

SAVALEX HOMES, LLC
Rezoning Petition No. 2026-032

Site Development Data:

- Acreage:** ± 1.394 acres
- Tax Parcels:** # 06305153, 06305154, 06305155, 06305156, 06305157, and 06305158
- Existing Zoning:** N1-C
- Proposed Zoning:** N1-D (CD)
- Existing Uses:** Vacant
- Proposed Uses:** Principal and accessory uses as allowed by right and under prescribed conditions in the N1-D zoning district and as further restricted below.
- Maximum Building Height:** 40'
- Parking:** As required by the Ordinance

1. General Provisions:

a. Site Location. These Development Standards form this rezoning plan (referred to as the “Rezoning Plan”) associated with the Rezoning Petition filed by SAVALEX HOMES LLC (“Petitioner”) to accommodate the development of manufacturing and logistic uses on an approximately 1.394-acre site located at 1535, 1539, 1543, 1547, 1551 and 1555 Thriftwood Dr. in 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. Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the NC-CD 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.

2. Permitted and Prohibited Uses:

a. The site may be developed with principal and accessory uses as allowed by right and under prescribed conditions in the N1-D zoning district, subject to the restrictions set forth herein.

b. The following uses are not allowed on the site: Townhomes, Condominiums or other Single-Family Attached Housing with separate ownership, provided that this shall not prohibit Accessory Dwelling Units as set forth in the Ordinance.

3. Additional Provisions:

a. The Site may be divided into no more than four separate parcels.

5. 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.