

**GARRISON ROAD HOLDING, LLC, PETITIONER
REZONING PETITION NO. 2025-011
TIER 1 DEVELOPMENT STANDARDS
September 24, 2026**

Development Data Table

--Acreage:	± 4.51 acres
--Tax Parcel Nos.:	141-181-28, 141-181-17 and 141-181-16 (the "Site")
--Existing Zoning:	N1-A (ANDO)
--Proposed Zoning:	ML-1 (CD) (ANDO)
--Existing Uses:	Single Family Residential
--Proposed/Permitted Uses:	See Note B Below

- A. **Zoning District/Ordinance.** The development and use of the Site will be governed by these Development Standards and the applicable provisions of the City of Charlotte Unified Development Ordinance (the "**Ordinance**"). The regulations established under the Ordinance for the ML-1 zoning district shall govern the development and use of the Site.
- B. **Permitted Uses.** The Site may be devoted to any use or uses allowed by right or under prescribed conditions in the ML-1 zoning district, together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in the ML-1 zoning district, except for the following prohibited uses:
- (a) Adult Electronic Gaming Establishment.
 - (b) Adult Use.
 - (c) Amusement Facility – Outdoor.
 - (d) Drive-Through Establishment.
 - (e) Live Performance Venue – Indoor.
 - (f) Restaurant/Bar.
 - (g) Shooting Range – Indoor.
 - (h) Vehicle Auction Facility.
 - (i) Vehicle Dealership: Outdoor.

- (j) Vehicle Fueling Facility.
- (k) Vehicle Rental: Outdoor.
- (l) Place of Worship.
- (m) Food Bank.
- (n) Food Pantry.
- (o) Homeless Shelter.
- (p) Airstrip.
- (q) Beneficial Fill Site.
- (r) Crematorium.
- (s) Wind Farm.
- (t) Passenger Terminal.
- (u) Public Transit Facility.
- (v) Cemetery.
- (w) Driving Range.
- (x) Telecommunications and Data Storage Facility.

C. **Landscape Yard.** The 65-foot-wide Class A Landscape Yard established along the northern and eastern boundaries of the Site (adjacent to Tax Parcel No. 141-181-18) shall, in addition to all required plantings, contain a minimum 6-foot-tall berm throughout the length of the 65-foot-wide Class A Landscape Yard. Additionally, a minimum of 60 percent of the trees installed within Zone 1 and Zone 2 shall be evergreen trees, and the evergreen trees and deciduous trees installed within Zone 1 and Zone 2 shall have a minimum caliper of 3 inches and a minimum height of 10 feet at the time of installation. If allowed by the Urban Forester and the Ordinance, the trees to be installed within the 65-foot-wide Class A Landscape Yard shall be staggered.

D. **Conditions.** The only conditions imposed on the development and use of the Site under this Rezoning Petition are those conditions set out in paragraphs B and C above.

- E. **Amendments.** Future amendments to these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Article 37 of the Ordinance.
- F. **Binding Effect of the Rezoning Documents.**
 - (1) If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.