

REZONING PETITION NO. 2026-XXX
08.20.2026

1. Development Data Table:

- | | |
|---------------------------------|----------------|
| a. Site Area: | +/- 1.24 Acres |
| b. Tax Parcel | 135-051-01 |
| c. Existing Zoning | N1-B |
| d. Proposed Zoning | NC-CD |
| e. Proposed Residential Units: | 0 |
| f. Proposed Non-Residential: | +/- 4,000 SF |
| g. Maximum building height: | 40' |
| h. Maximum number of buildings: | 2 |

2. General Conditions:

- a. These Development Standards form the Tier 1 Rezoning Petition filed by Eugene Kim (the "Petitioner") to accommodate the development of a +/- 4,000 SF commercial building on 1.24-acre site located at 9925 E.W.T. Harris Blvd (the "Site"). Development of the Site shall be governed by these Development Standards and 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 "NC" Zoning District shall govern all development taking place on the Site.
- b. Future amendments to these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Article 37 of the Unified Development Ordinance.

3. Permitted Uses:

- a. The site may be developed as a commercial development with up to 4,000 SF of commercial uses and accessory uses as allowed by right in the NC zoning district.
- b. Prohibited uses: Vehicle Rental: Enclosed, Vehicle Fueling Facility

4. Transportation:

1. Petitioner agrees to install a 12' shared use path along E.W.T. Harris Boulevard and a 6' sidewalk along Idlewild Road.
2. The petitioner shall dedicate 33' of right-of-way from the centerline of E.W.T. Harris Boulevard.
3. The petitioner shall dedicate 38' of right-of-way from the centerline of Idlewild Road.
4. All transportation improvements will be approved and constructed before the site's first certificate of occupancy is issued.
5. 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 homeowner's/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.

6. The Petitioner shall dedicate and convey in fee simple all rights-of-way to the City before the site's first building certificate of occupancy is issued. CDOT requests rights-of-way set at 2' behind back of sidewalk where feasible.

5. Architectural and Design Standards:

7. In addition to design provisions contained within Article 10 & 18 of the Unified Development Ordinance for the NC district, the development of the site will be governed by the following provisions and standards produced by the Petitioner, and which will be binding on the development of the site.
8. The following materials are prohibited on the building exterior: vinyl siding, excluding vinyl handrails, windows, soffits or door trim and concrete masonry units not architecturally finished.

6. Landscaping:

9. The petitioner shall comply with Article 20 of the Unified Development Ordinance.
10. The petitioner shall install a 25' Class B Landscape Yard when abutting a Neighborhood 1 Zoning District.
11. The Petitioner shall install a 6' tall privacy fence within the 25' Class B Landscape Yard to further screen development from adjacent Neighborhood 1 Placetype.

7. Environmental Features:

12. The petitioner shall comply with Part IX of the Unified Development Ordinance.
13. The petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 28.

8. Signage:

14. The petitioner shall comply with Article 22 of the Unified Development Ordinance.

9. Lighting:

15. All exterior lighting shall comply with Article 16 of the Unified Development Ordinance.

10. Amendments to Rezoning Plan:

1. Future amendments to these Development Standards may be applied for by the then Owner or Owners of the parcel or parcels within the Site involved in accordance with the provisions of Article 37 of the Ordinance.