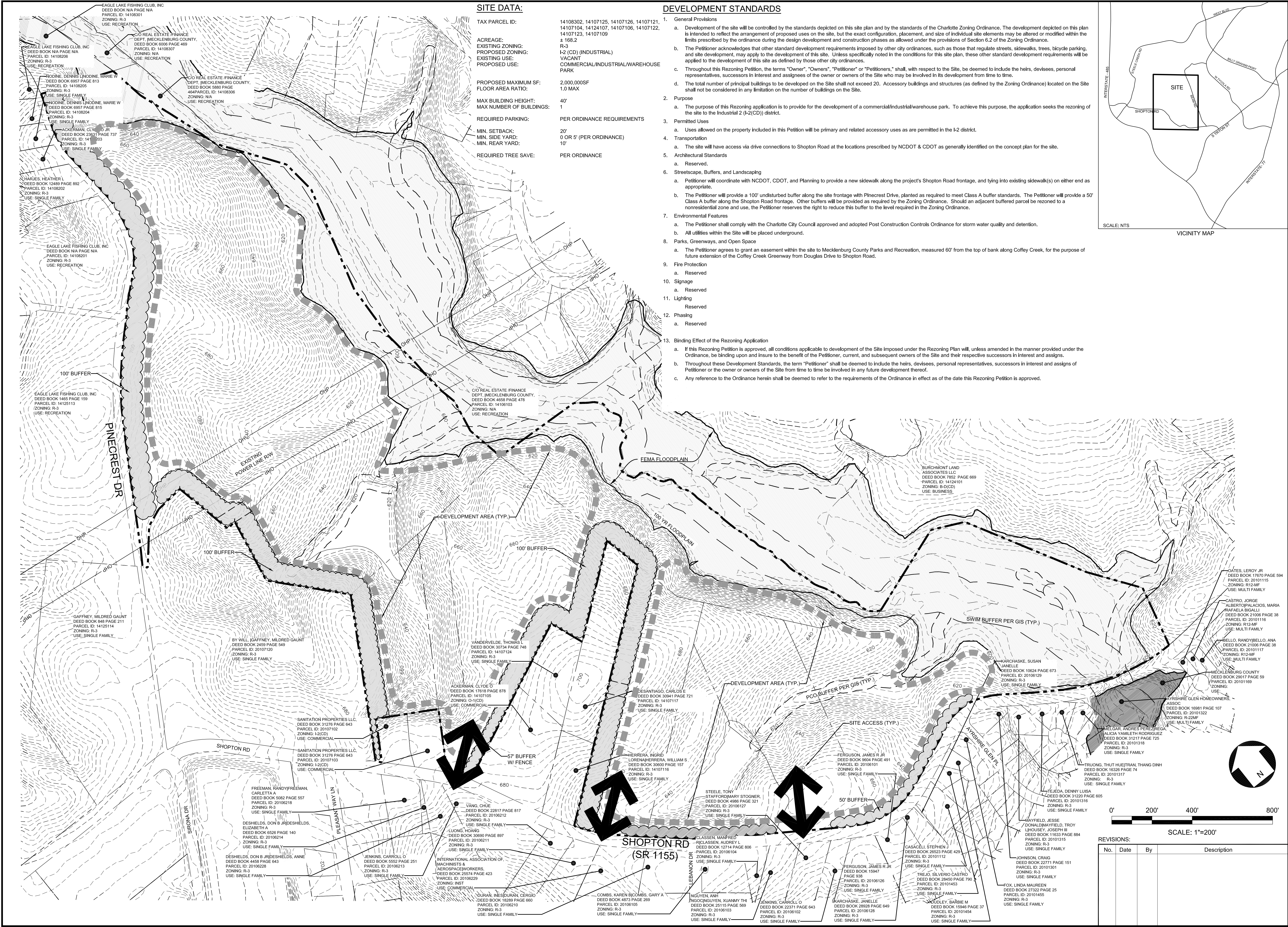


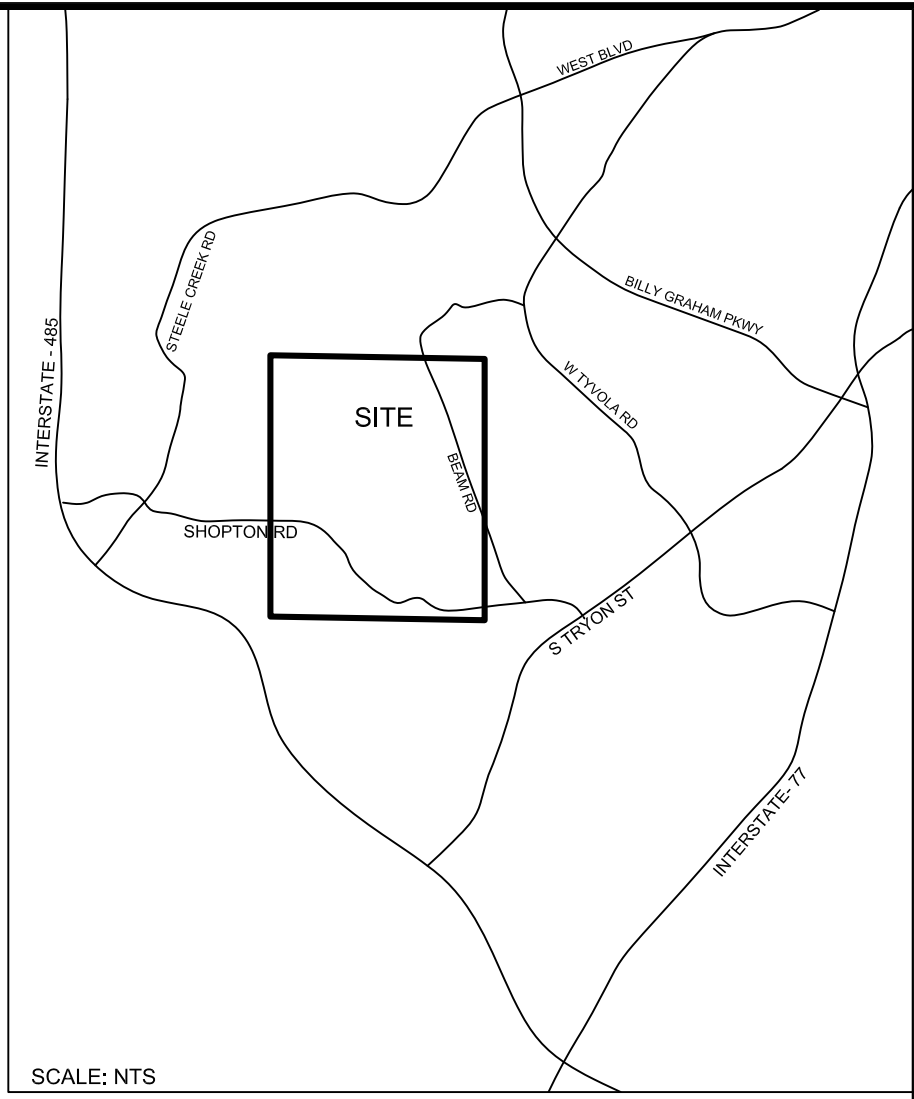


SITE DATA:

TAX PARCEL ID: 14108302, 14107125, 14107126, 14107121, 14107104, 14124107, 14107106, 14107122, 14107123, 14107109
± 168.2
R-3
I-2 (CD) (INDUSTRIAL)
VACANT
COMMERCIAL/INDUSTRIAL/WAREHOUSE
PARK
PROPOSED MAXIMUM SF: 2,000,000SF
FLOOR AREA RATIO: 1.0 MAX
MAX BUILDING HEIGHT: 40'
MAX NUMBER OF BUILDINGS: 1
REQUIRED PARKING: PER ORDINANCE REQUIREMENTS
MIN. SETBACK: 20'
MIN. SIDE YARD: 0' OR 5' (PER ORDINANCE)
MIN. REAR YARD: 10'
REQUIRED TREE SAVE: PER ORDINANCE

DEVELOPMENT STANDARDS

- General Provisions
 - Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.
 - The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and site development, may apply to the development of this site. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.
 - Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.
 - The total number of principal buildings to be developed on the Site shall not exceed 20. Accessory buildings and structures (as defined by the Zoning Ordinance) located on the Site shall not be considered in any limitation on the number of buildings on the Site.
- Purpose
 - The purpose of this Rezoning application is to provide for the development of a commercial/industrial/warehouse park. To achieve this purpose, the application seeks the rezoning of the site to the Industrial 2 (I-2(CD)) district.
- Permitted Uses
 - Uses allowed on the property included in this Petition will be primary and related accessory uses as are permitted in the I-2 district.
- Transportation
 - The site will have access via drive connections to Shopton Road at the locations prescribed by NCDOT & CDOT as generally identified on the concept plan for the site.
- Architectural Standards
 - Reserved.
- Streetscape, Buffers, and Landscaping
 - Petitioner will coordinate with NCDOT, CDOT, and Planning to provide a new sidewalk along the project's Shopton Road frontage, and tying into existing sidewalk(s) on either end as appropriate.
 - The Petitioner will provide a 100' undisturbed buffer along the site frontage with Pinecrest Drive, planted as required to meet Class A buffer standards. The Petitioner will provide a 50' Class A buffer along the Shopton Road frontage. Other buffers will be provided as required by the Zoning Ordinance. Should an adjacent buffered parcel be rezoned to a nonresidential zone and use, the Petitioner reserves the right to reduce this buffer to the level required in the Zoning Ordinance.
- Environmental Features
 - The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance for storm water quality and detention.
 - All utilities within the Site will be placed underground.
- Parks, Greenways, and Open Space
 - The Petitioner agrees to grant an easement within the site to Mecklenburg County Parks and Recreation, measured 60' from the top of bank along Coffey Creek, for the purpose of future extension of the Coffey Creek Greenway from Douglas Drive to Shopton Road.
- Fire Protection
 - Reserved
- Signage
 - Reserved
- Lighting
 - Reserved
- Phasing
 - Reserved
- Binding Effect of the Rezoning Application
 - If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and insure to the benefit of the Petitioner, current, and subsequent owners of the Site and their respective successors in interest and assigns.
 - 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 to be involved in any future development thereof.
 - 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.



Landworks
Design Group, P.A.
7821 Little Avenue, Suite 111
Charlotte, NC 28226
704-441-1604 fax 704-441-1604

SHOPTON ROAD SITE
CHARLOTTE DOUGLAS
INTERNATIONAL AIRPORT
CHARLOTTE, NC

TECHNICAL
DATA SHEET
REZONING PETITION:
2017-XX

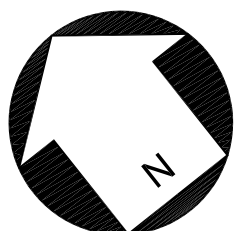
CORPORATE CERTIFICATIONS
NC PE: C-2930 NC LA: C-253
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL
Drawn By: MDH
Checked By: MDL
Date: 05/22/17
Project Number: 17026
Sheet Number: RZ-1
SHEET # 1 OF 2

P:\2017 Jobs\17026 - CLT Shopton Road Site\CAD\Sketch Planning\17026 BASE.dwg



This Plan Is A Preliminary Design.
NOT Released For Construction.



SCALE: 1"=200'

REVISIONS:

No.	Date	By	Description

SHOPTON ROAD SITE
CHARLOTTE DOUGLAS
INTERNATIONAL AIRPORT
CHARLOTTE, NC

REZONING
SITE PLAN

REZONING PETITION:
2017-XX

CORPORATE CERTIFICATIONS
NC PE: C-2930 NC LA: C-253
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Drawn By: MDH

Checked By: MDL

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Sheet Number:

RZ-2

SHEET # 2 OF 2

