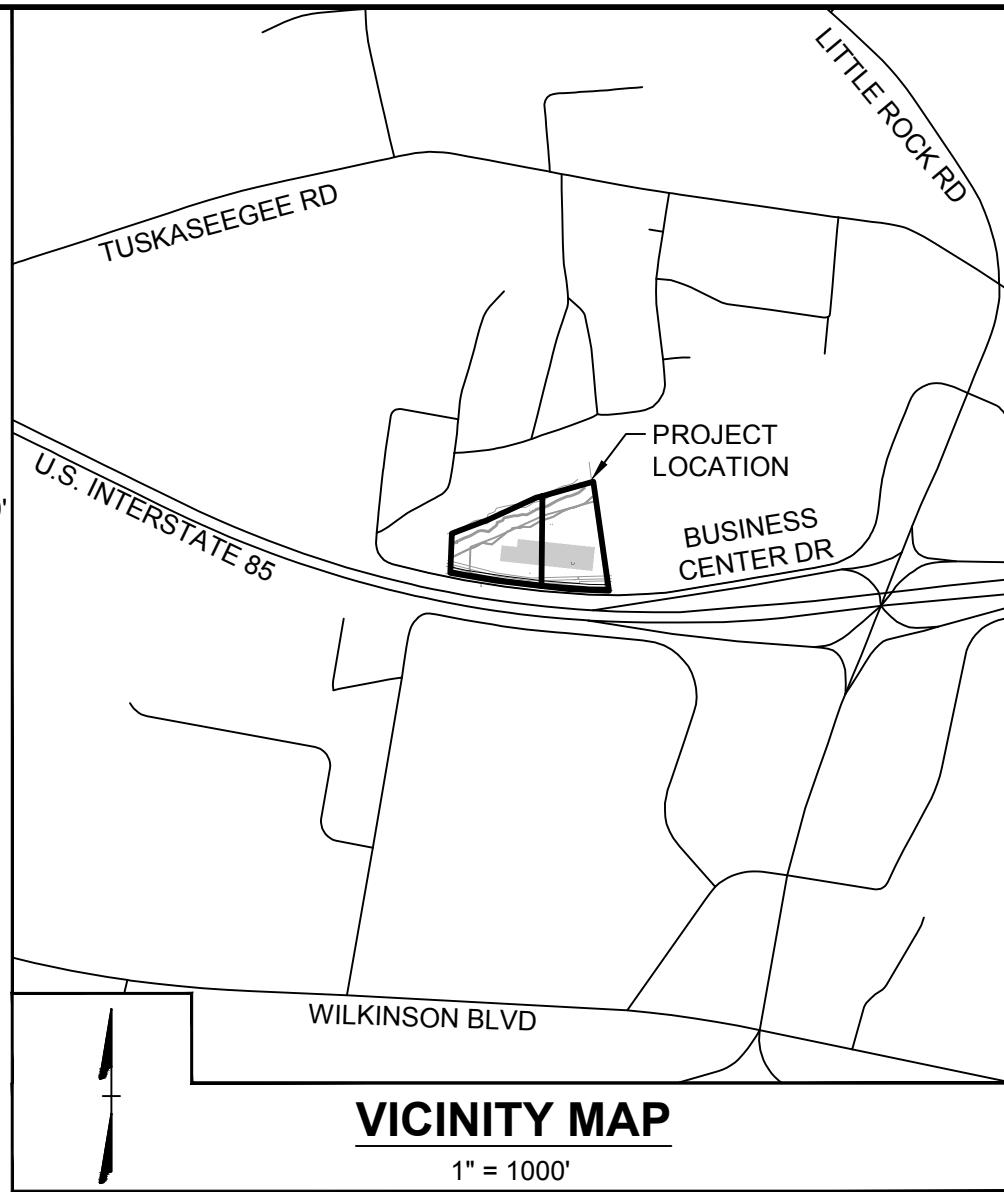
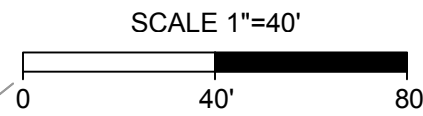
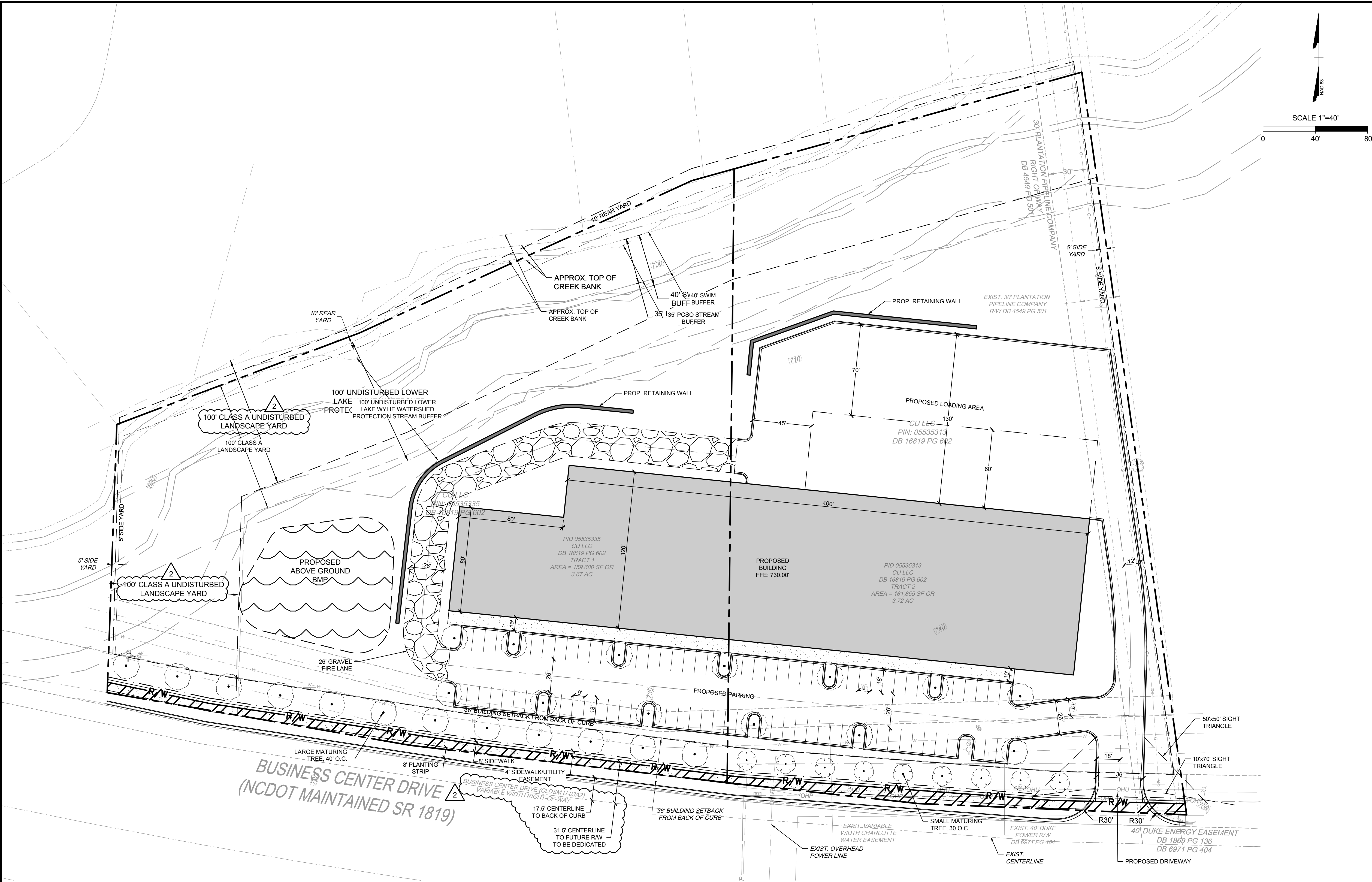


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DEVELOPMENT DATA

SITE AREA: 7.323 AC
TAX PARCEL NOS.: 055-353-13 AND 055-353-35
CURRENT ZONING: N1-A
CURRENT USE: UNDEVELOPED
PROPOSED ZONING: ML-1 (CD)
IMPERVIOUS AREA: 3.35 AC (45.7%)
WATERSHED: LOWER LAKE WYLIE PROTECTED AREA

DEVELOPMENT STANDARDS

April 24, 2025

1. GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Aviation Metals of North Carolina, Inc. (the "Petitioner") for an approximately 7.323-acre site located on the north side of Business Center Drive between Little Rock Road and Moores Park Drive, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of Tax Parcel Nos. 055-353-13 and 055-353-35.
- B. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Unified Development Ordinance (the "Ordinance").
- C. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the ML-1 zoning district shall govern the development and use of the Site.
- D. The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configuration, placement and size of the building footprint as well as the internal private drive depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.
- E. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Article 37 of the Ordinance.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

- A. Subject to the limitations set out below, the Site may be devoted to any use or 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 ML-1 zoning district, together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in the ML-1 zoning district.
- B. Notwithstanding the terms of paragraph 2.A above, the following uses shall be prohibited on the Site:

- (1) Adult Electronic Gaming Establishment.
(2) Adult use.
(3) Amusement Facility - Indoor.

- (4) Amusement Facility - Outdoor.
(5) Animal Care Facility.
(6) Animal Shelter.
(7) Car Wash.
(8) Drive Through Establishment.
(9) Funeral Home.
(10) Kennel.
(11) Live Performance Venue - Indoor.
(12) Restaurant/Bar.
(13) Self-Storage Facility - Outdoor.
(14) Shooting Range, Indoor.
(15) Vehicle Auction Facility.
(16) Vehicle Dealership: Enclosed.
(17) Vehicle Dealership: Outdoor.
(18) Vehicle Fueling Facility.
(19) Vehicle Rental: Outdoor.
(20) Vehicle Repair Facility: Major.
(21) Vehicle Repair Facility: Minor.
(22) Correctional Facility.
(23) Homeless Shelter.
(24) Beneficial Fill Site.
(25) Crematorium.
(26) Outdoor Storage Yard.
(27) Truck Stop.
(28) Accessory Drive-Through.

- C. A maximum of one principal building may be constructed on the Site. Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of principal buildings on the Site.
- D. A total maximum of 70,000 square feet of gross floor area may be developed on the Site.
- E. A maximum of 40% of the cumulative building gross floor area developed on the Site may be devoted to office uses.

3. TRANSPORTATION

- A. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access point are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT") in accordance with applicable published standards.

- B. The alignments of the internal private drive and the vehicular circulation areas may be modified by Petitioner to accommodate changes in traffic patterns, parking layouts and the site layout and any adjustments required for approval by CDOT and/or NCDOT in accordance with applicable published standards.
- C. Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan. The internal sidewalks may meander to save existing trees.
- D. Prior to the issuance of the first certificate of occupancy for the new building to be constructed on the Site, Petitioner shall dedicate and convey to the City of Charlotte or to NCDOT as applicable (subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to Business Center Drive as required to provide right of way measuring 31.5 feet from the existing centerline of Business Center Drive, to the extent that such right of way does not already exist.

- E. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed existing City-maintained street right-of-way by a private individual, group, business, or homeowner/business association. An encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.
- F. Petitioner will dedicate to the City of Charlotte or to NCDOT as applicable via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, and the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy for the new building to be constructed on the Site. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks located along the public streets located outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.
- G. All transportation improvements shall be constructed and approved prior to the issuance of the first certificate of occupancy for the new building to be constructed on the Site.

- H. The vehicular access point shall meet applicable sight distance requirements.
- I. All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad northwestern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

ARCHITECTURAL STANDARDS

- A. The maximum height of any building constructed on the Site shall be 45 feet.

5. STREETSCAPE

- A. Petitioner shall install a minimum 8-foot-wide planting strip and a minimum 8-foot-wide sidewalk along the Site's frontage on Business Center Drive.

6. OPEN SPACE/GREEN AREA

- A. Development of the Site shall comply with the open space and green area requirements of the Ordinance.

7. ENVIRONMENTAL FEATURES

- A. Development of the Site shall comply with the requirements of Article 20 of the Ordinance.

- B. Petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 25 through 28. The location, size and type of stormwater management systems that may be depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual stormwater treatment requirements and natural site discharge points.

8. LANDSCAPE YARDS

- A. A minimum 100-foot-wide undisturbed Class A Landscape Yard shall be established along the Site's western and northern boundary lines as depicted on the Rezoning Plan. The width of the Class A Landscape Yard may not be reduced.

9. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- A. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.

- B. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.

THIS DRAWING PREPARED AT THE
CHARLOTTE OFFICE

610 E. Waddell
Charlotte, NC 28202
TEL: 704.602.8600 FAX: 704.376.1076
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REVISION DESCRIPTION
ADDRESS REZONING COMMENTS
ADDRESS REZONING COMMENTS

DATE
12/12/2024
04/22/2025

DATE
15 OCT 2024

DRAWN BY
S. NICHOLS

DESIGNED BY
B. CRUTCHFIELD

CHECKED BY

SCALE

FIRST IN FLIGHT
CITY OF CHARLOTTE, NORTH CAROLINA
REZONING PLAN - PETITION # 2024-124

JOB NO.
69603

SHEET NO.
RZ-100

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