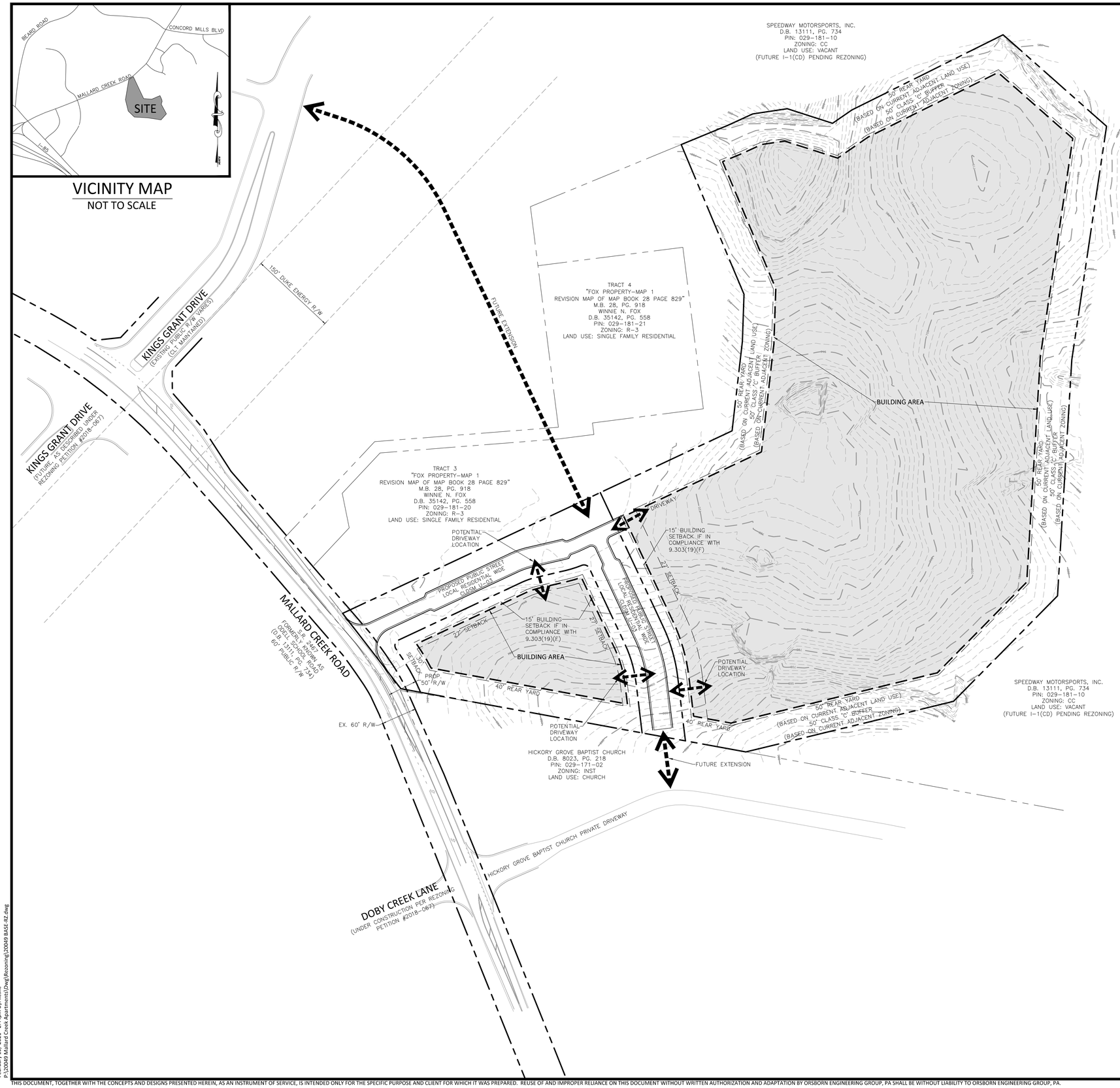
VICINITY MAP
NOT TO SCALE



SITE DATA

TAX PARCEL NUMBERS: 02918118 AND 02918119

ACREAGE: +/-19 AC

EXISTING ZONING: R-3

PROPOSED ZONING: R-17 MF (CD)

EXISTING USE: SINGLE FAMILY RESIDENTIAL

PROPOSED USE: UP TO 285 FOR RENT APARTMENTS

DENSITY: 15 DWELLING UNITS PER ACRE (DUA)

PARKING: AS PER ORDINANCE STANDARDS

DEVELOPMENT STANDARDS

1. GENERAL PROVISIONS

A. These development standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Madison Capital Group LLC (the "Petitioner") to accommodate the development of a multi-family residential community on an approximately 19 acre site located on the south side of Mallard Creek Road between Kings Grant Drive and Odell School Road (the "Site"). The Site is comprised of Tax Parcel Nos. 029-181-18 and 029-181-19.

B. The development and use 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, the regulations established under the Ordinance for the R-17 MF zoning district shall govern the development and use of the Site.

C. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of 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 and buffer requirements set forth on this Rezoning Plan and the development standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan. Alterations and modifications shall be in accordance with Section 6.207 of the Ordinance.

D. This Rezoning Plan does not limit the number of principal buildings, accessory structures and surface parking areas that may be located on the Site. The number of principal buildings, accessory structures and surface parking areas that may be located on the Site shall be governed by the applicable provisions of the Ordinance.

E. Principal buildings and accessory structures shall be located within the building envelopes depicted on the Rezoning Plan. Parking areas shall be permitted anywhere on the Site outside of required setbacks and buffers.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

A. The Site may only be devoted to a residential community containing a maximum of 285 multi-family dwelling units and to any incidental and accessory uses relating thereto that are allowed in the R-17 MF zoning district. Incidental and accessory uses may include, without limitation, a leasing and management office and amenities such as a fitness center, clubhouse, swimming pool, dog park, playground and gathering areas.

3. TRANSPORTATION

A. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT") in accordance with applicable published standards.

B. The alignments of the internal public and/or streets, internal vehicular circulation areas and the driveways may be modified by Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT and/or NCDOT in accordance with applicable published standards.

C. Garages may be provided on the Site, and the parking spaces located within the garages shall be counted towards the total number of parking spaces required to be located on the Site.

4. ARCHITECTURAL STANDARDS

A. The maximum height of any building constructed on the Site shall be governed by the Ordinance.

5. STREETSCAPE/LANDSCAPING/BUFFERS

A. Buffers shall be established on the Site as required by the Ordinance and as depicted on the Rezoning Plan, and such buffers shall conform to the standards of Section 12.302 of the Ordinance. Pursuant to the Ordinance, Petitioner may reduce the required width of a buffer by 25% by installing a wall, fence or berm that meets the standards of Section 12.302(8) of the Ordinance.

B. In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer and/or rear yard requirements on the Site, Petitioner may reduce or eliminate, as the case may be, the relevant buffer and/or rear yard areas accordingly.

C A minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk shall be installed along the Site's frontage on Mallard Creek Road as generally depicted on the Rezoning Plan.

6. ENVIRONMENTAL FEATURES

A. Development of the Site shall comply with the City of Charlotte Tree Ordinance.

B. Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.

7. AMENDMENTS TO THE REZONING PLAN

A. Future amendments to the Rezoning Plan (which includes 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.

8. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

A. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these development standards and the 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.

B. Throughout these development standards, the term "Petitioner" 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.

C. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

NORTH

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

ORSBORN ENGINEERING GROUP
605 LEXINGTON AVENUE, SUITE 301
CHARLOTTE, NC 28203
P) 704-749-1432
www.orsborn-eng.com

REZONING PETITION #2021-000
FOR
MALLARD CREEK APARTMENTS
CHARLOTTE, NORTH CAROLINA

MADISON CAPITAL GROUP
6805 MORRISON BLVD., STE 250
CHARLOTTE, NC 28211

NORTH CAROLINA PROFESSIONAL ENGINEERING GROUP C-3139

DATE	REVISIONS

JOB #	20049
DATE:	02/10/21
SCALE:	1" = 80'
DRAWN BY:	JAW
APPROVED BY:	JCO

RZ-1

February 10, 2021 - 2:44pm By: Berlin
P:\20049 Mallard Creek Apartments\Dwg\Rezoning\20049 BASE-RZ.dwg

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY ORSBORN ENGINEERING GROUP, PA SHALL BE WITHOUT LIABILITY TO ORSBORN ENGINEERING GROUP, PA.