

Kelsey Miles
Development Standards
1/23/2025
Rezoning Petition No. 2025-002

Site Development Data:

- Acreage: ± .028 acres
- Tax Parcel #: 09109107
- Existing Zoning: N1-C
- Proposed Zoning: NC(CD)
- Existing Uses: residential
- Proposed Uses: Adaptive reuse of the existing structure on the property for medical office use. The intended use of the building after rezoning will be for a specialized pediatric physical therapy office.

1. General Provisions:

- a. **Site Location.** These Development Standards form the rezoning plan (referred to as the “Rezoning Plan”) associated with the Rezoning Petition filed by Kelsey Miles (“Petitioner”) to accommodate the development of NC(CD) uses on an approximately 0.28 acre site located on the north side of East Thirty Sixth Street, to the west of Holt Street and The Plaza in Charlotte NC (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 NC(CD) 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. 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.

3. Binding Effect of the Rezoning Application:

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.

4. Permitted Uses

- a.** The Site may be developed with principal and accessory uses as allowed by right and under prescribed conditions in the NC(CD) zoning district except as restricted and prohibited below. The Site will be an adaptive reuse of the existing structure on the property for medical office use
- b.** Medical/dental office
- c.** Personal Service Establishments