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

## **Development Data Table**

**--Acreage**:  $\pm 6.366$  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.