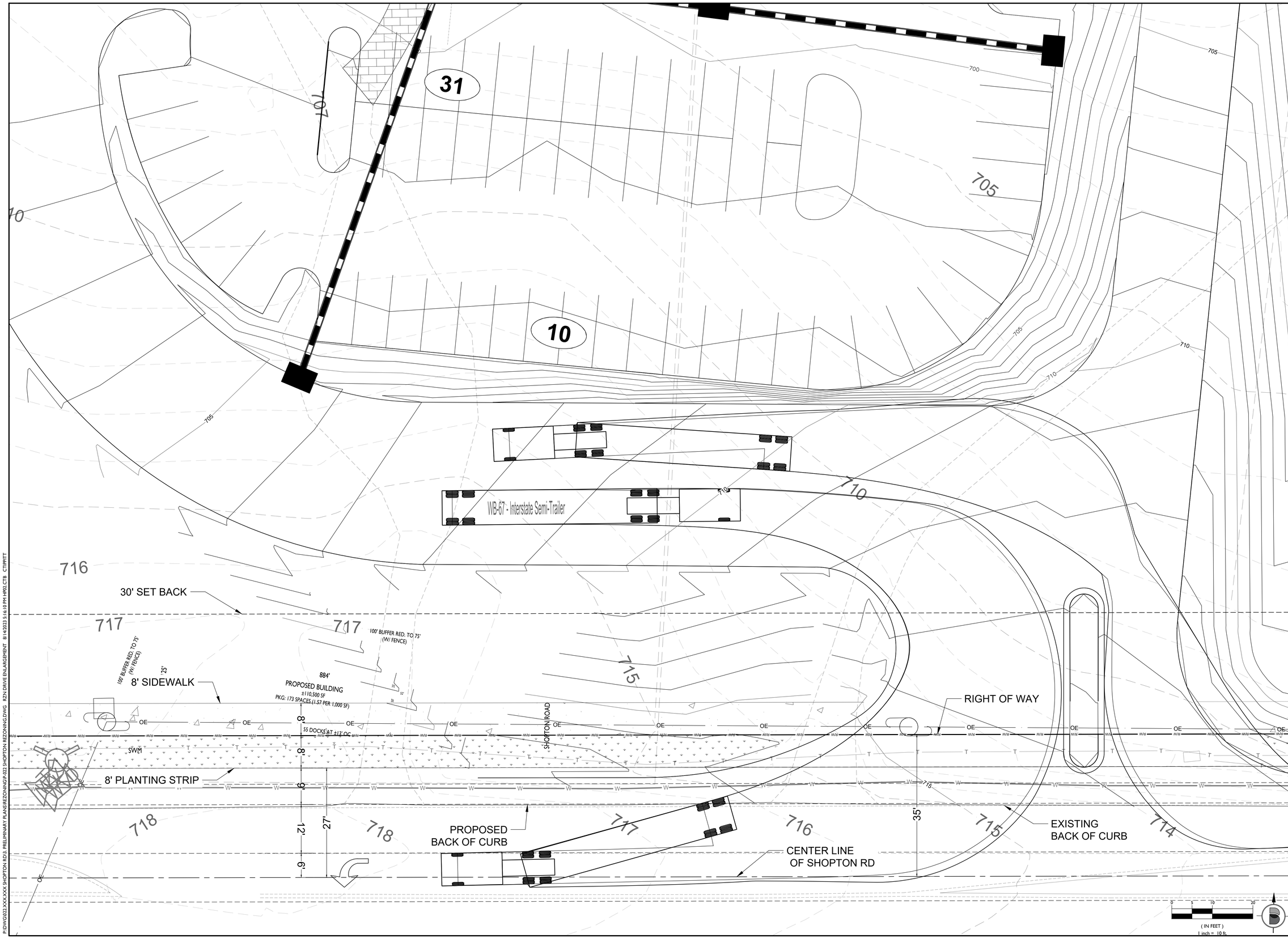


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# SHOPTON ROAD

CHARLOTTE, NORTH CAROLINA

DRIVEWAY ENLARGEMENT

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|---|---|
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| ENG | CTB |
| DRAWN BY | LWW |
| DATE | 1/25/23 |

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**RZ-3**
Sheet 3 of 3

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