

Development Standards for Tax Parcel # 03502155

**Dikilson Almonte Abreu
09/15/2022 (Revised 4/18/23)**

Site Development Data:

- **Acreage:** ± 1.390 acres
- **Tax Parcel #:** 03502155
- **Existing Zoning:** I-1
- **Proposed Zoning:** I-2 (CD)
- **Existing Uses:** None
- **Proposed Uses:** Automotive sales, repair, parking, storage, and warehousing, including tractor-trucks and accompanying trailers. Additionally, Petitioner reserves the right to use the Site for all uses allowed or permitted by right, and under prescribed conditions, together with accessory uses, in the I-2 zoning district (except as restricted below in Section 1).
- **Maximum Amount of Development:** As allowed in the I-2 zoning district and restricted below in Section 1.
- **Maximum Building Height:** Per the Standards of the I-2 zoning district.
- **Parking:** As allowed and required under Chapter 12 of the Zoning Ordinance.

1. Permitted & Prohibited Uses:

- The Site may be used for automotive sales, repair, parking, storage, and warehousing, including tractor-trucks and accompanying trailers. Additionally, Petitioner reserves the right to use the Site for all uses allowed or permitted by right, and under prescribed conditions, together with accessory uses, in the I-2 zoning district, excluding any uses allowed only in the I-1 zoning district and the following specific uses, which are prohibited:
 - o Abattoirs
 - o Adult Care Centers
 - o Adult Establishments
 - o Agricultural Industries
 - o Airports
 - o Animal Crematoriums
 - o Cemeteries
 - o Crematory Facilities
 - o Hotels and Motels
 - o Jails and Prisons
 - o Junkyard
 - o Landfills
 - o Medical Waste disposal
 - o Petroleum Storage
 - o Power Generation plants
 - o Quarries
 - o Raceway and Dragstrips
 - o Sanitary Landfill
 - o Solid Waste Transfer
 - o Truck Stops
 - o Waste Incinerator

2. Site Access:

- Petitioner will access the Site by the existing driveway located on the adjacent parcel (Tax Parcel # 03502101). Petitioner may widen the driveway to accommodate tractor-trucks and accompanying trailers.

3. Environmental Features:

- Development will comply with the Charlotte Post Construction Stormwater Ordinance.
- The Site will comply with the Charlotte Tree Ordinance.

4. Transportation:

- Petitioner shall be responsible for pouring the concrete necessary to construct an ADA compliant bus pad (detail 60.01A) along Brookshire Blvd prior to any development of the Site that requires Land Development plan approval. The final location of the bus pad will be coordinated between the developer of the Site and the City during the Land Development plan review process.

5. Applicable Ordinance

- The Site will be governed by the version of the Charlotte Zoning Ordinance currently in effect at the time of the submission of this rezoning application.

6. Amendments to the Rezoning Plan

- Future amendments to this rezoning plan 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 of Charlotte's zoning ordinance then in effect.

7. Binding Effect of the Rezoning Plan

- All conditions applicable to the development of the Site imposed by this rezoning plan will, unless amended in the manner provided under the then in effect zoning ordinance, be binding upon and inure to the benefit of Petitioner and subsequent owners of the Site, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.