


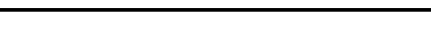
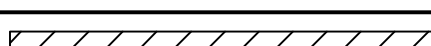

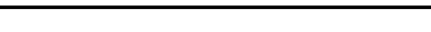

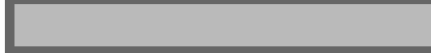

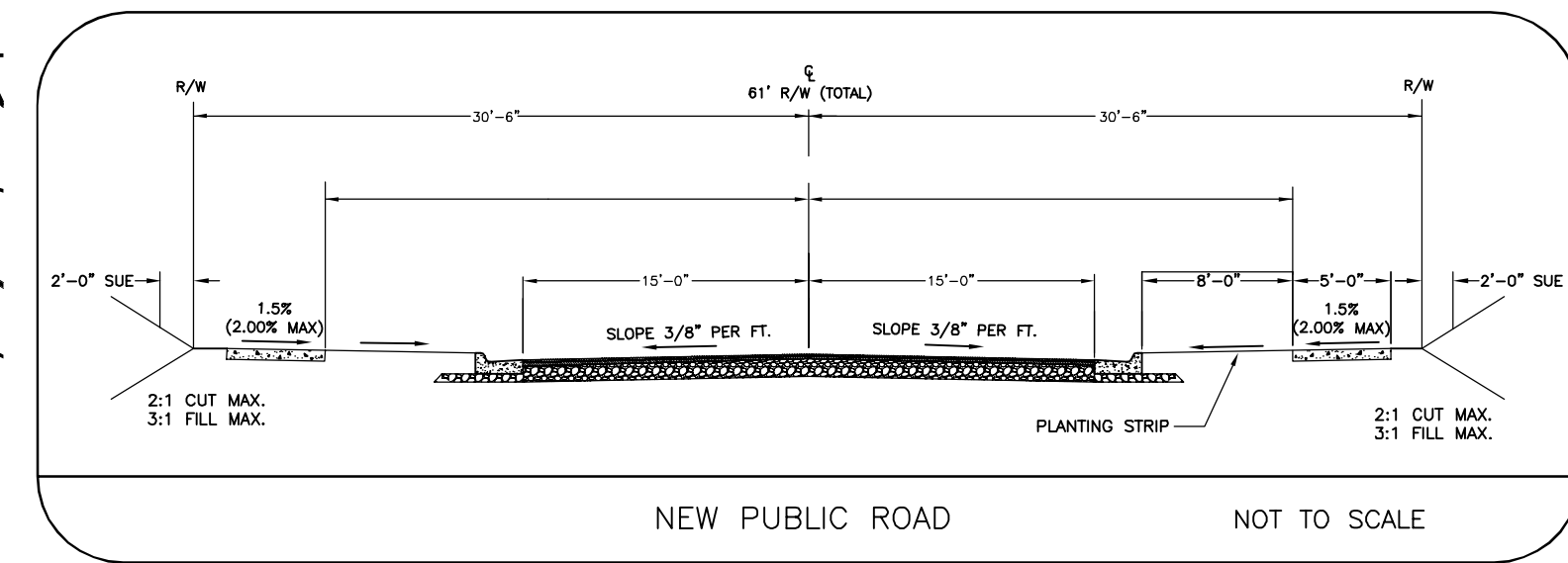


VICINITY MAP  
SCALE: NTS

LEGEND	
	AREA OUTLINE / PROPERTY LINE
	EXISTING PARCELS
	SETBACK
	CLASS A BUFFER
	PROPOSED BUFFER
	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
	POTENTIAL PARKING ENVELOPE
	POTENTIAL BUILDING ENVELOPE
	POTENTIAL FULL MOVEMENT ACCESS POINTS



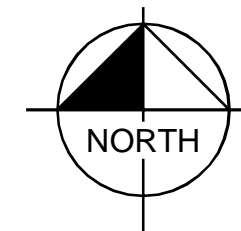
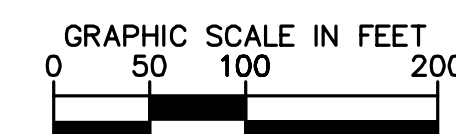
Site Development Data:

**Acreage:** ± 39.26 acres  
**Tax Parcel #s:** 141-251-14, 141-071-20  
**Existing Zoning:** R-3  
**Proposed Zoning:** I-1(CD) and I-2(CD)  
**Existing Uses:** Vacant/Residential.

**Proposed Uses:** Within Development Area A, uses allowed by right and under prescribed conditions in the I-1 zoning district; within Development Area B, uses allowed by right and under prescribed conditions in the I-1 zoning district plus the following uses allowed in the I-2 zoning district as allowed by right and under prescribed conditions: (i) manufacturing of aircraft and parts, and (ii) satellite dish farms; together with accessory uses, as allowed in the I-1 and I-2 zoning district (as more specifically described and restricted in the Development Standards).

**Maximum Gross Square feet of Development:** Within Development Area A up to 114,000 square feet of gross floor area of uses allowed by right and under prescribed conditions in the I-1 zoning district; and within Development Area B up to 337,000 square feet of gross floor area of uses allowed by right and under prescribed conditions in the I-1 zoning district plus the following uses allowed in the I-2 zoning district as allowed by right and under prescribed conditions: (i) manufacturing of aircraft and parts, and (ii) satellite dish farms; (as more specifically described and restricted in the Development Standards below).

**Maximum Building Height:** As allowed and required by the Ordinance.  
**Parking:** As required by the Ordinance for the proposed use.

[illegible]

**Kimley»»Horn**

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200 SOUTH TRYON STREET, SUITE 200, CHARLOTTE, NC 28202  
PHONE: 704-333-5131  
WWW.KIMLEY-HORN.COM NC LICENSE #F-0102

KHA PROJECT 019948009
DATE 11-07-2017
SCALE AS SHOWN
DESIGNED BY MAE
DRAWN BY PLF
CHECKED BY MAE

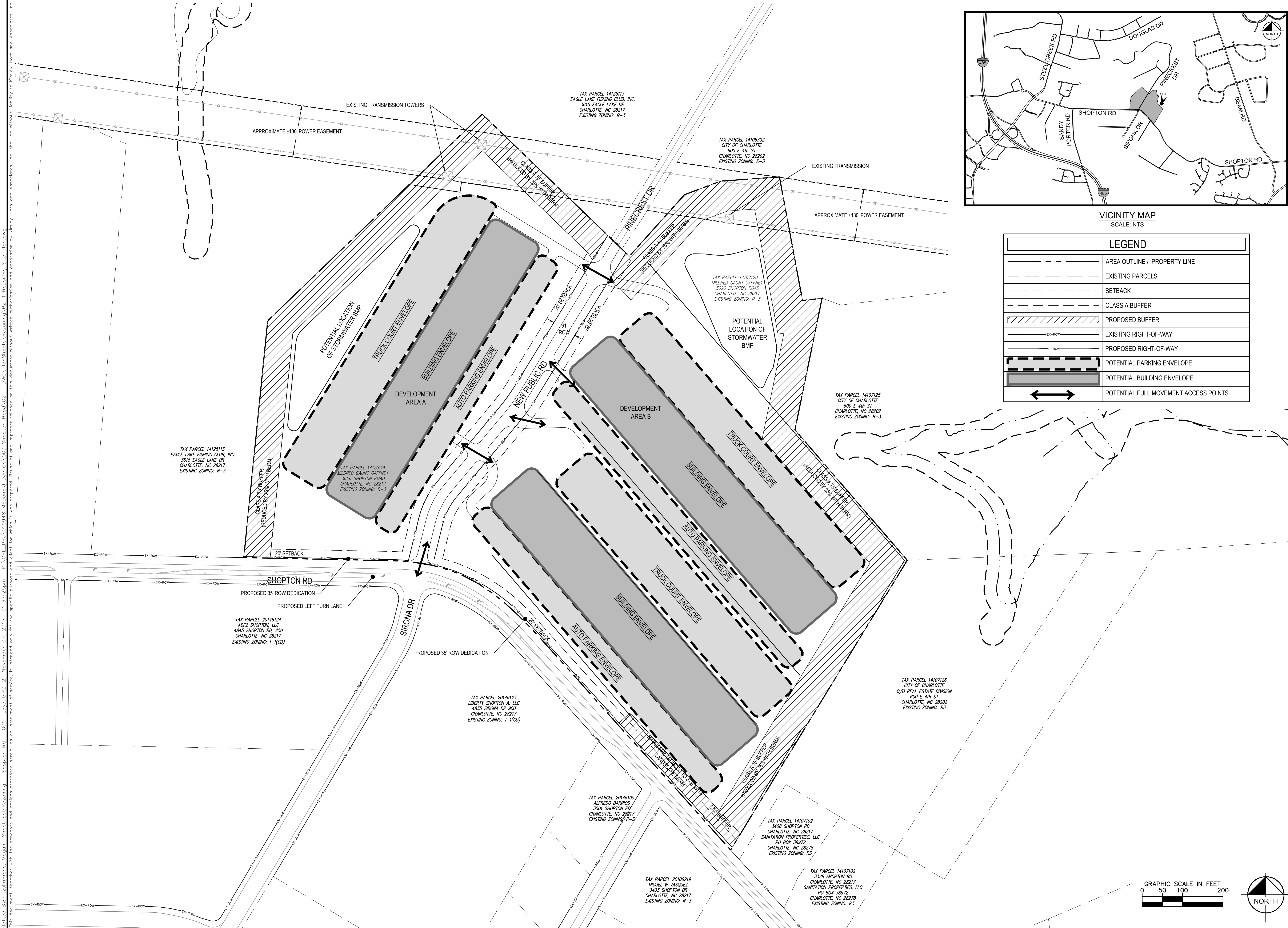
# REZONING SITE PLAN

REZONING PETITION NO. 2017-

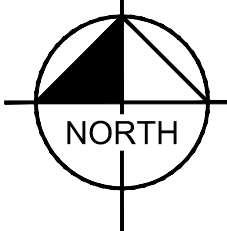
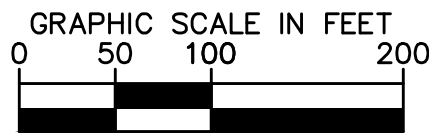
3626 & 4040 SHOPTON RD  
CHARLOTTE, MECKLENBURG COUNTY  
NORTH CAROLINA 28217  
PREPARED FOR  
MCDONALD DEVELOPMENT COMPANY

SHEET NUMBER  
**RZ-1**





LEGEND	
	AREA OUTLINE / PROPERTY LINE
	EXISTING PARCELS
	SETBACK
	CLASS A BUFFER
	PROPOSED BUFFER
	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
	POTENTIAL PARKING ENVELOPE
	POTENTIAL BUILDING ENVELOPE
	POTENTIAL FULL MOVEMENT ACCESS POINTS



Plotted By: Fitzsimmons, Mason Sheet Set: Rezoning - Shopton Rd - 009 Layout: RZ-2 November 07, 2017 01:37:25pm K:\CHL\_PBL\019948 McDonald Dev Co\009 Shopton Road\02 - DWG\PlanSheets\Rezoning\RZ-1 Rezoning Site Plan.dwg  
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3626 & 4040 SHOPTON RD  
CHARLOTTE, MECKLENBURG COUNTY  
NORTH CAROLINA 28217  
PREPARED FOR  
MCDONALD DEVELOPMENT COMPANY

REZONING  
SITE PLAN

REZONING PETITION NO. 2017-\_\_\_\_

KHA PROJECT  
019948009

DATE  
11-07-2017

SCALE AS SHOWN

DESIGNED BY MAE

DRAWN BY PLF

CHECKED BY MAE

Kimley»Horn

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No.

REVISIONS

DATE

BY

SHEET NUMBER  
RZ-2



