

### CONDITIONS OF DEVELOPMENT

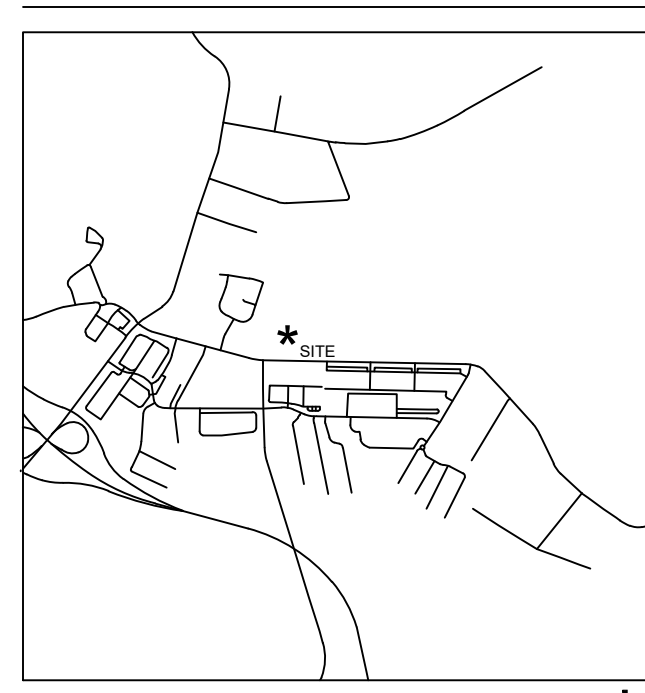
July 15th, 2024.

1. DEVELOPMENT DATA TABLE
  - A. SITE ACREAGE: 7.59 ACRES (PARCEL A: 2.24 & PARCEL B: 5.3484 ACRES)
  - B. TAX PARCELS INCLUDED IN REZONING: 14125-105 AND 14125-108
  - C. EXISTING ZONING (INCLUDING OVERLAYS AND VESTING): N1-A (ANDO)
  - D. PROPOSED ZONING (INCLUDING OVERLAYS AND VESTING): ML-2 (ANDO) & N1-A (ANDO)
  - D.1. PARCEL AREA TO REZONE: 5.68 ACRES
  - D.2. PARCEL AREA TO REMAIN N1-A: 2.51 ACRES
  - E. NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE: NA
  - F. RESIDENTIAL DENSITY: NA
  - G. SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE (RETAIL, OFFICE, INDUSTRIAL, ETC.)
  - G.1. COMMERCIAL: 9,500 SF
  - H. FLOOR AREA RATIO: NA
  - I. MAXIMUM BUILDING HEIGHT: 80 FT
  - J. MAXIMUM NUMBER OF BUILDINGS: NA
  - 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 J.F. LAWRENCE PROPERTIES (THE "PETITIONER") TO ACCOMMODATE THE PRESENCE OF AN EXISTING CONTRACTOR OFFICE WITH OUTDOOR STORAGE FACILITY ON THAT APPROXIMATELY 7.59-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 14125108.
  - 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.
  - 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: NA
4. PERMITTED USES
  - A. THE USE OF THE SITE IS CURRENTLY PROPOSED TO BE CONTRACTOR OFFICE WITH OUTDOOR STORAGE. FUTURE USES OF THE SITE SHALL COMPLY WITH THE STANDARDS AND USES PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE ML-2 ZONING DISTRICT.
5. TRANSPORTATION: NA
  - A. DEDICATION AND RESERVATION OF STREET RIGHT-OF-WAY TO CITY/NC DOT: NA
  - B. TRANSPORTATION IMPROVEMENTS CONSTRUCTED IN CONJUNCTION WITH DEVELOPMENT: NA
6. ARCHITECTURAL STANDARDS: NA
  - A. BUILDING MATERIALS: NA
  - B. BUILDING SCALE: NA
  - C. TREATMENT OF URBAN DESIGN AND ARCHITECTURAL ELEMENTS, SUCH AS STREET WALLS, BUILDING ENTRANCES, CANOPES AND BALCONIES: NA
  - D. FENCE/WALL STANDARDS: NA
7. STREETScape AND LANDSCAPING
  - A. STREETScape (SIDEWALK AND PLANTING STRIP) STANDARDS: NA
  - B. SPECIAL LANDSCAPE, BUFFER, SCREENING TREATMENT LANDSCAPE YARDS REQUIRED (PROPOSED)
    - B.0.1. CLASS A LANDSCAPE YARD ADJACENT TO N1-OR CG: DEVELOPMENT SIZE - 3+ TO 7 ACRES: 65' WIDTH
    - B.0.2. CLASS B LANDSCAPE YARD ADJACENT TO L2(CD): 25' WIDTH
8. ENVIRONMENTAL FEATURES
  - A. PROPOSED TREE SAVE AREAS: 15% (TIER 1 PLACE TYPE)
  - B. PROPOSED PCSO TREATMENT AREAS: NA
9. PARKS, GREENWAYS, AND OPEN SPACE: NA
  - A. RESERVATION/DEDICATION OF PARK AND/OR GREENWAY: NA
  - B. PARK AND/OR GREENWAY IMPROVEMENTS: NA
    - a. CONNECTIONS TO PARK AND/OR GREENWAY: NA
    - b. PRIVATELY CONSTRUCTED OPEN SPACE: NA
10. FIRE PROTECTION: NA
11. SIGNAGE: NA
12. LIGHTING: N/A
13. PHASING: N/A
14. OTHER
  - A. INDICATE IF A REQUEST FOR RIGHT-OF-WAY ABANDONMENT OR A VARIANCE HAS BEEN SUBMITTED FOR THE SUBJECT PROPERTY. SUCH REQUEST MAY NEED APPROVAL PRIOR TO A CITY COUNCIL VOTE ON THE REZONING: NA
  - B. PROPERTY CORNER THE POINTS FOR MAPPING: NA
  - C. PUBLIC FACILITIES/SITES TO BE PROVIDED: NA
  - D. PROPOSED DUMPSTER LOCATIONS: NA
  - E. PROVISION OF PUBLIC ART: NA
  - F. UNDERGROUND UTILITIES: NA



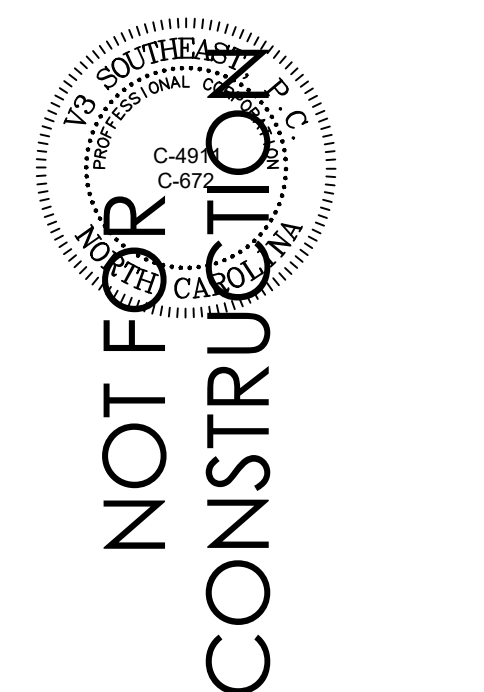
### SHOPTON RD. REZONING

4200 Shopton Road  
Charlotte, NC 28217

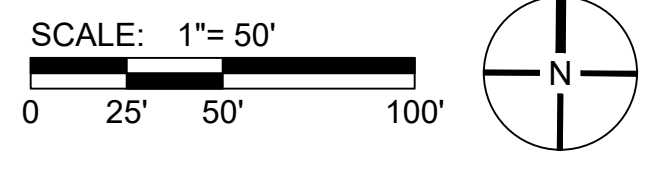


VICINITY MAP N.T.S.

GEOGRAPHIC DATA OBTAINED BY GIS



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DATE: 07.15.24 PM-RAC  
DRAWN BY: GAC REVIEWED BY: ###  
PROJECT NUMBER: 240193

### REZONING SITE PLAN

REVISIONS:			
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RZ-1  
RZP-2024-064



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.