



PROJECT
**THRIFT ROAD
REZONING
RZP-2021-172**

THRIFT ROAD
CHARLOTTE, NORTH CAROLINA

PROJECT NUMBER
21053

DATE
2021.10.25

ISSUED FOR
REZONING REVIEW

| NO. | DATE | DESCRIPTION | BY |
|-----|----------|-----------------|----|
| 1 | 12/13/21 | REVIEW COMMENTS | JM |

PROJ. MANAGER: JM
DRAWN BY: JM
CHECKED BY:

SCALE

SCALE
1"=100'

DRAWING
SITE PLAN

RZ1.00

SITE A (2228 THRIFT ROAD): SITE DEVELOPMENT DATA

| | |
|------------------------|-------------------------------|
| SITE AREA | ±1.59 ACRES |
| PARCEL ID NUMBER | 071-08-206 & 071-08-211 |
| EXISTING ZONING | I-2 |
| PROPOSED ZONING | MUDD-O |
| EXISTING USE | INDUSTRIAL |
| PROPOSED USE | AS ALLOWED BY ORDINANCE |
| PROPOSED BUILDING AREA | ±14,830 SF |
| PARKING REQUIRED | 25 SPACES (1 SPACE PER 600SF) |
| PARKING PROVIDED | AMOUNT REQUIRED BY ORDINANCE |

SITE B (2122, 2132 & 2200 THRIFT ROAD): SITE DEVELOPMENT DATA

| | |
|------------------------|--|
| SITE AREA | ±2.56 ACRES |
| PARCEL ID NUMBER | 071-04-108 |
| EXISTING ZONING | I-2 |
| PROPOSED ZONING | MUDD-O |
| EXISTING USE | MANUFACTURING, E/D/E/E, OFFICE |
| PROPOSED USE | AS ALLOWED BY ORDINANCE |
| PROPOSED BUILDING AREA | BUILDING A ±21,835 SF, BUILDING B ±13,841 SF |
| PARKING REQUIRED | 60 SPACES (1 SPACE PER 600SF) |
| PARKING PROVIDED | AMOUNT REQUIRED BY ORDINANCE |

SITE C (2115 THRIFT ROAD): SITE DEVELOPMENT DATA

| | |
|------------------------|------------------------------|
| SITE AREA | ±2.09 ACRES |
| PARCEL ID NUMBER | 071-05-122 |
| EXISTING ZONING | I-2 |
| PROPOSED ZONING | MUDD-O |
| EXISTING USE | MANUFACTURING, E/D/E/E |
| PROPOSED USE | AS ALLOWED BY ORDINANCE |
| PROPOSED BUILDING AREA | ±13,867 SF |
| PARKING REQUIRED | 24 SPACES (1 PER 600SF) |
| PARKING PROVIDED | AMOUNT REQUIRED BY ORDINANCE |

SITE D (2101, 2121 & 2135 THRIFT ROAD): SITE DEVELOPMENT DATA

| | |
|------------------------|-------------------------------|
| SITE AREA | ±4.55 ACRES |
| PARCEL ID NUMBER | 071-05-123 |
| EXISTING ZONING | I-2 |
| PROPOSED ZONING | MUDD-O |
| EXISTING USE | VACANT |
| PROPOSED USE | AS ALLOWED BY ORDINANCE |
| PROPOSED BUILDING AREA | ±58,164 TOTAL SF |
| PARKING REQUIRED | 97 SPACES (1 SPACE PER 600SF) |
| PARKING PROVIDED | AMOUNT REQUIRED BY ORDINANCE |

- GENERAL PROVISIONS:**
 - SITE DESCRIPTION.** THESE DEVELOPMENT STANDARDS AND THE TECHNICAL DATA SHEET FROM THE REZONING PLAN (HEREAFTER COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY SUMMIT AVENUE THRIFT ROAD HOLDINGS, LLC AND SUMMIT AVENUE THRIFT ROAD, LLC ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A MIXED USE PROJECT ON FOUR (4) PROPERTIES TOTALING APPROXIMATELY 10.79 ACRES LOCATED AT 2228 THRIFT ROAD (SITE A), 2122, 2132 & 2200 THRIFT ROAD (SITE B), 2115 THRIFT ROAD (SITE C), AND 2101, 2121 & 2135 THRIFT ROAD (SITE D), MORE PARTICULARLY DESCRIBED AS MECKLENBURG TAX PARCELS 071-08-206 & 071-08-211 (SITE A), 071-04-108 (SITE B), 071-05-122 (SITE C), AND 071-05-123 (SITE D).
 - ZONING DISTRICTS/ORDINANCE.** DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). SUBJECT TO THE OPTIONAL PROVISIONS SET OUT BELOW, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MIXED USE DEVELOPMENT DISTRICT ("MUDD") ZONING CLASSIFICATION SHALL GOVERN ALL NEW DEVELOPMENT TAKING PLACE ON THE SITES.
 - GRAPHICS AND ALTERATIONS.** THE LAYOUT, LOCATIONS, SIZES, AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE EXISTING DEVELOPMENT/SITE ELEMENTS. ANY NEW DEVELOPMENT OF THE SITES SHALL CONFORM TO THE MUDD ZONING DISTRICT.
- OPTIONAL PROVISIONS:**
 - THE FOLLOWING OPTIONAL PROVISIONS SHALL APPLY TO THE SITES:
 - TO ALLOW PARKING AND MANEUVERING BETWEEN THE EXISTING BUILDINGS AND THE ADJACENT PUBLIC STREETS.
- PERMITTED USES:**
 - THE SITES MAY BE DEVELOPED WITH ALL USES PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE MUDD ZONING DISTRICT, TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH.
- ARCHITECTURAL STANDARDS:**
 - RENOVATIONS TO EXISTING BUILDINGS SHALL NOT BE SUBJECT TO THE DESIGN STANDARDS IN THE MUDD ZONING DISTRICT AND SHALL NOT INCREASE THE DEGREE OF NONCONFORMITY EXISTING AT THE TIME OF THIS REZONING APPROVAL.
 - ANY NEW DEVELOPMENT OF THE SITES SHALL CONFORM TO THE MUDD ZONING DISTRICT.
 - ANY NEW DEVELOPMENT OF THE SITES SHALL NOT EXCEED 90 FEET BUILDING HEIGHT.
- ENVIRONMENTAL FEATURES:**
 - THE SITES SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
 - THE SITES SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.
- SIGNAGE:**
 - AS ALLOWED BY THE ORDINANCE.
- LIGHTING:**
 - AS ALLOWED BY THE ORDINANCE.
- AMENDMENTS TO THE REZONING PLAN:**
 - 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 CHAPTER 6 OF THE ORDINANCE.
- BINDING EFFECT OF THE REZONING APPLICATION:**
 - IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITES UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO BENEFIT THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITES, AS APPLICABLE, AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.
- STREETSCAPE STANDARDS (THRIFT ROAD)**
 - THE SITES STREETSCAPE SHALL CONFORM TO THE MUDD ZONING DISTRICT, 8 FOOT PLANTING STRIP AND 6 FOOT SIDEWALK.
 - THRIFT ROAD MEDIAN IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH THE TYPICAL SECTION REFERENCED ON THIS SITE PLAN. APPROVAL FROM CDOT AND THE FIRE MARSHAL'S OFFICE WILL BE REQUIRED. PLANTING WILL BE COORDINATED WITH CITY OF CHARLOTTE URBAN FORESTRY. TREES AND SUBDRAINAGE WILL NOT BE REQUIRED.
 - THE PETITIONER WILL BE REIMBURSED FOR THE COST ASSOCIATED WITH THE THRIFT ROAD MEDIAN IMPROVEMENTS PER A REIMBURSEMENT AGREEMENT.
 - THE PETITIONER SHALL CONSTRUCT AN APPROPRIATE PEDESTRIAN CROSSING WITH REFUGE AND SIGNAGE IN ACCORDANCE WITH CLDMS. FINAL LOCATIONS WILL BE COORDINATED WITH CDOT AND TRAFFIC SAFETY DEPARTMENT. A SIGNALIZED CROSSING WILL NOT BE REQUIRED.
 - BUILDING CERTIFICATE OF OCCUPANCY SHALL NOT BE CONTINGENT UPON STREETSCAPE IMPROVEMENTS
- STREETSCAPE STANDARDS (JAY STREET)**
 - PETITIONER WILL DEDICATE RIGHT OF WAY TO THE EXISTING BUILDING PERIMETER, APPROXIMATELY XX FEET FROM EXISTING STREET CENTERLINE.
 - AN 8 FOOT PLANTING STRIP AND 6 FOOT SIDEWALK SHALL BE INSTALLED WHERE FEASIBLE. WHERE EXISTING BUILDING CONFLICTS OCCUR A MINIMUM 6 FOOT PLANTING STRIP AND MINIMUM 5 FOOT SIDEWALK SHALL BE PROVIDED. FINAL DESIGN SHALL BE COORDINATED DURING LAND DEVELOPMENT REVIEW.
 - DEDICATION AND FEE SIMPLE CONVEYANCE OF RIGHTS-OF-WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED

