

General Provisions

- The existing buildings shall remain and be renovated. Minor one story additions may be incorporated, as long as they meet all MUDD-O restrictions and do not exceed 12,000 square feet total. The site must be able to accommodate parking for total building square footage. Any new buildings will be located along Thrift Road or Berryhill Road with no parking between the new structures and the street. In addition, any new buildings will not be located in the tree save area, courtyard area, or urban open space areas as designated on the site plan. It is the intent of the developer to add parking to the site, in order to satisfy minimum MUDD-O requirements and add exterior recreational and open space adjacent to the buildings. Proposed parking may be a combination of asphalt and gravel.
- Development of the Site will be governed by the accompanying Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The Rezoning Plan is intended to reflect maximum development rights, parking envelopes, and the arrangements and locations of access points.
- Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the MUDD Zoning District shall govern all development taking place on the Site.
- Alternations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development proposed or significantly alter the Rezoning Plan or these Development Standards, constitute changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) or the Ordinance, as applicable.

Optional Provisions

- Petitioner seeks approval to allow parking and maneuvering between Thrift Road and Berryhill Road and the existing buildings.
- Deleted.

Permitted Uses

- Any uses allowed by MUDD Zoning in the Ordinance. Permitted uses will also apply to the potential 12,000 square foot addition.

Transportation

- Vehicular access points, either new or existing, will be limited to 2 access points on Thrift Road and one access point on Berryhill Road, as generally depicted on the Site Plan. Parking for interior space and exterior recreational / active open space will be provided per minimum MUDD Standards.
- The petitioner agrees to the Right of Way dedication and fee for simple conveyance of all Rights of Way to the City before the site's first building certificate of occupancy is issued.
- Transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued.

Architectural Standards

- Exterior architectural standards will generally reflect the style and quality of architecture that is existing. Improvements to the buildings will include new awnings, paint and new openings. Allowable building materials for any minor additions or improvements will include masonry, stucco or synthetic stucco, metal panels, cementitious siding, wood or synthetic wood.
- Any replaced windows or new windows on the first floor of any building will be clear glass.

Streetscape and Landscaping

- Petitioner will provide 8' planting strip and 8' sidewalks along Thrift Road and Berryhill Road.
- There are no existing trees in the setbacks.
- No trees will be planted in the right of way of any city maintained street (Berryhill and Thrift) without explicit authorization from the City Arborist or his designee.
- Berryhill Road sidewalk design and payment must be coordinated with the Thrift-Berryhill Roundabout capital project currently underway (E&P in-house design).

Lighting

- All free-standing lighting, adjacent to properties to the south and west of the site, will be shielded with full cut-off fixtures.
- The maximum height of any freestanding fixture shall not exceed 30 feet.

Stormwater

- The petitioner shall comply with the Charlotte City Council approved and adopted Post-Construction Stormwater Ordinance.

Binding Effect of the Rezoning Documents and Definitions

- If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and 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 subsequent owners of the Site and their restrictive successors in interest and assigns.
- Throughout these Development Standards, the terms "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the Owner or Owners on any part of the Site, from time to time who may be involved in any future development thereof.

Development Summary

Tax Parcel ID#: 07105114, 17105116 & 07105121

Total Site Acreage: 3.81 ACRES (166,155 SF)

Existing Zoning: I-2

Proposed Zoning: MUDD-O

Total Existing Building Area: 26,300 sf

Open Space Required: 1,662 sf

Min. Open Space Provided: 4,000 sf

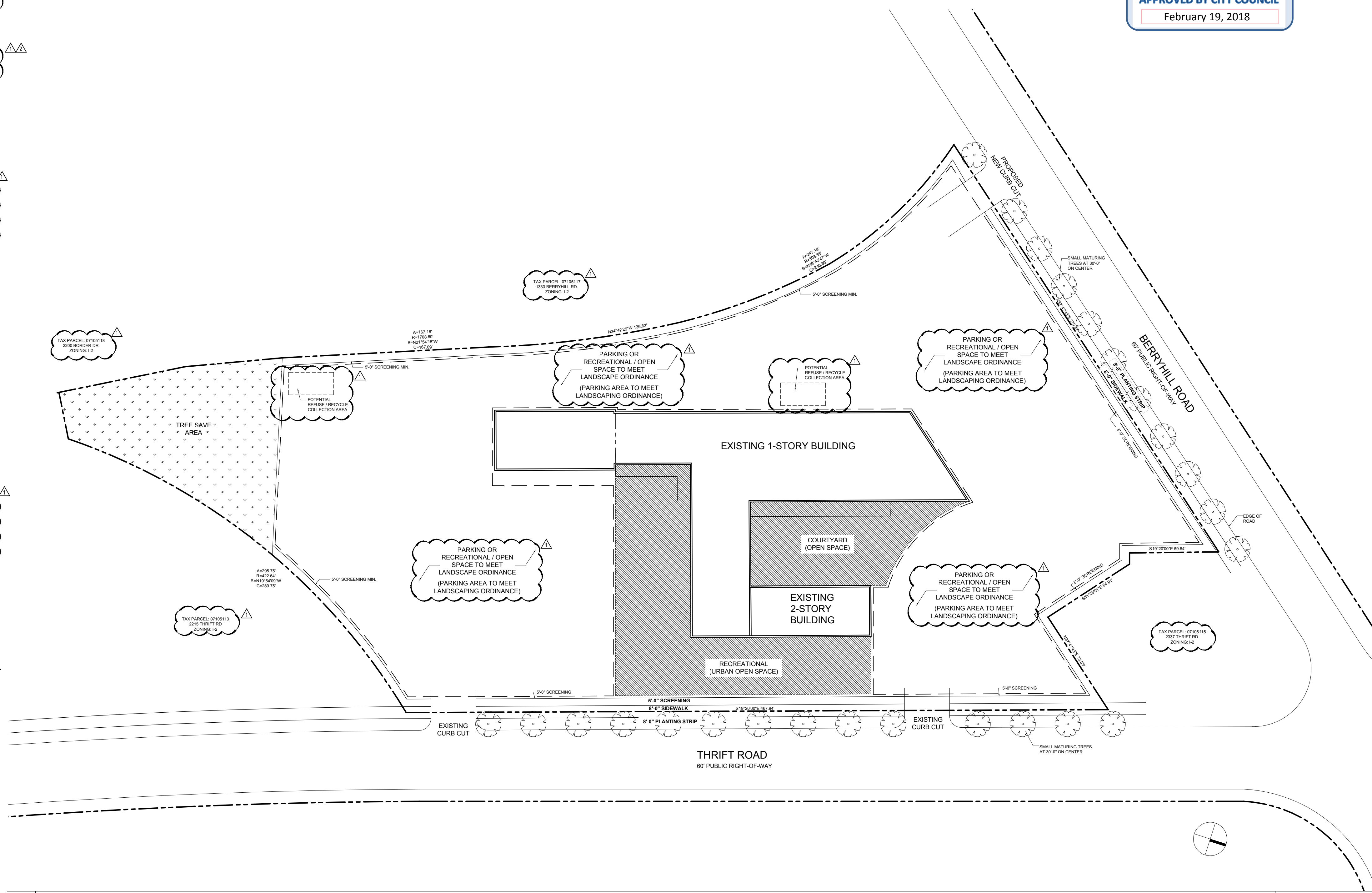
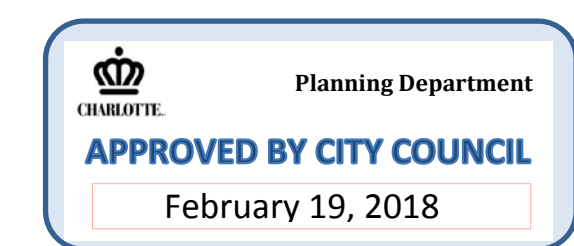
Proposed Additional Building Area: 12,000 sf

Parking: As per MUDD requirements

Tree Save Area: Approx. 10% of lot



3 VICINITY MAP scale: NTS



1 SITE PLAN scale: 1" = 40'-0"



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2317 THRIFT RD.
RE-INVENTION
Charlotte, North Carolina

Petition No. 2017-156
For Public Hearing

REVISIONS		
No.	Description	Date
	REZONING SUBMITTAL	09.25.17
	PLANNING COMMENTS	11.10.17
	PLANNING COMMENTS	12.22.17
	PLANNING COMMENTS	01.03.18

ILLUSTRATIVE PLAN

RZ-1
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