

**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

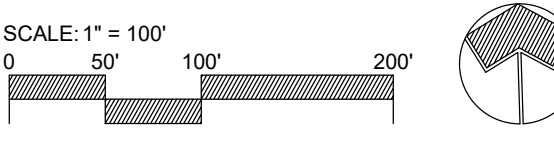
**SITE C (2115 THRIFT ROAD): SITE DEVELOPMENT DATA**

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:**
  - REDEVELOPMENT OF EXISTING BUILDINGS SHALL NOT BE SUBJECT TO THE DESIGN STANDARDS IN THE MUDD ZONING DISTRICT.
  - ANY NEW DEVELOPMENT OF THE SITES SHALL CONFORM TO THE MUDD ZONING DISTRICT.
- 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.

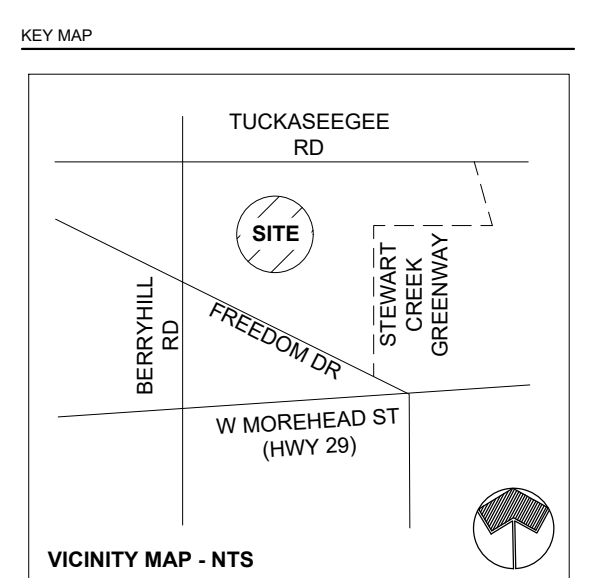


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 urban design . landscape architecture  
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CLIENT / OWNER  
**SUMMIT AVENUE THRIFT ROAD HOLDINGS LLC**  
 1440 SOUTH TRYON STREET STE 104  
 CHARLOTTE, NORTH CAROLINA 28203



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

THRIFT ROAD  
 CHARLOTTE, NORTH CAROLINA

PROJECT NUMBER  
21053  
 DATE  
2021.10.25

ISSUED FOR  
**REZONING REVIEW**

REVISIONS	NO.	DATE	DESCRIPTION	BY

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

SCALE

SCALE  
 1"=100'

DRAWING  
 SITE PLAN

**RZ1.00**