General Provisions

1. The existing buildings that remain will be re-used. New or minor additions may be made to the existing buildings as long as they meet all MUDD-O restrictions and do not exceed 2,000 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. New buildings will not be located in the tree save area, courtyard area, or urban open space areas as designated on the site plan. 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 surface and underground parking.

2. The petitioner shall comply with the Charlotte City Council approved and adopted Stormwater Ordinance. The petitioner shall comply with the Charlotte City Council approved and adopted Landscaping Ordinance (the "Ordinance"). The Rezoning Plan is intended to reflect maximum development rights, parking envelopes, and the arrangements and locations of access points.

3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the MUDD-Zone District shall govern all development taking place on the Site.

4. 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 4.20(1) or (2) of the Ordinance, as applicable.

Optional Provisions

5. Potential uses proposed to allow parking and/or open space between Thrift Road and Berryhill Road and the existing buildings.

6. Owner's Rights of Way to the City before the site's first building certificate of occupancy is issued.

Architectural Standards

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

12. Any replaced windows or new windows on the first floor of any building will be clear glass.

13. Parking areas existing on Thrift Road and Berryhill Road, or existing on Thrift Road or Berryhill Road, are generally depicted on the Site Plan. Parking for interior space and exterior recreational/active open space will be allowed, per minimum MUDD-O standards.

14. The petitioner agrees to the location of the parking on the site. 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.

Streetscape and Landscaping

15. Vehicular access points, either new or existing, will be limited to 2 access points on Thrift Road and one access on Berryhill Road, as generally depicted on the Site Plan. Parking for interior space and exterior recreational/active open space will be allowed, per minimum MUDD-O standards.

16. Transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued.

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