

**SITE PLAN**

**SITE DATA**  
 Tax Parcel: 141-102-05 (portion of)  
 Existing Zoning: B-1  
 Proposed Zoning: B-2 (CD)  
 Total Site Acreage: 1.66 ac.  
 Max. Building Height: 40'

**DEVELOPMENT STANDARDS**

**I. GENERAL COMMITMENT:**  
 A. Development of the real estate identified on this Site Plan, consisting of 1.66 acres, more or less (the "Site"), will be governed by the standards established under the zoning ordinance of the City of Charlotte (the "Ordinance") for the B-2 Zoning District unless more stringent standards are established by these Development Standards or this Site Plan.

B. The configurations, placements, and sizes of the office building, garage, parking areas and driveways shown on the Site Plan are schematic in nature and may be altered and/or modified based upon final design, development and construction documents and site and topographical constraints, in accordance with Section 6.206(2) of the Ordinance.

**II. PERMITTED DEVELOPMENT WITHIN THE SITE:**

The Site may be developed as any use allowed in the B-1 District and a 37,000 square foot gravel area for sales and outside storage of Motor Vehicles (cars, boats, jet skis and RVs), and a garage to be used for repair or cleaning of motor vehicles, together with any incidental or accessory uses associated therewith which are permitted under the Ordinance by right or under prescribed conditions in the B-2 Zoning District.

**III. VEHICULAR ACCESS POINTS:**

A. The number of access points to/from the Site shall be limited to those shown on the Site Plan.

**B. GRAVEL DRIVEWAY TO BE ABANDONED, UNTIL SUCH TIME THAT THE CITY SEES NEED FOR A TRAFFIC LIGHT AT THAT INTERSECTION.**

**IV. DESIGN GUIDELINES:**

**A. YARD RESTRICTIONS AND BUFFER REQUIREMENTS**

(1) In every instance the side yard, setback, and rear yard requirements imposed under the Ordinance will be satisfied with respect to the development taking place within the Site, unless more stringent requirements are established under these Development Standards.

(2) Buffer areas shall be maintained along portions of the Site boundary in the manner shown on this Site Plan and in accordance with the standards of the Ordinance. In the event that an adjacent parcel is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the Site, then the Petitioner may reduce or eliminate, as the case may be, the buffers set out on the Site Plan accordingly.

**B. OFF STREET PARKING**

Off street parking shall meet the minimum standards established under the Ordinance.

**C. STORM WATER MANAGEMENT**

Storm water shall be managed in accordance with the requirements of the City of Charlotte.

**D. SIDEWALKS**

1. A 5 foot wide sidewalk and an 8 foot wide planting strip will be installed along Shopton Road.  
 2. Petitioner may meander sidewalk to save existing trees so long as the 8' min. planting strip is maintained.

**E. LANDSCAPING, SCREENING AND TREE PRESERVATION**

(1) Landscaping and screening shall, at a minimum, satisfy the requirements of Section 12.303 of the Ordinance.  
 (2) Landscaping will be installed in stages in accordance with the Ordinance as the Site is developed.  
 (3) All dumpsters or trash receptacle "corrals," if provided, will be screened with solid enclosures with gates. Pursuant to Section 12.403 of the Ordinance, if public trash collection is provided to the Site, any required dumpsters, trash receptacles and recycling facilities will be located in the areas generally depicted on the Schematic Site Plan, provided, however, other improvements, such as parking and landscaping areas may be located in such areas in the event private roll-out trash collection is used.

**F. SIGNS**

(1) All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.

**H. LIGHTING**

(1) All freestanding lighting fixtures installed will be uniform in design and the maximum height of any such lighting fixture, including its base, may not exceed 20 feet in height.  
 (2) All direct lighting within the site will be capped to project light downward and otherwise designed such that direct illumination does not extend past any adjacent property line. Consideration will be given to the impact of lighting both within and without the perimeter of the Site. Items for consideration will include intensity, cutoff angles, color, energy efficiency, and shielding sources of light, the intent being to eliminate glare towards public streets and adjacent properties.

**V. FIRE HYDRANTS**

Fire hydrants shall be located within 750 feet of the most remote point of buildings as the truck travels.

**I. AMENDMENTS TO THE REZONING PLAN:**

The owner or owners of the Site, in accordance with the Ordinance, may apply for future amendments to this Technical Data Sheet and these Development Standards.

**VI. BINDING EFFECT OF THE REZONING PETITION:**

If the Petitioner's rezoning petition is approved, the development program established under these Development Standards and this Technical Data Sheet shall, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the owners (from time to time) and their respective heirs, devisees, personal representatives, successors in interest and assigns.

Throughout these Development Standards, the terms, "Petitioner" and "Owner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.

**VII. REGARDING STORAGE OF BOAT AND JET SKIS; ALL BOATS AND JET SKIS SHALL HAVE COVERS, LOCKS AND INSURANCE. EACH BOAT AND JET SKI SHALL BE PARKED IN THE ASSIGNED SPACE. EACH SPACE SHALL CONTAIN AN AREA OF 10X10 FOR A JET SKI AND 10X28 FOR A BOAT. EACH SPACE WILL BE MARKED WITH AN ASSIGNED NUMBER AND KEPT CLEAN AND FREE OF WEEDS, AT ALL TIMES.**

**VIII. R-3 PORTION OF 141-102-05 1.8 ACRES SHALL SERVE AS CLASS "A" BUFFER. THE ZONING SHALL REMAIN R-3 AND A BUFFER.**

**VIII. EXISTING SQUARE FOOTAGE OF OFFICE IS: 1000 SQ FT HEATED AREA. PARKING WOULD ALLOW 4 PARKING SPACES.**

**X. SIGNAGE: ONE SIGN THAT IS LESS THAN 25 SQUARE FEET.**

**XI. EXISTING FENCING: FENCING TO REMAIN; BLACK METAL FENCING WHICH IS 4 FEET IN HEIGHT AND 54 FEET IN LENGTH. LEYLAND CYPRESS AND HEDGE PLANTS ARE PLANTED ALONG EXISTING FENCING.**

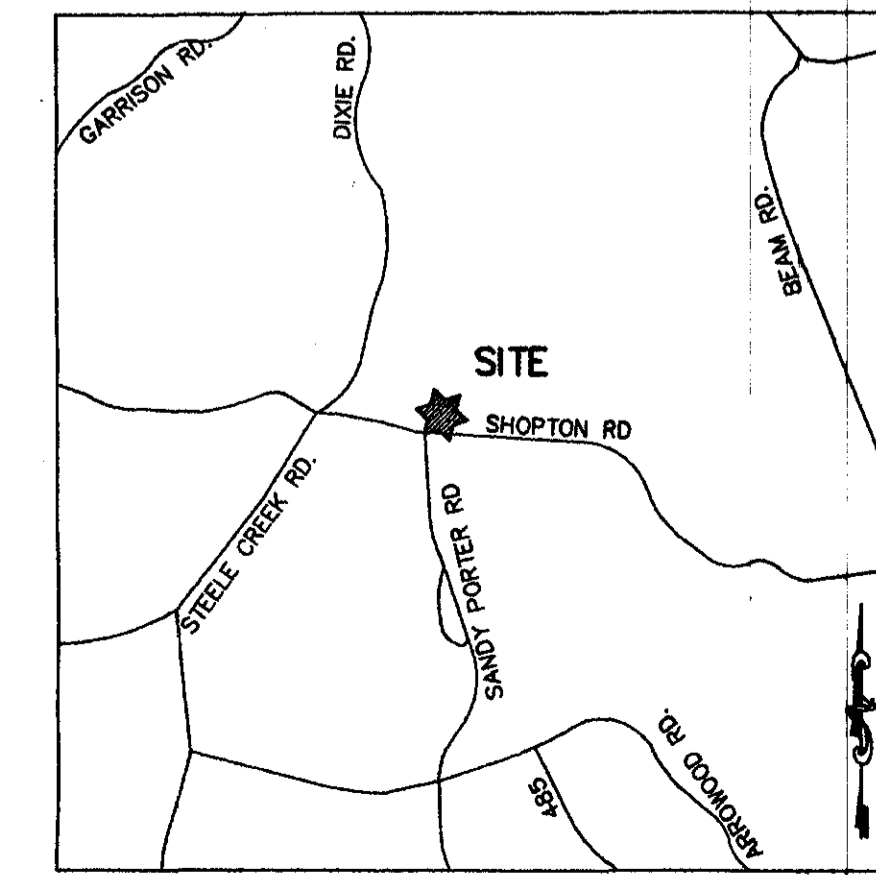
**XII. SECURITY FENCING: SHALL CONSIST OF CHAIN LINK FENCING WITH ONE LOCKED GATE FOR ENTRANCE AND EXIT. LEYLAND CYPRESS AND HEDGE PLANTINGS SHALL BE ALONG THE FENCING, FACING SHOPTON ROAD.**

**XIII. VEHICLES FOR SALE: FROM TIME TO TIME THERE WILL BE VEHICLES FOR SALE. ALL VEHICLES FOR SALE SHALL BE PARKED BEHIND THE GARAGE IN A NEAT AND ORDERLY MANNER.**

**XIII. NEIGHBORHOOD STORAGE AREA; AREA RESIDENTS WILL BE ABLE TO STORE BOATS ON THE SITE SHOWN AS STORAGE AREA.**

**NOTES: THE OFFICE IS +/- 1,000 HEATED AREA AND WILL BE USED IN ITS PRESENT SIZE AND CONDITION. NO IMPROVEMENTS NOR ADDITIONS ARE PLANNED AT THIS TIME. WHEN AN APPLICATION FOR A BUILDING PERMIT IS NEEDED THEN OTHER SITE REQUIREMENTS WILL BE MADE AT THAT TIME.**

**XV. PERIMETER OF SITE: ALONG THE LEFT SIDE, PRESENTLY, THE TERRAIN IS 16+ FEET ABOVE GROUND LEVEL, REAR SITE HAS EXISTING THICK TREE LINED AREA THAT IS 40+ FEET ABOVE GROUND LEVEL, RIGHT SIDE OF SITE HAS EXISTING HEAVILY WOODED AREA THAT IS 40+ FEET ABOVE GROUND LEVEL. THIS HAS CREATED A BUFFER OF AREA THAT WOULD SUBSTITUTE THE NEED FOR AN 8-FOOT HIGH SOLID WOOD FENCE AND IS MORE NEIGHBORHOOD FRIENDLY.**



**4232 SHOPTON ROAD REZONING**  
 MECKLENBURG COUNTY, NORTH CAROLINA  
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**REZONING PETITION**  
 # 2004-005  
 FOR PUBLIC HEARING

Scale:	1" = 50'
Date:	14 OCT. 2003
Project No.:	170-001
Revisions:	BY PETITIONER
<b>JANUARY 9, 2004</b>	
<b>ALL BOLD PRINT STARTING WITH VII ARE THE REVISIONS AND III B.</b>	
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