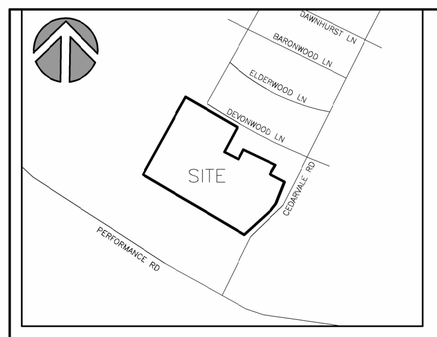

DEVELOPMENT SUMMARY

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	1.48 AC (15% OF SITE)
PROPOSED:	PER ORDINANCE

General Provisions.

1. 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.
2. 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").
3. 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.
4. 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.
5. 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

1. 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.
2. 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

1. 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.
2. The site will have one access connection to Cedarvale Road and one full access connection to Performance Road through the acjoining tract.
3. 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.
4. Parking areas shall be allowed anywhere within the building and parking envelop as generally depicted on the Rezoning Plan.
5. The Petitioner shall dedicate 31.5' of right-of-way from the road centerline of Cedarvale Road and Devonwood Lane.
6. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard items) 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.
7. 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.
8. All transportation improvements will be approved and constructed before the site's first certificate of occupancy is issued.

Amenities, Streetscape, and Landscaping

1. 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.
2. The Petitioner shall provide a 25' Class B landscape yard along existing rights of way as generally depicted on the Rezoning Plan.
3.The petitioner shall provide an 85' Class A landscape where abutting residentially zoned property, as generally depicted on the Rezoning Plan.

Environmental Features

1. The Petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 28.
2. 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.
3. Development within any SWIM/PCSO buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Stormwater Services and mitigated if required by City Ordinance.

Lighting

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

GRAPHIC SCALE

0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

REZONING PETITION #2025-085

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PRELIMINARY DRAWING FOR REVIEW PURPOSES ONLY

9/15/2025

HK Cedarvale, LLC
PO Box 486 486
Belmont, NC 28013

Infinity Industrial

Rezoning Site Plan
2424 Cedarvale Road Charlotte, NC 28214

NO.	DATE:	BY:	REVISIONS:
01	09.15.2025	UDP	Revision 01

Project No: 25-CLT-039
Date: July 16, 2025
Sheet No:

RZ-1.0