

centers, including drop-off centers; Tattoo establishment; Theaters, motion picture.

4. Transportation

- a. 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.
- b. Petitioner will coordinate with NCDOT, CDOT, and Planning to improve the project's Shopton Road frontage, and to provide a road widening conforming to detail 3 on page RZ-3 of this document.
- c. Petitioner agrees to convey fee simple all the rights of way to the City of Charlotte prior to the issuance of the first building certificate of occupancy.
- d. All transportation improvements will be approved and constructed prior to the issuance of the first building certificate of occupancy.
- e. Petitioner agrees to dedicate an 85' right of way to allow for the future extension of Shopton Road by others. The exact configuration of the 85' right of way may be subject to agreement in coordination with CDOT and the Petitioner during the site design and permitting phase. Prior to the extension of Shopton Rd, the Petitioner may develop the right of way to local Industrial Street standards, centered within the 85' right of way. See detail 5/RZ-3.

5. Architectural Standards

- a. Building Placement and Site Design shall focus on and enhance the pedestrian environment on public or private network required streets, through the following:
 - i. Buildings shall present a front or side facade to all streets.
- b. Facades fronting streets shall include a combination of windows and operable doors for a minimum of 30% of each frontage elevation transparent glass between 2' and 10' on the first floor. Up to 20% of this requirement may be comprised of display windows. For industrial and warehousing buildings, these standards shall apply only at the main entry and exterior office facades.
- c. Direct pedestrian connection should be provided between street facing doors fronting public access and corner entrance features to sidewalks on adjacent streets.
- d. Building elevations shall not have expanses of blank walls greater than 20 feet in all directions. Architectural features such as but not limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
- e. Building elevations shall be designed with vertical bays or articulated architectural features which shall include a combination of at least three of the following: a combination of exterior wall offsets (projections and recesses), columns, pilasters, change in materials or colors, awnings, arcades, or other architectural elements.
- f. Buildings should be a minimum height of 22' and maximum of 40.


6. Streetscape, Buffers, and Landscaping

- a. Petitioner will coordinate with NCDOT, CDOT, and Planning to improve the project's Shopton Road frontage, and to provide a road widening conforming to detail 3 on page RZ-3 of this document.
- b. The Petitioner will provide a 100' undisturbed buffer along the site frontage with Pinckney Drive, planned as required to meet Class A buffer standards. The Petitioner will

1. General Provisions



- a. 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.
- b. 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.
- c. 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.
- d. 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.

2. Purpose

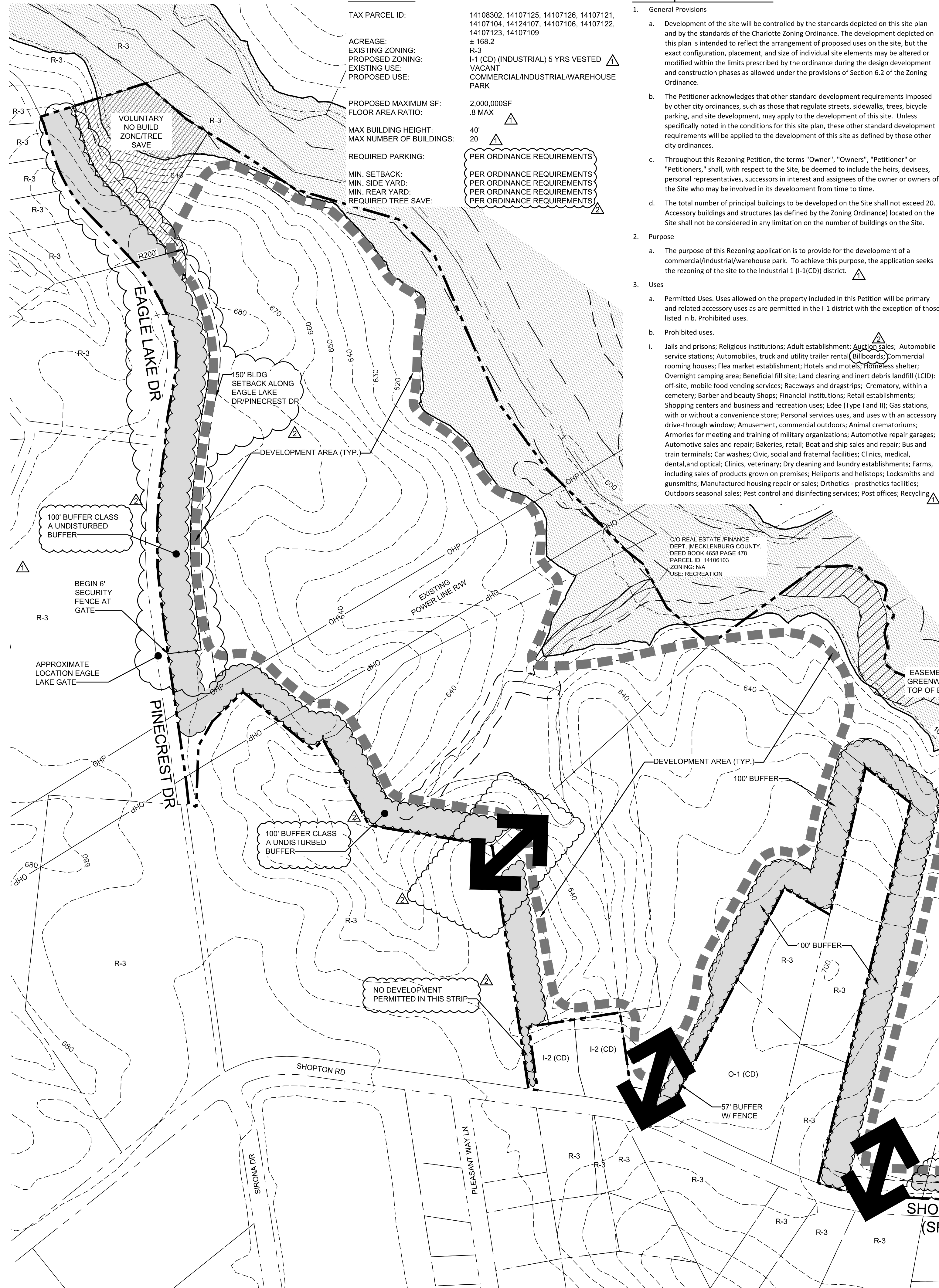
- a. The purpose of this Rezoning application is to provide for the development of a commercial/industrial/warehouse park. To achieve this purpose, the application seeks the rezoning of the site to the Industrial 1 (I-1(CD)) district. 

3. Uses

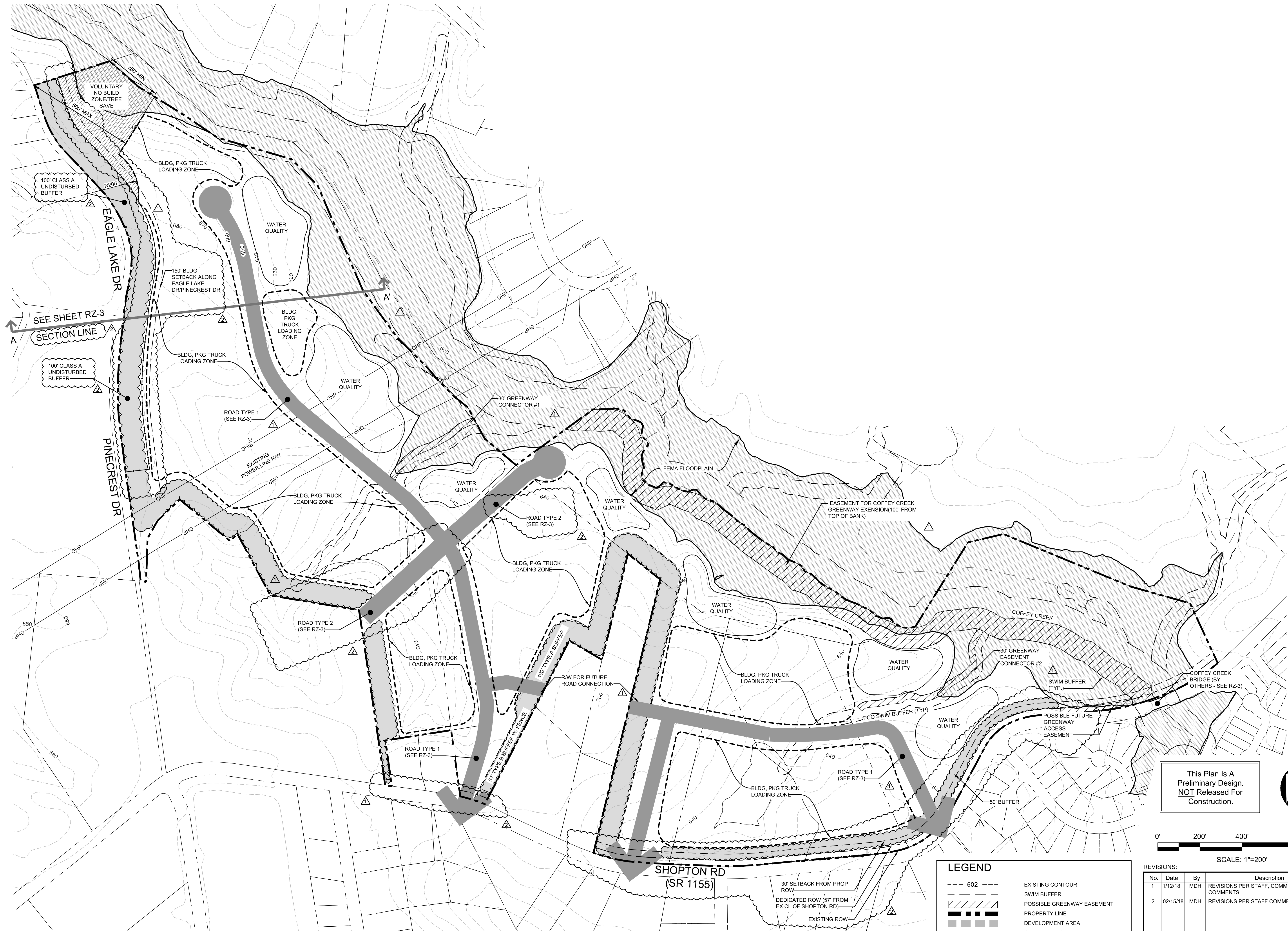
- a. Permitted Uses. Uses allowed on the property included in this Petition will be primary and related accessory uses as are permitted in the I-1 district with the exception of those listed in b. Prohibited uses.
- b. Prohibited uses.

- i. Jails and prisons; Religious institutions; Adult establishments;  Auctions; Automobile service stations; Automobiles, truck and utility trailer rental;  Billboards; Commercial rooming houses; Flea market establishment; Hotels and motels; Homeless shelter; Overnight camping area; Beneficial fill site; Land clearing and inert debris landfill (LICD); off-site, mobile food vending services; Raceways and dragstrips; Crematory; within a cemetery; Barber and beauty Shops; Financial institutions; Retail establishments; Shopping centers and business and recreation uses; Ede (Type I and II); Gas stations, with or without a convenience store; Personal services uses, and uses with an accessory drive-through window; Amusement, commercial outdoor; Animal crematoriums; Armories for meeting and training of military organizations; Automotive repair garages; Automotive sales and repair; Bakeries, retail; Boat and ship sales and repair; Bus and train terminals; Car washes; Civic, social and fraternal facilities; Clinics, medical, dental and optical; Clinics, veterinary; Dry cleaning and laundry establishments; Farms, including sales of products grown on premises; Heliports and helistops; Locksmiths and gunsmiths; Manufactured housing repair or sales; Orthotics - prosthetics facilities; Outdoors seasonal sales; Pest control and disinfecting services; Post offices; Recycling

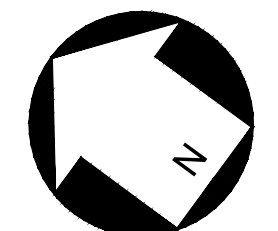
TAX PARCEL ID:	14108302, 14107125, 14107126, 14107121, 14107104, 14124107, 14107106, 14107122, 14107123, 14107109 ± 168.2
ACREAGE:	R-3
EXISTING ZONING:	I-1 (CD) (INDUSTRIAL) 5 YRS VESTED
PROPOSED ZONING:	△
EXISTING USE:	VACANT
PROPOSED USE:	COMMERCIAL/INDUSTRIAL/WAREHOUSE PARK
PROPOSED MAXIMUM SF:	2,000,000SF
FLOOR AREA RATIO:	.8 MAX △
MAX BUILDING HEIGHT:	40'
MAX NUMBER OF BUILDINGS:	20 △
REQUIRED PARKING:	PER ORDINANCE REQUIREMENTS
MIN. SETBACK:	PER ORDINANCE REQUIREMENTS
MIN. SIDE YARD:	PER ORDINANCE REQUIREMENTS
MIN. REAR YARD:	PER ORDINANCE REQUIREMENTS
REQUIRED TREE SAVE:	PER ORDINANCE REQUIREMENTS



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



LEGEND	
	602
	EXISTING CONTOUR
	SWIM BUFFER
	POSSIBLE GREENWAY EASEMENT
	PROPERTY LINE
	DEVELOPMENT AREA
	OVERHEAD POWER
	VOLUNTARY TREE SAVE

REVISIONS:			
No.	Date	By	Description
1	1/12/18	MDH	REVISIONS PER STAFF, COMMUNITY & PETITIONER COMMENTS
2	02/15/18	MDH	REVISIONS PER STAFF COMMENTS

Landworks
Design Group, P.A.
7821 Little Avenue, Suite 111
Charlotte, NC 28226
704-541-1804 Fax: 704-541-1804

SHOPTON ROAD SITE
CHARLOTTE DOUGLAS
INTERNATIONAL AIRPORT
CHARLOTTE, NC

REZONING
SITE PLAN
REZONING PETITION:
2017-97

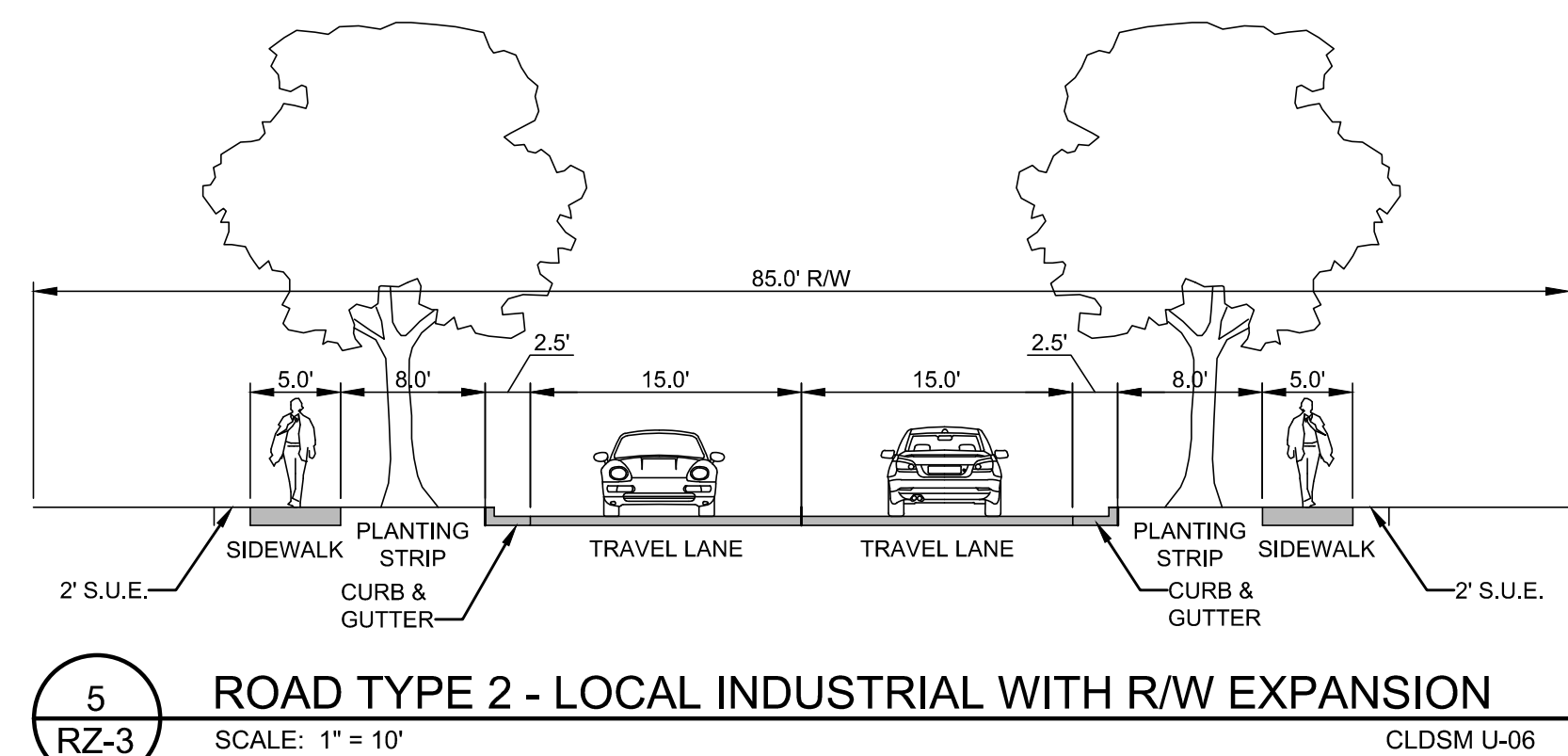
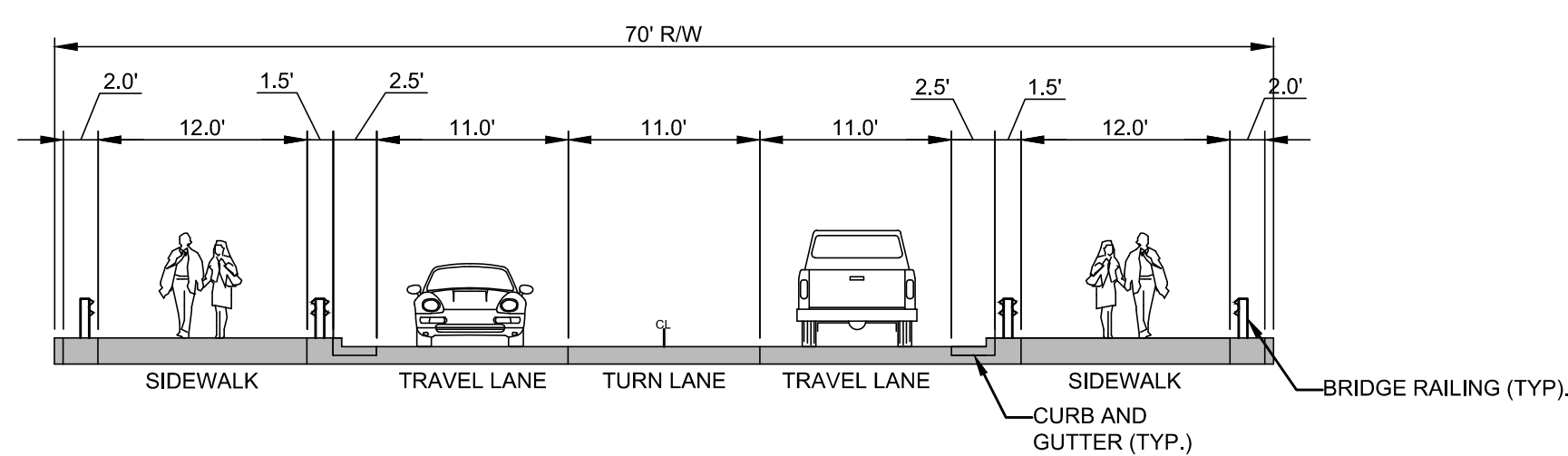
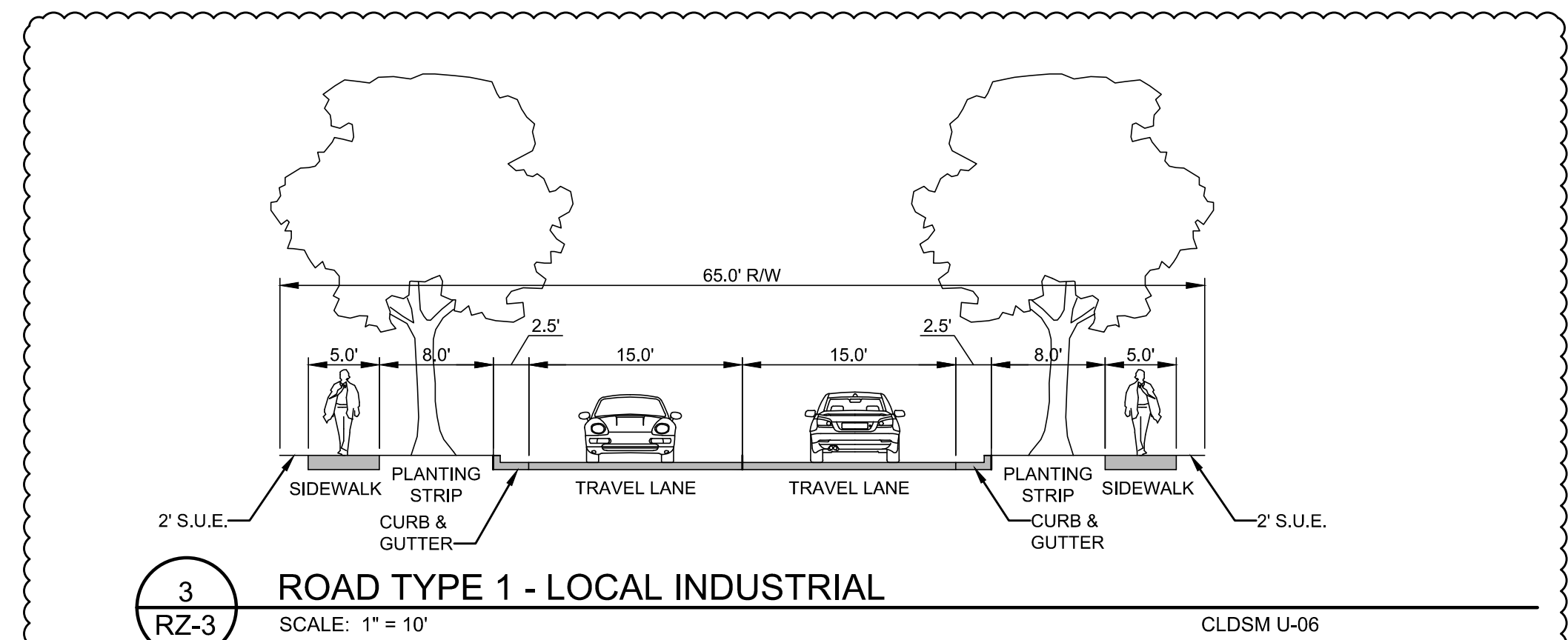
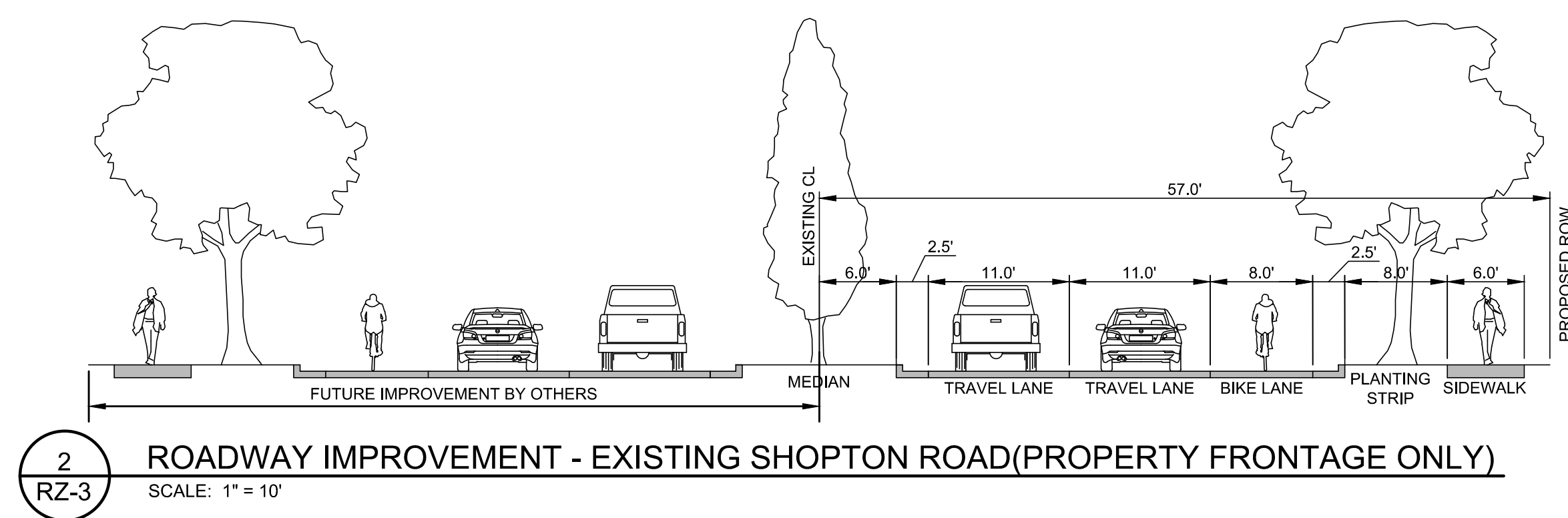
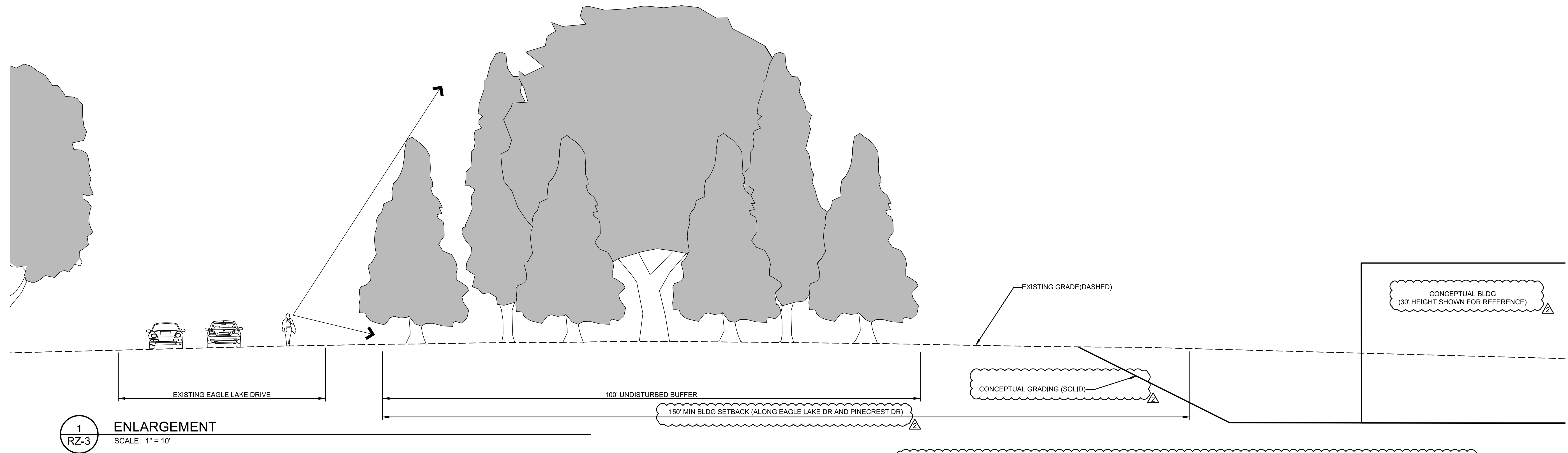
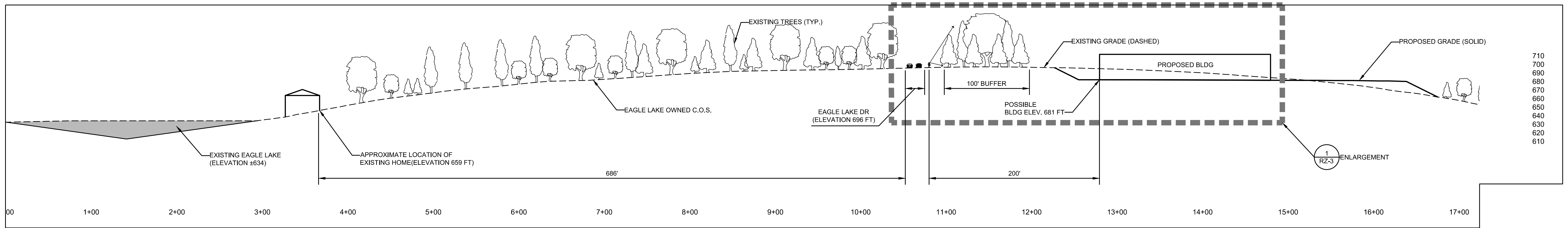
CORPORATE CERTIFICATIONS
NC PE: C-2930 NC LA: C-253
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL
Drawn By: MDH
Checked By: MDL
Date: 05/22/17
Project Number: 17026
Sheet Number:

RZ-2

SHEET # 2 OF 3

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

REVISIONS:				Description	
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2	02/15/18	MDH		REVISIONS PER STAFF COMMENTS	