

KINSHIP PLOT, INC., PETITIONER
REZONING PETITION NO. 2026-XXX
DEVELOPMENT STANDARDS
July 15, 2026

Development Data Table

--Acreage:	± 2.25 acres
--Tax Parcel No.:	That portion of 107-152-05 currently zoned N1-A (the “Site”)
--Existing Zoning:	N1-A
--Proposed Zoning:	N2-B (CD)
--Existing Uses:	Vacant
--Proposed/Permitted Uses:	See Development Standards

- A. **Zoning District/Ordinance.** The development and use of the Site will be governed by the applicable provisions of the City of Charlotte Unified Development Ordinance (the “**Ordinance**”). Unless these Development Standards establish more stringent standards, the regulations established under the Ordinance for the N2-B zoning district shall govern the development and use of the Site.
- B. **Permitted Uses.** The Site may only be devoted to the following uses:
1. Any required or approved stormwater control measures, detention, retention, treatment, conveyance, drainage, outlet, access, grading, maintenance, utility, landscaping, and related improvements that serve or may serve any development located on any part of Tax Parcel No. 107-152-05 or any lot created from such parcel (“**Stormwater Facilities**”), including, without limitation, dwellings-multi-family attached units located on that portion of Tax Parcel No. 107-152-05 that is zoned N2-B. The Stormwater Facilities may include all improvements necessary or desirable for construction, operation, inspection, maintenance, repair, replacement, and compliance with applicable stormwater approvals, including access, easements, utilities, grading, landscaping, walls, fencing, and related appurtenances.
 2. Principal uses, accessory uses and temporary uses that are allowed—whether by-right or subject to prescribed conditions established under the Ordinance—in both the N2-B zoning district and the N1-A zoning district.
- C. **Conditions.** The development of the Site for any use permitted under Paragraph B.2. of these Development Standards shall be subject to the regulations, standards, and requirements (including prescribed conditions) established under the Ordinance for the N1-A zoning district.
- D. **Binding Effect.** If this Rezoning Petition is approved, all conditions applicable to the development and/or use 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 the Petitioner and the current and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

- E. **Amendments.** Future amendments to these Development Standards may be applied for by the then owner or owners of the Site affected by such amendment in accordance with the provisions herein and of Article 37 of the Ordinance.