General Provisions

1. The existing buildings shall remain and be renovated. Minor one story additions may be incorporated, as long as they meet all MUDD-O restrictions. It is the intent of the developer to add parking to the site, in order to satisfy minimum MUDD-O requirements and add reserves of interior and open space adjacent to the buildings. Recreational facilities shall be designed and constructed to meet the requirements of the new MUDD-regulated setbacks. Proposed parking may be a combination of asphalt and gravel.

2. 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.

3. The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria (for example, those that require buffer, regular streets, sidewalks, tree, stormwater, and site development, etc.) will apply to the development site. This includes Chapters 6, 9, 12, 17, 18, 20, 23 of the City Code Conditions set forth in this petition are supplemental requirements imposed by the developer in addition to the requirements set forth in this plan. Petitioner agrees to bear all the costs associated with the standards, policies and approaches in existence at the time of formal engineering plan review submittals, the conditional notes on this plan shall apply.

4. 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.

5. Alternatives 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 6.0(b)(1) or (2) or the Ordinance, as applicable.

Optional Provisions

6. Petitioner seeks approval to allow parking between Thrift Road and Berryhill Road and the existing buildings.

Permitted Uses

7. Any uses allowed by MUDD Zoning in the Ordinance, shall be allowed in the development.

Transportation

8. Vehicle 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.

Architectural Standards

9. 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 new additions or exterior architectural standard changes to the buildings will include brick, metal panel, cementitious siding, wood or synthetic wood.

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

Streetcape and Landscaping

11. Petitioner will provide 8’ landscaping and 5’ sidewalks along Thrift Road and Berryhill Road.

12. There are no existing trees in the setbacks.

Lighting

13. All new standing lighting, adjacent to properties to the south and west of the site, will be shielded with full cut-off fixtures.

14. Street lighting to meet all City of Charlotte regulations.

15. The maximum height of any freelighting fixture shall not exceed 35 feet.

Binding Effect of the Rezoning Documents and Definitions

16. 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 assigns and successors in interest and assign.

17. 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 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 covenants, successors in interest and assigns.

Development Summary

Tax Parcel ID#: 07105114, 17105116 & 07105121
Total Site Acreage: 3.81 ACRES (166,155 SF)
Existing Zoning: R-2
Proposed Zoning: MUDD-O
Total Existing Building Area: 13,637 sf
Open Space Required: 1.662 sf
Min. Open Space Provided: 4,029 sf
Parking: As per MUDD requirements
Tree Save Area: Approx. 10% of lot

Date
No.