

DEVELOPMENT STANDARDS

1/7/2026

REZONING PETITION No. 2025-134

TIER 1 CONDITIONAL REZONING

Site Development Data:

- Acreage: ± 386 acres
- Tax Parcel(s): 141-111-01,141-111-02,141-111-03,141-111-04,141-111-05,141-111-06,141-111-09,141-111-10,141-111-11,141-111-12,141-111-13,141-111-14,141-111-16,141-111-17,141-111-18,141-111-19,141-111-20,141-111-21,141-111-22,141-111-23,141-111-24,141-111-25,141-111-26,141-111-27,141-111-28,141-111-29,141-111-30,141-111-31,141-111-32,141-111-33,141-111-34,141-111-35,141-111-36,141-111-37,141-111-38,141-111-39,141-111-40,141-111-41,141-111-42,141-111-43,141-111-44,141-111-45,141-111-46,141-111-47,141-111-48,141-111-49,141-111-50,141-111-51,141-111-52,141-111-53,141-111-54,141-111-55,141-111-56,141-111-90,141-111-91,141-111-93,141-111-94,141-111-98,141-112-03,141-112-05,141-112-06,141-112-07,141-112-12,141-112-13,141-112-15,141-112-16,141-112-18,141-112-21,141-112-22,141-112-23,141-112-24,141-112-25,141-112-26,141-112-27,141-112-28,141-112-29,141-112-30,141-112-99,141-172-01,141-172-02,141-173-01,141-261-01,141-261-03,141-261-06,141-261-07,141-261-09,141-261-10,141-261-11,141-261-12,141-261-13,141-261-14,141-261-15,141-261-16,141-261-17,141-261-18,141-261-19,141-261-20,141-261-21,141-261-22,141-261-24,141-261-25,141-261-26,141-261-27,141-261-28,141-261-29,141-261-30,141-261-31,141-261-32,141-261-33,141-261-34,141-261-35,141-261-36,141-261-37,141-261-38,141-261-39,141-261-40,141-261-41,141-261-42,141-261-43,141-261-44,141-261-46,141-261-47,141-261-48,141-261-49,141-261-50,141-261-51,141-261-53,141-261-54,141-261-55,141-261-56,141-261-57,141-261-58,141-261-59,141-261-60,141-261-61,141-261-62,141-261-63,141-261-64,141-261-65,141-261-66,141-261-67,141-261-68,141-261-69,141-261-70,141-261-71,141-261-72,141-261-73,141-261-74,141-261-75,141-261-77,141-261-78,141-261-79,141-261-80,141-261-84,141-261-85,141-261-86,141-261-87,141-261-88,141-261-89,141-261-91,141-261-92,141-261-93,141-111-02,141-111-03,141-111-04,141-111-05,141-111-06,141-111-09,141-111-10,141-111-11,141-111-12,141-111-13,141-111-14,141-111-16,141-111-17,141-111-18,141-111-19,141-111-20,141-111-21,141-111-22,141-111-23,141-111-24,141-111-25,141-111-26,141-111-27,141-111-28,141-111-29,141-111-30,141-111-31,141-111-32,141-111-33,141-111-34,141-111-35,141-111-36,141-111-37,141-111-38,141-111-39,141-111-40,141-111-41,141-111-42,141-111-43,141-111-44,141-111-45,141-111-46,141-111-47,141-111-48,141-111-49,141-111-50,141-111-51,141-111-52,141-111-53,141-111-54,141-111-55,141-111-56,141-111-90,141-111-91,141-111-

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93,141-111-94,141-111-98,141-112-03,141-112-05,141-112-06,141-112-07,141-112-12,141-112-13,141-112-15,141-112-16,141-112-18,141-112-21,141-112-22,141-112-23,141-112-24,141-112-25,141-112-26,141-112-27,141-112-28,141-112-29,141-112-30,141-112-99,141-172-01,141-172-02,141-173-01,141-261-01,141-261-03,141-261-06,141-261-07,141-261-09,141-261-10,141-261-11,141-261-12,141-261-13,141-261-14,141-261-15,141-261-16,141-261-17,141-261-18,141-261-19,141-261-20,141-261-21,141-261-22,141-261-24,141-261-25,141-261-26,141-261-27,141-261-28,141-261-29,141-261-30,141-261-31,141-261-32,141-261-33,141-261-34,141-261-35,141-261-36,141-261-37,141-261-38,141-261-39,141-261-40,141-261-41,141-261-42,141-261-43,141-261-44,141-261-46,141-261-47,141-261-48,141-261-49,141-261-50,141-261-51,141-261-53,141-261-54,141-261-55,141-261-56,141-261-57,141-261-58,141-261-59,141-261-60,141-261-61,141-261-62,141-261-63,141-261-64,141-261-65,141-261-66,141-261-67,141-261-68,141-261-69,141-261-70,141-261-71,141-261-72,141-261-73,141-261-74,141-261-75,141-261-77,141-261-78,141-261-79,141-261-80,141-261-84,141-261-85,141-261-86,141-261-87,141-261-88,141-261-89,141-261-91,141-261-92,141-261-93

- Existing Zoning: N1-A, CG, and ML-2
- Proposed Zoning: ML-2
- Existing Use: Vacant
- Proposed Use: All permitted uses in ML-2

1. General Provisions:

- a. Site Location: These Development Standards form the rezoning plan (referred to as the “Rezoning Plan”) associated with the Rezoning Petition Filed by City of Charlotte (Owner) Aviation Department (“Petitioner”) to accommodate the development of ML-2 uses as described herein on all or a portion of the approximately 386-acre site located to the south of West Boulevard and north of Shopton Road and to the west of Steele Creek Road in Charlotte, NC and consisting of Tax Parcel #s (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-2 zoning classification shall govern all development taking place on the site.

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- 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 Uses

- a. The Site may be developed for all principal and accessory uses allowed by right and under prescribed conditions in the ML-2 district except as prohibited below.
- b. The following uses are prohibited on the site: Residential Uses, (Commercial Uses) Adult Electronic Gaming Establishment, Adult Use, Amusement Facility- Outdoor, Auction Sales, Broadcasting Facility- With Antennae, Funeral Home, Kennel, Live Performance Venue-Indoor, Micro-Production of Alcohol, Raceway/Dragstrip, Self-Storage Facility: Outdoor, Stadium, Vehicle Auction Facility, Vehicle Dealership: Outdoor, Vehicle Rental: Outdoor, (Institutional and Governmental Uses) Correctional Facility, Place of Worship, Public Safety Facility, (Public Health and Social Service Uses) Homeless Shelter, (Industrial Uses) Crematorium, Landfill, Land Clearing & Inert Debris (LCID), Quarry, Recycling Collection Center, Salvage and/or Junk Yard, Solar Farm, Waste Management Facility, Wind Farm, (Open Space, Recreation, and Agricultural Uses) Cemetery, Driving Range, Farm, Bona Fide - Charlotte ETJ Only, Golf Course, (Accessory Uses) Accessory Outdoor Storage, Accessory Shelter, Childcare Center, Accessory to Employment, Outdoor Sales and Display.

3. 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 the Article 37.3 of the Ordinance.

4. 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 same manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owner of the Site, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.