

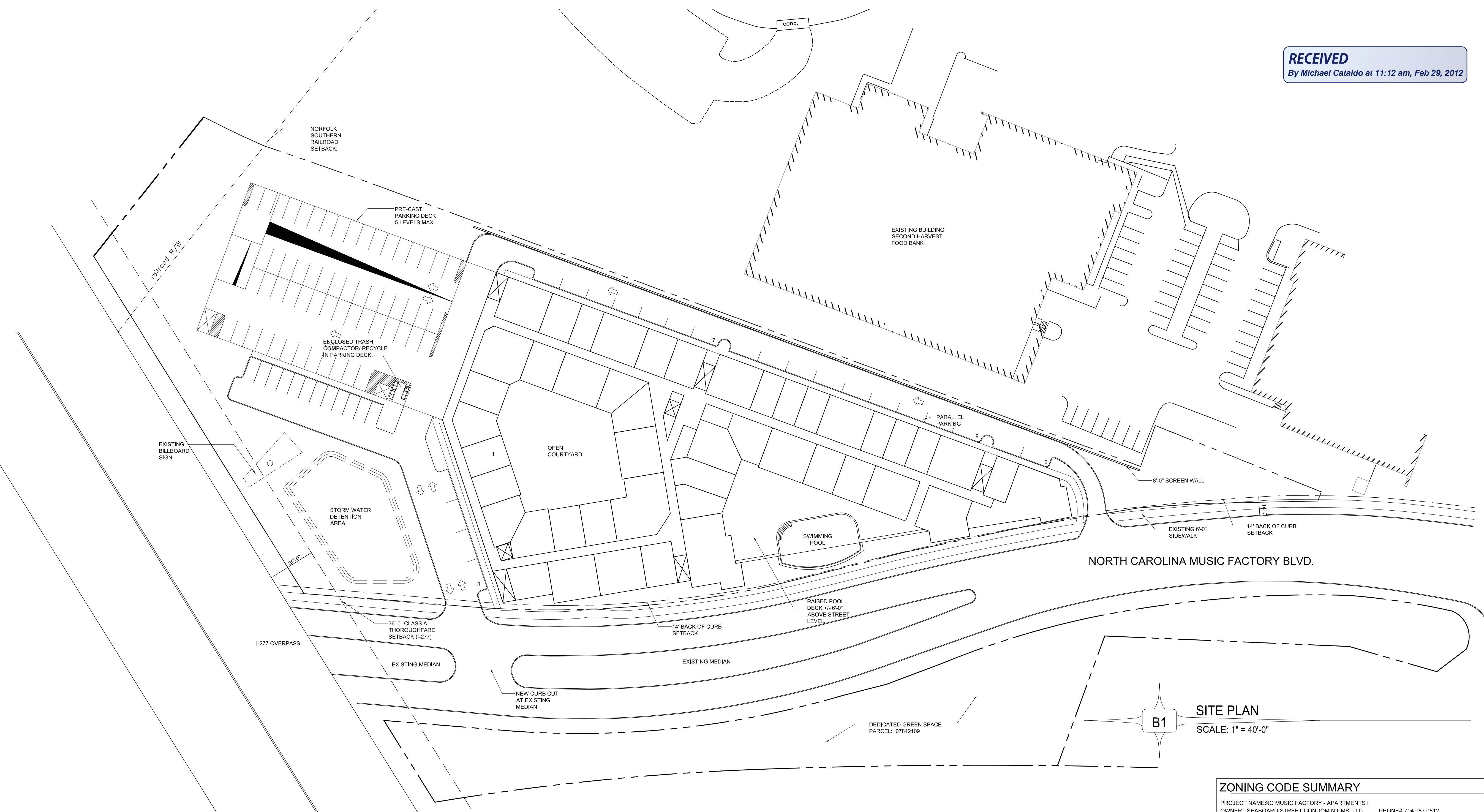
NC MUSIC FACTORY
APARTMENTS
630 NC MUSIC FACTORY BLVD.
CHARLOTTE, NC 28211

PROJECT NUMBER: 11-115
ISSUED: 2-27-12 REZONING
REVISIONS:

REZONING
PLAN

Z-1

RECEIVED
By Michael Cataldo at 11:12 am, Feb 29, 2012



DEVELOPMENT STANDARDS

February 27, 2012

GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Seaboard Street Condominiums, LLC for an approximately 4.6267 acre site located on the north side of NC Music Factory Boulevard west of North Graham Street, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site").
- B. The development of the Site will be governed by the Rezoning Plan, these Development Standards 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 district shall govern the development of the Site.
- C. Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

OPTIONAL PROVISIONS

Petitioner requests the approval of the following optional provisions:

- A. Allow the existing 4 foot planting strip and 6 foot sidewalk located along the Site's frontage on NC Music Factory Boulevard to remain in place.
- B. As depicted on the Rezoning Plan, an existing outdoor advertising sign is located on the Site. The existing outdoor advertising sign may remain in place and shall not be considered to be a non-conforming sign upon the rezoning of the Site, and the sign may be utilized in accordance with the provisions of the Ordinance.

PERMITTED USES

The Site may be devoted to a mixed use development containing a maximum of 250 multi-family dwelling units, a maximum of 40,000 square feet of retail sales and services and restaurant uses and to any incidental and accessory uses allowed in the MUDD zoning district. The retail sales and services and restaurant uses shall be located in the first floor of the building proposed to be constructed on the Site.

TRANSPORTATION

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of each access point are subject to any minor modifications required by the Charlotte Department of Transportation and/or the North Carolina Department of Transportation.
- B. Off-street vehicular parking shall meet the minimum requirements of the Ordinance.
- C. As depicted on the Rezoning Plan, the vehicular off-street parking spaces shall be located in a structured parking facility and in a surface parking lot to be constructed on the Site.
- D. Bicycle parking will be provided on the Site as required by the Ordinance.

ARCHITECTURAL STANDARDS

- A. The maximum height of the multi-family building to be developed on the Site shall be 5 stories.
- B. The maximum height of the structured parking facility to be developed on the site shall be 5 stories.
- C. Attached to the Rezoning Plan is a schematic architectural perspective of the front elevation of the multi-family building to be developed on the Site that is intended to depict the general architectural style, character and elements of the front elevation of the multi-family building. Accordingly, the front elevation of the multi-family building to be developed on the Site shall be designed and constructed so that it is substantially similar in appearance to the schematic architectural perspective in terms of its architectural style, character and elements. Changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.
- D. The rear and side elevations of the multi-family building to be developed on the Site shall be substantially similar in appearance to the front elevation of such building.

SETBACK AND YARDS/STREETScape/SCREENING

- A. Development of the Site shall comply with the setback, side yard and rear yard requirements of the MUDD zoning district.
- B. The existing 4 foot planting strip and 6 foot sidewalk located along the Site's frontage on NC Music Factory Boulevard shall remain.
- C. Any dumpster's located on the Site that are visible from a public street or from an external adjoining parcel of land will be screened from view by solid-enclosures with gates.

SIGNAGE

- A. All newly installed signs on the Site shall comply with the requirements of the Ordinance.
- B. As depicted on the Rezoning Plan, an existing outdoor advertising sign is located on the Site. The existing outdoor advertising sign may remain in place and shall not be considered to be a non-conforming sign upon the rezoning of the Site, and the sign may be utilized in accordance with the provisions of the Ordinance.

BINDING EFFECT OF THE REZONING PETITION

If this Rezoning Petition is approved, all conditions applicable to the development and/or use of the Site imposed under this Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns. 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 Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.

ZONING CODE SUMMARY

PROJECT NAME: NC MUSIC FACTORY - APARTMENTS I
OWNER: SEABOARD STREET CONDOMINIUMS, LLC
PLANS PREPARED BY: COLEENESTONE
PARCEL NUMBERS: 07842109, 07842110, 07842111
EXISTING ZONING: I-1, I-2
EXISTING LAND USE: VACANT
JURISDICTION: CITY OF CHARLOTTE
TOWNSHIP: N/A
PROPOSED ZONING: MUDD-OPTIONAL
PROPOSED USE(S): MULTI-FAMILY AND MAXIMUM OF 40,000 SF RETAIL/RESTAURANT
BUILDING HEIGHT: TWO BUILDINGS
SHALL BE A MAXIMUM OF 5 STORIES

LOT SIZE: 4.63 ACRES
DENSITY: 54 UNITS/AC
NUMBER OF UNITS/SUITES: 250 MAX
FLOOR AREA RATIO (FAR):
TOTAL BUILDING AREA (SQ. FT.) = 265,000
TOTAL LAND AREA (SQ. FT.) = 201,683
FAR: 1.31
TOTAL PARKING DECK (SQ. FT.) = 95,000 SF

YARD REQUIREMENTS:
MINIMUM SETBACK ALONG INTERNAL PUBLIC STREETS: N/A
MINIMUM SETBACK ALONG INTERNAL PARKING AREAS: 14' FROM B.O.C.
MINIMUM REAR YARD: N/A
MINIMUM SIDE YARD (LEFT): N/A
MINIMUM SIDE YARD (RIGHT): N/A
MINIMUM BUILDING SEPARATION: N/A

REQUIRED BUFFERS:
FRONT: N/A
SIDE (LEFT): N/A
REAR: N/A
SIDE (RIGHT): N/A

REQUIRED SCREENING:
FRONT: N/A
SIDE (LEFT): N/A
REAR: N/A
SIDE (RIGHT): N/A

IMPERVIOUS COVERAGE: 0.46 ACRES

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REVISIONS:

CONCEPTUAL
ELEVATION

Z-2



A3

CONCEPTUAL ELEVATION
SCALE: NTS