

S.R. Mozeley Properties, LLC
Development Standards – Tier 1 Conditional
05/06/2026
Rezoning Petition No. 2026-018

Site Development Data:

--Acreage: ± 3.80 acres

--Tax Parcel #: 035-052-16

--Existing Zoning: I-2 (CD) LWPA

--Proposed Zoning: ML-1(CD)

--Existing Uses: Vacant.

--Proposed Uses: The Site may be developed with uses allowed by right and under prescribed conditions in the ML-1 zoning district together with accessory uses as allowed in the ML-1 zoning district, as more specifically described and restricted in the development standards below.

-Maximum Development: Up to 135,000 square feet of gross floor area.

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 S.R. Mozeley Properties, LLC (“Petitioner”) to accommodate the development of the Site with a variety of uses allowed in the ML-1 zoning district on an approximately 3.80 acre site located on Fred D. Alexander Blvd. (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 ML-1 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 a self-storage facility with accessory outdoor storage and/or uses allowed by right and with prescribed conditions in the ML-1 zoning district, together with accessory uses, as allowed in the ML-1 zoning district, subject to the restrictions and limitations listed below.

b. The following ML-1 uses shall not be allowed: Adult Electronic Gaming Establishment, Adult Use, Amusement Facility – Outdoor, Car Wash, Drive-Through Establishment, Live Performance Venue – Indoor, Restaurant/Bar, Retail Goods: Showroom, Shooting Range – Indoor, Telecommunications and Data Storage Facility, Vehicle Auction Facility, Vehicle Dealership: Enclosed, Vehicle Dealership: Outdoor, Vehicle Fueling Facility, Vehicle Rental: Outdoor, Place of Worship, Food Bank, Food Pantry, Homeless Shelter, Airstrip, Beneficial Fill Site, Crematorium, Wind Farm, Parking Lot (Principal Use), Parking Structure (Principal Use), Passenger Terminal, Public Transit Facility, Truck Stop, Cemetery, Driving Range.

3. **Buffers and Screening:**

a. The development shall comply with the landscape yard, screening, and tree preservation requirements of Article 20 of the Ordinance. A class “A” landscape yard shall be provided abutting the N1 zoned properties and is to remain as an undisturbed landscape yard. The petitioner agrees to construct a minimum 8-foot high buffer fence within the landscape yard and will coordinate the installation with City staff to minimize any disturbance within the landscape yard. Supplemental plantings will be provided in areas within the undisturbed landscape yard that may have insufficient vegetation to meet the planting requirements of the Ordinance.

4. **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 37.3 of the Ordinance.

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.