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 and do not exceed 12,000 square feet total. 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. 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. 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.
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 6.207(1) or (2) or the Ordinance, as applicable.

Optional Provisions

5. Petitioner seeks approval to allow parking and maneuvering between Thrift Road and Berryhill Road and the existing buildings.
6. Recreational space, and any fencing required for recreational activities, will be allowed to extend to the new MUDD regulated setbacks.

Permitted Uses

7. Any uses allowed by MUDD Zoning in the Ordinance, will be allowed in the existing buildings.

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.
9. 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.
10. Transportation improvements will be approved and constructed 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 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.
12. Any replaced windows or new windows on the first floor of any building will be clear glass.

Streetscape and Landscaping

13. Petitioner will provide 8' planting strip and 8' sidewalks along Thrift Road and Berryhill Road.
14. There are no existing trees in the setbacks.
15. No trees will be planted in the right of way of any city maintained street (Berryhill and Thrift) without explicit authorization from the City Arborist or his designee.
16. Berryhill Road sidewalk design and payment must be coordinated with the Thrift-Berryhill Roundabout capital project currently underway (E&P in-house design).

Lighting

17. All free-standing lighting, adjacent to properties to the south and west of the site, will be shielded with full cut-off fixtures.
18. The maximum height of any freestanding fixture shall not exceed 30 feet.

Stormwater

19. Petitioner will comply with requirements of the Post-Construction Stormwater Ordinance to address concerns of flooding and surface water impacts.

Binding Effect of the Rezoning Documents and Definitions

20. 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.
21. 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#:	07105114, 17105116 & 07105121
Total Site Acreage:	3.81 ACRES (166,155 SF)
Existing Zoning:	I-2
Proposed Zoning:	MUDD-O
Total Existing Building Area:	26,300 sf
Open Space Required:	1,662 sf
Min. Open Space Provided:	4,000 sf
Parking:	As per MUDD requirements
Tree Save Area:	Approx. 10% of lot

2317 Thrift Rd
Drain St
Bay St
Waterway
Berryhill Rd
Thrift Rd
Pine Street
Pine Ridge Rd
Pine Ridge Dr
Pine Ridge Ct
Pine Ridge Cir
Pine Ridge Pl
Pine Ridge Way
Pine Ridge Ln
Pine Ridge Trl
Pine Ridge Tr
Pine Ridge Sq