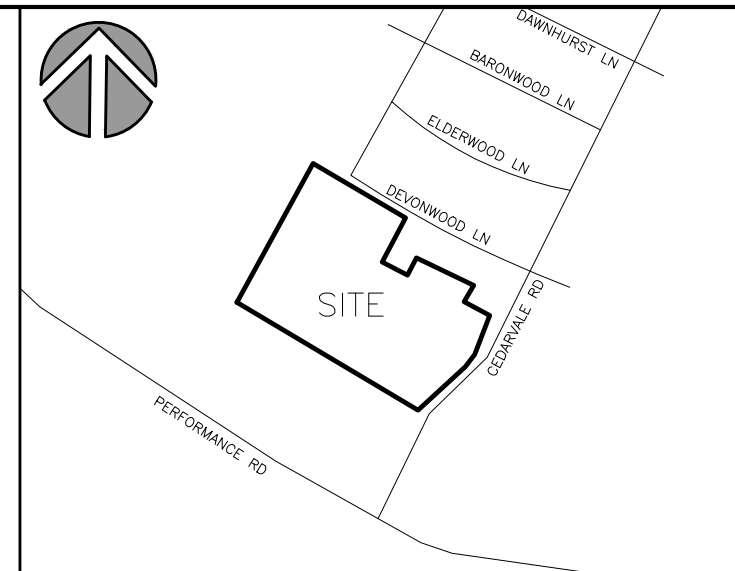




SITE

KAZBOSH INC.
PID# 05313101
DB 39306 PG 773

HK PERFORMANCE LLC
PID# 05313111
DB 32749 PG 940

PROP. 50' CLASS A
LANDSCAPE YARD

PROP. ACCESS EASEMENT
(DIMENSION FROM CENTERLINE
VARIES)

PROP. PLANTING STRIP
(8' MIN. AS MEASURED FROM THE FBOC)

EXIST. ROW
(DIMENSION FROM CENTERLINE
VARIES)

FBOC 17.5'
FROM CENTERLINE

EXIST. CL TO PUBLIC ACCESS EASEMENT/
BACK OF SIDEWALK (DIMENSION FROM CENTERLINE VARIES)

CATHERINE PORTER
PID# 05318406
DB 16798 PG 458

RONALD POPE
PID# 05319404

SELENE MARTINEZ

PROPOSED SCM

PROP. 85' CLASS A
LANDSCAPE YARD

PROP. 100' CLASS A
LANDSCAPE YARD

PARKING/OUTDOOR
STORAGE ENVELOPE

POTENTIAL SOLID
WASTE LOCATION

POTENTIAL CROSS ACCESS

FUTURE BUILDING
ENVELOPE
(+/-25,00 SF)

PROP. 2' SUE
PROP. PUBLIC ACCESS
EASEMENT LOCATED AT
BACK OF PROP. SIDEWALK

FRONT SETBACK
36' FROM FBOC

60' PUBLIC ROW
(CLDSM U-07A)

6' SIDEWALK AT BACK OF EXIST. ROW

EXIST. PROPERTY BOUNDARY

FBOC 17.5' FROM CL

REBECCA HILL TRUST
(REBECCA HILL, TRUSTEE)
PID# 05319305
DB 15878 PG 16

17.5' EXIST. CL TO FBOC

PROP. PLANTING STRIP
(8' MINIMUM AS MEASURED FROM THE
FBOC)

6' SIDEWALK TO BE LOCATED AT THE
BACK OF EXISTING ROW (DIMENSION
FROM CENTERLINE VARIES)

EXIST. ROW

46.5' EXIST. CL TO SUE

44.5' EXIST. CL TO BACK OF
SIDEWALK/ P.R. PUBLIC ACCESS
EASEMENT

38.5' EXIST. CL TO EXIST. ROW

ARMY MENDEZ
PID# 05319209
DB 33104 PG 36

LUIS LUNA
PID# 05319204
DB 33831 PG 319

DARWIN CORADO
PID# 05319205
DB 33659 PG 299

DEBORAH MASTEN
PID# 05319353
DB 16634 PG 250

ROBERTO SILVA
PID# 05319302
DB 29463 PG 946

CAROLINA REALTY INVESTMENTS LLC
PID# 05319309
DB 25327 PG 422

JAMES WILSON &
BARBARA HELMS
PID# 5319301
DB 06529 PG 815

DAVID MOORE &
RHODRA MOORE
PID# 05319206
DB 08549 PG 984

EVER CUBES &
MARIA VASQUEZ
PID# 05319207
DB 32550 PG 288

JOE HELMS &
BARBARA HELMS
PID# 05319208
DB 05069 PG 625

General Provisions.

- These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by HK Cedarvale, LLC (the "Petitioner") to accommodate the development of an industrial project on an approximate 9.9-acre site located on Cedarvale Road, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 053-193-05 located in the City of Charlotte.
- Development of the Site shall be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Unified Development Ordinance (the "Ordinance").
- Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the "ML-2" Zoning District shall govern all development taking place on the Site.
- The development and street layout depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the final layout, location and sizes of the development and site elements depicted on the Rezoning Plan are graphic representation of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard(s), landscaping and green area requirements set forth on the Rezoning Plan and the Development Standards, provided, however, that any such alterations and modification shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.
- Future amendments to the Rezoning Plan or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Article 37 of the Unified Development Ordinance. Minor alterations to the Rezoning Plan are subject to 37.3 of the Ordinance.

Permitted Uses

- Uses allowed within the rezoning area included in this Petition are those uses that are permitted within the ML-2 Zoning District, along with any incidental, accessory, and temporary uses relating to and allowable within the associated zoning district.
- Primary uses shall be limited to Contractor Office with Outdoor Storage, Office, Industrial Light, and Industrial General for the sole purpose of indoor precast concrete production.

Transportation

- Vehicular access to public rights of way will be as generally depicted on the Rezoning Plan. Final locations, placements, and configurations of the vehicular access points are subject to minor modifications as required to accommodate final permitting by NCDOT and CDOT, as applicable.
- The site will have one access connection to Cedarvale Road and one full access connection to Performance Road through the adjoining tract.
- The Petitioner shall install and maintain appropriate signage at the driveway connection to Cedarvale Road indicating that right-turn movements only are permitted when exiting the site and that left-turn movements onto Cedarvale Road are prohibited. The Petitioner shall also provide notice of this restriction to all delivery personnel and other visitors accessing the site.
- Parking areas shall be allowed anywhere within the building and parking envelop as generally depicted on the Rezoning Plan.
- 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's/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.
- Dedication of transportation right of way within the Site Plan shall be conveyed fee simple prior to the site's first certificate of occupancy being issued.
- All transportation improvements will be approved and constructed before the site's first certificate of occupancy is issued.
- The Petitioner shall dedicate and convey in fee simple all rights-of-way to the City before the site's first building certificate of occupancy is issued. CDOT requests rights-of-way set at 2' behind back of sidewalk where feasible.
- All 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 north western Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

Amenities, Streetscape, and Landscaping

- The Petitioner shall install landscape yards as required by Article 20 and prescribed conditions of the Ordinance. Landscape yards may include existing trees and vegetation as well as new trees and evergreen shrubbery.
- The Petitioner shall provide a 60' Class A landscape yard along existing rights of way as generally depicted on the Rezoning Plan.
- The petitioner shall provide an 85'-100' Class A landscape yard where abutting residentially zoned property, as generally depicted on the Rezoning Plan.
- The Petitioner shall be responsible for constructing and maintaining 6' sidewalks on both Cedarvale Road and Devonwood Lane, dimensioned from the road centerlines. The entire facility will be outside the right-of-way and within a public access easement.

Environmental Features

- The Petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 28.
- The location, size, and type of storm water management systems 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 storm water treatment requirements and natural site discharge points.
- Development within any SWIM/PCSD buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Stormwater Services and mitigated if required by City Ordinance.

Lighting

- All exterior lighting shall comply with Article 16 of the Ordinance.
- New freestanding lighting shall be limited to 30' in height.
- New lighting shall not be installed within 100' of any property used or zoned for residential uses and must be inwardly directed.
- Architectural lighting on the exterior of buildings shall be permitted provided it is capped and downwardly directed.

DEVELOPMENT SUMMARY

TAX PARCEL ID #:	053-193-05
TOTAL SITE AREA:	9.89 AC
EXISTING ZONING:	I-2 (CD) 2019-033
PROPOSED ZONING:	ML-2 (CD)
PROPOSED USES:	SEE NOTES
GREEN AREA: REQUIRED PROPOSED:	1.48 AC (15% OF SITE) PER ORDINANCE



1213 w morehead st ste 450
charlotte, nc 28208
p 704.334.3303
urbandesignpartners.com

nc firm no: P-0418 sc coa no: C-03044

PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY

HK Cedarvale, LLC

Infinity Industrial

Rezoning Site Plan

2424 Cedarvale Road Charlotte, NC 28214

NO.	DATE	BY	REVISIONS
01	09.15.2025	UDP	Revision 01
02	01.22.2026	UDP	Revision 02

Project No: 25-CLT-039

Date: 09.14.25

Sheet No:

RZ-1.0

REZONING PETITION #2025-085