



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

--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-385, 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.
- e. Petitioner shall provide a minimum eight (8) foot wide sidewalk and eight (8) foot wide planting strip along the Shopton Road frontage and all internal public network-required streets. The entire facility must be outside of the right-of-way and within a public access easement. Petitioner shall construct and maintain the 8-foot sidewalks on Shopton Road and internal public streets.
- f. Petitioner shall provide buffered/separated bike lane with a 5' lane and 3' buffer along the Site's Shopton Road frontage, as generally depicted on the Rezoning Plan.
- g. Petitioner shall dedicate the following right-of-way along Shopton Road and internal public/private streets from the road centerline, as generally depicted on the Rezoning Plan:
- i. Shopton Road: 53' - 55.5' R/W dedication;
- ii. Wildgrass Court: 51' public R/W NCDOT street with 10' public access easement (PAE) on either side (NCDOT network required public street);
- iii. New Fashion Way: 51' public R/W NCDOT street with 10' PAE on either side (network required public street).
- 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'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.
- i. Offsite Transportation Improvements shall be installed as outlined in the Traffic Impact Study (TIS) and Multimodal Assessment (MA) as coordinated with CDOT and NCDOT and excerpted below:
- i. Construct Site Access #1 as the southbound approach with one (1) ingress lane and two (2) egress lanes striped as an exclusive left-turn lane and a shared through-right lane.
- ii. Construct the exclusive southbound left-turn lane with a minimum of 100 feet of full width storage and appropriate deceleration and taper.
- iii. Construct an exclusive eastbound left-turn lane on Shopton Road with a minimum of 100 feet of full width storage and appropriate deceleration and taper.
- iv. Construct an exclusive westbound right-turn lane on Shopton Road with a minimum of 100 feet of full width storage and appropriate deceleration and taper.
- v. Modify the existing signal phasing to accommodate the addition of the fourth leg.
1. Add pedestrian crosswalks with APS push buttons for crossing the east leg of Shopton Road and the new 4th leg.
2. Add 3-section flashing yellow arrows for both the eastbound and westbound right-turn lanes on Shopton Road.
3. Add 4-section flashing yellow arrows for the eastbound left-turn lane on Shopton Road.
- vi. Site will comply with CTR requirements to be finalized in permitting, as coordinated with CDOT.
- j. Petitioner shall align New Fashion Way with the existing New Fashion Way south of Shopton Road, as generally depicted on the Rezoning Plan. The proposed road shall have opposing left turn lanes with a through/right turn lane, as shown.
- k. Petitioner shall connect the Wildgrass Court roadway and sidewalk to existing roadway and sidewalk to the west.

- l. Petitioner shall connect the Shopton Road frontage sidewalk to existing sidewalk to the west.
- m. Petitioner commits to not gate the access at the north end of New Fashion Way.
- n. Petitioner shall coordinate with Mecklenburg County Park and Recreation regarding the location of an access easement on the Site for future connectivity from Shopton Road to Berewick Park (through Parcel ID 141-171-12 or 141-171-20) during the permitting phase of development, based on site conditions.
- 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. ~~Amenitized~~ 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), as shown on the Rezoning Plan, 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;
- i. Petitioner shall outline the number, location, and foliage type of the enhanced plantings along with details related to dimensions of any planting beds (raised or otherwise) during the permitting phase of development if this element is utilized.
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;
- i. Petitioner shall provide the details in which the specialty paving materials are utilized to satisfy the requirements of this note, including details/technical notes on said materials and the location in which they will be placed, during the permitting phase of development if this element is utilized.
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 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;
- i. Locations where the seating requirement is being implemented, along with the calculations confirming that the regulation has been met, shall be included during the permitting phase of development if this element is utilized.
5. Consist of a minimum dimension of ~~at least 3,750 square feet with a minimum dimension of 80 feet or more measured in all directions;~~
6. Public art/sculpture;
- fi. Public art, either in the form of murals, sculpture, or other mediums alongside the details of the art intervention (inclusive of type, size, and location) shall be provided during the permitting phase of development if this element is utilized. Details around the artist, actual artwork are not required.
7. Interactive elements for the enjoyment of sensory stimulation. These elements may include but not be limited to music, water, and light and play;
- i. Petitioner shall provide the details/technical notes on the element along with the location of installation during the permitting phase of development if this element is utilized.
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
- i. If this element is utilized, the petitioner shall provide a lighting plan to plan review staff that provides details/technical notes on the element along with the location of installation during the permitting phase of development.
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.
- b. Along the east side of the Site between I-485 and proposed multi-family stacked residential buildings, the Petitioner shall provide supplemental plantings to enhance existing site vegetation for the area abutting such buildings, as generally shown on the Rezoning Plan as ~~"Vegetative Buffer Area,"~~ per the dimensions ~~as labeled on the Rezoning Plan~~ consisting of one (1) evergreen shrub per five (5) linear feet, one (1) tree per every forty (40) linear feet. Forty percent (40%) of required trees to be evergreen trees. In lieu of planting one (1) required tree, two (2) small maturing trees may be planted.

CLIENT

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

5508 SHOPTON ROAD
REZONING PETITION #2025-128
5508 SHOPTON RD
CHARLOTTE, NORTH CAROLINA, 28209

REVISIONS

NO.	DATE	
1	01.12.2026	PER CITY COMMENTS
2	02.09.2026	PER CITY COMMENTS
3	03.16.2026	PER CITY COMMENTS
4	04.23.2026	PER CITY COMMENTS
5	05.08.2026	PER CITY COMMENTS

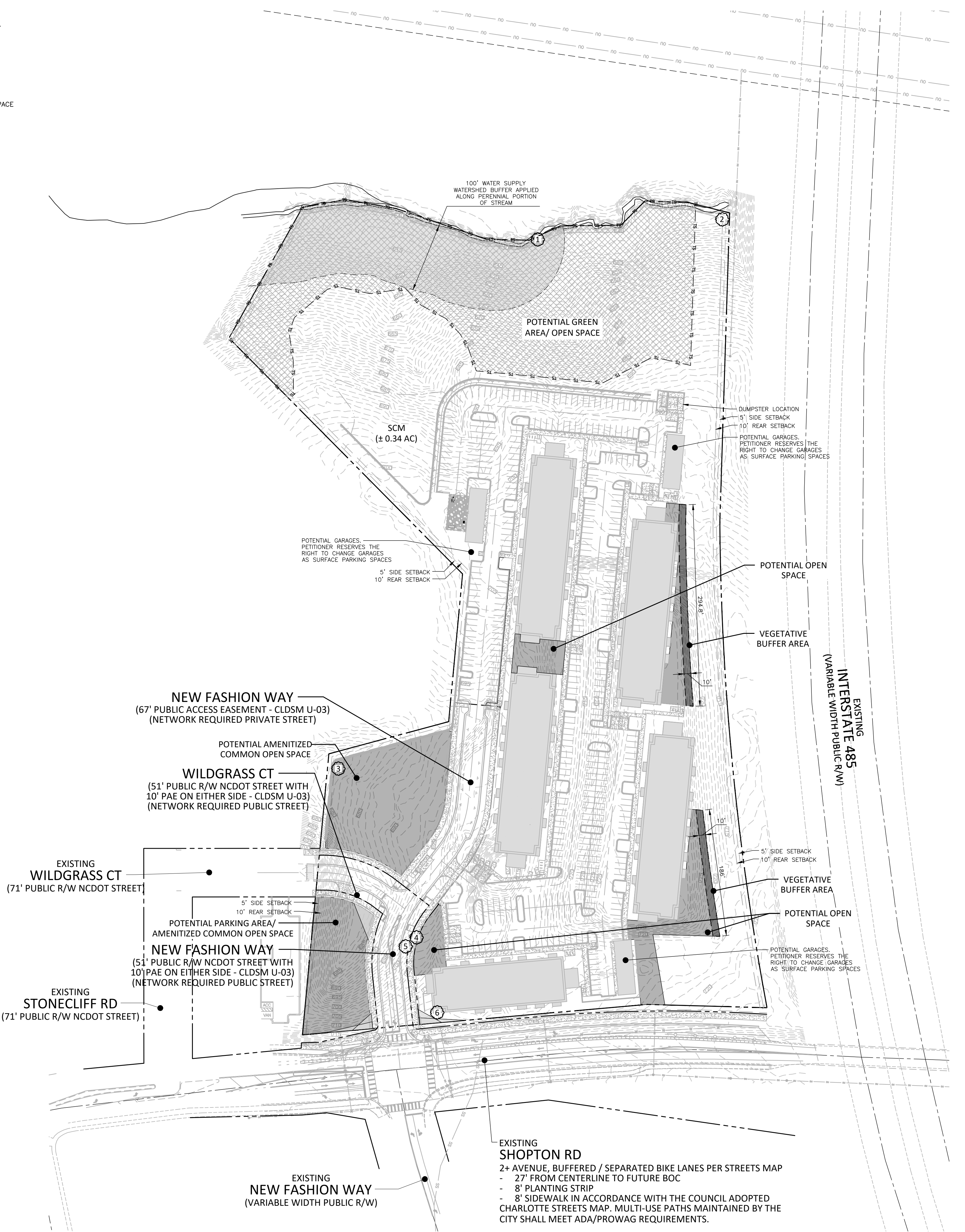
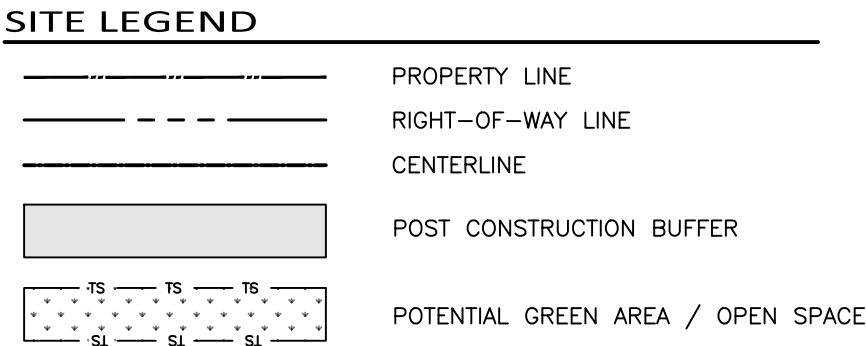
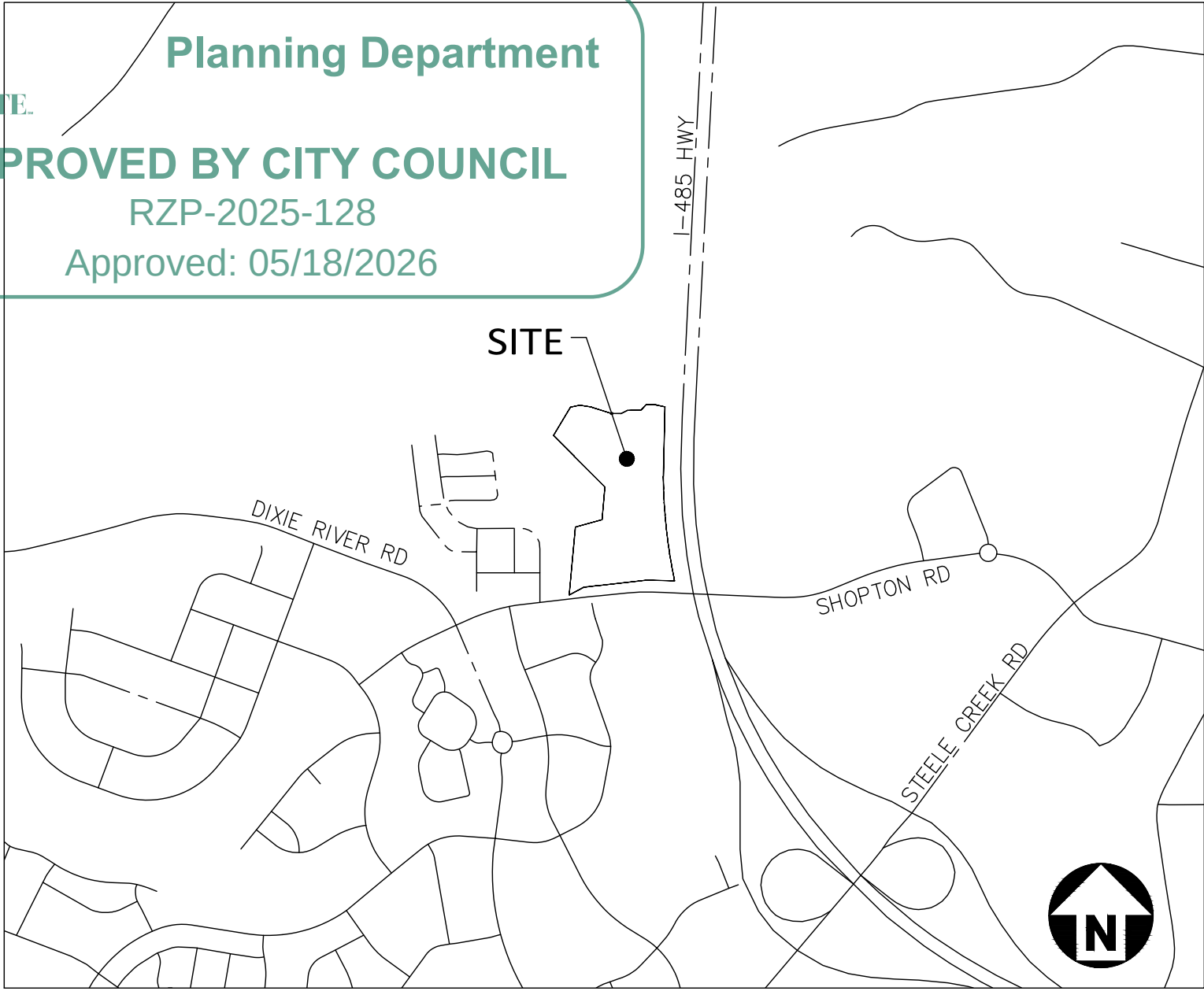
PLAN INFORMATION

PROJECT NO.	SPEC25467
FILENAME	SPEX25467-RZ1
CHECKED BY	EM
DRAWN BY	JH
SCALE	
DATE	11.14.2025

SHEET

REZONING NOTES

RZ.02



TREE CHART		
Tree #	Trunk Dia.	Species
1	32"	POPLAR
2	31"	POPLAR
3	34"	OAK
4	31"	OAK
5	32"	OAK
6	32"	OAK

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
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:	
PARKING:	PER ORDINANCE
TOTAL DWELLING COUNT:	
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:	± 0.34 AC
NOTE: 1. ONSITE GARBAGE AND RECYCLE REQUIREMENTS TO BE MET PER ARTICLE 21.	

CLIENT

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3060 PEACHTREE RD NORTHWEST
SUITE 800
ATLANTA, GA 30305

5508 SHOPTON ROAD
REZONING PETITION #2025-128
TREE SURVEY
5508 SHOPTON RD
CHARLOTTE, NORTH CAROLINA, 28209

REVISIONS			
NO.	DATE	PER	CITY COMMENTS
1	01.12.2026	PER	CITY COMMENTS
2	02.09.2026	PER	CITY COMMENTS
3	03.16.2026	PER	CITY COMMENTS
4	04.23.2026	PER	CITY COMMENTS
5	05.08.2026	PER	CITY COMMENTS

PLAN INFORMATION	
PROJECT NO.	SPEC25467
FILENAME	SPEX25467-RZ1
CHECKED BY	EM
DRAWN BY	JH
SCALE	1"=80'
DATE	11.14.2025
SHEET	

TREE SURVEY

RZ.03