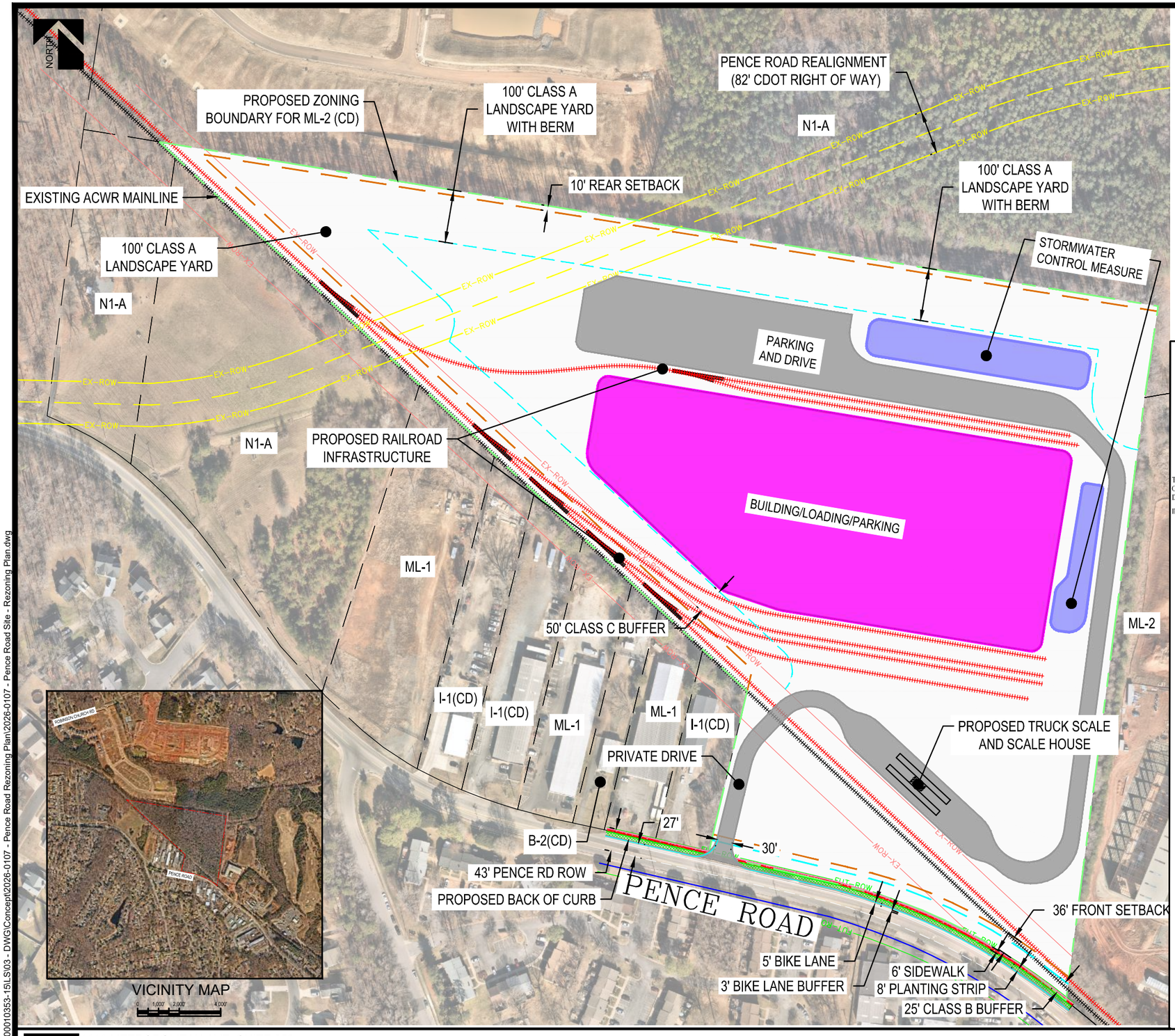

SITE DEVELOPMENT DATA TABLE

Tax Parcel Numbers:	108-171-11 and 108-171-12	
Address:	7619 PENCE RD, CHARLOTTE, NC 28215	
Total site area:	31.17 AC	
Street Classification:	2+ Avenue	
Minimum lot area required:	N/A	
Minimum lot width required:	50'	
Existing Zoning:	MANUFACTURING AND LOGISTICS (ML-1)	
	LIGHT INDUSTRIAL, CONDITIONAL I-1(CD)	
	GENERAL BUSINESS, CONDITIONAL B-2(CD)	
	NEIGHBORHOOD 1 ZONING DISTRICT (N1-A)	
Proposed Zoning:	MANUFACTURING AND LOGISTICS, CONDITIONAL ML-2 (CD)	
Petition number (if applicable):	2025-086	
Previous related submittals (if applicable):	N/A	
Existing square footage:	0	
Proposed square footage by use:	150,000 SF	
Building coverage allowed:	N/A	
Front setback (listed by street + street classification):	2+ Avenue (36')	
Side setback:	0'	
Rear setback:	10'	
Maximum height allowed:	HEIGHT AS PERMITTED BY THE UDO	
Building height proposed:	N/A	
Parking tier designation:	TIER 1	
Landscape yards:	Name, class and depth(s):	N/A
	CLASS A BUFFER	100'
	CLASS B BUFFER	25'
	CLASS C BUFFER	50'

DEVELOPMENT STANDARDS

I. GENERAL PROVISIONS

a. THESE DEVELOPMENT STANDARDS FORM PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY PENCE ROAD DEVELOPMENT, LLC (THE "PETITIONER") TO ACCOMMODATE AN INDUSTRIAL DEVELOPMENT ON THAT APPROXIMATELY 31-ACRE SITE LOCATED ON THE NORTH SIDE OF PENCE ROAD, EAST OF THE INTERSECTION OF PENCE ROAD AND HOLLY HILL ROAD , MORE PARTICULARLY DESCRIBED AS TAX PARCEL NUMBER 108-171-11 (THE "SITE").

b. DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THE ACCOMPANYING REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE UNIFIED DEVELOPMENT ORDINANCE (THE "UDO"). THE REZONING PLAN IS INTENDED REFLECT MAXIMUM DEVELOPMENT RIGHTS AND THE ARRANGEMENTS AND LOCATIONS OF ACCESS POINTS.

c. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE UDO FOR THE ML-2 ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

II. LIMITED USES PERMITTED IN ML-2(CD) AS STATED BELOW:

THE SITE MAY BE DEVELOPED WITH UP TO 150,000 SQUARE FEET OF GROSS FLOOR AREA OF WAREHOUSING, WAREHOUSE DISTRIBUTION, MANUFACTURING, RAIL FREIGHT TERMINAL, OFFICE, AND ALL OTHER INDUSTRIAL USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE ML-2 ZONING DISTRICT.

IN NO EVENT SHALL THE FOLLOWING USES BE PERMITTED:

- ADULT USE, ANIMAL CREMATORIUMS, VEHICLE REPAIR FACILITY, MAJOR OR MINOR, CORRECTIONAL FACILITIES, CREMATORY FACILITIES, DRY CLEANING AND LANDRY ESTABLISHMENTS, HELIPORTS AND HELISTOPS, SHOOTING RANGE, INDOOR, CORRECTIONAL FACILITY, CEMETERIES, QUARRIES, RACEWAY AND DRAGSTRIPS, STADIUMS AND ARENAS OF NO MORE THAN 5,000 SEATS.

III. TRANSPORTATION

a. VEHICULAR ACCESS TO THE SITE WILL BE AS GENERALLY DEPICTED ON THE REZONING PLAN, FINAL LOCATIONS OF SUCH ACCESS POINTS TO BE DETERMINED IN COORDINATION WITH CDOT/NCDOT DURING THE PERMITTING PHASE OF DEVELOPMENT.

b. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (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.

c. PETITIONER SHALL DEDICATE AND COVER 43-FEET OF RIGHT-OF-WAY FROM THE ROAD WAY CENTERLINE OF PENCE ROAD.

d. PETITIONER SHALL CONSTRUCT BICYCLE FACILITIES BY LOCATING THE CURB AND GUTTER 27-FEET FROM THE CENTER LINE IN ACCORDANCE WITH COUNCIL-ADOPTED CHARLOTTE STREET MAP.

e. PETITIONER SHALL RESERVE 82-FEET OF RIGHT OF WAY FOR THE PENCE ROAD RELOCATION IN ACCORDANCE WITH THE COUNCIL ADOPTED CHARLOTTE STREETS MAP AND THE UDO AS GENERALLY DEPICTED ON THE REZONING PLAN.

f. PETITIONER SHALL PROVIDE AN EIGHT (8) FOOT WIDE SIDEWALK AND SIX (6) FOOT WIDE PLANTING STRIP ALONG THE SITE'S FRONTAGE OF PENCE ROAD.

g. PETITIONER SHALL CONSTRUCT THE PROPOSED SITE ACCESS A MINIMUM OF 50-FEET FROM THE ADJACENT DRIVEWAY AND A MINIMUM OF 10-FEET FROM THE ADJACENT PROPERTY LINES MEASURED FROM THE CURB RETURN OF THE DRIVEWAY.

h. WHERE NECESSARY, THE PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS-OF-WAY TO THE CITY OF CHARLOTTE BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. CDOT REQUESTS RIGHT-OF-WAY SET AT TWO (2) FEET FROM THE BACK OF SIDEWALK WHERE FEASIBLE.

i. UNLESS OTHERWISE STATED HEREIN, ALL TRANSPORTATION IMPROVEMENTS SHALL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING CERTIFICATE OF OCCUPANCY FOR THE SITE.

j. ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

IV. BUFFERS

a. REQUIRED LANDSCAPE YARDS TO BE PROVIDED PER UDO ARTICLE 20 STANDARDS, HOWEVER; DUE TO EXISTING AND PROPOSED RAIL LOCATIONS THE PETITIONER RESERVES RIGHT TO SEEK ALTERNATIVE LANDSCAPE YARD DURING DEVELOPMENT PERMITTING.

b. THE PETITIONER SHALL PROVIDE A MINIMUM ONE HUNDRED (100) FOOT WIDE CLASS A LANDSCAPE YARD WITH A BERM AS DEPICTED ON THE REZONING PLAN.

V. ENVIRONMENTAL FEATURES

a. THE PETITIONER SHALL COMPLY WITH THE UDO STORMWATER ARTICLES 23 THROUGH 28.

b. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS 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.

c. DEVELOPMENT WITHIN THE SWIM/PCSO BUFFER, IF PROVIDED, SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE. STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL BY CHARLOTTE STORM WATER SERVICES.

VI. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE UDO, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.

b. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OF ANY PART OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

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PENCE ROAD INDUSTRIAL SITE REZONING PLAN (2025-086)

DATE: 01/08/2026

0 200' 400' 600'

SCALE: 1" = 200'

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