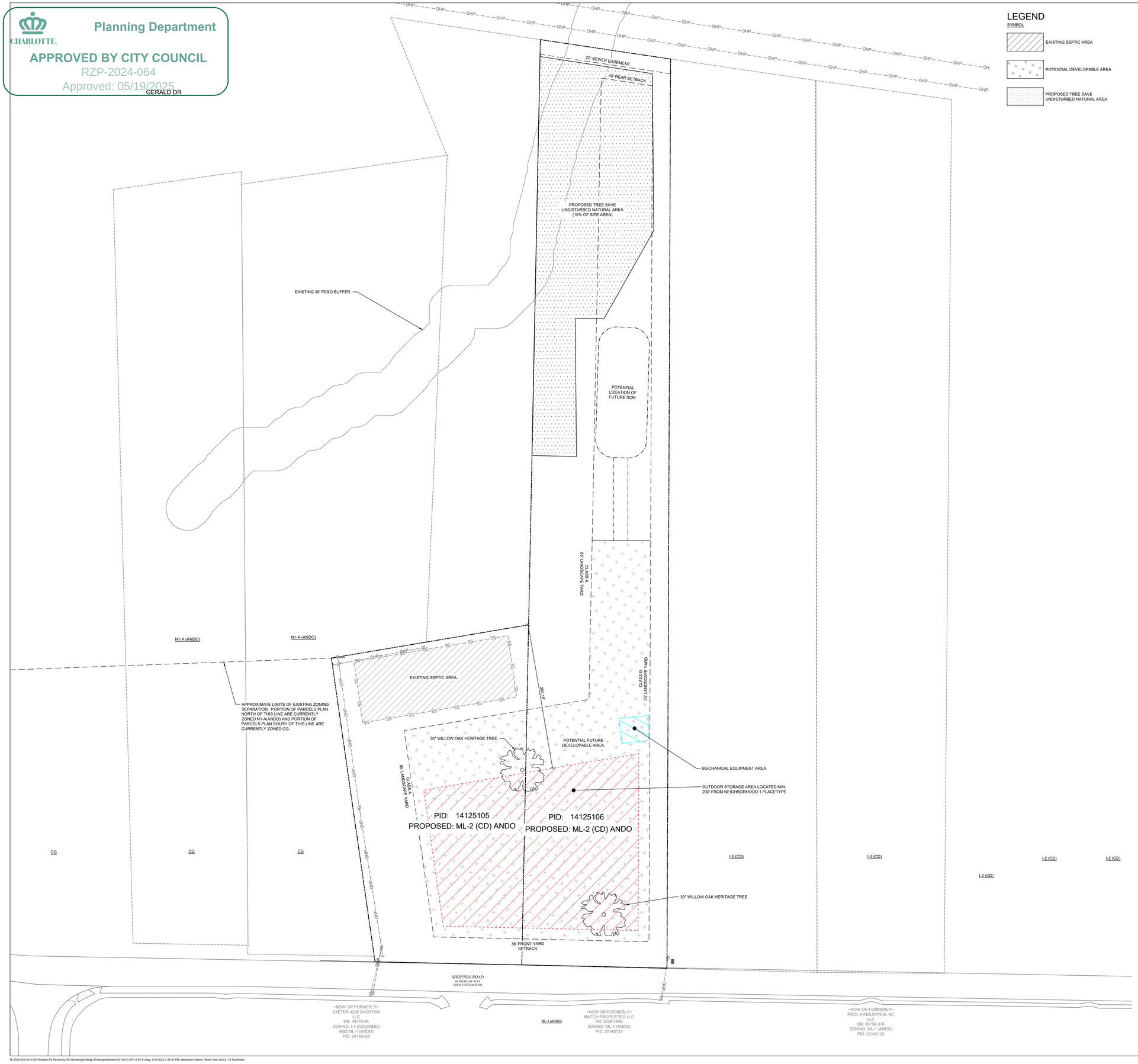
Planning Department

CHARLOTTE

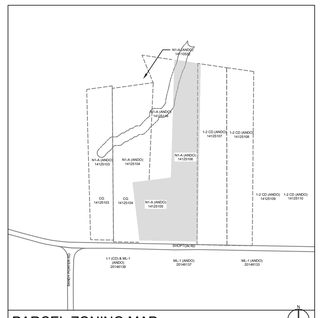
APPROVED BY CITY COUNCIL
RZP-2024-064
Approved: 05/19/2025



LEGEND

SYMBOL:

- EXISTING SEPTIC AREA
- POTENTIAL DEVELOPABLE AREA
- PROPOSED TREE SAVE UNDISTURBED NATURAL AREA



PARCEL ZONING MAP — NOT TO SCALE

CONDITIONS OF DEVELOPMENT

April 23rd, 2025.

1. DEVELOPMENT DATA TABLE

A. SITE ACREAGE: 7.59 ACRES (PARCEL A -2.24 & PARCEL B- 5.34384 ACRES)
B. TAX PARCELS INCLUDED IN REZONING: 141-25-105 AND 141-25-106
C. EXISTING ZONING (INCLUDING OVERLAYS AND VESTING): N1-A (CD) ANDO
D. PROPOSED ZONING (INCLUDING OVERLAYS AND VESTING): ML-2 (CD) ANDO
E. NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE: N/A
F. RESIDENTIAL DENSITY: N/A
G. SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE (RETAIL, OFFICE, INDUSTRIAL, ETC.) : N/A
H. FLOOR AREA RATIO: N/A
I. MAXIMUM BUILDING HEIGHT: 40FT
J. MAXIMUM NUMBER OF BUILDINGS: N/A
K. NUMBER AND/OR RATIO OF PARKING SPACES: 13 REQUIRED
L. AMOUNT OF OPEN SPACE: 10% SITE AREA

2. GENERAL PROVISIONS

A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY JF LAWRENCE PROPERTIES (THE "PETITIONER") TO ACCOMMODATE THE PRESENCE OF AN EXISTING CONTRACTOR OFFICE WITH OUTDOOR STORAGE FACILITY AND ON ANY FUTURE EXPANSION OR REDEVELOPMENT OF THE SITE. ON THAT APPROXIMATELY 7.93-ACRE SITE LOCATED AT 4200 AND 4128 SHOPTON ROAD, AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBERS 14125105 AND 14125106.
B. UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE ML-2 ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE FOR THE PORTION THAT IS REZONED TO ML-2.
C. THE SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF THE EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS OF THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE EXISTING CONDITIONS AND PROPOSED SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD, LANDSCAPING AND TREE SAVE REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL BE MINOR IN NATURE AND NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
D. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER(S) OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF THE UNIFIED DEVELOPMENT ORDINANCE. MINOR ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 'ALTERATIONS TO APPROVAL' OF THE UNIFIED DEVELOPMENT ORDINANCE.

3. OPTIONAL PROVISIONS: N/A

4. PERMITTED USES

A. THE USE OF THE SITE SHALL BE LIMITED TO ONLY CONTRACTOR OFFICE WITH OUTDOOR STORAGE. ANY OTHER PROPOSED USE WILL REQUIRE A SUBSEQUENT REZONING.

5. TRANSPORTATION : NA

A. DEDICATION AND RESERVATION OF STREET RIGHT-OF-WAY TO CITY/ NCDOT: NA
B. TRANSPORTATION IMPROVEMENTS CONSTRUCTED IN CONJUNCTION WITH DEVELOPMENT: NA

6. ARCHITECTURAL STANDARDS : N/A

A. BUILDING MATERIALS: NA
B. BUILDING SCALE: NA
C. TREATMENT OF URBAN DESIGN AND ARCHITECTURAL ELEMENTS, SUCH AS STREET WALLS, BUILDING ENTRANCES, CANOPIES AND BALCONIES: NA
D. FENCE/WALL STANDARDS: NA

7. STREETSCAPE AND LANDSCAPING

A. STREETSCAPE (SIDEWALK AND PLANTING STRIP) STANDARDS: N/A
B. SPECIAL LANDSCAPE, BUFFER, SCREENING TREATMENT
LANDSCAPE YARDS REQUIRED/PROPOSED FOR PORTION OF SITE REZONED ML-2:
B.0.1. CLASS A LANDSCAPE YARD ADJACENT TO N-1 OR CG: DEVELOPMENT SIZE - 7+ ACRES: 85' WIDTH
B.0.1.1. CLASS A LANDSCAPE YARDS CAN BE REDUCED IN COMPLIANCE WITH THE UDO PER ARTICLE 20.
B.0.2. CLASS B LANDSCAPE YARD ADJACENT TO I-2(CD): 25' WIDTH

8. ENVIRONMENTAL FEATURES

A. PROPOSED TREE SAVE AREAS: 15%
A.1. TIER 2 (FOR PORTION OF SITE ZONED ML-2 (CD))
B. DEVELOPMENT WITHIN ANY SWIM/PCSO BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE.
C. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED UNIFIED DEVELOPMENT ORDINANCE, STORMWATER ARTICLES 23 THROUGH 28. THE LOCATION, SIZE, AND TYPE OF STORMWATER MANAGEMENT SYSTEMS THAT MAY BE 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.

9.PARKS, GREENWAYS, AND OPEN SPACE: NA

A. RESERVATION/DEDICATION OF PARK AND/OR GREENWAY: N/A
B. PARK AND/OR GREENWAY IMPROVEMENTS: N/A
a. CONNECTIONS TO PARK AND/OR GREENWAY: N/A
b. PRIVATELY CONSTRUCTED OPEN SPACE: N/A

10. FIRE PROTECTION: N/A

11. SIGNAGE : N/A

12. LIGHTING: N/A

13. PHASING: N/A

14. VARIANCE: N/A

15. OTHER

A. RIGHT-OF-WAY ABANDONMENT: N/A
B. VARIANCE: N/A (SUCH REQUEST MAY NEED APPROVAL PRIOR TO A CITY COUNCIL VOTE ON THE REZONING)
C. PUBLIC FACILITIES/SITES TO BE PROVIDED: N/A
D. PROPOSED DUMPSTER LOCATIONS: N/A
E. PROVISION OF PUBLIC ART: N/A
F. UNDERGROUND UTILITIES: N/A

North Carolina 811 — WWW.NC811.ORG

1. CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL BARRICADES, SIGNAGE, FLAGGERS, SHORING, ETC., TO ENSURE THE SAFETY OF WORKERS AND THE PUBLIC.
2. ALL PAVEMENT CUTS SHALL BE REPLACED ACCORDING TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CHARLOTTE WATER.

VISIO VERTERE VIRTUTE

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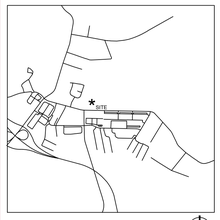

VICINITY MAP — N.T.S.

BOUNDARY SURVEY DATED JANUARY 16TH, 2025 PROVIDED BY V3 SOUTHEAST, 3700 SOUTH BLVD. STE 200 CHARLOTTE, NC 28209.

NORTH CAROLINA PROFESSIONAL SEAL — C-49 C-672 — NOT FOR CONSTRUCTION

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SCALE: 1"= 50'
0 25' 50' 100'

DATE: 03.20.25	PM: CCB
DRAWN BY: LMG	REVIEWED BY: SNH

PROJECT NUMBER: 240193

REZONING SITE PLAN

REVISIONS:

1	03.17.25	Rezoning Comments
2	04.23.25	Revised Note

RZ-1

RZP-2024-064

N:\2024\240193 4200 Shopton Rd Rezoning (NC)\Drawings\Design Drawings\Master\240193-C-SP(V3 SV1).dwg, 4/23/2025 3:34:20 PM, stephanie holland, Sheet Size 30x42, V3 Southeast