

CITY OF CHARLOTTE
REZONING PETITION NO. 2024-075
9/16/2024

Development Data Table:

Site Area:	+/- 1.40 Acres
Tax Parcel	213-441-77
Existing Zoning	O-15(CD)
Proposed Zoning	CAC-1(CD)
Proposed Uses:	Primary uses permitted through prescribed conditions as listed together with temporary and accessory uses as allowed by-right in CAC-1.
Maximum Building Height:	50'
Parking:	As specified in the ordinance.

Conditional Notes Specific to Parcel 213-441-77:

- A. In accordance with Article 32 of the Ordinance, CATS requires the upgrade of an existing bus stop to an ADA-compliant bus standard detail 60.01A along Pineville-Matthews Rd. The final location will be coordinated with the developer during the Land Development plan review process.
- B. Primary structure gross floor area shall not exceed 16,500 square feet.
- C. Building height shall not exceed 50' as defined by the Unified Development Ordinance.
- D. Permitted Primary uses shall be limited to the following:
 - a. Animal Care Facility
 - b. Art Gallery
 - c. Arts/Fitness Studio
 - d. Financial Institution
 - e. Industrial Design
 - f. Medical/Dental Office
 - g. Office
 - h. Personal Service Establishment
 - i. Retail Goods: Establishment
 - j. Retail Goods: Showroom