



PROJECT

THRIFT ROAD REZONING RZP-2021-172

THRIFT ROAD
CHARLOTTE, NORTH CAROLINA

PROJECT NUMBER
21053

DATE
2021.10.25

ISSUED FOR
REZONING REVIEW

NO.	DATE	DESCRIPTION	BY
1	12/13/21	REVIEW COMMENTS	JM
2	01/18/22	REVIEW COMMENTS	JM

PROJ. MANAGER: JM
DRAWN BY: JM
CHECKED BY:

SCALE

SCALE
1"=100'

DRAWING
SITE PLAN

RZ1.00

SITE A (2228 THRIFT ROAD): SITE DEVELOPMENT DATA

SITE AREA	±1.59 ACRES
PARCEL ID NUMBER	071-08-206 & 071-08-211
EXISTING ZONING	I-2
PROPOSED ZONING	MUDD-O
EXISTING USE	OFFICE
PROPOSED USE	AS ALLOWED BY ORDINANCE
PROPOSED BUILDING AREA	±14,830 SF
PARKING REQUIRED	25 SPACES (1 SPACE PER 600SF)
PARKING PROVIDED	AMOUNT REQUIRED BY ORDINANCE

SITE B (2122, 2132 & 2200 THRIFT ROAD): SITE DEVELOPMENT DATA

SITE AREA	±2.56 ACRES
PARCEL ID NUMBER	071-04-108
EXISTING ZONING	I-2
PROPOSED ZONING	MUDD-O
EXISTING USE	STORAGE, E/D/E, OFFICE
PROPOSED USE	AS ALLOWED BY ORDINANCE
PROPOSED BUILDING AREA	BUILDING A- ±21,835 SF, BUILDING B- ±13,841 SF
PARKING REQUIRED	60 SPACES (1 SPACE PER 600SF)
PARKING PROVIDED	AMOUNT REQUIRED BY ORDINANCE

SITE C (2115 THRIFT ROAD): SITE DEVELOPMENT DATA

SITE AREA	±2.09 ACRES
PARCEL ID NUMBER	071-05-122
EXISTING ZONING	I-2
PROPOSED ZONING	MUDD-O
EXISTING USE	MANUFACTURING, E/D/E
PROPOSED USE	AS ALLOWED BY ORDINANCE
PROPOSED BUILDING AREA	±13,867 SF
PARKING REQUIRED	24 SPACES (1 PER 600SF)
PARKING PROVIDED	AMOUNT REQUIRED BY ORDINANCE

SITE D (2101, 2121 & 2135 THRIFT ROAD): SITE DEVELOPMENT DATA

SITE AREA	±4.55 ACRES
PARCEL ID NUMBER	071-05-123
EXISTING ZONING	I-2
PROPOSED ZONING	MUDD-O
EXISTING USE	E/D/E, OFFICE, RETAIL, STORAGE
PROPOSED USE	AS ALLOWED BY ORDINANCE
PROPOSED BUILDING AREA	±58,164 TOTAL SF
PARKING REQUIRED	97 SPACES (1 SPACE PER 600SF)
PARKING PROVIDED	AMOUNT REQUIRED BY ORDINANCE

- GENERAL PROVISIONS:**
 - SITE DESCRIPTION:** THESE DEVELOPMENT STANDARDS AND THE TECHNICAL DATA SHEET FROM THE REZONING PLAN (HEREAFTER COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY SUMMIT AVENUE THRIFT ROAD HOLDINGS, LLC AND SUMMIT AVENUE THRIFT ROAD, LLC ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A MIXED USE PROJECT ON FOUR (4) PROPERTIES TOTALING APPROXIMATELY 10.79 ACRES LOCATED AT 2228 THRIFT ROAD (SITE A), 2122 & 2200 THRIFT ROAD (SITE B), 2115 THRIFT ROAD (SITE C), AND 2101, 2121 & 2135 THRIFT ROAD (SITE D), MORE PARTICULARLY DESCRIBED AS MECKLENBURG TAX PARCELS 071-08-206 & 071-08-211 (SITE A), 071-04-108 (SITE B), 071-05-122 (SITE C), AND 071-05-123 (SITE D).
 - ZONING DISTRICTS/ORDINANCE:** DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"), SUBJECT TO THE OPTIONAL PROVISIONS SET OUT BELOW. THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MIXED USE DEVELOPMENT DISTRICT ("MUDD") ZONING CLASSIFICATION SHALL GOVERN ALL NEW DEVELOPMENT TAKING PLACE ON THE SITES.
 - GRAPHICS AND ALTERATIONS:** THE LAYOUT, LOCATIONS, SIZES, AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE EXISTING DEVELOPMENT/SITE ELEMENTS. ANY NEW DEVELOPMENT OF THE SITES SHALL CONFORM TO THE MUDD ZONING DISTRICT.
- OPTIONAL PROVISIONS:**

THE FOLLOWING OPTIONAL PROVISIONS SHALL APPLY TO THE SITES:

TO ALLOW PARKING AND MANEUVERING BETWEEN THE EXISTING BUILDINGS AND THE ADJACENT PUBLIC STREETS.

THE PETITIONER SHALL UTILIZE THE BELOW TABLE AS EACH SITE IN THIS REZONING IS PERMITTED UNDER THE MUDD-O ZONING. THIS TABLE SHALL BE UPDATED AND ADDED TO THE COVER SHEET OF THE PERMITTING SET(S) FOR EACH INDIVIDUAL PROJECT WITHIN THE APPROPRIATE DEVELOPMENT AREAS. WHEN THE PROPOSED CUMULATIVE TRIP GENERATION FOR THE SITES IN THIS PETITION EXCEEDS 2500 NEW VEHICLE TRIPS/DAY, THE PETITIONER SHALL BE REQUIRED TO PERFORM A TIS AND/OR PROPOSE AND CONSTRUCT ALTERNATIVE TRANSPORTATION IMPROVEMENTS IN LIEU OF A TIS. THE TIS AND/OR THE ALTERNATIVE TRANSPORTATION IMPROVEMENTS WILL BE SUBJECT TO THE APPROVAL OF CDOT.

Development Area	Existing Permitted Uses	Acosta Project Number	Trips Generated From Existing Uses (Vehicles/Day)	Proposed of Uses	Acosta Project Number	Trips Generated (Vehicles/Day)	
Site A	Office 15,675 SF	LOC-2021-00206	116				
Site B	Office 10,388 SF Storage 4,039 SF	LOC-2021-00207	2,585				
Site C	Storage 4,664 SF Manufacturing 4,664 SF	LOC-2019-00012	1,088				
Site D	Storage 6,100 SF Office 8,301 SF Retail 2,654 SF Storage 6,309 SF	LOC-2021-00012	1,079				
						Total Trips Generated	5,910

- PERMITTED USES:**
 - THE SITES 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.
- ARCHITECTURAL STANDARDS:**
 - RENOVATIONS TO EXISTING BUILDINGS SHALL NOT BE SUBJECT TO THE DESIGN STANDARDS IN THE MUDD ZONING DISTRICT AND SHALL NOT INCREASE THE DEGREE OF NONCONFORMITY EXISTING AT THE TIME OF THIS REZONING APPROVAL.
 - ANY NEW DEVELOPMENT OF THE SITES SHALL CONFORM TO THE MUDD ZONING DISTRICT.
 - ANY NEW DEVELOPMENT OF THE SITES SHALL NOT EXCEED 90 FEET BUILDING HEIGHT.
- ENVIRONMENTAL FEATURES:**
 - THE SITES SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
 - THE SITES SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.
- SIGNAGE:**
 - AS ALLOWED BY THE ORDINANCE.
- LIGHTING:**
 - AS ALLOWED BY THE ORDINANCE.
- AMENDMENTS TO THE REZONING PLAN:**
 - FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA OR PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF CHAPTER 6 OF THE ORDINANCE.
- BINDING EFFECT OF THE REZONING APPLICATION:**
 - IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITES UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO BENEFIT THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITES, AS APPLICABLE, AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.
- STREETScape STANDARDS (THRIFT ROAD)**
 - THE SITES STREETScape SHALL CONFORM TO THE MUDD ZONING DISTRICT, 8 FOOT PLANTING STRIP AND 6 FOOT SIDEWALK.
 - THRIFT ROAD MEDIAN IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH THE TYPICAL SECTION REFERENCED ON THIS SITE PLAN. APPROVAL FROM CDOT AND THE FIRE MARSHAL'S OFFICE WILL BE REQUIRED. PLANTING WILL BE COORDINATED WITH CITY OF CHARLOTTE URBAN FORESTRY. TREES AND SUBDRAINAGE WILL NOT BE REQUIRED.
 - THE PETITIONER WILL BE REIMBURSED FOR THE COST ASSOCIATED WITH THE THRIFT ROAD MEDIAN IMPROVEMENTS PER A REIMBURSEMENT AGREEMENT.
 - THE PETITIONER SHALL CONSTRUCT AN APPROPRIATE PEDESTRIAN CROSSING WITH REFUGE AND SIGNAGE IN ACCORDANCE WITH CLDMs. FINAL LOCATIONS WILL BE COORDINATED WITH CDOT AND TRAFFIC SAFETY DEPARTMENT. A SIGNALIZED CROSSING WILL NOT BE REQUIRED.
 - BUILDING CERTIFICATE OF OCCUPANCY SHALL NOT BE CONTINGENT UPON STREETScape IMPROVEMENTS
- STREETScape STANDARDS (JAY STREET)**
 - PETITIONER WILL DEDICATE RIGHT OF WAY APPROXIMATELY 27 FEET FROM EXISTING STREET CENTERLINE, AS GENERALLY DEPICTED ON THE SITE PLAN. AN 8 FOOT PLANTING STRIP AND 6 FOOT SIDEWALK SHALL BE INSTALLED WHERE FEASIBLE. WHERE EXISTING BUILDING CONFLICTS OCCUR A MINIMUM 6 FOOT PLANTING STRIP AND MINIMUM 5 FOOT SIDEWALK SHALL BE PROVIDED. FINAL DESIGN SHALL BE COORDINATED DURING LAND DEVELOPMENT REVIEW.
 - DEDICATION AND FEE SIMPLE CONVEYANCE OF RIGHTS-OF-WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED

SCALE: 1" = 100'
0 50' 100' 200'



THRIFT ROAD TYPICAL SECTION

