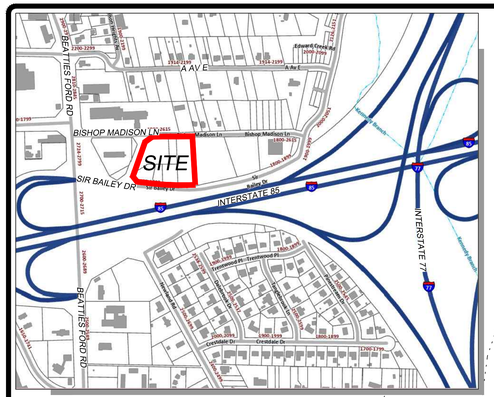


VICINITY MAP

NOT TO SCALE

SITE AND DEVELOPMENT DATA	
JURISDICTION	CITY OF CHARLOTTE
TAX PARCEL(S)	04101501, 04101502, 04101508, 04101509, 04101510, & A PORTION OF 04101514
SITE ADDRESS	1840 BISHOP MADISON LANE
EXISTING ZONING	CG
PROPOSED ZONING	CR (CD)
USE CLASSIFICATION	COMMERCIAL
PROPOSED USES	SEE DEVELOPMENT STANDARDS
TOTAL SITE AREA	109,725 SQ FT OR 2.519 ACRES
TOTAL PROPOSED ROW DONATION	8,892 SQ FT OR 0.204 ACRES
TOTAL PROPOSED NET SITE AREA	100,833 SQ FT OR 2.315 ACRES
MAXIMUM GROSS FLOOR AREA	10,000 SQ. FT.
REZONING PETITION NUMBER	2026-059
REVISION DATE	10/12/2026
LOT CRITERIA	
MINIMUM LOT AREA	0 SQ. FT.
MINIMUM LOT WIDTH	50'
MINIMUM FRONT SETBACK	36' FROM FUTURE BACK OF CURB
MINIMUM SIDE/CORNER SETBACK	10' / 10'
MINIMUM REAR SETBACK	20'

PID: 04101250
MADISON SAINT'S PARADISE SOUTH LLC
ZONING: B-1(CD)
USE: COMMERCIAL

PID: 04101253
UNITED HOUSE OF PRAYER FOR ALL PEOPLE/ CHURCH ON THE ROCK
ZONING: N1-B
USE: SINGLE FAMILY RESIDENTIAL

PID: 04101244
LEI SUN
ZONING: N1-B
USE: SINGLE FAMILY RESIDENTIAL

PID: 04101245
CYNTHIA K WALL
ZONING: N1-B
USE: SINGLE FAMILY RESIDENTIAL

PID: 04101246 CYNTHIA K WALL
ZONING: N1-B
USE: SINGLE FAMILY RESIDENTIAL

PID: 04101247
UNITED HOUSE OF PRAYER FOR ALL PEOPLE/ CHURCH ON THE ROCK
ZONING: N1-B
USE: SINGLE FAMILY RESIDENTIAL

EX CENTERLINE AS PER MECKLENBURG COUNTY GIS

BISHOP MADISON LANE
(40' PUBLIC R/W)
(MB. 25 PG. 402)

N89° 23' 57.00"E 212.48'

N89° 23' 57.00"E 215.84'

PROPOSED 6' SIDEWALK

PROPOSED 8 FT WIDE PLANTING STRIP WITH STREET TREES AT 40 FT ON CENTER

FUTURE ROW 1
3,472 sq ft
0.080 ac

N89° 23' 57.00"E 115.21'

N89° 23' 57.00"E 50.00'

20' WIDE LANDSCAPE AREA PLANTED TO THE STANDARDS OF A CLASS B LANDSCAPE YARD

N89° 23' 57.00"E 106.94'

20.5' FBOC

36' SETBACK FROM FBOC

34.5' FUTURE R/W

N54° 05' 40.00"E 36.68'

PROPOSED 8 FT WIDE PLANTING STRIP WITH STREET TREES AT 40 FT ON CENTER

PROPOSED 6' SIDEWALK

PID: 04101505
UNITED HOUSE OF PRAYER FOR ALL PEOPLE/ CHURCH ON THE ROCK
ZONING: CG
USE: COMMERCIAL

LOT: 1
100,833 sq ft
2.315 ac

PROP. REZONING BOUNDARY

PROP. CANOPY

PROPOSED BUILDING

UNNAMED STREET

N19° 59' 43.00"E 207.26'

N19° 59' 14.00"E 89.04'

N69° 21' 11"W 43.10'

N83° 30' 09.00"W 102.47'

N84° 23' 48.00"W 65.00'

PROPOSED 6' SIDEWALK

PROPOSED 8 FT WIDE PLANTING STRIP WITH STREET TREES AT 40 FT ON CENTER

EX CENTERLINE AS PER MECKLENBURG COUNTY GIS

FUTURE ROW 2
5,420 sq ft
0.124 ac

L=100.78 R=1434.31'
Ch=100.78 N87°58'17"W

L=107.16 R=1248.08'
Ch=107.13 S89°10'05"W

L=170.09 R=1248.08'
Ch=169.96 S82°48'15"W

S77° 31' 43.00"W 117.19'

S77° 31' 43.00"W 52.01'

L=97.68 R=886.78'
Ch=97.63 S74°58'18"W

1" PIPE

NCGS MONUMENT 'LAYTON'
NC GRID COORDS. (PUBLISHED)
N:559,165.07'
E:1,451,778.26'
CGF=0.99984116'
NAD'83(2011)

INTERSTATE 85
SERVICE RD.
SIR BAILY DR.

INTERSTATE 85

PID: 04101513
NILE HOLDINGS LLC
ZONING: CG
USE: COMMERCIAL

PID: 04101511
1.066 AC.
UNITED HOUSE OF PRAYER FOR ALL PEOPLE/ CHURCH ON THE ROCK
ZONING: CG (TO REMAIN)
USE: COMMERCIAL

PID: 04101514
1.708 AC.
UNITED HOUSE OF PRAYER FOR ALL PEOPLE/ CHURCH ON THE ROCK
ZONING: CG (TO REMAIN)
USE: COMMERCIAL

S50° 36' 03.00"E 292.82'

S50° 45' 53.00"E 255.00'

S15° 09' 28.00"E 279.57'

CLASS B LANDSCAPE YARD STANDARDS :
- 1 EVERGREEN SHRUB PER 3 LINEAR FEET
- 1 TREE PER 30 LINEAR FEET
- 40% OF TREES SHALL BE EVERGREEN

GRAPHIC SCALE
0 30' 60'
(IN FEET)
1 inch = 30 ft.

DEVELOPMENT STANDARDS

OCTOBER 12, 2026

1. GENERAL PROVISIONS

A. SITE. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY THE UNITED HOUSE OF PRAYER FOR ALL PEOPLE OF THE CHURCH ON THE ROCK OF THE APOSTOLIC FAITH (THE "PETITIONER") FOR AN APPROXIMATELY 2.519-ACRE SITE THAT IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 041-015-01, 041-015-02, 041-015-08, 041-015-09, 041-015-10 AND A PORTION OF TAX PARCEL NO. 041-015-14.

B. ZONING DISTRICT/ORDINANCE. THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE UNIFIED DEVELOPMENT ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE CR (REGIONAL COMMERCIAL) ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.

C. GRAPHICS AND ALTERATIONS. THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE CONFIGURATION, PLACEMENT AND SIZE OF THE PRINCIPAL BUILDING FOOTPRINT AS WELL AS THE INTERNAL DRIVEWAYS, DRIVE AISLES AND PARKING AREAS DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, ARE SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.

D. AMENDMENTS. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR 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.

2. PERMITTED USES

A. SUBJECT TO THE LIMITATIONS SET OUT BELOW IN SECTION 3, THE SITE MAY BE DEVOTED ONLY TO THE USES SET OUT BELOW THAT ARE PERMITTED BY RIGHT IN THE CR ZONING DISTRICT AND TO ANY ACCESSORY AND INCIDENTAL USES ASSOCIATED THEREWITH THAT ARE PERMITTED IN THE CR ZONING DISTRICT, INCLUDING, WITHOUT LIMITATION, CANOPIES OVER PARKING AREAS.

(1) VEHICLE OPERATIONS FACILITY AND AN ACCESSORY OFFICE USE.
(2) MEDICAL/DENTAL OFFICE.

B. SUBJECT TO THE LIMITATIONS SET OUT BELOW IN SECTION 3, THE SITE MAY BE DEVOTED ONLY TO THE USE SET OUT BELOW THAT IS PERMITTED UNDER PRESCRIBED CONDITIONS IN THE CR ZONING DISTRICT AND TO ANY ACCESSORY AND INCIDENTAL USES ASSOCIATED THEREWITH THAT ARE PERMITTED IN THE CR ZONING DISTRICT.

(1) OFFICE AS A PRINCIPAL USE.

3. DEVELOPMENT LIMITATIONS

A. THE MAXIMUM GROSS FLOOR AREA OF THE PRINCIPAL BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE 10,000 SQUARE FEET.

B. A MAXIMUM OF ONE PRINCIPAL BUILDING MAY BE CONSTRUCTED ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF PRINCIPAL BUILDINGS ON THE SITE.

4. TRANSPORTATION

A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. NOTWITHSTANDING THE FOREGOING, THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS MAY BE MODIFIED BY PETITIONER DURING THE PERMITTING PROCESS TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, CHANGES IN BUILDING AND PARKING LAYOUTS AND SITE CONSTRAINTS AND TO ACCOMMODATE ANY MODIFICATIONS REQUIRED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT") AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").

B. THE ALIGNMENTS AND LOCATIONS OF THE INTERNAL PRIVATE DRIVES, DRIVEWAYS AND VEHICULAR CIRCULATION AREAS DEPICTED ON THE REZONING PLAN MAY BE MODIFIED BY PETITIONER DURING THE PERMITTING PROCESS TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, CHANGES IN BUILDING AND PARKING LAYOUTS AND SITE CONSTRAINTS AND TO ACCOMMODATE ANY MODIFICATIONS REQUIRED FOR APPROVAL BY CDOT AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

C. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE SITE, PETITIONER SHALL DEDICATE AND CONVEY TO THE CITY OF CHARLOTTE (SUBJECT TO A RESERVATION FOR ANY NECESSARY UTILITY EASEMENTS) THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO SIR BAILEY DRIVE AS REQUIRED TO PROVIDE RIGHT OF WAY MEASURING 34.5 FEET FROM THE EXISTING CENTERLINE OF SIR BAILEY DRIVE, TO THE EXTENT THAT SUCH RIGHT OF WAY DOES NOT ALREADY EXIST.

D. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE SITE, PETITIONER SHALL DEDICATE AND CONVEY TO THE CITY OF CHARLOTTE (SUBJECT TO A RESERVATION FOR ANY NECESSARY UTILITY EASEMENTS) THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO BISHOP MADISON LANE AS REQUIRED TO PROVIDE RIGHT OF WAY MEASURING 34.5 FEET FROM THE EXISTING CENTERLINE OF BISHOP MADISON LANE, TO THE EXTENT THAT SUCH RIGHT OF WAY DOES NOT ALREADY EXIST.

E. 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 HOMEOWNERS'/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.

F. A MINIMUM 8-FOOT-WIDE PLANTING STRIP AND A MINIMUM 6-FOOT-WIDE SIDEWALK SHALL BE INSTALLED ALONG THE SITE'S FRONTAGE ON BISHOP MADISON LANE AS GENERALLY DEPICTED ON THE REZONING PLAN.

G. A MINIMUM 8-FOOT-WIDE PLANTING STRIP AND A MINIMUM 6-FOOT-WIDE SIDEWALK SHALL BE INSTALLED ALONG THE SITE'S FRONTAGE ON THE UNNAMED STREET AS GENERALLY DEPICTED ON THE REZONING PLAN.

H. A MINIMUM 8-FOOT-WIDE PLANTING STRIP AND A MINIMUM 6-FOOT-WIDE SIDEWALK SHALL BE INSTALLED ALONG THE SITE'S FRONTAGE ON SIR BAILEY DRIVE AS GENERALLY DEPICTED ON THE REZONING PLAN.

I. PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS-OF-WAY TO THE CITY OF CHARLOTTE PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY. CDOT REQUESTS RIGHTS-OF-WAY SET AT 2 FEET BEHIND BACK OF SIDEWALK WHERE FEASIBLE.

J. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY.

5. LANDSCAPE AND SCREENING

A. A MINIMUM 20-FOOT-WIDE LANDSCAPE AREA PLANTED TO THE STANDARDS OF A CLASS B LANDSCAPE YARD SHALL BE INSTALLED ALONG THE SITE'S FRONTAGE ON BISHOP MADISON LANE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE WIDTH OF THIS LANDSCAPE YARD SHALL TAPER DOWN NEAR THE WESTERN BOUNDARY OF THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.

6. ENVIRONMENTAL

A. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED UNIFIED DEVELOPMENT ORDINANCE, STORMWATER ARTICLES 23 THROUGH 28.

7. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN 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.

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

EAGLE ENGINEERING
FIRM LICENSE # C-0873
2013A VAN BUREN AVE.
INDIAN TRAIL, NC 28079
(704) 882-4222
www.eagleonline.net

PRELIMINARY
NOT FOR CONSTRUCTION
10/12/2026

NO.	DATE	BY	ISSUE
1	10/09/2026	DAM	ADDRESS CITY OF CHARLOTTE COMMENTS

1840 BISHOP MADISON LN.
CHARLOTTE, NC, 28216

UNITED HOUSE OF PRAYER
CHARLOTTE, NC

REZONING SITE PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	JOB NUMBER
ELR	ELR	MCK	9169
Scale	DATE		
AS SHOWN	08/12/2026		

Sheet
RZP

X:\Land Projects RZ\9169 - 1840 Bishop Madison Ln\DWG\Civil\Rezoning\9169 - Rezoning Plan.dwg, 10/12/2026 6:58:44 AM