

DEVELOPMENT SUMMARY

TAX PARCEL ID: 07842110, and portions of 07842109
TOTAL SITE AREA: ±3.62 ACRES
REZONING PETITION NO: 2012-043
EXISTING ZONING: I-1, I-1(CD), I-2
PROPOSED ZONING: MUDD (CD)
EXISTING USE: VACANT
PROPOSED USE: MULTI-FAMILY
PROPOSED UNITS: 250 UNITS MAXIMUM

PROPOSED BUILDING HEIGHT: 4 AND 5 STORY
GROSS FLOOR AREA: ±235,000 S.F.
FLOOR AREA RATIO: 1.49
PARKING DECK AREA: ±122,000 S.F.
DENSITY: 69 UNITS/ACRE
URBAN OPEN SPACE REQUIRED: ±2,350 S.F.

MINIMUM LOT AREA: NONE
MINIMUM SETBACK: 14' FROM BACK OF CURB
(8' PLANTING STRIP/6' SIDEWALK)
MINIMUM SIDE YARD: NONE
MINIMUM REAR YARD: NONE

MINIMUM PARKING REQUIRED: 245 SPACES (1.0 FOR 245 UNITS)
MINIMUM BIKE PARKING REQUIRED: 13 SHORT TERM (1 PER 20 UNITS)

DEVELOPMENT STANDARDS

- 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 3.62 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"). 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.

PERMITTED USES

The Site may only be devoted to a residential community containing a maximum of 250 multi-family dwelling units and to any incidental and accessory uses allowed in the MUDD zoning district.

TRANSPORTATION

- A. Vehicular access shall be as generally depicted on Sheet RZ-1 of the Rezoning Plan. The placement and configuration of each access point is 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 Sheet RZ-1 of the Rezoning Plan, the vehicular off-street parking spaces shall be located in a structured parking facility and in a surface parking areas to be constructed on the Site.
- D. Bicycle parking will be provided on the Site as required by the Ordinance.
- E. Prior to the issuance of a building permit for the multi-family building to be developed on the Site, the Petitioner will cause the right of way for those portions of existing and realigned NC Music Factory Boulevard (as depicted on Sheet RZ-1 of the Rezoning Plan) that are located adjacent to the Site to be dedicated to the City of Charlotte or the North Carolina Department of Transportation.

ARCHITECTURAL STANDARDS

- A. The maximum height of the multi-family building to be developed on the Site shall range from 4 stories to 5 stories. The maximum height in stories of each component or segment of the multi-family building is designated on Sheet RZ-1 of the Rezoning Plan by a number on the building footprint. For example, a component or segment of the multi-family building designated with a "5" shall have a maximum height of 5 stories.

- B. Set out on Sheet RZ-2 of 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.
- C. Set out on Sheet RZ-2 of the Rezoning Plan is a schematic rendering that depicts the manner in which the northern side of the structured parking facility is intended to be screened. Accordingly, the northern side of the structured parking facility will be screened in the manner depicted on the schematic rendering set out on Sheet RZ-2 of the Rezoning Plan. Notwithstanding the foregoing, the manner in which the northern side of the structured parking facility is screened may be revised provided that such revisions are approved by the Staff of the Charlotte-Mecklenburg Planning Department.

SETBACK AND YARDS/STREETSCAPE/SCREENING

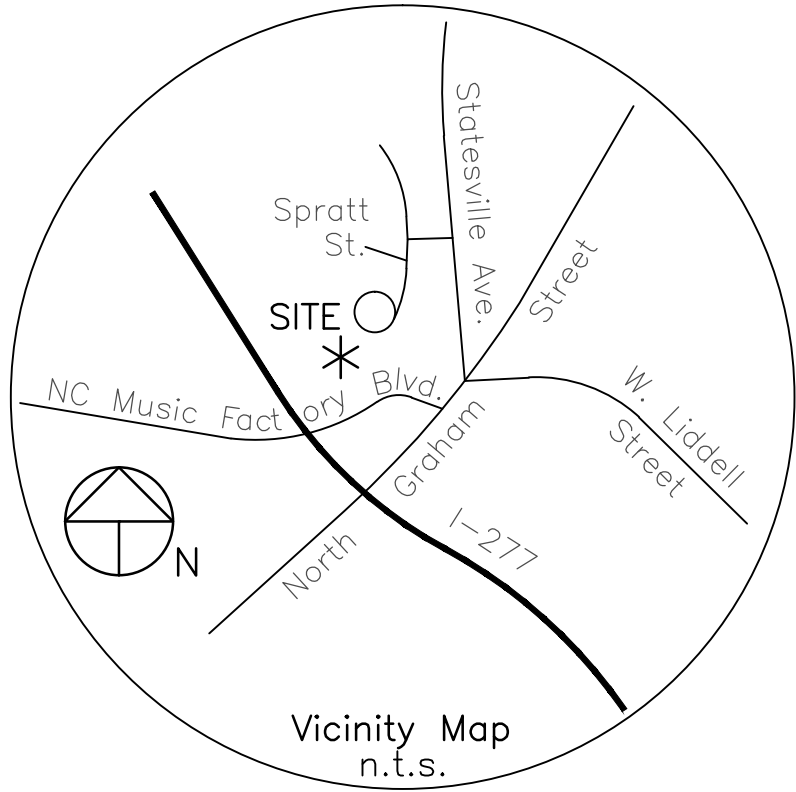
- A. Development of the Site shall comply with the setback, side yard and rear yard requirements of the MUDD zoning district.
- B. An 8 foot planting strip with street trees and a 6 foot sidewalk shall be installed along the Site's frontage on NC Music Factory Boulevard. The 8 foot planting strip and the 6 foot sidewalk will not be required to be installed until such time that NC Music Factory Boulevard is realigned by others as depicted on Sheet RZ-1 of the Rezoning Plan.
- C. Any dumpsters 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

All newly installed signs on the Site shall comply with the requirements of the Ordinance.

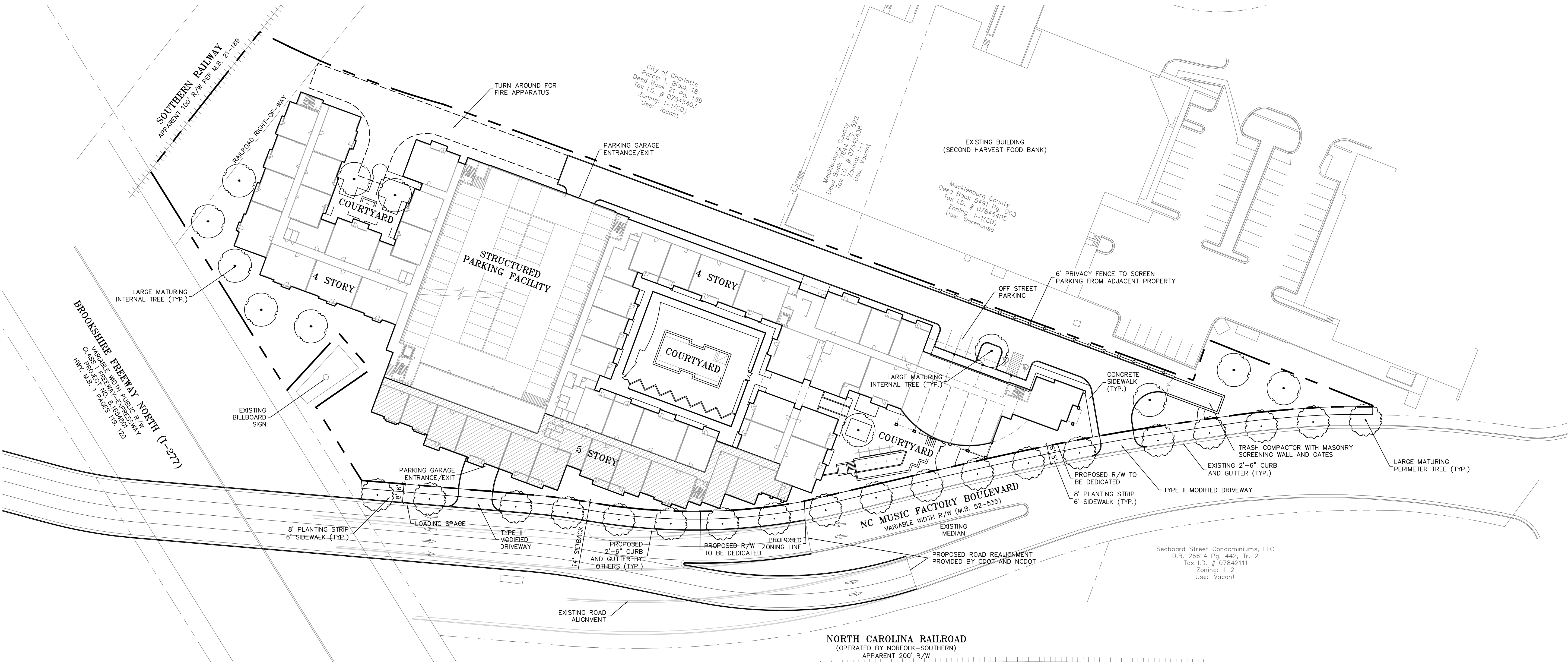
BINDING EFFECT OF THE REZONING PETITION

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.



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By Michael Cataldo at 10:05 am, May 18, 2012



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MUSIC FACTORY SITE

CHARLOTTE, NC
ALLIANCE RESIDENTIAL COMPANY

2115 PIEDMONT ROAD, SUITE 101
ATLANTA, GEORGIA 30324
404-923-8206

REZONING DOCUMENTS

SCALE: 1"=40'

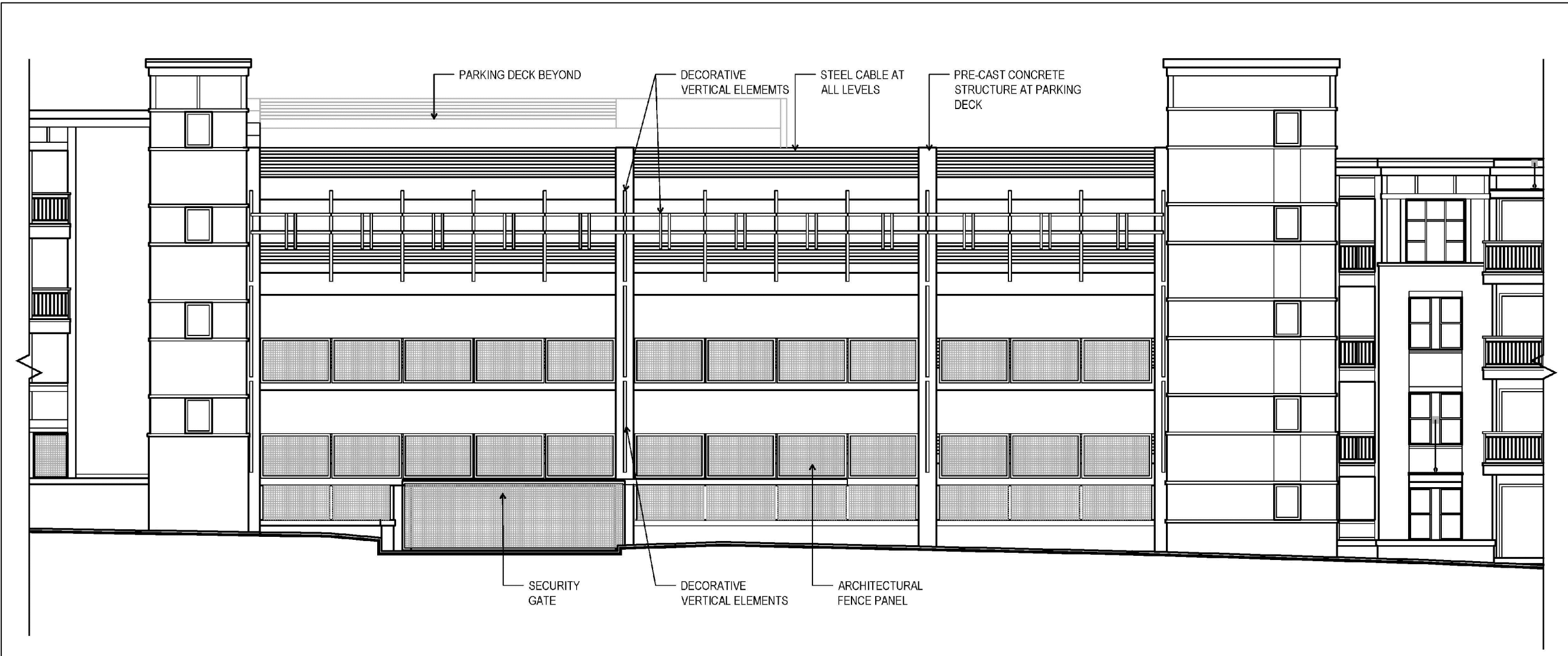
PROJECT #: 355-002
DRAWN BY: BG
CHECKED BY: TH

REZONING
PLAN
FOR PUBLIC HEARING
REZONING PETITION
#2012-043

FEBRUARY 27, 2012

REVISIONS:
1. MAY 18, 2012

RZ-1



NORTH ELEVATION. PARKING DECK.



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