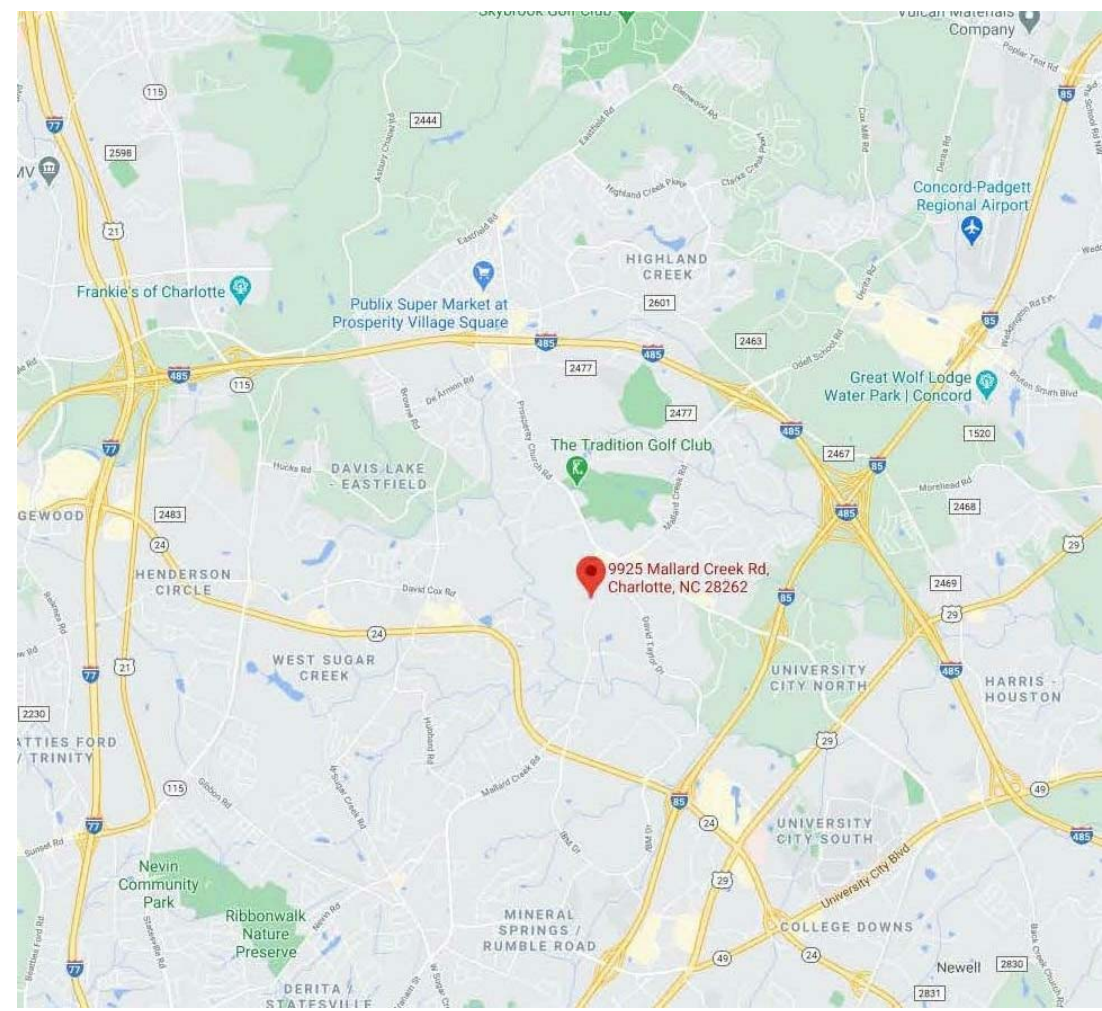


VICINITY MAP



DEVELOPMENT DATA TABLE

SITE DATA	9925 & 10017 MALLARD CREEK ROAD CHARLOTTE, NORTH CAROLINA 28262 MECKLENBURG COUNTY	ZONING	R-3 RESIDENTIAL (2) SINGLE FAMILY RESIDENCES
JURISDICTION:	CITY OF CHARLOTTE	PROPOSED ZONING:	R-8 MF (CD)
TAX PARCEL ID(S):	02726123 & 02726124	PROPOSED DENSITY:	7.90 PER ACRE X 4.177 ACRES = 33 UNITS MAX.
OWNER(S):	THOMAS DALE & LUCILLE B. MCLAUGHLIN	PROPOSED UNITS:	(33) FOR-SALE TOWNHOMES (08) TYPE A = 3 STORY TOWNHOMES (23) TYPE B = 2 STORY TOWNHOMES (04) TYPE C = 3 STORY TOWNHOMES
PETITIONER:	APM MALLARD CREEK, LLC JITENDRA K. PATEL (MEMBER)	BUILDING FOOTPRINTS:	0.23 ACRES (40,872 SF)
TOTAL SITE AREA:	4.177 ACRES (181,951 SF) 1.593 ACRES (02726123) 2.584 ACRES (02726124)	PARKING SITE	1.5 PER UNIT = 50 SPACES REQUIRED 4 PER UNIT AT (23) 2 STORY UNITS = 92 SPACES (2 CAR DRIVEWAY + 2 CAR GARAGE) 2 PER UNIT AT (10) 3 STORY UNITS = 20 SPACES (1 CAR DRIVEWAY + 1 CAR GARAGE) 112 TOTAL SPACES PROVIDED
SETBACKS / BUFFERS / EASEMENTS / RIGHT-OF-WAYS	REO'D SETBACKS/ YARDS: 30' FRONT SETBACK 50' REAR YARD (RY) 20' SIDE YARD (SY) - AT SINGLE FAMILY 10' SIDE YARD (SY) - AT MULTI FAMILY	GUEST PARKING:	0 SPACES REQUIRED 4 SPACES PROVIDED (3+1 HC)
REQUIRED BUFFERS:	16' CLASS C BUFFER AT ADJACENT SINGLE FAMILY PARCELS NORTH & WEST. *REDUCED BY 25% WITH SOLID FENCE	BIKE PARKING:	PER ORDINANCE
EASEMENTS:	NONE	IMPERVIOUS AREA:	2.08 ACRES (87,350 SF)
RIGHT-OF-WAYS:	90' DEDICATED RIGHT-OF-WAY FROM CENTERLINE OF MALLARD CREEK ROAD	UNIT OPEN SPACE:	400 SF PER UNIT REQUIRED 460 SF PER UNIT PROVIDED
TREE SAVE AREA (15%) (HATCHED)	0.63 ACRES REQUIRED (27,443 SF) 0.63 ACRES PROVIDED (27,443 SF) 20' WIDE MINIMUM < 30' = SURVEY REQUIRED	BUILDING	MAX BUILDING FOOTPRINT: MAX PER ORDINANCE OCCUPANCY TYPE: RESIDENTIAL TOWNHOMES 2 OR 3 STORY WOOD FRAMED MAX HEIGHT 40'
	12' SHARED USE PATH & 6' MINIMUM PLANTING STRIP		

GENERAL NOTES

- TOPOGRAPHICAL, PARCEL AND RIGHT-OF WAY INFORMATION PROVIDED BY MECKLENBURG COUNTY GIS DATABASE
- REFER TO ALTA/ NSPS LAND TITLE SURVEY CREATED BY CES GROUP ENGINEERS, LLP DATED FEBRUARY 12, 2021 FOR BOUNDARY AND EASEMENT INFORMATION
- ALL PLAN INFORMATION SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE
- DOCUMENTS INCLUDED IN THIS SUBMITTAL:
R2101 REZONING PLAN
R2102 ALTA SURVEY

DEVELOPMENT STANDARDS

- GENERAL PROVISIONS:**
 - These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by APM Mallard Creek, LLC (Petitioner) to accommodate the development of a Residential Townhome Community on an approximately 4.177 acre site located at 9925 Mallard Creek Road & 10017 Mallard Creek Road.
 - Unless more stringent standards are established herein, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the R-8MF (CD) zoning district classification shall be followed in connection with development proposed on the Site.
 - The schematic depictions of the structures, sidewalks, landscaping, driveways, internal streets and other development site elements indicated in the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/ Site elements depicted on the Rezoning Plan are graphic representations of the Development/ Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.
 - Since the project has not undergone the Design Development phase, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/ Site elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment process per section 6.207 of the Ordinance. These instances would include changes to graphics if they are minor and don't materially change the overall design intent depicted on the Rezoning Plan.
- PERMITTED USES:**
 - Permitted uses shall be those allowed in the R-8MF (CD) zoning classification.
 - The total number of Residential Buildings shall not exceed six (6) buildings.
 - There will be minimal parking (guest spaces) provided outside that of the primary residence(s)
- TRANSPORTATION:**
 - There shall be a ninety (90) foot right of way dedication required for the Site measured from the centerline of Mallard Creek Road.
 - The placement and configuration of the access point from Mallard Creek Road to the site is subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the City of Charlotte and/or the NC Department of Transportation.
 - Four (4) Parking spaces provided for each two story Private Residence (2) driveway spaces and (2) garage spaces and Two (2) Parking spaces provided for each three story Private Residence (1) driveway space and (1) garage space, no additional parking required/ provided
 - No on-street parking permitted other than in the (4) four designated guest parking spaces which include one accessible space
 - Bike parking/ Bike racks to be provided per the Ordinance
 - According to the City of Charlotte's Driveway Regulations, CDOT has the authority to regulate/approve all private street/driveway and public street connections to the right-of-way of a street under the regulatory jurisdiction of the City of Charlotte.
 - Adequate sight triangles must be reserved at the existing/proposed street entrance(s). Two 35' x 35' sight triangles (and two 10' x 70' sight triangles on North Carolina Department of Transportation on NCDOT maintained streets) are required for the entrance(s) to meet requirements. All proposed trees, berms, walls, fences, and/or identification signs must not interfere with sight distance at the entrance(s). Such items should be identified on the site plan.
 - The proposed driveway connection(s) to public streets will require a driveway permit(s) to be submitted to CDOT (and the North Carolina Department of Transportation on NCDOT maintained streets) for review and approval. The exact driveway location(s) and type(s) will be determined by CDOT during the driveway permit process. The locations of the driveway(s) shown on the site plan are subject to change in order to align with driveway(s) on the opposite side of the street and comply with City Driveway Regulations and the City Tree Ordinance.
 - All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
 - Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
 - A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City maintained street right-of-way by a private individual, group, business, or homeowner/business association. An encroachment agreement must be approved by CDOT prior to the construction/installation of the non-standard item(s). Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.
- ARCHITECTURAL STANDARDS:**
 - The exterior elevations of each of the buildings to be constructed on the Site shall be designed and constructed of materials that may include a combination of but are not limited to the following materials: fiber cement panel, fiber cement siding, brick, stucco, wood, EIFS, vinyl siding, synthetic stone.
 - Building elevations shall be designed with vertical bays or articulated architectural features that shall include a combination of at least three of the following: a combination of exterior wall offsets (projections and recesses), columns, pilasters, changes in materials, colors, awnings, arcades, or other architectural elements.
 - Buildings to be a minimum of two stories and a maximum of three stories and not exceed forty (40) feet in height
 - Units will be a combination of two story and three story. Three story units adjacent to Mallard Creek Road and two story units internal to the site
 - Driveways and internal roads shall be constructed between the residential building in such a way as to minimize the visibility of such elements from Mallard Creek Road
 - Meters, HVAC units and other utility type elements will be screened from adjacent properties.
- STREETScape, BUFFERS, YARDS, OPEN SPACE AND LANDSCAPING:**
 - Building Front Yard setbacks shall be thirty (30) feet measured from the R/W line of Mallard Creek Road.
 - Building Rear Yard setbacks shall be fifty (50) feet measured from the rear property line at adjacent single-family.
 - Building Side Yard setback shall be ten (10) feet measured from the side property lines at single family and twenty (20) feet measured from the side property lines at multi-family.
 - Screening shall conform with the standards and treatments specified in the Ordinance.
 - The Site shall comply with the City of Charlotte Tree Ordinance.
 - A shared use path shall be provided along Mallard Creek Road, which shall be at least twelve (12) feet in width from the back of street curb or edge of pavement and a planting strip at least (8) eight ft in width.
 - Planting strips and sidewalks may be located within the setback and/or the rights-of-way subject to any necessary government approval.
 - A sixteen (16) foot Class C Buffer is required between the Site and the adjacent single family Properties. Buffers may be reduced by 25% (4'-0") from 16'-0" to 12'-0" with a fence as a buffer.
 - Dedicated right-of-way from centerline of Mallard Creek Road shall be ninety (90) feet
- ENVIRONMENTAL FEATURES:**
 - Site shall comply with the City of Charlotte Tree Ordinance.
 - Existing trees along the Rear Yard Setback and plan east Side Yard Setback shall remain as depicted on the plan
 - The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. For adjoining parcels receiving stormwater discharge from the proposed BMP/Water Quality feature, the petitioner shall analyze the adequacy of the existing stormwater conveyance on the adjoining parcels. If the existing stormwater conveyance on the adjoining parcels is found to be inadequate, the Petitioner shall make a good faith effort with the property owner(s) to improve the stormwater conveyance or mitigate the stormwater discharge onto the adjoining parcels.
 - No trees can be removed from the right of way without explicit authorization from the City Arborist or his designee.
 - No trees can be planted in the right of way of any City maintained street (Mallard Creek Road) without explicit permission of the City Arborist's office. Tree species must be approved by the City Arborist's office prior to planting
 - The petitioner shall submit a tree survey for all trees two (2) inches in diameter at breast height (DBH) or larger located in the public right of way. Tree survey may be completed by landscape architect, surveyor, or other land development professional.
 - Tree save shall be a minimum of 15% of 4.177 acres for total of 0.63 acres. Tree save must be twenty (20) feet wide minimum. Areas of tree save less than thirty (30) feet wide must be surveyed
- PARKS, GREENWAYS AND OPEN SPACE:**
 - Open Areas will be provided per the Ordinance
 - Seating areas, benches and open areas provided per the Ordinance.
- FIRE PROTECTION:**
 - In accordance with the Ordinance.
 - Fire hydrant to be located seven hundred and fifty (750) feet from most remote point of building.
- SIGNAGE:**
 - Signage will be provided per the Ordinance.
- LIGHTING:**
 - All freestanding lighting fixtures shall be uniform in design, boxed and fully shielded and not exceed twenty-two (22) feet in height, including any structural base.
 - Parking lot light poles shall not be placed in the tree islands, but decorative, pedestrian-oriented lighting may be in tree islands.
 - All lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along driveways, sidewalks, parking areas and open green space areas.
- PHASING:**
 - Buildings on the Site may be built in sequences, but the sidewalk and required street trees along Mallard Creek Road shall be installed with the initial building on the Site.
- AMENDMENTS TO THE REZONING PLAN**
 - Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.



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MALLARD CREEK TOWNHOMES

FOR
APM MALLARD CREEK, LLC

9925 & 10017 MALLARD CREEK ROAD
CHARLOTTE NC 28262
MECKLENBURG COUNTY, NC

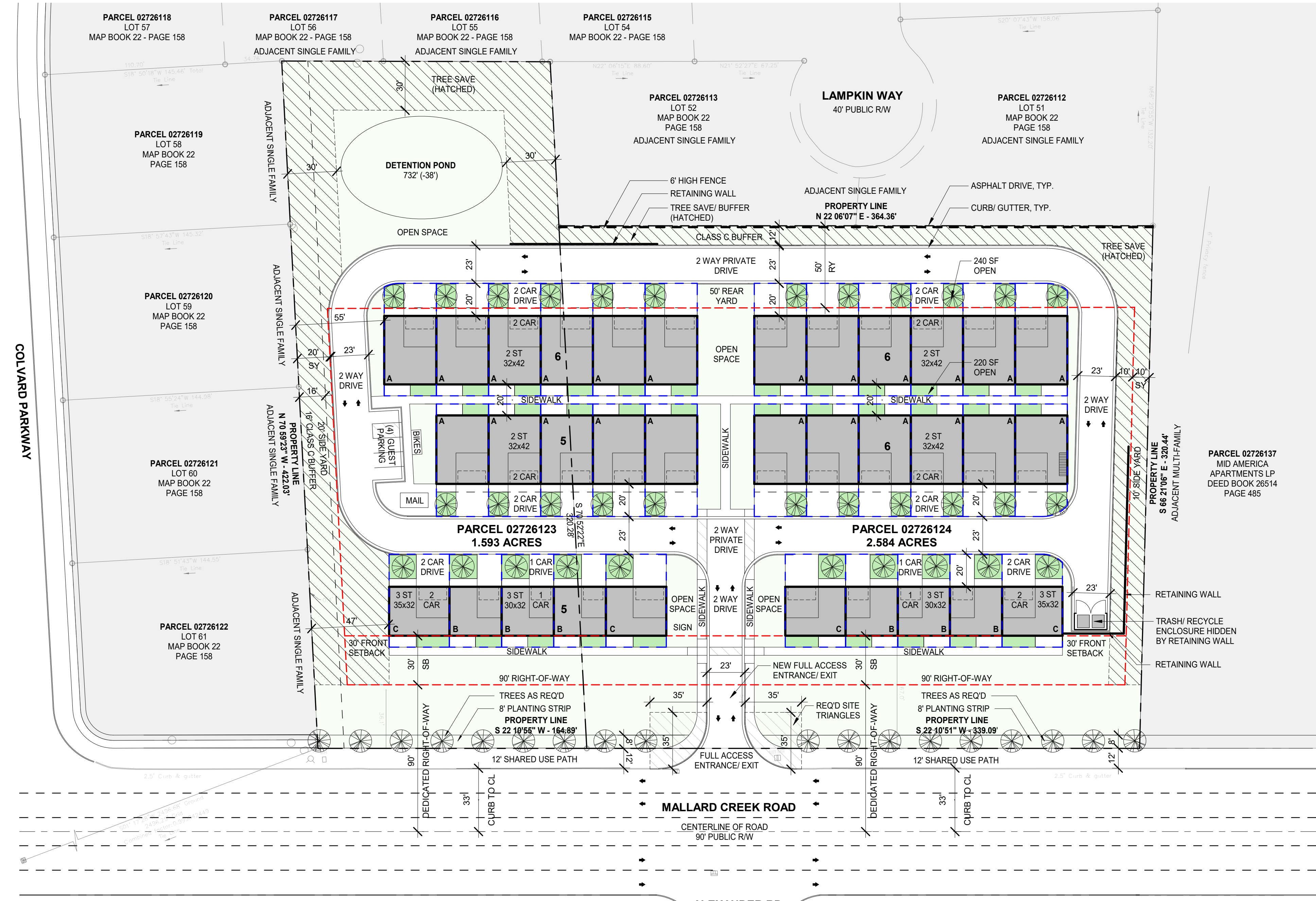
Revisions		
#	Date	Description

REZONING PETITION #RZP-2021-090

Project Number: 21010
Issued for: REZONING
Issue Date: 03/23/21

DRAWING TITLE
REZONING PLAN

SHEET NUMBER
RZ101



1 REZONING SITE PLAN
SCALE: 1" = 40'-0"