

Kenjoh Outdoor Advertising
Development Standards – 3608 Rozzelles Ferry Rd.
01/10/2025
Rezoning Petition No. 2024-133

Site Development Data:

- Acreage: ± 1.16 acres
- Tax Parcel #: 065-125-11
- Existing Zoning: I-1(CD)
- Proposed Zoning: ML-1(CD)
- Existing Uses: Commercial Uses as allowed by the approved I-1(CD).
- Proposed Uses: Principal and accessory uses as allowed by right and under prescribed conditions in the ML-1 zoning district and as further restricted below.
- Maximum Building Height: As allowed by the ML-1 zoning district.
- Parking: As required by the Ordinance.

1. General Provisions:

- a. **Site Location.** These Development Standards form this rezoning plan (referred to as the “Rezoning Plan”) associated with the Rezoning Petition filed by Kenjoh Outdoor Advertising (“Petitioner”) to accommodate the development of manufacturing and logistic uses on an approximately 1.16-acre site located at 3608 Rozzelles Ferry Rd. 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 ML-1 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 ML-1 zoning district except as restricted and prohibited below.
- b. The following uses are not allowed on the Site: Adult Electronic Gaming Establishments; Adult uses; Amusement Facility – Outdoor; Employment/Labor Service Agency; Kennel; Vehicle Auction Facility; Recycling Collection Center; Truck Stop; Vehicle Operations Facility, and temporary uses – Mobile Car Wash.
- c. Existing uses will be allowed to continue as allowed by the UDO.

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.