CROSLAND COMMERCIAL
THE CROSLAND GROUP, INC.

SHOPTON ROAD SITE

APPROVED BY COUNTY COMMISSION
DATE 7-13-99

99-35C

Development Standards

General Provisions

Unless more stringent standards are established by this Technical Data Sheet or these Development Standards, all development standards established under the Mecklenburg County Zoning Ordinance (the "Ordinance") for the I-1 zoning district classification shall be followed.

Permitted Uses and Building Area Restrictions
1. Internal subdivision of parcels shall be permitted as provided by the Mecklenburg County Subdivision Ordinance.
2. The development may be devoted to any use which is permitted under the Ordinance in an I-1 Zoning District except: fast food; rest/service stations; abattoire; agricultural industries; airports; amusement, outdoor commercial;bus and train terminals; heliports and helistops; hotels and motels; manufactered housing sales;adult care center; demolition landfills; jails and prisons; quarries; raceways and dragstrips; sanitary landfills; *theaters; flea markets; stadiums; adult entertainment; night clubs/bars;* and turkey shoots which will not be allowed. Retail shall be limited to 25,000 square feet total.
3. A maximum of 12,000 square feet of building area per acre shall be permitted, and the total floor area for the entire project shall not exceed 1.6 million square feet.
4. The interior parcel boundaries depicted on the Technical Data Sheet are schematic in nature, and are subject to change based upon final design program and constraints.
5. The Petitioner reserves the right to construct a regional detention pond.

Access Points/Driveways
1. The number of ingress/egress points to Shopton Road and Sandy Porter Road shall be limited by the locational requirements as regulated by Mecklenburg County and as generally depicted on this Technical Data Sheet.
2. The Petitioner agrees to dedicate for roadway purposes the necessary additional right-of-way along Shopton Road and Sandy Porter Road to accommodate the Minor Thoroughfare Classification *prior to the issuance of a building permit.* However, the Petitioner reserves the right to construct a private driveway within such right-of-way to accommodate its development that is designed in accordance with the Charlotte-Mecklenburg Land Development Standards for driveways, pending any decision on the part of the City to construct a public street within this alignment.
3. The Petitioner will dedicate that portion of the site needed to increase the R/W along the frontage ofSandy Porter Road east of its center line to 35' and the R/W for Shopton Rd south of its centerline to 35'.
4. Petitioner will install a left turn lane on Shopton Road leading into the Site's main access point.
5. Potential future public street access will be made to the adjoining property subject to future rezoning of the adjoining property to a non-residential zoning category, with access to be provided through the subdivision process.

Buffers
1. Buffer areas established on this Technical Data Sheet shall conform to the standards of Section 12.302 of the Ordinance; subject, however, to the provisions of Section 12.304 thereof.
2. Buffer areas shall remain as open space and are subject to the provisions of items 3 through 8 below.
3. The buffer areas depicted on the Technical Data Sheet are the maximum buffer required by Section 12.302 of the Ordinance. If the adjacent land or portions there of (currently zoned R-3) are rezoned to a more intense zoning classification, the buffer requirement will be adjusted to meet the new zoning classification's buffer requirement .
4. Petitioner reserves the right to install utilities within the buffer area required for this Site. Utility installations may only cross buffer areas at interior angles measured at property lines that are not less than 75 degrees.
5. No buildings, parking spaces, maneuvering areas or storm water detention facilities may be located within buffer areas.
6. Where existing trees and natural vegetation have been cleared to accommodate pedestrian sidewalks or pathways or the installation of utilities, the cleared, unimproved areas will be landscaped with trees and shrubs.
7. All trees 8 inch in caliper and greater shall be preserved within the setbacks off of the external property lines.
8. In buffer areas adjoining parcels 4, 5, 11, 12, 13, 14, 15, 16, 22, 23, 24, 25, 26, and 27, the exterior 75' of the buffer shall remain undisturbed and the remaining 25' may be cleared, graded and landscaped in accordance with the provisions of the Ordinance. In those buffer areas which adjoin said lots, existing stands of trees and shrubs that are sufficient to satisfy the requirements of Sec. 12.304 of the Ordinance will be preserved.
9. The buffer width depicted on the Technical Data Sheet may not be reduced by the installation of a wall, fence or berm.

Setback, Side Yards and Rear Yards
1. All buildings constructed within the development shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the I-1 Zoning District
2. No storm water detention facilities may be located within any of the landscape setback areas that adjoin Shopton and Sandy Porter Roads.
3. The landscape setback as depicted on the Technical Data Sheet is to remain as open space
4. Petitioner reserves the right to install streets or driveways through the landscape setback as shown on the Technical Data Sheet.

Parking
1. Off street parking will meet the minimum standards established under the Ordinance.
2. The option is reserved to provide off street parking on one of the parcels for another parcel in the development, so long as the requirements of the Ordinance are satisfied.

Lighting
1. All freestanding streetscape lighting fixtures installed within the Site will be uniform in design.
2. The maximum height of any freestanding lighting fixture, including its base, shall not exceed 30 feet in height.
3. No wall pack type lighting will be allowed on the portions of those building elevations which abutt and face residentially occupied property.

Signs
1. All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.
2. All detached signs shall be ground mounted signs and may not to exceed 7 feet in height.

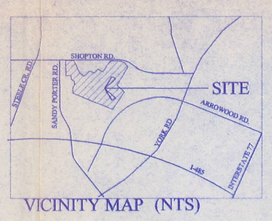
Screening
1. All dumpsters on the Site will be screened with an opaque fenced enclosure with a gate.
2. Unscreened loading docks will not be allowed to face Sandy Porter Road or Shopton Road.

Storm Water Management
1. The Petitioner reserves the right to construct a regional detetion pond.
2. The following agencies shall be contacted prior to any construction regarding wetland and water quality permits: NCDEHNR and the US Army Corps of Engineers.
3. In addition to the standard detention requirements of the 2 and 10 year storm events, the Petitioner will provide 25, 50, and 100 year storm water detention, limiting run-off rates to those which would be produced by the existing zoning land cover.

Traffic Signals
1. If a traffic signal warrant study is performed at the intersection of Pinecrest Drive and Shopton Road at any time during the 5 year period which next follows the date on which this Rezoning Petition is approved and if that study concludes that signal warrants have been satisfied, the Petitioner agrees to fund the installation of the traffic signal at this intersection.

Adjacent Property Owners

Parcel ID# Name and Address
1. 14125101,LUNN RUOT &WF YAN O,972 UMLAND ROAD,MARIETTA,GA,30066,
2. 14125102,WILLIAMS PETER &WF JOANN,4232 SHOPTON RD,CHARLOTTE,NC,28217
3. 14125103,BAUCOM ELLEN T (ESTATE) % ROBERT HEFNER,4230 SHOPTON RD,CHARLOTTE,NC,28217,
4. 20146110,SHOPTON RD BAPTIST CHURCH,4423 BROOKTREE DR,CHARLOTTE,NC,28208,
5. 20146109,WINDHAM E T JR &WF ADA L,4115 SHOPTON RD,CHARLOTTE,NC,28217,
6. 20146108,MATTHEWS VENNIE J & MARGUERITTE C ANDRESEN,4187 WINDSONG LN,ROCK HILL,SC,29732,
7. 20146107,ABERNETHY WILLIAM D JR,3436 SANDY PORTER RD,CHARLOTTE,NC,28273,
8. 14125113,EAGLE LAKE FISHING CLUB INC,3615 EAGLE LAKE DR N,CHARLOTTE,NC,28217,
9. 14125114,GAFFNEY MILDRED GAUNT (BY WILL),3622 SHOPTON RD,CHARLOTTE,NC,28217,
10. 14107120,GAFFNEY MILDRED GAUNT BY WILL,3622 SHOPTON RD,CHARLOTTE,NC,28217
11. 20146105,GRIFFIN WILLIAM C &WF MARGARET,3501 SHOPTON RD,CHARLOTTE,NC,28217
12. 20146104,SPURLOCK MARYLEW B,5017 PLEASANT WAY LN,CHARLOTTE,NC,28217,
13. 20146103,SUTTLE WILLIAM A &WF RUBY C,5005 PLEASANT WAY LN,CHARLOTTE,NC,28273,
14. 20146102,SUTTLE WILLIAM A &WF RUBY C,5005 PLEASANT WAY LN,CHARLOTTE,NC,28217
15. 20146101,YOUNG GARY M &WF GRACE V,4919 PLEASANT WAY LN,CHARLOTTE,NC,28273,
16.20106227,BUCKNER JAMES B,4608 PLEASANT WAY LN,CHARLOTTE,NC,28273,
17. 20106216,DESHIELDS JACKIE LEIGH (BY WILL),3413 SHOPTON RD,CHARLOTTE,NC,28217,SHOPTON RD
18. 20106201,AITKEN MALCOLM I &WF STACEY J,3252 BEAMAN AV,CHARLOTTE,NC,28273,
19. 20106125,SNEED RUBEN &WF JEANNETTE B,8125 MCALPINE DR,CHARLOTTE,NC,28217
20. 20105106,STEELE CREEK (1997) LIMITED PARTNERSHIP,6100 FAIRVIEW RD #640,CHARLOTTE,NC,28210,
21. 20146117,GIBSON REECE &WF BECKY L,3701 BEULAH CHURCH RD,MATTHEWS,NC,28105
22. 20146116,EPPLE OLGA L/T (OLGA EPPLE TRUSTEE),7332 LAKEFRONT DR #9,CHARLOTTE,NC,28278,
23. 20146115,PORTER SAMUEL HOLLAND (BY ENTIRETY),4914 SANDY PORTER RD,CHARLOTTE,NC,28273,
24. 20146114,LOGAN TERRY J &WF CATHERINE,4937 LEBANON DR,CHARLOTTE,NC,28273
25. 20146118,LOGAN TERRY J &WF CATHERINE,4937 LEBANON DR,CHARLOTTE,NC,28273,
26. 20146113,LOGAN TERRY J &WF CATHERINE,4937 LEBANON DR,CHARLOTTE,NC,28273
27. 20146112,PORTER CHARLES HOWARD JR,5014 SANDY PORTER RD,CHARLOTTE,NC,28273,
28. 20107102,EDWARDS DOROTHY HARRIS (BY ENTIRETY),1810 LAKEDELL DR,CHARLOTTE,NC,28215,
29. 20107108,WESTALL WILLIAM D &WF JOYCE B,5101 SANDY PORTER RD,CHARLOTTE,NC,28273,
30. 20107101,MORGAN MARK A &WF AMELIA M,5127 SANDY PORTER RD,CHARLOTTE,NC,28273,



VICINITY MAP (NTS)

Legal Boundary Description

Being a parcel of land in Mecklenburg County, North Carolina
Beginning at an existing iron pin located on the right of way line on the NW edge of the property along Sandy Porter Road. From said pin N01°40'30"W 893.65'; thence S89°01'E 500'; thence S 28°01'E 808'; thence S51°19' E 305.34'; thence N 45°52'E 224'; thence N49°45'30"E 228.5'; thence S63°54'E 288'; thence N42°33'30"E 330'; thence S54°22'E 309.41'; thence N35°49'10"E 805.48';thence S89°34'17"E 669.38'; thence S47°06'49"E 548.61';thence S31°08'21"W 1241.18';thence S48°48'41"E 563.3';thence S32°46'30"W 1222.07';thence N67°41'30W 2470.75';thence N3°17'W 313.49'; thence N89°16'48"W 80.83';thence N00°23'15"W 494.58';thence N3°19'W 230';thence S86°34'W 350.80'returning to the point of beginning.

SITE DATA

EXISTING ZONING: R-3, B-1
PROPOSED ZONING: I-1 CD
TOTAL SITE AREA: 140.40 AC

TOTAL BUFFER: 23.35 AC
SETBACKS: 1.5 AC

LEGEND

BUFFER

30' SETBACK

POTENTIAL ACCESS POINT

TECHNICAL DATA SHEET

0 200 400 600

SCALE: 1"=200"

FOR PUBLIC HEARING
PETITION NO. 99-35

Land Design

DATE: March 22, 1999
PROJECT NO: 19025
REVISIONS: 05.07.99: Per Planning Commission Review
05.14.99: Per Planning Commission Review
07.02.99: Per Planning Commission Comments

O 1701 East Boulevard, Charlotte, NC 28203 704/333-0325
O 1414 Prince Street, Alexandria, VA 22314 703/549-7784
LandDesign, Inc.
Landscape Architecture Land Planning
Urban Design

SHEET NO: 1 OF: 1
FILE NAME: 19025/drawings/025ZONE

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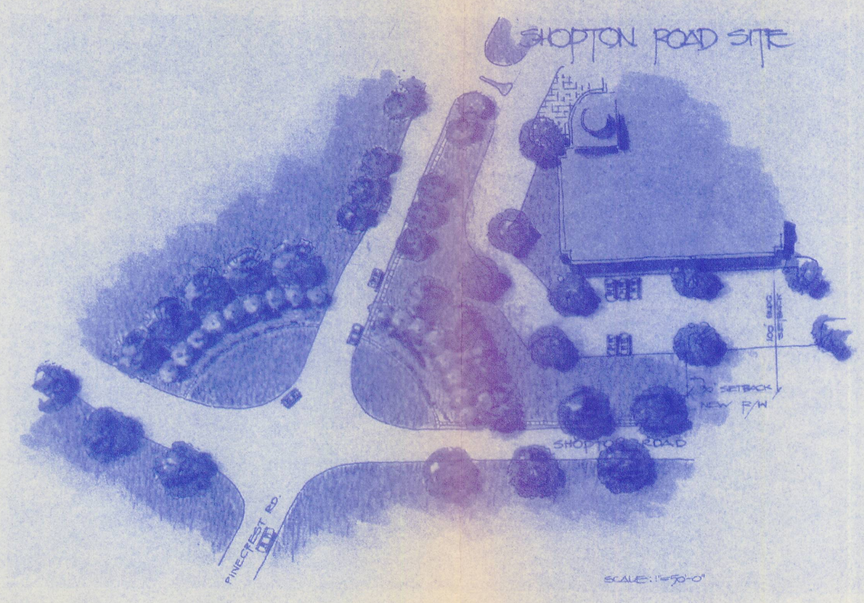
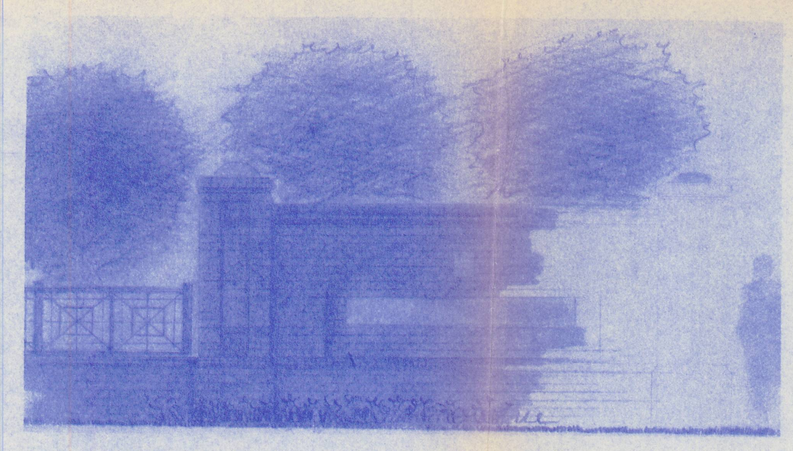
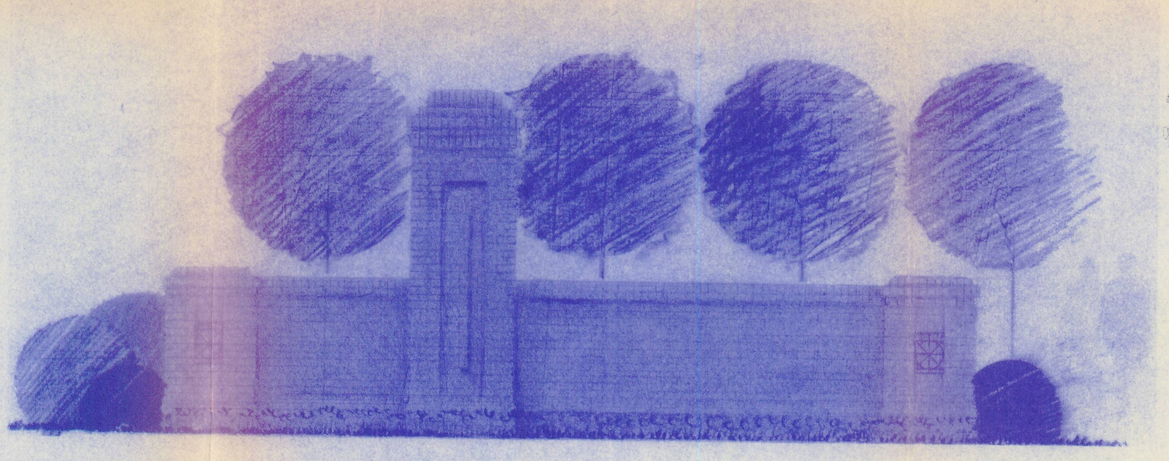
SHOPTON ROAD SITE



PLAN



OPTION A



OPTION B

Entry Signage Concepts

APPROVED BY COUNTY COMMISSION
DATE 7-13-99

99-35C

signage plans

Land Design

DATE: July 8, 1999
PROJECT NO: 19025
REVISIONS:

O 1701 East Boulevard, Charlotte, NC 28203 704/333-0325
O 1414 Prince Street, Alexandria, VA 22314 703/549-7784
O 164 NW Broad St.,Southern Pines, NC 28387 910/692-2788
O 135 2nd Ave. Ste 201, Franklin, TN 37060 615/591-7164
LandDesign, Inc.
Landscape Architecture Land Planning
Urban Design

SHEET NO: OF:
FILE NAME: g:/19025/dwgs/025signs