



The John R. McAdams Company, Inc.
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CLIENT

AREG US OPP IV SHOPTON RD HOLDCO LLC
3060 PEACHTREE RD, NORTHWEST SUITE 800,
ATLANTA GA 30305

5508 SHOPTON ROAD
REZONING PETITION #2025-XXX
5508 SHOPTON RD
 CHARLOTTE, NORTH CAROLINA, 28209

REVISIONS

NO.	DATE
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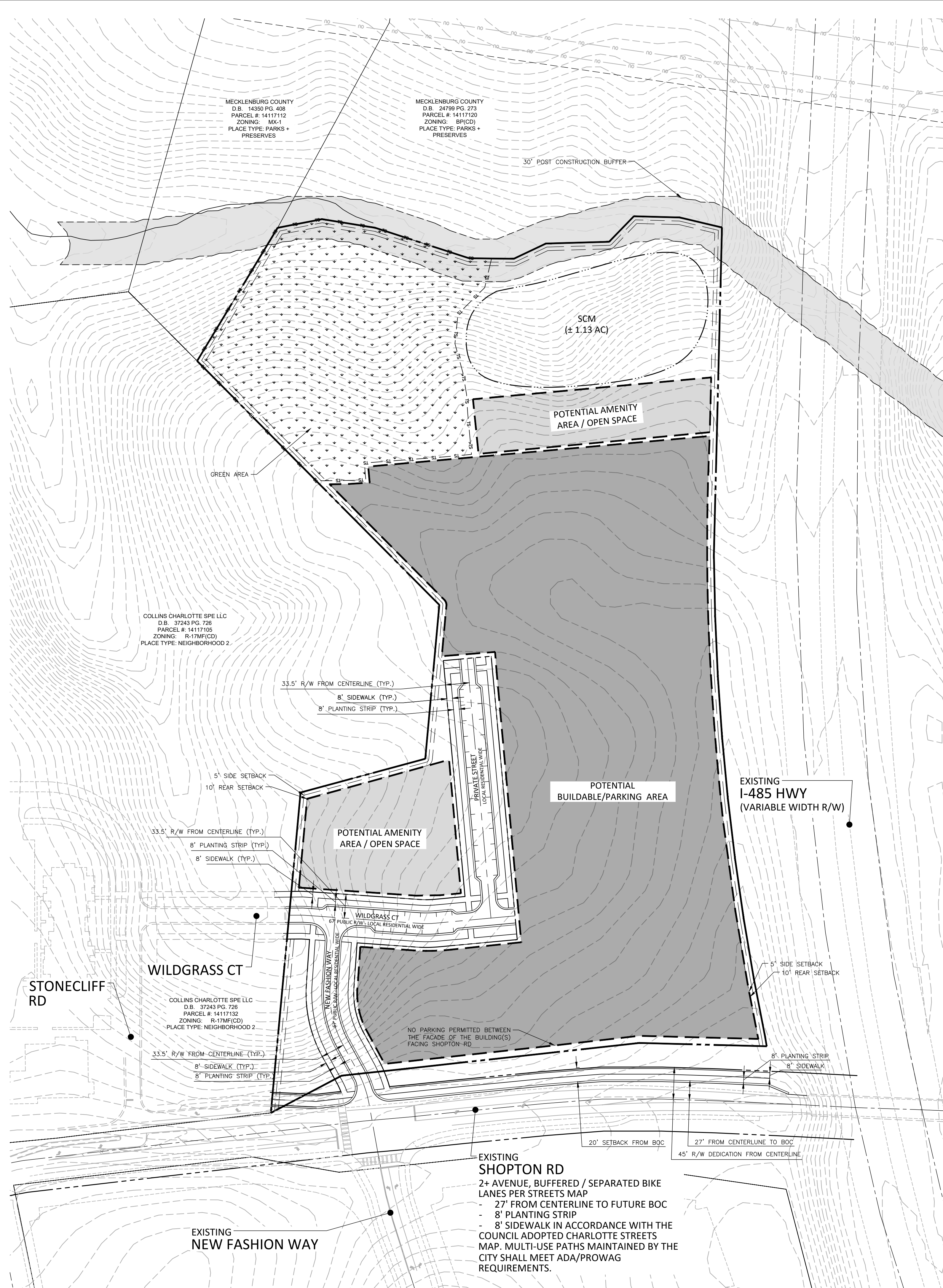
PLAN INFORMATION

PROJECT NO.	SPEC25467
FILENAME	SPEX25467-RZ1
CHECKED BY	EM
DRAWN BY	JH
SCALE	1"=80'
DATE	11. 14. 2025

SHEET

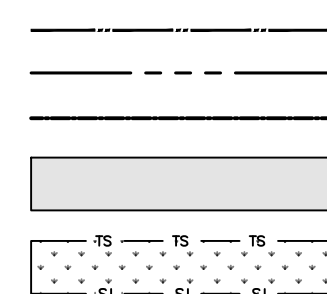
REZONING PLAN

RZ.01



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

SITE LEGEND



PROPERTY LINE
RIGHT-OF-WAY LINE
CENTERLINE
POST CONSTRUCTION BUFFER
POTENTIAL GREEN AREA / OPEN SPACE

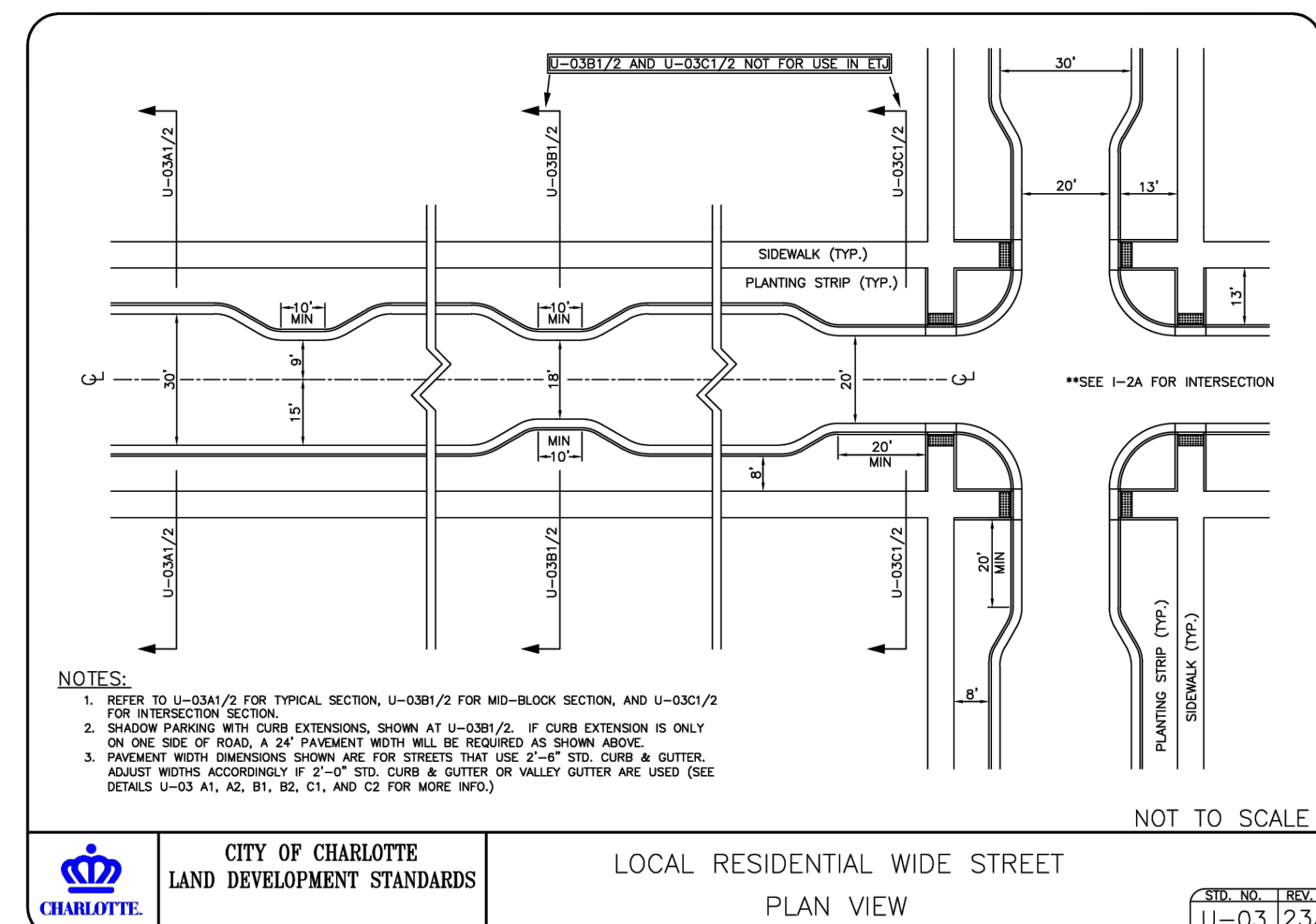
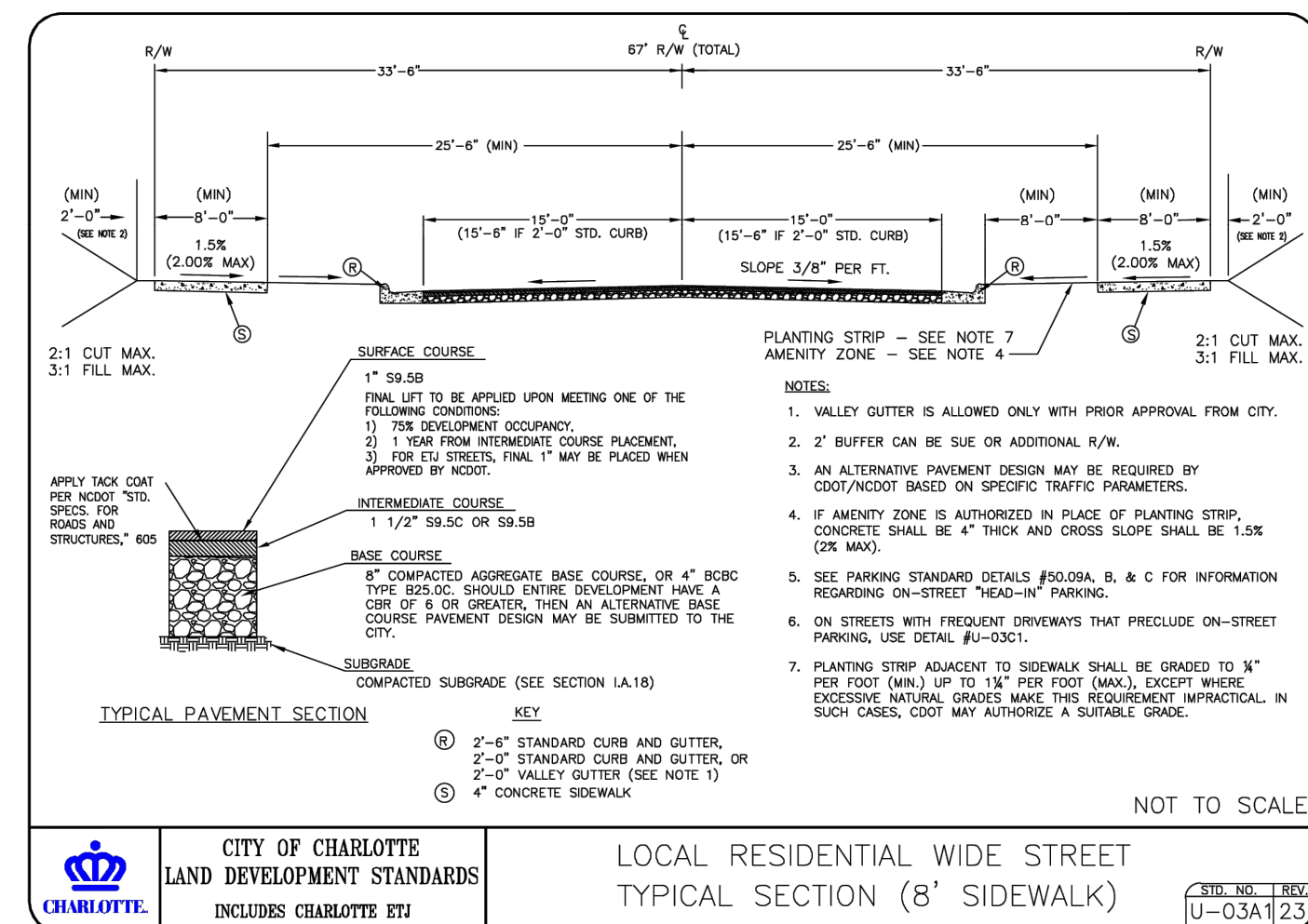


SITE DATA

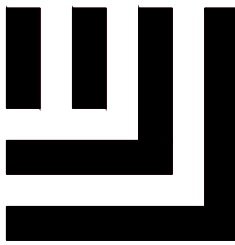
DEVELOPER: AREG US OPP IV SHOPTON RD HOLDCO LLC
3060 PEACHTREE ROAD, NORTHWEST SUITE 800
ATLANTA, GEORGIA 30350

PARCEL NUMBER: 14117110 & 14117122	
TOTAL SITE ACREAGE:	± 15.16 AC
EXISTING ZONING:	BP (CD)
PROPOSED ZONING:	N2-B (CD)
PROPOSED USE:	MULTI-FAMILY STACKED
WATERSHED:	LAKE WYLIE PROTECTED AREA
BUILDING SETBACK REQUIREMENTS:	
FRONT:	20' FROM BACK OF CURB AND FUTURE BACK OF CURB ALONG PUBLIC AND PRIVATE STREETS
SIDE:	5'
REAR:	10'
MAXIMUM BUILDING HEIGHT:	PER ORDINANCE
PARKING:	PER ORDINANCE
TOTAL DWELLING COUNT:	UP TO 330
REQUIRED OPEN SPACE: 10% OF SITE AREA	+/- 1.52 ACRES
PROVIDED OPEN SPACE:	+/- 1.52 ACRES
REQUIRED GREEN AREA (15% OF SITE):	± 2.27 AC
PROVIDED GREEN AREA:	± 2.27 AC
STORMWATER MANAGEMENT:	± 1.13 AC

NOTE:
1. ONSITE GARBAGE AND RECYCLE REQUIREMENTS TO BE MET PER ARTICLE 21.



C:\Projects\ISPEC\SPEC 2025\SPEC25467 5S08 Shopton Road\04-Production\Planning + Design\Concept Design\CAD\Current\2025-11-12 Bubble Rezoning\SPEC25467-R21-Bubble.dwg, 11/14/2025 9:38:14 AM, Jake Hassett



McAdams

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SHEET

REZONING NOTES

RZ.02

seating walls and immovable benches. Seating requirements for publicly accessible open space shall be provided at 1 linear foot of seating per 30 square feet of public open space. Seating shall be a mixture of moveable and fixed;

5.Consist of a minimum dimension of 50 feet or more measured in all directions;

6.Public art/sculpture;

7.Interactive elements for the enjoyment of sensory stimulation. These elements may include but not be limited to music, water, and light and play;

8.Decorative lighting elements that include uplighting of trees or other open space elements and additional ambient lighting elements to enhance the experience of the space; and/or

9.At least one common open space area accessible from all residential lots within 1,000-foot radius of the common open space area. The radius is measured in a straight line from the lot line, without regard for street, sidewalk or trail connections, to the nearest point of the open space. Multiple common open space areas may be used to meet this requirement.

5508 Shopton Rezoning
DEVELOPMENT STANDARDS
Petitioner: AREG US OPP IV SHOPTON RD HOLDCO LLC
Rezoning Petition No. 2025-[xxx]
11/14/2025

Site Development Data:

--Acreage: ± 15.16 acres
--Tax Parcels: 141-171-10 and 141-171-22
--Existing Zoning: BP(CD)
--Proposed Zoning: N2-B(CD)
--Existing Use: Vacant
--Proposed Use: Multi-family Stacked Residential
--Maximum Building Height: Per the UDO
--Parking: Per the UDO

I. General Provisions:

a. **Site Description.** These Development Standards and, if provided, the Technical Data Sheet form the rezoning plan (hereafter collectively referred to as the “Rezoning Plan”) associated with the Rezoning Petition filed by **AREG US OPP IV SHOPTON RD HOLDCO LLC** (“Petitioner”) to accommodate a multi-family residential development on an approximately 15.16-acre site located north of Shopton Road, west of Interstate-485, and east of Wildgrass Court, more particularly described as Mecklenburg County Tax Parcel Numbers 141-171-10 and 141-171-22 (the “Site”).

b. **Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Unified Development Ordinance (the “UDO”).

Unless the Rezoning Plan establishes more stringent standards, the regulations established under the UDO for the N2-B zoning district shall govern development taking place on the designated portion of the Site.

II. Permitted Uses and Maximum Development

A maximum of three hundred thirty (330) multi-family residential units shall be permitted on the Site, including all accessory and incidental uses as permitted in the N2 zoning district.

III. Transportation

- a. Petitioner shall install streetscape improvements along the Site's frontage(s) as generally depicted on the Rezoning Plan.
- b. 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 area, by way of a private/public partnership effort or other public sector project support.
- c. Where necessary, the Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the Site's first building certificate of occupancy is issued. CDOT requests right-of-way set at two (2) feet from the back of sidewalk where feasible.
- d. Unless otherwise stated herein, all transportation improvements shall be completed prior to the issuance of the first building certificate of occupancy for the Site.

IV. Environmental

- a. The Petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 28.
- b. 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 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 any SWIM/PCSO Buffer, if applicable, shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance.
- d. Petitioner acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions.

V. Buffers, Landscaping, and Open Space

- a. Open Space shall be a dynamic and programmable open space centrally accessible to residents that provide a layering of activities designed for multiple users. To accomplish this, the design of the Amenitized Common Open Space area(s) shall consist of a minimum of four (4) or more of the following potential components, to be further coordinated during the land development process:
- 1.Enhanced plantings in excess of minimum planting standards required of the ordinance (this may be enhanced landscape yards, tree save, etc.). Enhanced plantings may also take the form of trees and/or planting beds (standard, raised and/or terraced with native species;
- 2.Specialty paving materials (not including standard finished concrete or asphalt). Primary or accent building materials may be used as specialty paver options. Alternate concrete finishing (etching, salt curing, board forming, etc.) is acceptable;
- 3.Shading elements such as shade structures or additional trees planted in a manner to provide consistent shade in the space;
- 4.Seating options that include moveable tables and chairs. Other seating elements to be considered include