

**Milan Real Estate LLC**  
**Development Standards – Tier 1 Conditional**  
**06/04/2026**  
**Rezoning Petition No. 2026-038**

**Site Development Data:**

--Acreage: ± 2.14 acres

--Tax Parcel #: 061-283-02

--Existing Zoning: ML-1

--Proposed Zoning: CG(CD) (Tier 1)

--Existing Uses: Vacant.

--Proposed Uses: The Site may only be developed with a hotel use allowed by right in the CG zoning district together with accessory uses as allowed in the CG zoning district, as more specifically described and restricted in the development standards below.

-Maximum Building Height: As allowed by the CG zoning district.

**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 Milan Real Estate LLC (“Petitioner”) to accommodate the development of the Site with a hotel use allowed in the CG zoning district on an approximately 2.14 acre site located on the east side of Little Rock Road north of Wilkinson Boulevard and the Charlotte-Douglas International Airport. (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 CG zoning classification shall govern all development taking place on the Site.

**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 and Prohibited Uses:**

**a.** A The Site may only be developed with a hotel use allowed by right in the CG zoning district, together with accessory uses typical for a hotel use, as allowed in the CG zoning district. No other principal uses allowed by right or with prescribed conditions within the CG zoning district are permitted on the site.

**3. Dimensional and Design Standards:**

**a.** The Site shall comply with all building siting standards, building height standards, building articulation standards, transparency standards, building design standards, and building materials limitations as prescribed in Article 6.3 of the Ordinance.

**4. Environmental Features:**

- a.** The Site will comply with the Tree Provisions of the Ordinance found in Article 20.
- b.** The Petitioner shall comply with the Charlotte City Council approved and adopted Stormwater Articles 23 through 28 of the Ordinance.
- c.** Development within any SWIM/PCSO Buffers shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by the Ordinance. Stream delineation reports are subject to review and approval by Charlotte Storm Water Services.

**5. 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.

**6. 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.