

### SITE C (2115 THRIFT ROAD): SITE DEVELOPMENT DATA

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

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

SITE AREA PARCEL ID NUMBER EXISTING ZONING PROPOSED ZONING EXISTING USE PROPOSED USE PROPOSED BUILDING AREA PARKING REQUIRED PARKING PROVIDED

±4.55 ACRES 071-05-123 I-2 MUDD-O E/D/E/E, OFFICE, RETAIL, STORAGE AS ALLOWED BY ORDINANCE ±58,164 TOTAL SF 97 SPACES (1 SPACE PER 600SF) AMOUNT REQUIRED BY ORDINANCE

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),

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")

GRAPHICS AND ALTERATIONS. THE LAYOUT, LOCATIONS, SIZES, AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS

THE PETITIONER SHALL UTILIZE THE BELOW TABLE AS EACH SITE IN THIS REZONING IS PERMITTED UNDER THE MUDD-O ZONING. THIS TABLE SHALL BE UPDATED AND ADDED TO THE COVER SHEET OF THE PERMITTING SET(S) FOR EACH INDIVIDUAL PROJECT WITHIN THE APPROPRIATE DEVELOPMENT AREAS. WHEN THE PROPOSED CUMULATIVE TRIP GENERATION FOR THE SITES IN THIS PETITION EXCEEDS 2500 NEW VEHICLE TRIPS/DAY, THE PETITIONER SHALL BE REQUIRED TO PERFORM A TIS AND/OR PROPOSE AND CONSTRUCT ALTERNATIVE TRANSPORTATION IMPROVEMENTS IN LIEU OF A TIS. THE TIS AND/OR THE ALTERNATIVE TRANSPORTATION IMPROVEMENTS WILL BE SUBJECT TO THE APPROVAL OF CDOT

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a. 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

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

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 CHAPTER 6 OF THE ORDINANCE.

a. 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,

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.

d. THE PETITIONER SHALL CONSTRUCT AN APPROPRIATE PEDESTRIAN CROSSING WITH REFUGE AND SIGNAGE IN ACCORDANCE WITH CLDMS. FINAL LOCATIONS WILL BE COORDINATED WITH CDOT

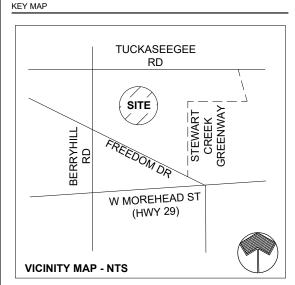
PETITIONER WILL DEDICATE RIGHT OF WAY APPROXIMATELY 27 FEET FROM EXISTING STREET CENTERLINE, AS GENERALLY DEPICTED ON THE SITE PLAN. AN 8 FOOT PLANTING STRIP AND 6 FOOT SIDEWALK SHALL BE INSTALLED WHERE FEASIBLE. WHERE EXISTING BUILDING CONFLICTS OCCUR A MINIMUM 6 FOOT PLANTING STRIP AND MINIMUM 5



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CLIENT / OWNER



# **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
2	01/18/22	REVIEW COMMENTS	JM
DRA	J. MANAGER WN BY: CKED BY:	: JM JM	
DRA' CHE	WN BY:		
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