

**MECKLENBURG COUNTY, PETITIONER
REZONING PETITION NO. 2024-099
DEVELOPMENT STANDARDS
December 19, 2024**

Development Data Table

--Acreage:	± 24.750 acres
--Tax Parcel No.:	099-241-02 (the “Site”)
--Existing Zoning:	ML-1 and ML-2
--Proposed Zoning:	IC-2 (Institutional Campus) (CD)
--Existing Uses:	Vacant
--Proposed/Permitted Uses:	Any uses permitted by right, permitted by right with prescribed conditions, permitted with a conditional zoning and permitted with a conditional zoning with prescribed conditions in the IC-2 zoning district

- 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 IC-2 zoning district shall govern the development and use of the Site.
- B. **Permitted Uses.** The Site may be devoted to any uses permitted by right, permitted by right with prescribed conditions, permitted with a conditional zoning and permitted with a conditional zoning with prescribed conditions in the IC-2 zoning district.
- C. **Maximum Building Height.** The maximum height of any building or buildings developed on the Site shall be 80 feet.
- D. **Lighting.**
- (1) All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways, sidewalks, parking areas and courtyards and landscape lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
- (2) The maximum height of any freestanding lighting fixture installed on the Site shall be 25 feet.
- E. **Conditions.** The only conditions imposed on the development and use of the Site under this Rezoning Application are those conditions set out in paragraphs C. and D. above.