EASTGROUP PROPERTIES, PETITIONER
REZONING PETITION NO. 2025 - ____
DEVELOPMENT STANDARDS
March 17, 2025

Development Data Table

--Acreage:	1.232 acres
--Tax Parcel Nos.:	Portion of 141-071-04 & Portion of 141-071-17 (collectively, the "**Site**")
--Existing Zoning:	Portion of 141-071-04 – I-1(CD)(ANDO) Portion of 141-071-17 – N1-A(ANDO)
--Proposed Zoning:	Portion of 141-071-04 – N1-A(ANDO) Portion of 141-071-17 – ML-1(CD)(ANDO)
--Existing Uses:	Portion of 141-071-04 – Industrial Portion of 141-071-17 – Single Family Residential
--Proposed/Permitted Uses:	Portion of 141-071-04 – All uses allowed by right and under prescribed conditions in the N1-A zoning district Portion of 141-071-17 – See Paragraph C below

A. **Site/Background.** The Site is comprised of that portion of Tax Parcel No. 141-071-04 that is more particularly identified on the survey and in the legal descriptions attached hereto, and that portion of Tax Parcel No. 141-071-17 that is more particularly identified on the survey and in the legal descriptions attached hereto. The purpose of this rezoning request is to facilitate a land swap, pursuant to which the relevant portion of Tax Parcel No. 141-071-04 would be rezoned from the I-1(CD)(ANDO) zoning district to the N1-A(ANDO) zoning district and incorporated into Tax Parcel No. 141-071-17, and the relevant portion of Tax Parcel No. 141-071-17 would be rezoned from the N1-A(ANDO) zoning district to the ML-1(CD)(ANDO) zoning district and incorporated into Tax Parcel No. 141-071-04.

An industrial park is being developed by Petitioner on Tax Parcel No. 141-071-04, and the above-described land swap would allow a vehicular and truck private driveway connection between Tax Parcel No. 141-071-04 and the parcels of land located to the south of Tax Parcel No. 141-071-17 that are being developed by Petitioner as an industrial park.

B. **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 N1-A zoning district shall govern the development and use of the relevant portion of Tax Parcel No. 141-071-04, and the regulations established under the Ordinance for the ML-1 zoning district shall govern the development and use of the relevant potion of Tax Parcel No. 141-071-17.

C. **Permitted Uses.** The relevant portion of Tax Parcel No. 141-071-04 may be devoted to any use or uses allowed by right or under prescribed conditions in the N1-A zoning district, together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in the N1-A zoning district.

The relevant portion of Tax Parcel No. 141-071-17 may only be devoted to a vehicular and truck private driveway connection between the industrial park being developed on Tax Parcel No. 141-071-04 and the parcels of land located to the south of Tax Parcel No. 141-071-17 that are being developed by Petitioner as an industrial park, pedestrian improvements, open space, tree save, landscaping and any required landscape yards or buffers.

D. **Conditions.** The only conditions imposed under this Rezoning Petition are the permitted use conditions relating to the relevant portion of Tax Parcel No. 141-071-17 set out in paragraph C above.