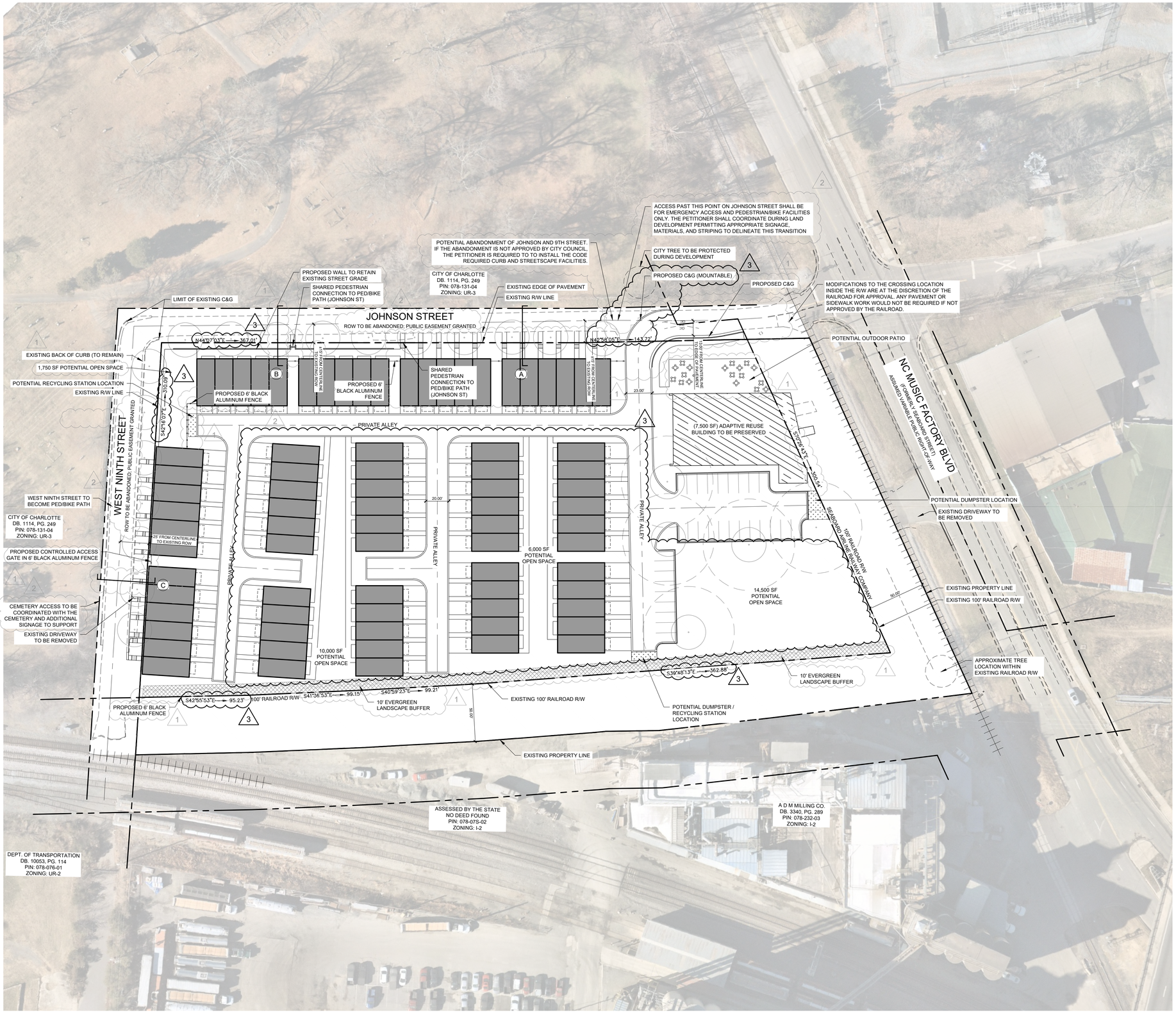
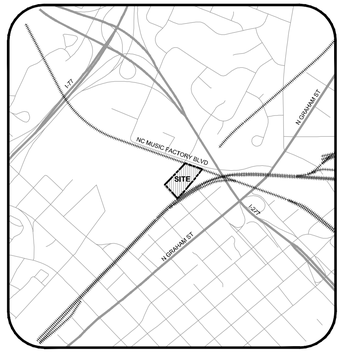




VICINITY MAP

NTS

SITE DEVELOPMENT DATA

ACREAGE: ± 3.96 ACRES

PARCEL NUMBER: PORTION OF 078-232-01

EXISTING ZONING: I-2

PROPOSED ZONING: MUDD(O) - CD

EXISTING USES: WAREHOUSE

PROPOSED USES: UP TO SEVENTY-SEVEN (77) SINGLE-FAMILY ATTACHED DWELLING UNITS AND 7,500 SF OF NON-RESIDENTIAL USES, AS FURTHER DEFINED AND EXPLAINED BELOW

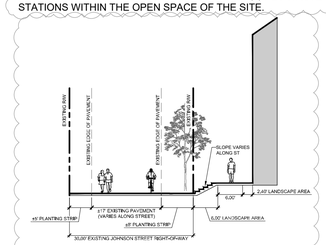
MAXIMUM BUILDING HEIGHT: A MAXIMUM BUILDING HEIGHT OF FIFTY-FIVE FEET (55') SHALL BE PERMITTED.

PARKING: PARKING SHALL BE PROVIDED PER ORDINANCE

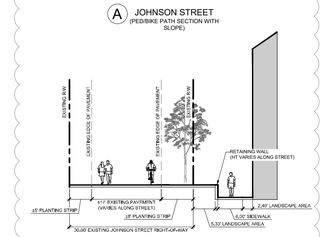
NOTE: SHALL COMPLY WITH THE CHARLOTTE TREE ORDINANCE..

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

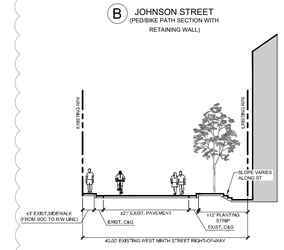
PETITIONER SHALL PROVIDE AT LEAST THREE (3) PET WASTE STATIONS WITHIN THE OPEN SPACE OF THE SITE.



A JOHNSON STREET (PED/BIKE PATH SECTION WITH SLOPE)



B JOHNSON STREET (PED/BIKE PATH SECTION WITH RETAINING WALL)



C WEST NINTH STREET (PED/BIKE PATH SECTION)

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 XXXXXXXX	#####	4/11/22
ENGINEER	REG. #	DATE

NOT FOR CONSTRUCTION

PROJECT

MUSIC FACTORY TOWNHOMES REZONING

LENNAR CAROLINAS, LLC

721 NORTH CAROLINA MUSIC FACTORY BLVD

CHARLOTTE, NC 28206

PETITION NUMBER: 2021-238

LANDDESIGN PROJ.#

1021229

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	12.16.2021
2	PER STAFF COMMENTS	03.14.2022
3	PER STAFF COMMENTS	04.11.2022
4	PER STAFF COMMENTS	06.20.2022
5	PER STAFF COMMENTS	07.12.2022

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE

VERT: N/A
HORZ: 1"=40'

0 20' 40' 80'

NORTH

SHEET TITLE

SCHEMATIC SITE PLAN

SHEET NUMBER

RZ-1

LENNAR CAROLINAS, LLC
MUSIC FACTORY TOWNHOMES
REZONING PETITION NO. 2021-238
7/13/2022

3

Development Data Table:

Site Area:	+/- 3.96 acres
Parcel Number:	Portion of 078-232-01
Existing Zoning:	I-2
Proposed Zoning:	MUDD-O
Existing Use:	Warehouse
Proposed Uses:	Up to Seventy-Seven (77) 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

1. 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 3.96-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 a portion of Tax Parcel Number 078-232-01.
2. 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.
3. 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.
4. 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) s**eventy-seven** (77) 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 to eliminate the sidewalk requirement 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. The Petitioner will complete and submit a Right-of-Way Abandonment Petition form to CDOT for review related to Johnson Street and West Ninth Street along the Site's frontage. The decision of this rezoning petition does not correlate with the decision of the possible abandonment, as this decision is issued within the separate Right-of-Way Abandonment process that is controlled by North Carolina General Statutes.
4. Assuming street right-of-way abandonment, 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. A public easement shall be provided. If these streets are not abandoned, they shall comply with Subdivision Ordinance requirements.
5. Petitioner shall provide a mountable curb on Johnston Street at the driveway into the Site, as generally depicted on the Rezoning plan, to differentiate between the pedestrian/bicycle facilities and motorized vehicular access.
6. Cemetery access shall be coordinated with the cemetery and additional signage shall be provided to indicate such access, as generally depicted on the Rezoning Plan.
7. Urban Arboretum Trail: The Petitioner shall provide the following enhancements for the Urban Arboretum Trail (UAT), as further coordinated with City Staff during the permitting phase of development, with payment in lieu or alternative arrangements available upon mutual agreement with Staff:
   a. A minimum of three (3) pet waste stations along the UAT;
   b. Installation of a minimum of five (5) benches placed in areas along the Site's boundary with the UAT; and
   c. In addition to street tree requirements, the petitioner shall plant a minimum of ten (10) unique tree species along Johnson Street and W. 9th Street. Forty percent (40%) of the trees required to satisfy this note shall be planted at a minimum 3-inch caliper.
   i. Petitioner shall coordinate with Urban Forestry and Landscape Management for tree species selected along with the tree's placement at along the trail, which shall be reasonable in scope and feasibility and shall not unreasonably delay the permitting or development process.
   ii. Trees planted as a requirement of this note shall also be accompanied by UAT-branded tree identification signage and shall be placed in manner that is visible from trail. Signage shall be coordinated with Staff at the Petitioner's expense with direction provided by Staff that does not unreasonably delay the permitting or development process.
   d. In lieu of the above improvements, Petitioner may provide a donation in the amount of $15,000 to the City of Charlotte for the purpose of improving the UAT.
8. 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, except where otherwise noted on the Rezoning Plan.
9. 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 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.
7. Petitioner shall provide a minimum six (6) foot tall opaque fence or wall and landscaping along the property line where space allows, as generally depicted on the Rezoning Plan.
8. Usable porches or stoops shall form a predominant feature of the building design and be located on the front and/or side of the building. Usable front porches, when provided, shall be covered and be at least four (4) feet deep. Stoops and entry-level porches may be covered but shall not be enclosed.
9. For all units, Petitioner shall provide blank wall provisions that limit the maximum blank wall expanse to twenty (20) feet on all building levels, provisions shall include one or more of the following but not be limited to doors, windows, shutters, awnings, material or color changes, brick or stone foundation water-tables, trim bands, and/or enhancements.
10. To provide privacy, all residential entrances within fifteen (15) feet of the sidewalk and oriented toward a public sidewalk must be raised or lowered from the average sidewalk grade a minimum of 12 inches.
11. Garage doors visible from public or private streets shall minimize the visual impact by providing a setback of 6 to 12 inches from the front wall plane or additional architectural treatments such as translucent windows or projecting elements over the garage door opening.

VI. Amenities, Landscaping and Buffering

1. Petitioner shall provide amenity area(s) in the location(s) as generally depicted on the Rezoning Plan, to include a minimum of two (2) of the following elements: benches, public art, sculpture(s), enhanced landscaping, garden area, dog park, picnic table(s), workout equipment, active and/or passive recreation. Petitioner shall provide at least three (3) pet waste stations within the Site.
2. Petitioner shall provide a minimum ten (10) foot wide landscape buffer with full evergreen screening in the areas where feasible on the south side of the development, adjacent to parcel 078-232-02, where generally depicted on the Rezoning Plan. A minimum six (6) foot tall aluminum fence shall also be provided in this location where generally depicted on the Rezoning Plan.
3. Petitioner shall use best practices to protect the existing tree on Johnston Street, as generally depicted on the Rezoning Plan.

VII. Environmental Features

1. 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.
2. The Petitioner shall comply with the Charlotte Tree Ordinance.

VIII.Binding Effect of the Rezoning Documents and Definitions

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.

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:

ENGINEER	REG. #	DATE
XXXXX XXXXXXXX	####	4/11/22

NOT FOR CONSTRUCTION

PROJECT

MUSIC FACTORY TOWNHOMES REZONING

LENNAR CAROLINAS, LLC

721 NORTH CAROLINA MUSIC FACTORY BLVD

CHARLOTTE, NC 28206

PETITION NUMBER: 2021-238

LANDDESIGN PROJ.# 1021229

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	12.16.2021
2	PER STAFF COMMENTS	03.14.2022
3	PER STAFF COMMENTS	04.11.2022
4	PER STAFF COMMENTS	06.20.2022
5	PER STAFF COMMENTS	07.12.2022

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE NORTH

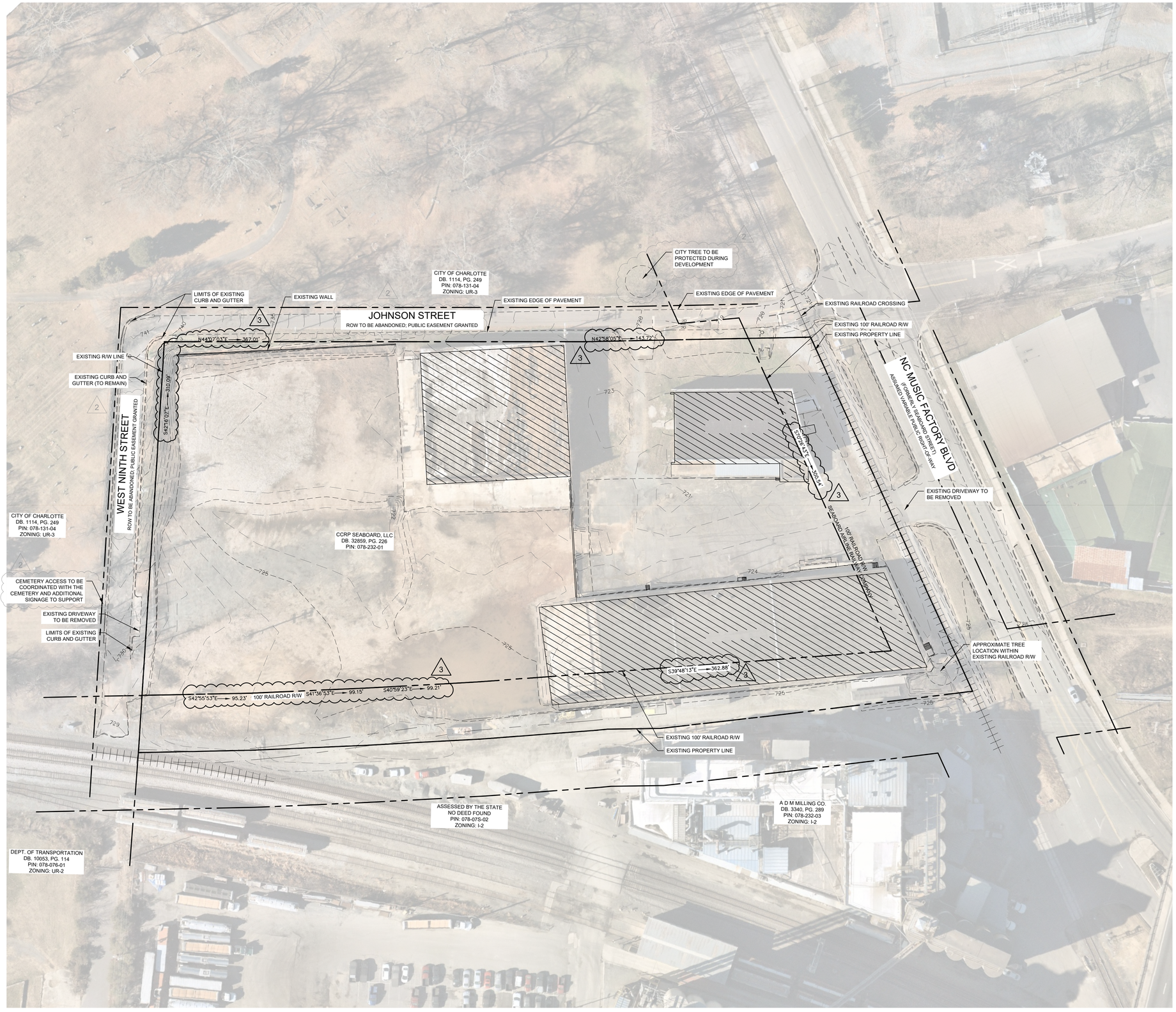
VERT: N/A
HORZ: NTS
(NOT TO SCALE)

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-2



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 XXXXXXXXX	#####	4/11/22
ENGINEER	REG. #	DATE

NOT FOR CONSTRUCTION

PROJECT

MUSIC FACTORY TOWNHOMES REZONING

LENNAR CAROLINAS, LLC

721 NORTH CAROLINA MUSIC FACTORY BLVD

CHARLOTTE, NC 28206

PETITION NUMBER: 2021-238

LANDDESIGN PROJ.# 1021229

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	12.16.2021
2	PER STAFF COMMENTS	03.14.2022
3	PER STAFF COMMENTS	04.11.2022
4	PER STAFF COMMENTS	06.20.2022
5	PER STAFF COMMENTS	07.12.2022

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE

VERT: N/A
HORZ: 1"=40'

0 20' 40' 80'

NORTH

SHEET TITLE

EXISTING CONDITIONS

SHEET NUMBER

RZ-3