

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

FY2014
Petition #: 2014-22 Date F
Received By: RC
DATE: 12-16-13

Complete All Fields

OWNERSHIP INFORMATION:

Property Owner: Noah Lazes / Music Factory Condominiums, LLC / Fiber Mills LLC

Owner's Address: 19401 Old Jetton Rd. ste. 100 City, State, Zip: Cornelius, NC 28031

Date Property Acquired: 05/17/2007 and 06/13/2001 Utilities Provided: (Water) CMUD (Sewer) CMUD
(CMUD, Private, Other) (CMUD, Private, Other)

LOCATION OF PROPERTY (Address or Description): 920 Hamilton Street, Charlotte NC / 1000 NC Music Factory Blvd

Tax Parcel Number(s): 07842513 / 07842501

Current Land Use: Restaurant / Commercial Mixed Use

Size (Sq.Ft. or Acres): 1.774 AC / 7.4 AC

ZONING REQUEST:

Existing Zoning: MUDD-O Proposed Zoning: MUDD-O Provisional Amendment

Purpose of Zoning Change: (Include the maximum # of residential units or non-residential square footages):

SEE ATTACHED

Music Factory Condominiums LLC
Fiber Mills LLC

Name of Agent

19401 Olde Jetton Rd

Agent's Address

Cornelius, NC 28031

City, State, Zip

704-987-0612 704-987-0767

Telephone Number Fax Number

noah@arkgroupus.com ARKGroupus.com

E-Mail Address



Signature of Property Owner if other than Petitioner

Noah Lazes

(Name Typed / Printed)

Ingenuity Sun Media LLC

Name of Petitioner(s)

405 Palmerston Lane

Address of Petitioner(s)

Waxhaw, NC 28173

City, State, Zip

704-526-8234

Telephone Number Fax Number

rcolsen@ingenuitysunmedia.com

E-Mail Address



Signature

Ralph C. Olsen

(Name Typed / Printed)

Purpose of Zoning Change:

To allow for the installation and operation of digital media assets for the purpose of advertising and promoting products and events that occur both on and off premise of the NC Music Factory and To allow those uses and structures described on Exhibit A attached hereto as well as those uses, accessory uses, structures, improvements, access points, signage and other matters permitted on the site under the conditional rezoning plans relating to Rezoning Petition No. 2005-043 and Rezoning Petition No. 2011-003. Accordingly, the approval of this rezoning request will not diminish the development rights for the site established under the conditional rezoning plans relating to Rezoning Petition No. 2005-043 and Rezoning Petition No. 2011-003.

Digital Media Assets will have screens that electronically change the fixed display screen composed of light emitting diodes (LED's), fiber optics, or other similar new technology where the message change sequence is accomplished immediately and include computer programmable, microprocessor controlled electronic or digital display. Screen display has capability of integrating emergency broadcast, civic and weather alerts.

Digital Media Assets to be either, pole, ground or wall mounted electronic displays with changeable LED screens. Screens will be no larger than 50 Square Feet in size and will not directly orient into the public right of way. Screens will conform to all current standards for set back out of the public right of way.

Pole mounted electronic displays will be at a minimum of 8' clearance from ground level to the bottom of the screen to allow for public pedestrian safety and will not to exceed 13'in total screen height. Mounting Poles may or may not include solar arrays that will offset energy consumption by the LED Screens.

Ground Mounted displays will be no taller than 8; from the mounting area at ground level and will not exceed 50 Square Feet in total screen size. Screens will not orient directly towards the public right of way. Screens will conform to all current standards for set back out of the public right of way.

Wall mounted electronic displays with changeable LED screens will be no larger than 50 Square Feet in size. Screens will not orient directly towards the public right of way. Screens will conform to all current standards for set back out of the public right of way.