



VICINITY MAP

SITE DEVELOPMENT DATA

ACREAGE: ± 5.12 ACRES

TAX PARCEL #: 07823201

EXISTING ZONING: I-2

PROPOSED ZONING: MUDD(O) - CD

EXISTING USES: WAREHOUSE

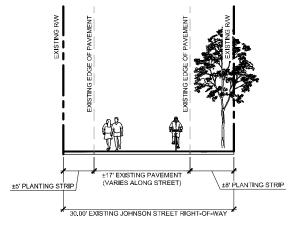
PROPOSED USES: UP TO EIGHTY-TWO (82) SINGLE-FAMILY ATTACHED DWELLING UNITS AND 7,500 SF OF NON-RESIDENTIAL USES, AS FURTHER DEFINED AND EXPLAINED BELOW

MAXIMUM BUILDING HEIGHT: A MAXIMUM BUILDING HEIGHT OF FIFTY-FIVE FEET (55') SHALL BE PERMITTED.

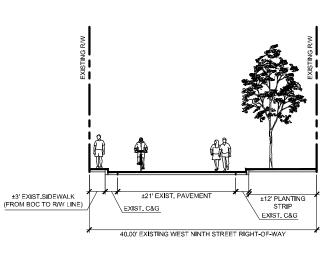
PARKING: PARKING SHALL BE PROVIDED PER ORDINANCE

NOTE: PLAN TO COMPLY WITH CHARLOTTE TREE SAVE ORDINANCE.

PORTIONS OF JOHNSON STREET AND ALL OF WEST NINTH ST TO BE MODIFIED TO PEDESTRIAN/BIKE MULTI-USE PATHS. VEHICULAR ACCESS WILL BE DEFINED BY BOLLARDS AT JOHNSON STREET



JOHNSON STREET (PED/BIKE PATH SECTION)



WEST NINTH STREET (PED/BIKE PATH SECTION)

EAL

LandDesign.

223 NORTH GRAHAM STREET CHARLOTTE, NC 28202 704.333.0325 WWW.LANDDESIGN.COM

PRELIMINARY -FOR REVIEW ONLY-THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

XXXXX XXXXXXX ##### 1/21/22

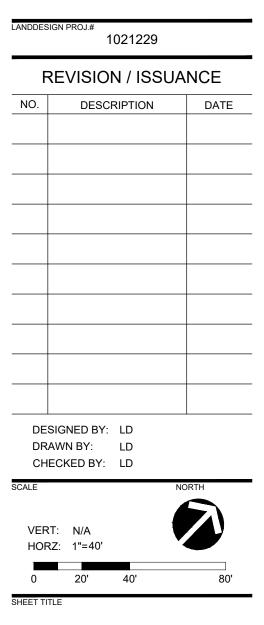
REG. #

ENGINEER

NOT FOR CONSTRUCTION

MUSIC FACTORY TOWNHOMES

LENNAR CAROLINAS, LLC 721 NORTH CAROLINA MUSIC FACTORY BLVD CHARLOTTE, NC 28206



SCHEMATIC SITE PLAN



ORIGINAL SHEET SIZE: 24" X 36"

LENNAR CAROLINAS, LLC MUSIC FACTORY TOWNHOMES REZONING PETITION NO. 2021-xxx 12/16/2021

Development Data Table:

Site Area:	+/- 5.12 acres
Parcel Number:	078-232-01
Existing Zoning:	I-2
Proposed Zoning:	MUDD-O
Existing Use:	Warehouse
Proposed Uses:	Up to Eighty-two (82) Single-Family Attached Dwelling Units and 7,500 sf of non-residential uses, as further defined and explained below
Maximum Building Height:	Up to Fifty-Five (55) feet as measured per the Ordinance

I. General Provisions

 These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Lennar Carolinas, LLC (the "Petitioner") to accommodate the development of a single-family attached (townhome) residential community on that approximately 5.12-acre site located at the southwest intersection of NC Music Factory Boulevard and Johnson Street, as more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Number 078-232-01.
 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"). Unless the Rezoning Plan or these Development Standards establish more stringent standards, or as otherwise provided in the Optional Provisions below, the regulations established under the Ordinance for the MUDD zoning district shall govern the development and use of the Site.

The development and street layout depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard, landscaping and tree save requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.
 Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the

Site in accordance with the provisions of Chapter 6 of the Ordinance. Minor alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

II. Permitted Uses

1. The Site may be devoted only to a residential community containing a maximum of: (i) eighty-two (82) single-family attached dwelling units, including any incidental and accessory uses permitted by-right or under prescribed conditions in the MUDD zoning district and (ii) 7,500 square feet of non-residential uses, including retail, office, EDEE or brewery uses located in the adaptive reuse building, including incidental and accessory uses permitted in the MUDD district not otherwise prohibited below.

a. Prohibited uses: gas station, car wash, self-storage building, or accessory vehicular drive-through window.
b. In the event the adaptive reuse building cannot be preserved per Section V.1, below, the area of the adaptive reuse building may be converted to additional townhome units. However, in no scenario shall the total number of townhome units on the Site exceed ninety-six (96) units.

III. Optional Provisions

1. The Petitioner requests a deviation from the typical streetscape standards along Music Factory Boulevard due to site constraints caused by the existing railroad right-of-way. The modified streetscape standard shall be as depicted in the cross-sections of this Rezoning Plan.

IV. Transportation

1. Vehicular access shall be as generally depicted on the Rezoning Plan. Minor modifications to the access point shall be permitted based on CDOT requirements and during permitting.

2. As depicted on the Rezoning Plan, the Site will be served by an internal private alleys, and minor adjustments to the location of the internal drive and/or alleys shall be allowed during the construction permitting process.

3. Johnson Street and West Ninth Street shall be utilized as bicycle/pedestrian facilities along the Site's frontage, with restricted vehicular access, as generally depicted on the Rezoning Plan.

4. The Petitioner shall dedicate all necessary rights-of-way in fee simple conveyance to the City of Charlotte before the Site's first building certificate of occupancy is issued.

5. Unless stated otherwise herein, the Petitioner shall ensure that all transportation improvements are substantially completed prior to the issuance of the Site's first building certificate of occupancy.

V. Architectural Standards

1. The Petitioner agrees to use diligent good faith efforts to preserve the existing building, as labeled as such on the Rezoning Plan, for adaptive reuse, unless determined to be in such condition from a structural or environmental standpoint that preservation may not be possible, as determined by the third-party engineer licensed in North Carolina. For the sake of clarity, the loading dock area and associated metal roof structure shall not be included in this preservation commitment and may be removed from the building.

2. Preferred Exterior Building Materials: All principal and accessory buildings shall be comprised of a combination of portions of brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement ("HardiPlank"), metal and/or other materials approved by the Planning Director.

3. Prohibited Exterior Building Materials: vinyl (except for windows, trim, soffits, handrails, and doors) and concrete masonry units not architecturally finished.

4. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches (if provided) may be no less than 2:12, unless a flat roof architectural style is employed.

5. All corner/end units that front a public street or open space area shall either have a porch/stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall expanse to a maximum of ten (10) feet on all building levels fronting such street/open space area.

6. Attached dwelling units shall be limited to a maximum of six (6) units per building or fewer when fronting a public street.

VI. Environmental Features

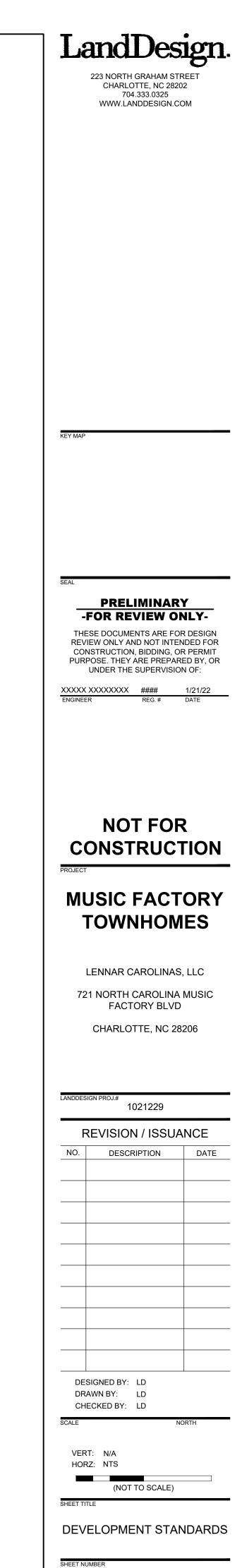
 The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. The location, size, and type of stormwater management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
 The Petitioner shall comply with the Tree Ordinance.

VII. Binding Effect of the Rezoning Documents and Definitions

1/24/2022 9:38 RM BKIPLARE BRODEN ZNTE ROPLATES 23/91/24/0025/HIERT SATACONHREZ (2003)6/D0/21229-REZONING.DWG

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 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 the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

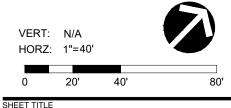


RZ-2

ORIGINAL SHEET SIZE: 24" X 36"



LandDesign.
223 NORTH GRAHAM STREET CHARLOTTE, NC 28202
704.333.0325 WWW.LANDDESIGN.COM
KEY MAP
SEAL
PRELIMINARY -FOR REVIEW ONLY-
THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR
CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:
XXXXX XXXXXXX ##### 1/21/22 ENGINEER REG. # DATE
NOT FOR
CONSTRUCTION
CONSTRUCTION PROJECT
CONSTRUCTION PROJECT MUSIC FACTORY
CONSTRUCTION PROJECT
CONSTRUCTION PROJECT MUSIC FACTORY
CONSTRUCTION PROJECT MUSIC FACTORY TOWNHOMES LENNAR CAROLINAS, LLC 721 NORTH CAROLINA MUSIC
CONSTRUCTION PROJECT MUSIC FACTORY TOWNHOMES LENNAR CAROLINAS, LLC
CONSTRUCTION PROJECT MUSIC FACTORY DOWNHOMES LENNAR CAROLINAS, LLC 721 NORTH CAROLINA MUSIC FACTORY BLVD
CONSTRUCTION PROJECT MUSIC FACTORY DOWNHOMES LENNAR CAROLINAS, LLC 721 NORTH CAROLINA MUSIC FACTORY BLVD
CONSTRUCTION PROJECT MUSIC FACTORY DOWNHOMES LENNAR CAROLINAS, LLC 721 NORTH CAROLINA MUSIC FACTORY BLVD
<section-header><text><section-header><section-header><text><text><text><text></text></text></text></text></section-header></section-header></text></section-header>
<section-header><text><section-header><section-header><text><text><text><text></text></text></text></text></section-header></section-header></text></section-header>
<section-header><text><section-header><section-header><text><text><text><text><text></text></text></text></text></text></section-header></section-header></text></section-header>
<section-header></section-header>
<section-header><form></form></section-header>
<section-header><form></form></section-header>



EXISTING CONDITIONS

RZ-3

ORIGINAL SHEET SIZE: 24" X 36"