

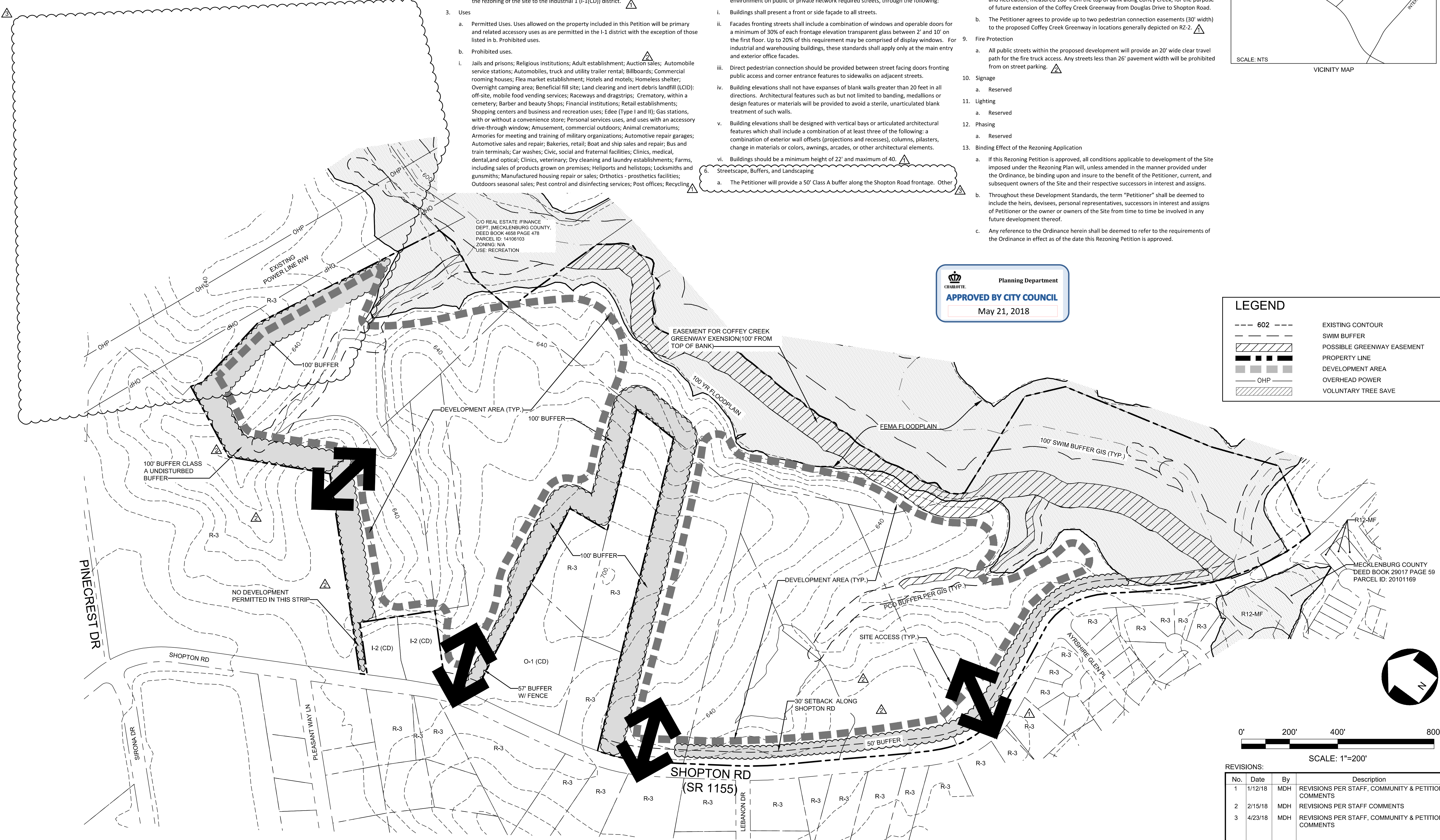
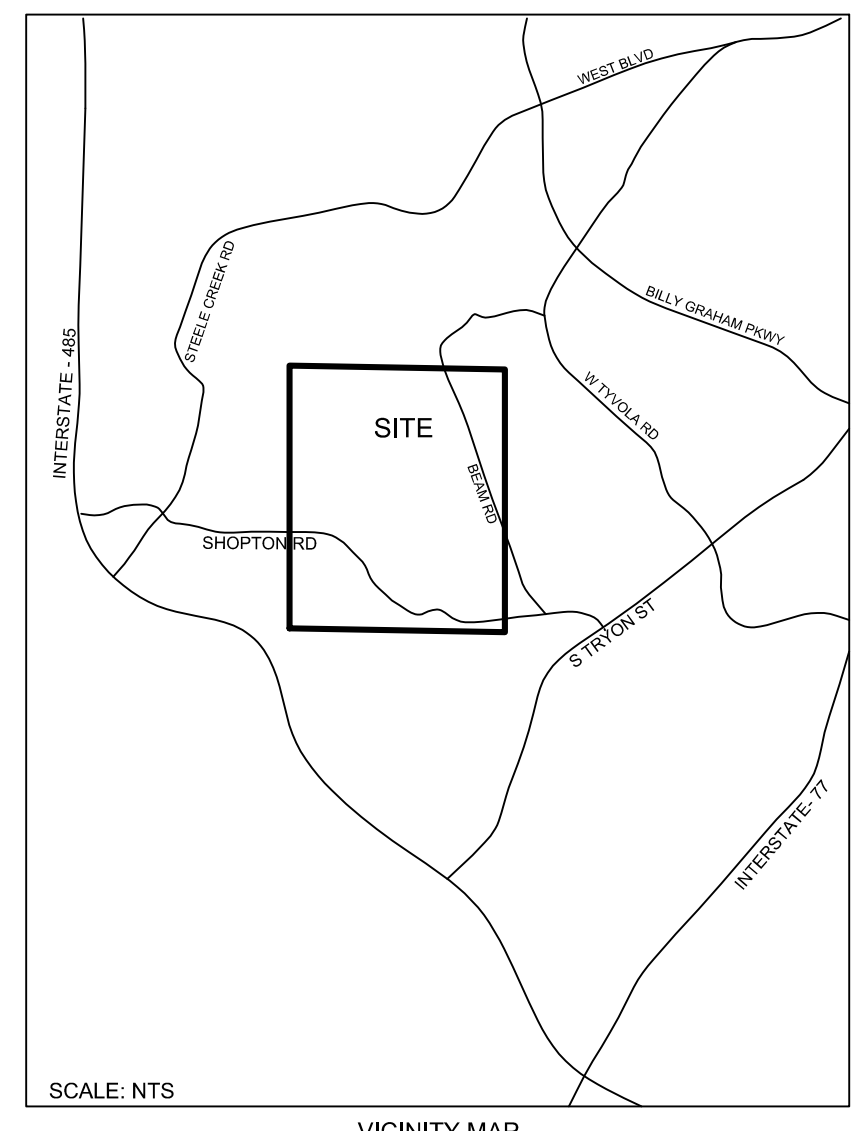
**SITE DATA:**

TAX PARCEL ID: 14107125, 14107126, 14107121, 14107104, 14124107, 14107106, 14107122, 14107123, 14107109, ± 117.16  
 ACREAGE: R-3, BD(CD)  
 EXISTING ZONING: I-1 (CD) INDUSTRIAL 3 YRS VESTED  
 EXISTING USE: VACANT COMMERCIAL INDUSTRIAL WAREHOUSE PARK  
 PROPOSED USE: PARK  
 PROPOSED MAXIMUM SF: 1,000,000 SF  
 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

**Development Standards**

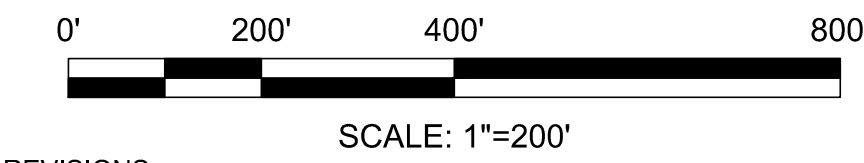
- General Provisions
  - Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or deleted 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 1 (I-1(CD)) district.
- Uses
  - 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.
  - Prohibited uses.
    - Jails and prisons; Religious institutions; Adult establishment; Auction sales; 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 (LCID); 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; Edees (Type I and II); Gas stations, with or without a convenience store; Personal services sales, and uses with an accessory drive-through window; Amusement, commercial outdoors; 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 centers, including drop-off centers; Tattoo establishment; Theaters, motion picture.
- 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.
  - The proposed development reduced maximum entitlements from 1,000,000 SF of industrial park space and 1,000,000 SF of warehouse space (total 2,000,000 SF) to a combined 1,000,000 SF of industrial park/warehouse space. The traffic impact analysis provided mitigations for the original 2,000,000 SF of entitlements. A traffic analysis of the new maximum entitlements of 1,000,000 SF will be provided in the form of a technical memorandum to the original traffic impact analysis to be reviewed and approved by CDOT and the NCDOT prior to the issuance of any driveway permit.
  - Petitioner will dedicate 57' Right of Way along Shopton Road frontage and future road improvements shall be as indicated by the phased TIA.
  - 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.
  - 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 adjustment 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.
- Architectural Standards
  - Building Placement and Site Design shall focus on and enhance the pedestrian environment on public or private network required streets, through the following:
    - Buildings shall present a front or side facade to all streets.
    - 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.
    - Direct pedestrian connection should be provided between street facing doors fronting public access and corner entrance features to sidewalks on adjacent streets.
    - 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.
    - 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.
    - Buildings should be a minimum height of 22' and maximum of 40'.
      - 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. The buffer may be reduced or eliminated if abutting property is rezoned to a district or use that does not require a buffer.



**LEGEND**

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



REVISIONS:

No.	Date	By	Description
1	1/12/18	MDH	REVISIONS PER STAFF, COMMUNITY & PETITIONER COMMENTS
2	2/15/18	MDH	REVISIONS PER STAFF COMMENTS
3	4/23/18	MDH	REVISIONS PER STAFF, COMMUNITY & PETITIONER COMMENTS

**SHOPTON ROAD SITE  
 CHARLOTTE DOUGLAS  
 INTERNATIONAL AIRPORT  
 CHARLOTTE, NC**

**TECHNICAL  
 DATA SHEET**  
 REZONING PETITION:  
 2017-97

CORPORATE CERTIFICATIONS  
 NO PE: C-2650 NO LA: C-353  
 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**

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**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

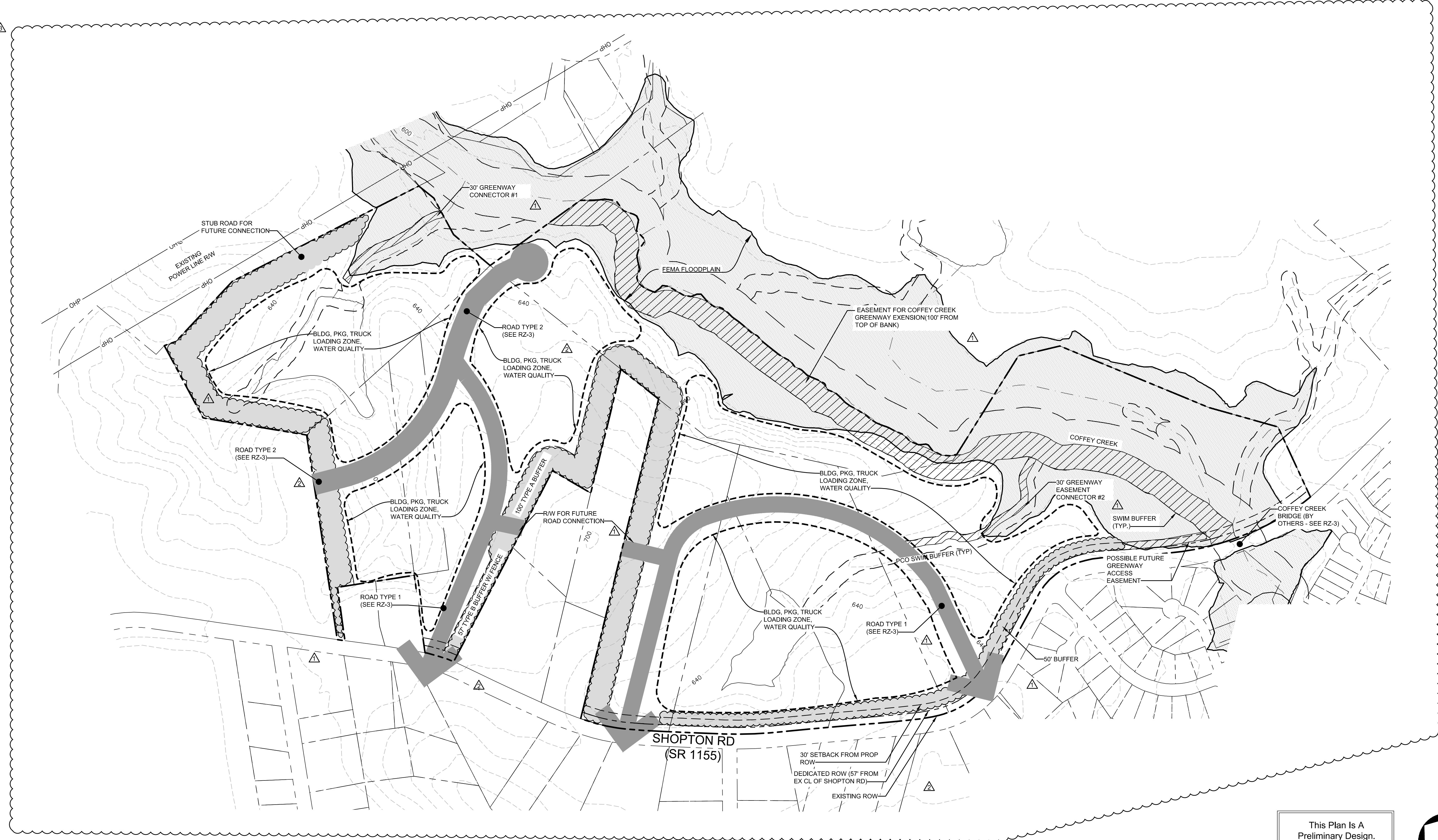
Date: 05/22/17

Project Number: 17026

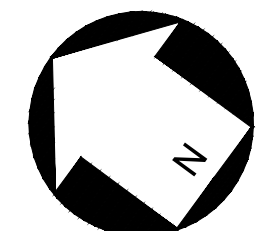
Sheet Number:

**RZ-2**

SHEET # 2 OF 3



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



**LEGEND**

--- 602 ---	EXISTING CONTOUR
-----	SWIM BUFFER
	POSSIBLE GREENWAY EASEMENT
-----	PROPERTY LINE
-----	DEVELOPMENT AREA
-----	OHP
-----	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
3	4/23/18	MDH	REVISIONS PER STAFF, COMMUNITY & PETITIONER COMMENTS

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**SHOPTON ROAD SITE  
 CHARLOTTE DOUGLAS  
 INTERNATIONAL AIRPORT  
 CHARLOTTE, NC**

**REZONING  
 SECTIONS**

REZONING PETITION:  
 2017-97

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

Project Manager: MDL

Drawn By: MDH

Checked By: MDL

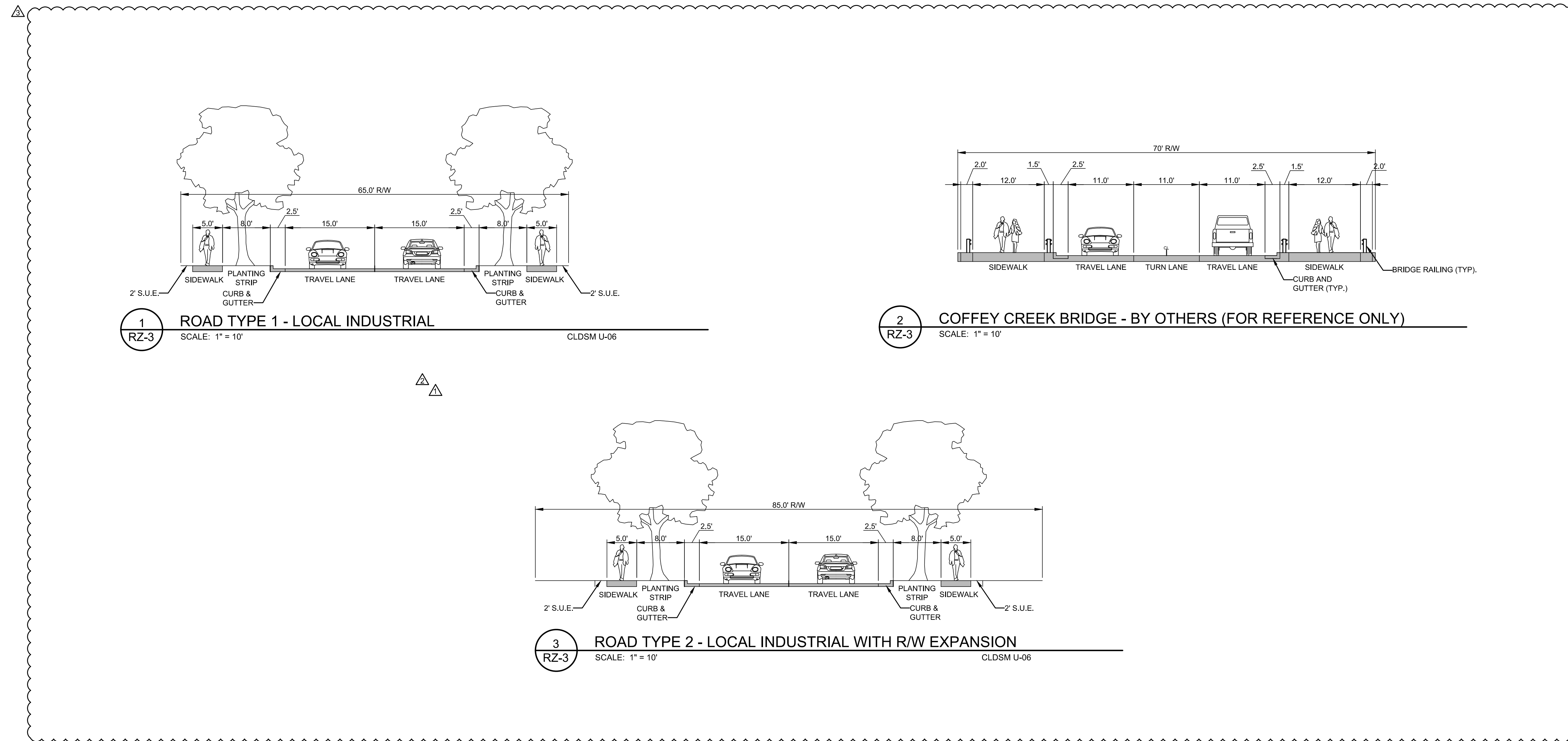
Date: 05/22/17

Project Number: 17026

Sheet Number:

**RZ-3**

SHEET # 3 OF 3



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

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
3	4/23/18	MDH	REVISIONS PER STAFF, COMMUNITY & PETITIONER COMMENTS