

KT Trading
Development Standards – Tier 1 Conditional
04/30/2026
Rezoning Petition No. 2026-015

Site Development Data:

- Acreage: ± 5.71 acres
- Tax Parcel #: 087-071-03
- Existing Zoning: I-1 (CD)
- Proposed Zoning: ML-1(CD) Tier 1
- 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.

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 KT Trading (“Petitioner”) to accommodate the development of the Site with a variety of uses allowed in the ML-1 zoning district on an approximately 5.71 acre site located at 4750 Reagan Drive (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.

2. Permitted and Prohibited Uses:

- a. 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, subject to the restriction and limitations listed below.
- b. The following ML-1 uses shall not be allowed on the Site:
 - Adult Electronic Gaming Establishment,
 - Adult Use,
 - Amusement Facility – Outdoor,
 - Drive-Through Establishment,
 - Live Performance Venue – Indoor,
 - Restaurant/Bar,
 - Retail Goods: Showroom,
 - Shooting Range – Indoor,
 - 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,
Passenger Terminal,
Public Transit Facility,
Cemetery,
Driving Range, and
Telecommunications and Data Storage Facility.

3. Buffers and Screening:

a. A 65-foot Class “A” landscape yard, as required by Ordinance, shall be provided along a portion of the southern property line where the Site abuts N1 zoned properties. Landscape yard widths may be reduced as permitted by the Ordinance. This rezoning approval shall not restrict, limit, or otherwise affect the Petitioner’s ability to request a buffer width reduction request in the future due to utilities or other qualifying factors, consistent with the provisions of the Ordinance.

b. In addition to the buffer described in subsection 3.a. above, the Petitioner shall prohibit development on the east side of Derita Branch Creek, except for the installation of a greenway as may be coordinated with Mecklenburg County Park and Recreation (MCPR), further described below.

4. Greenway Easement

a. The Petitioner shall dedicate a permanent greenway easement to Mecklenburg County Park and Recreation (MCPR) along the east side of Derita Branch Creek. The easement shall be generally consistent with MCPR’s typical greenway easement standards, anticipated to be approximately one hundred (100) feet in width. The final width, location, and alignment of the easement shall be determined during the Land Development review and approval process, in coordination with MCPR. The greenway easement may overlap required tree save and open space areas.

5. Site Access

a. Access to the Site shall be exclusively via Reagan Drive. An internal vehicular connection to Wilson Lane shall be prohibited.

6. 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.

7. 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.