

Lindsay Keith
Rezoning Petition RZP-2024-010
1/22/2024

Development Standards Table:

Site Area: +/- 0.644 acres

Tax Parcel(s): 045-441-01

Current Zoning: N2-B (Neighborhood 2-B)

Proposed Zoning: CG(CD) (General Commercial, Conditional)

Proposed Uses: Any use permitted by-right or by-right with prescribed conditions under the CG (General Commercial) zoning district in accordance with Article 15 of the Unified Development Ordinance (UDO) unless otherwise prohibited by this conditional plan.

Prohibited Uses: The following principal, temporary, and accessory uses allowed by-right, by-right with prescribed conditions, or conditionally in the CG (General Commercial) district in accordance with Article 15 of the Unified Development Ordinance (UDO) shall be prohibited:

1. **Principal Uses:** Adult Electronic Gaming Establishment, Adult Use, Amusement Facility – Outdoor, Car Wash, Drive-Through Establishment, Gas Station, Live Performance Venue – Indoor, Nightclub, Vehicle Dealership: Enclosed, Vehicle Dealership: Outdoor, Vehicle Rental: Enclosed, Vehicle Rental: Outdoor, Vehicle Repair Facility: Minor, Drug Treatment Clinic, Homeless Shelter, Beneficial Fill Site, Parking Lot (Principal Use), Parking Structure (Principal Use), Public Transit Facility, Driving Range, Golf Course, Utility (Includes Transmission & Distribution).
2. **Temporary Uses:** Temporary Outdoor Entertainment.
3. **Accessory Uses:** Drive-Through Facility, Outdoor Entertainment, Outdoor Seating/Activity Area.

Additional Landscape, Screening, & Tree Preservation Requirements: Any use developing on the site, whether utilizing the existing structures, redeveloping the site, or a combination thereof, shall provide a minimum of a Class B Landscape Yard along the entire length of the southern and eastern property boundaries abutting the Charlotte Spring Senior Apartments in accordance with Article 20 of the Unified Development Ordinance (UDO). The Class B Landscape Yard shall be in addition to any other UDO requirements for Landscape, Screening, & Tree Preservation.