

**NORTHLAKE PAVILION CONDOMINIUM ASSOCIATION, INC., PETITIONER
REZONING PETITION NO. 2025-075
DEVELOPMENT STANDARDS
October 22, 2025**

Development Data Table

--Acreage:	± 6.366 acres
--Tax Parcel Nos.:	025-031-39, 025-031-40, 025-031-41, 025-031-42, 025-031-43, 025-031-53, 025-031-54, 025-031-55, 025-031-56, 025-031-57, 025-031-58, 025-031-59, 025-031-60, 025-031-61, 025-031-62, 025-031-63, 025-031-64, 025-031-66, 025-031-44, 025-031-45, 025-031-46, 025-031-47, 025-031-48, 025-031-49, 025-031-50, 025-031-51 and 025-031-52. The above parcels comprise Tax Parcel No. 025-03C-99 (the “Site”)
--Existing Zoning:	ML-1
--Proposed Zoning:	IMU (Innovation Mixed-Use) (CD)
--Existing Uses:	Office Condominium
--Proposed/Permitted Uses:	Any non-residential uses permitted by right, permitted by right with prescribed conditions, permitted with a conditional zoning and permitted with a conditional zoning with prescribed conditions in the IMU zoning district

- A. **Zoning District/Ordinance.** The development and use of the Site will be governed by the applicable provisions of the City of Charlotte Unified Development Ordinance (the “Ordinance”). Unless these Development Standards establish more stringent standards, the regulations established under the Ordinance for the IMU zoning district shall govern the development and use of the Site.
- B. **Permitted Uses.** Subject to paragraph C below, the Site may only be devoted to any non-residential uses permitted by right, permitted by right with prescribed conditions, permitted with a conditional zoning and permitted with a conditional zoning with prescribed conditions in the IMU zoning district.
- C. **Prohibited Uses.** The following uses are prohibited on the Site:
1. any residential use; and
 2. a “Telecommunications and Data Storage Facility,” as defined by the Ordinance.
- D. **Conditions.** The only conditions imposed on the development and use of the Site under this Rezoning Application are those conditions set out in paragraphs B and C above.