

ACAT Investments LLC Development Standards

01/24/2025

Rezoning Petition No. RZP-2024-147

Site Development Data:

--Acreage: ± 2.108 acres

--Tax Parcel #: 08507304

--Existing Zoning: ML-2

--Proposed Zoning: IMU (CD)

--Existing Uses: Vacant

--Proposed Uses: Principal and accessory uses as allowed by right and under prescribed conditions in the IMU zoning district and as further restricted below.

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 ACAT Investments LLC (“Petitioner”) to accommodate the development of general commercial uses on an approximately 2.108-acre site located at 3400 N Graham Street in Charlotte NC (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 and Prohibited Uses:

a. The Site may be developed with principal and accessory uses as allowed by right and under prescribed conditions in the IMU zoning district except as restricted and prohibited below.

b. The following uses are not allowed on the Site: Residential Development.

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 or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.