

Petitioner: Summit Avenue Wesley Heights, LLC
Development Standards
Date: 05/19/2025
Rezoning Petition No. 2025-029

Site Development Data:

--Acreage: \pm 1.494
--Tax Parcel #: 07104113
--Existing Zoning: MUDD-O
--Proposed Zoning: NC
--Existing Uses: Vacant Land
--Proposed Uses: All uses permitted by-right and under prescribed conditions in the NC zoning district except those listed in Section 2 below. .

1. General Provisions:

- a. Site Location. These Development Standards form the rezoning plan (referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Summit Avenue Wesley Heights, LLC ("Petitioner") to accommodate the development of Neighborhood Center uses on an approximately 1.494 acre site located at 2002 Thrift Road, 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 NC 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.
- d. The Site may be developed with principal and accessory uses as allowed by right and under prescribed conditions in the NC zoning district except as restricted and prohibited below.

2. The following uses are prohibited on the site:

- a. Vehicle Fueling Facility
- b. Vehicle service (minor and major maintenance or repair)
- c. Vehicle sales and rental
- d. Car wash
- e. Towing service
- f. Parking Lot (Principal Use)
- g. Parking Structure (Principal Use)
- h. Vehicle parts and accessories sales

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 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.