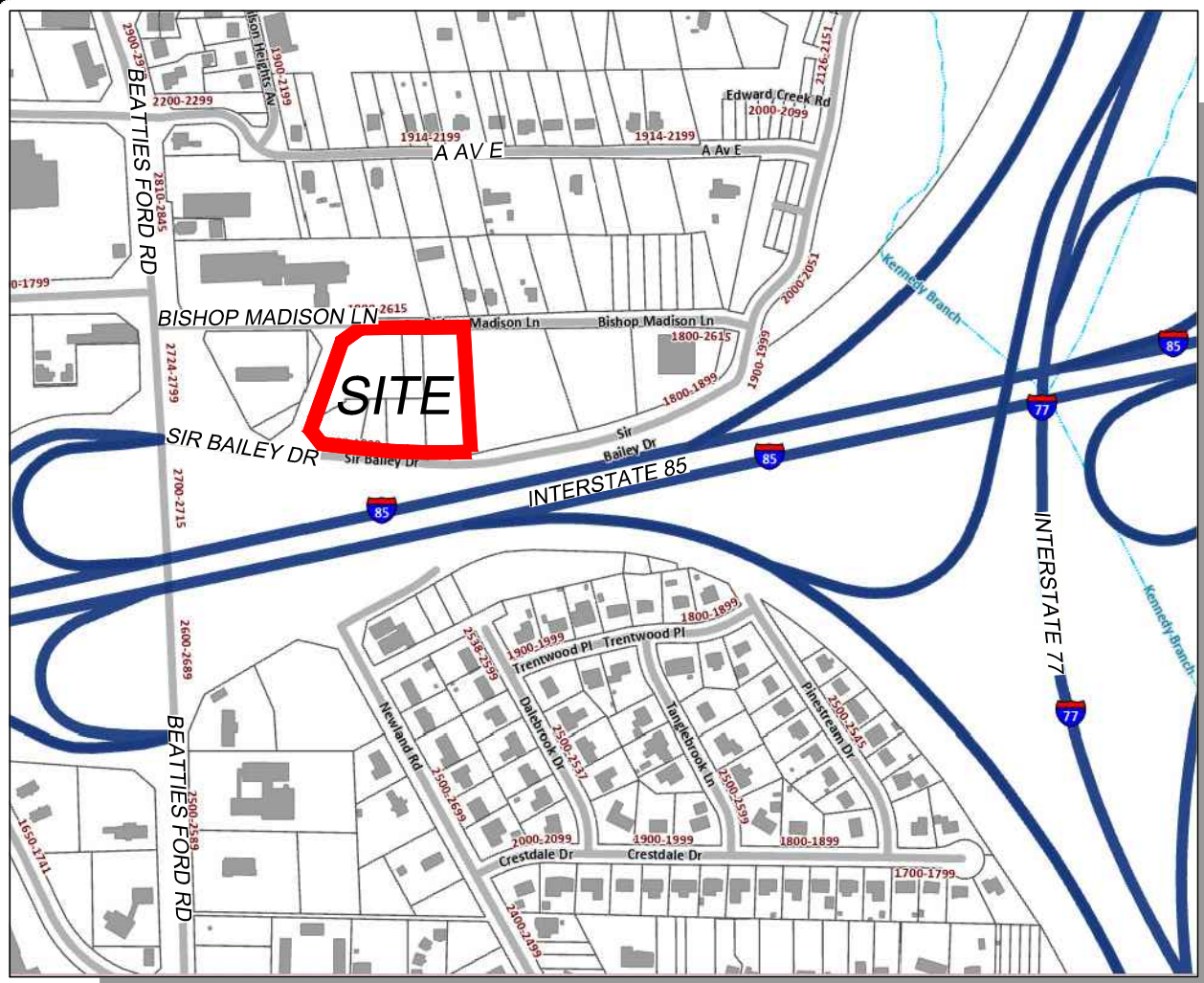
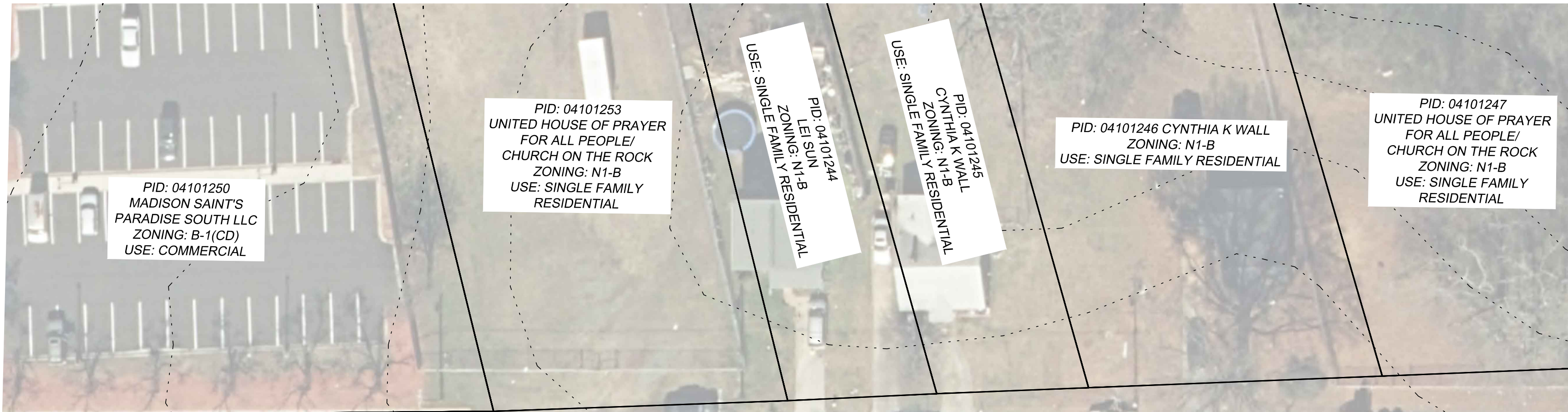


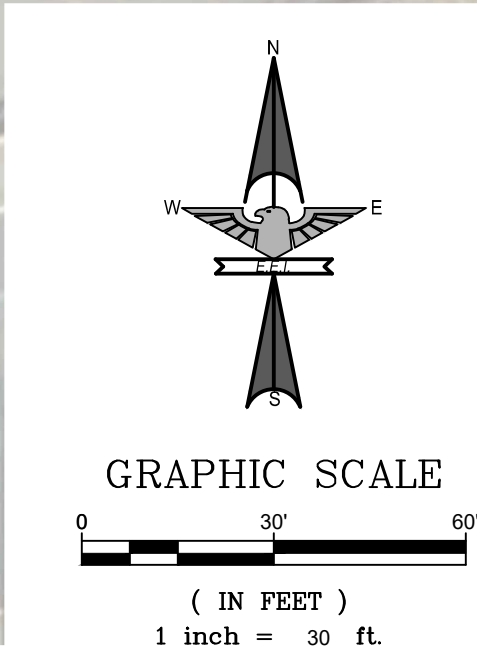
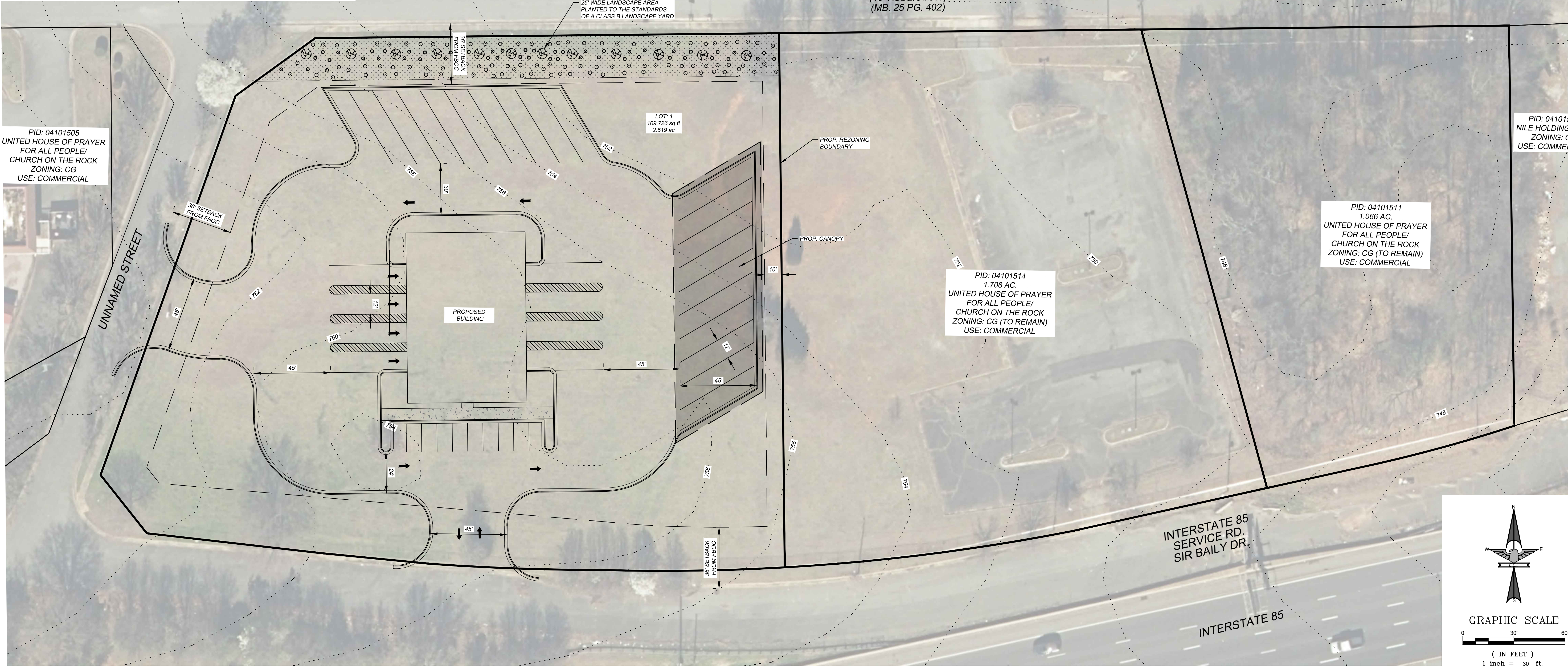


### VICINITY MAP

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             | 5.29 ACRES                                                                |
| MAXIMUM GROSS FLOOR AREA    | 10,000 SQ. FT.                                                            |
| 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'                                                                       |



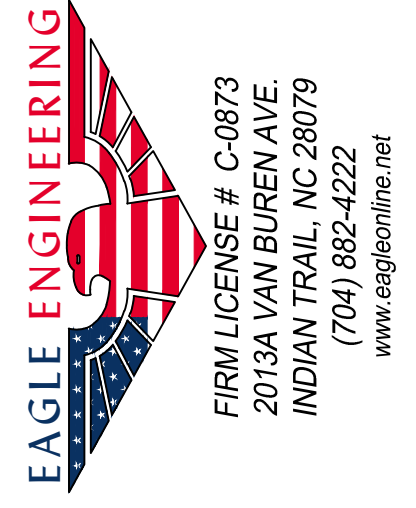
### DEVELOPMENT STANDARDS

AUGUST 15, 2026

- GENERAL PROVISIONS
  - 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 5.29-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.
  - 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.
  - 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.
  - 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.
- PERMITTED USES

- 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.
  - VEHICLE OPERATIONS FACILITY AND AN ACCESSORY OFFICE USE.
  - MEDICAL/DENTAL OFFICE.
- 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.
  - OFFICE AS A PRINCIPAL USE.
- DEVELOPMENT LIMITATIONS**
  - THE MAXIMUM GROSS FLOOR AREA OF THE PRINCIPAL BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE 10,000 SQUARE FEET.
  - 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.
- TRANSPORTATION**
  - 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").

- 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.
- LANDSCAPE AND SCREENING**
  - A MINIMUM 25-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.
- BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS**
  - 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.
  - 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.



PRELIMINARY  
NOT FOR  
CONSTRUCTION

08/12/2026

1840 BISHOP MADISON LN.  
CHARLOTTE, NC, 28216  
UNITED HOUSE OF PRAYER  
CHARLOTTE, NC

REZONING SITE PLAN

Sheet

RZP