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 exterior recreational and open space adjacent to the buildings. Recreational space, and any fencing required for recreational activities, will be allowed to extend to 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 buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc,) will apply to the development site. This includes Chapters 6, 9, 12, 17, 18, 19, 20, 21 of the City Code Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where specified conditions on this plan differ from the ordinances, standards, policies and approaches in existence at the time of formal engineering plan review submission, 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. 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 6.207(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, will be allowed in the development.

Transportation

8. Vehicular 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 minor additions or improvements will include masonry, stucco or synthetic stucco, metal panels, cementitious siding, wood or synthetic wood.
- 10. Any replaced windows or new windows on the first floor of any building will be clear glass.

Streetscape and Landscaping

- 11. Petitioner will provide 8' landscaping and 8' sidewalks along Thrift Road and Berryhill Road.
- 12. There are no existing trees in the setbacks.

Lighting

- 13. All free-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 freestanding fixture shall not exceed 21 feet.

Binding Effect of the Rezoning Documents and Definitions

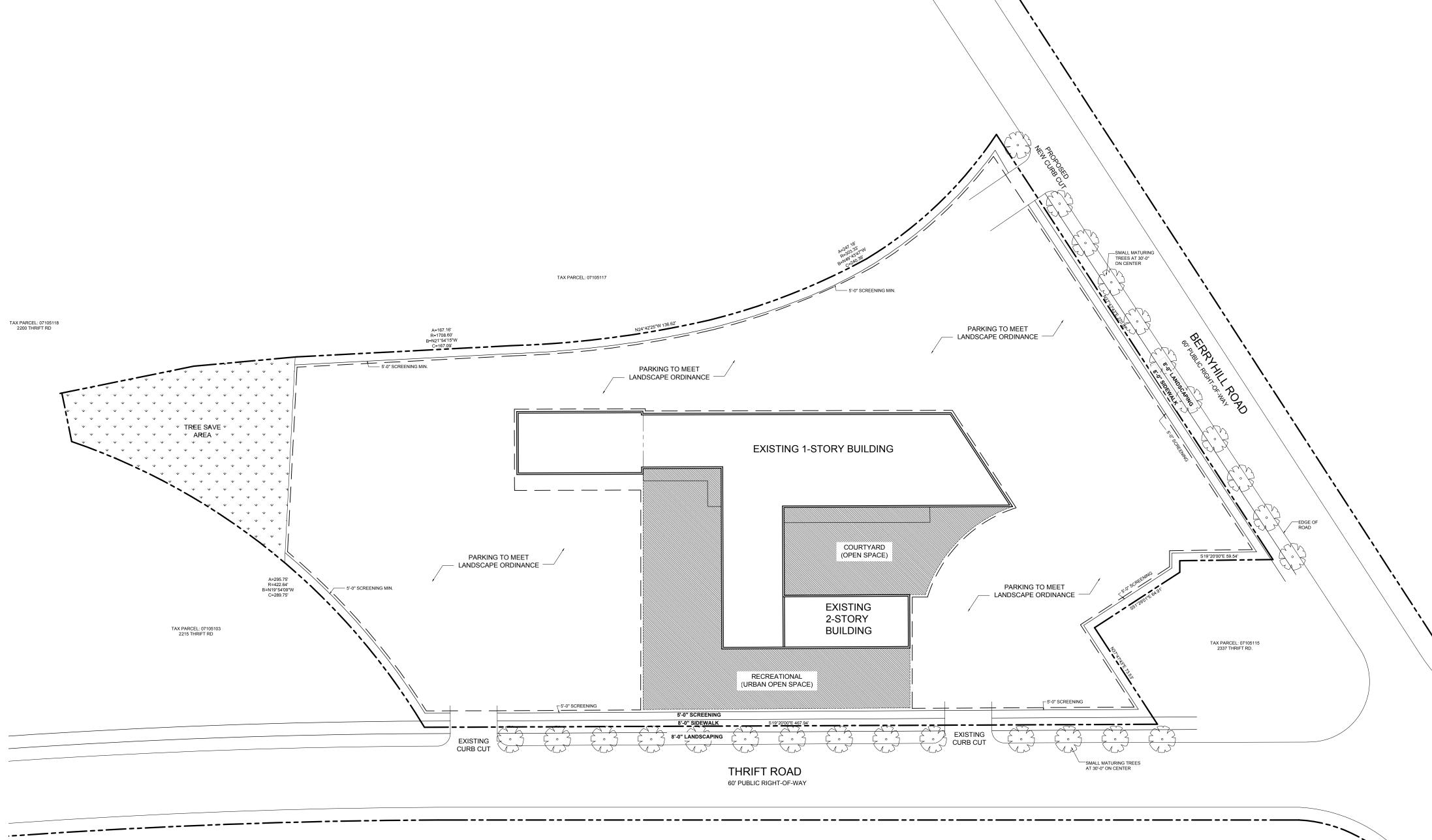
- 16. If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their restrictive successors in interest and assigns.
- 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, from time to time who may be involved in any future development thereof.

Development Summary

Tax Parcel ID#:

Total Site Acreage: **Existing Zoning:** Proposed Zoning: Total Existing Buildi Open Space Require Min. Open Space Pro Parking: Tree Save Area:

TREE SAVE



07105114, 17105116 & 07105121

| 3.81 ACRES (166,155 SF) I-2 |
|--|
| MUDD-O |
| 13,827 sf |
| 1,662 sf |
| 4,000 sf |
| As per MUDD requirements Approx. 10% of lot |
| |



overcash demmitt

2010 south tryon st. suite 1a charlotte north carolina 28203 office.704.332.1615 web.www.odarch.com

> **RE-INVENTION** Charlotte, North Carolina

2317 THRIFT RD.

Petition No. XXXXX For Public Hearing

| REVISIONS | | |
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| No. | Description | Date |
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ILLUSTRATIVE PLAN

