

**LEGEND**

- AC air conditioner
- CB catch basin/yard inlet
- CH chond
- CMF concrete monument found
- CONC. concrete
- FD fire hydrant
- GM gas meter
- GV gas valve
- GWA guy wire anchor
- HAP handicapped accessible parking
- IPF iron pipe found
- IRF/S iron rebar found/set
- LP light pole
- LR curve length & radius
- L/S landscaping
- MB,DB record map, deed references
- MW monitoring well
- PKF/S PK Nail found/set
- PT computed point
- RCP reinforced concrete pipe
- R/W right of way
- SM sanitary sewer manhole
- S.F. square feet (by coordinates)
- SDM storm drain manhole
- TELE PED telephone pedestal
- UP utility pole
- WM water meter
- WV water valve
- WV water vault
- WB vehicular barrier
- YL yard light
- SS sanitary sewer line
- OU overhead utility wires
- UT underground telecom line
- UGS underground gas line
- FL fence line

- DEVELOPMENT DATA:**
- PROPERTY ADDRESS: 2220 THRIFT ROAD CHARLOTTE, NC
  - TAX PARCEL #: 071-041-05
  - PARCEL ACREAGE: .9723 ACRES
  - EXISTING ZONING: I-2
  - PROPOSED ZONING: MUDD-O
  - CURRENT LAND USE: PET SERVICES INDOOR (LUCKY DOG BARK and BREW (DOG BAR, BOARDING & GROOMING))
  - EXISTING DEVELOPMENT: A 19,737 SF ONE STORY BUILDING WITH AN OUTDOOR PATIO
  - REQUIRED PARKING: SEE NOTE BELOW
  - OPEN SPACE: PER ORDINANCE REQUIREMENTS

2220 Thrift Road Development Standards

**General Provisions.**

- a. Development of the Site will be controlled by the standards depicted on this Technical Data Sheet (Site Plan) and by the standards of the Charlotte Zoning Ordinance. The development depicted on this Site Plan is intended to reflect the arrangement of proposed uses on the Site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.
- b. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and site development, may apply to the development of this Site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this Site Plan. Unless specifically noted in the conditions for this Site Plan, these other standard development requirements will be applied to the development of this Site as defined by those other city ordinances.
- c. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

**Purpose**

The purpose of this Rezoning application is to provide for the continued use of the site in accordance with the uses and accessory uses permitted in the MUDD district. The applicant is also seeking approval for modifications of certain MUDD standards as outlined below.

**Permitted Uses**

The site 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. Changes to the building facade that do not increase any dimensional non-conformities are permitted. The current building, parking, and outdoor patio areas will be maintained. If any changes to any of these areas, except for building and parking lot maintenance, that would increase any dimensional nonconformities, or any new development outside of the current building and parking footprints, will comply with the MUDD standards that existed at the time of the approval of this request.

**MUDD Optional requests.**

In view of the fact that the property is already the site of a re-purposed industrial building with on-site parking, the Petitioner seeks modification of certain MUDD standards.

- a. The Petitioner seeks approval for all parking and maneuvering to be allowed to remain between the building and the streets that adjoin the site.
- b. Renovations to the existing building shall not be subject to the design standards or the streetscape standards in the MUDD zoning district and shall not increase the degree of any dimensional nonconformity that may exist at the time of this rezoning. The applicant will coordinate any streetscape improvements with the City so long as those improvements do not result in the loss of existing parking on the site.
- c. The Petitioner seeks approval for reduction of required parking to the total number of spaces on the site and on-street spaces that adjoin the site on either Thrift Road or Jay Street. There will be a minimum of 27 parking spaces, including handicapped spaces, on the site.

**Transportation**

The site will have access from Thrift Road and Jay Street as generally depicted on the site plan

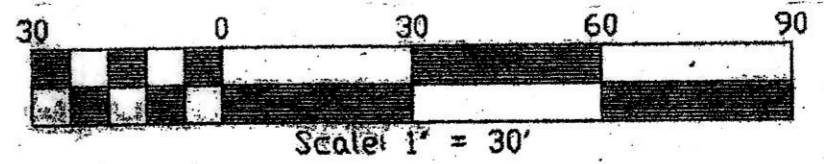
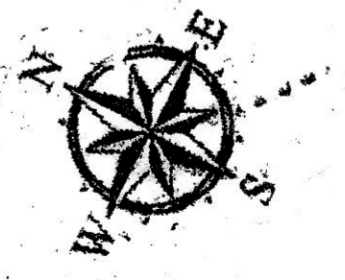
**Streetscape and Landscaping**

In view of the fact that the site is fully developed with building and parking the existing streetscape will remain subject to the provisions of Optional request (b.) above. Street trees shown on the site plan are existing trees and were scaled from aerial photography.

**Lighting**

a. Freestanding and wall lighting will use downward facing shielding. The height of any new freestanding lighting on the site will be limited to 30'.

Initial Submission- 12-31-22, 1.0  
Revised per staff comments- 06-12-23, 1.1



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THIS PLAN IS NOT FOR CONSTRUCTION

PETITION #2023-004

PROJECT: LUCKY DOG BARK AND BREW 2220 THRIFT ROAD CHARLOTTE, NC 28208  
PETITIONER: LUCKY DOG CHARLOTTE PROPERTY, LLC  
15928 HENRY LANE HUNTERVILLE, NC 28078  
SHEET TITLE: EXISTING CONDITIONS CONDITIONAL SITE PLAN

Project No.	TLH PROJ # 2022-19
DATE FILED:	12/31/22
DRAWN BY:	TLH
CHECKED BY:	TLH
<b>Revisions</b>	
06-12-23	REVISED PER STAFF COMMENTS
Sheet	L1 OF 1

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Land Planning • Landscape Architecture • Urban Design

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