

DEVELOPMENT STANDARDS

11/14/2025

Rezoning Petition No. 2025-XXX **[TIER 1 CONDITIONAL REZONING]**

Site Development Data:

- Acreage: ±5.353 acres
- Tax Parcel(s): 14101403, 14101404, & 14101401
- Existing Zoning: ML-2
- Proposed Zoning: IMU(CD)
- Existing Use: Warehouse & Distribution/Office for Parcel 14101401/ Vacant for Parcels 14101403/14101404
- Proposed Use: Office
- Maximum Building Height: Not to exceed maximum permitted by Ordinance
- Parking: Will be provided as required by the Ordinance

1. General Provisions:

- a. **Site Location.** These Development Standards form the rezoning plan (referred to as the “Rezoning Plan”) associated with the Rezoning Petition filed by 4749 West Blvd, LLC (“Petitioner”) to accommodate the development of IMU uses as described herein on all or a portion of the approximately 5.353-acre site located on the south side of West Blvd., to the east of Sirus Ln. in Charlotte NC and consisting of Tax Parcel #s 14101403, 14101404, and 14101401 (the “Site”).
- b. **Zoning Districts/ Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Unified Development Ordinance (the “Ordinance”). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the IMU zoning classification shall govern all development taking place on the Site.
- c. **Alterations.** Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Article 37.3 of the Ordinance.

2. Permitted Uses

- a. The Site may be developed for all principal and accessory uses allowed by right and under prescribed conditions in the IMU zoning district except as prohibited below.
- b. The following uses are prohibited on the Site: Residential Uses.
- c. Notwithstanding anything herein to the contrary, Petitioner reserves the right to continued use of the existing improvements on the Site for warehouse & distribution purposes.

3. Amendments to the Rezoning Plan:

- a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable development area or portion of the Site affected by such amendment in accordance with the provisions herein and of Article 37.3 of the Ordinance.

4. **Binding Effect of the Rezoning Application:**

- a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.