

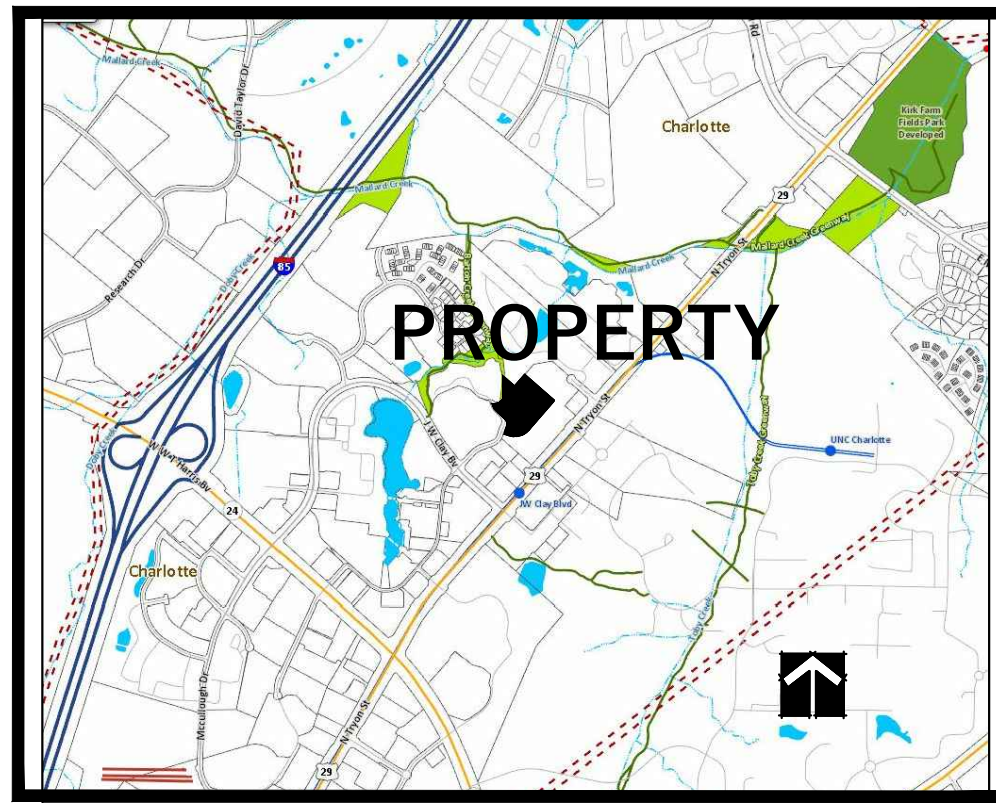
# MALLARD POINTE REDEVELOPMENT

REZONING PETITION 2021-206  
RZ-1 : PARCEL I.D. SHEET

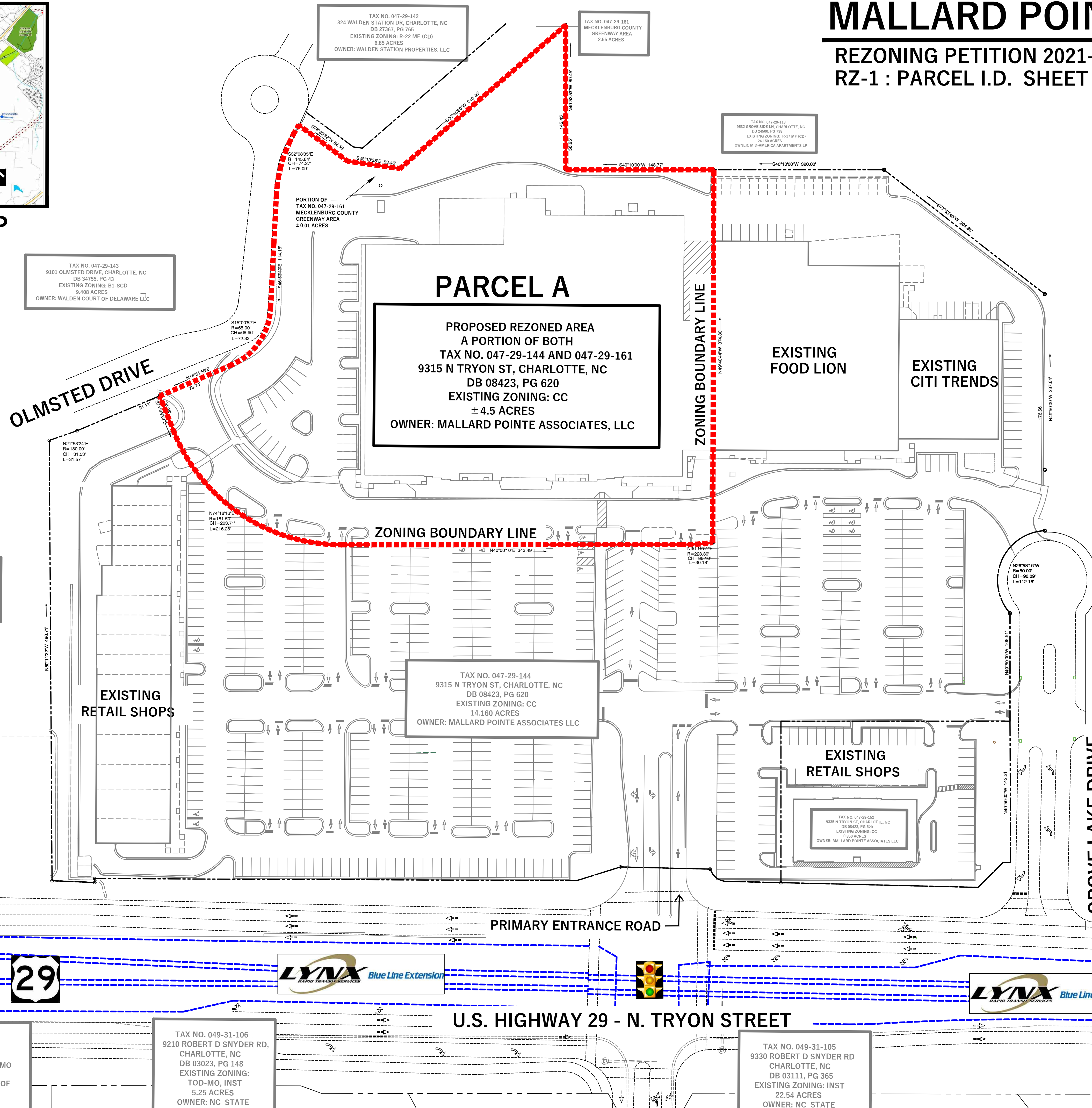
CHARLOTTE, NC

OWNER:  
MALLARD POINTE ASSOCIATES, LLC  
C/O: WITHROW CAPITAL, INC.  
1341 E. MOREHEAD ST., SUITE 201  
CHARLOTTE, NC 28204

REZONING AGENT:  
CAMBRIDGE PROPERTIES, INC.  
831 E. MOREHEAD ST, SUITE 245  
CHARLOTTE, NC 28202



VICINITY MAP



**SITE DEVELOPMENT DATA**

- SITE ACREAGE: 4.5 ACRES
- TAX PARCEL NUMBER: A PORTION OF BOTH 047-29-144 AND 047-29-161
- EXISTING ZONING: CC
- PROPOSED ZONING: MUDD WITH 5 YEARS VESTED RIGHTS.
- EXISTING USES: RETAIL SHOPPING CENTER
- PROPOSED USES:  
1) MULTI-FAMILY HOUSING UP TO 300 UNITS.
- PARKING: PARKING SHALL MEET OR EXCEED ORDINANCE.
- TREE SAVE AREA: PER THE ORDINANCE.
- OPEN SPACE: PER THE ORDINANCE.

TAX NO. 047-29-143  
9101 OLMSTED DRIVE, CHARLOTTE, NC  
DB 34755, PG 43  
EXISTING ZONING: B1-SCD  
9.408 ACRES  
OWNER: WALDEN COURT OF DELAWARE LLC

TAX NO. 047-29-142  
324 WALDEN STATION DR, CHARLOTTE, NC  
DB 27367, PG 765  
EXISTING ZONING: R-22 MF (CD)  
6.85 ACRES  
OWNER: WALDEN STATION PROPERTIES, LLC

TAX NO. 047-29-161  
MECKLENBURG COUNTY GREENWAY AREA  
2.55 ACRES

TAX NO. 047-29-113  
9532 GROVE SIDE LN, CHARLOTTE, NC  
DB 3006, PG 738  
EXISTING ZONING: R-17 MF (CD)  
24.150 ACRES  
OWNER: MID-AMERICA APARTMENTS LP

TAX NO. 047-29-151  
9317 J.W. CLAY BLVD, CHARLOTTE, NC  
DB 23040, PG 078  
EXISTING ZONING: TOD-CC  
0.868 ACRES  
OWNER: ROSECLAY LLC

TAX NO. 047-29-150  
9321 J.W. CLAY BLVD, CHARLOTTE, NC  
DB 23040, PG 078  
EXISTING ZONING: TOD-CC  
0.577 ACRES  
OWNER: ROSECLAY LLC

TAX NO. 047-29-144  
9315 N TRYON ST, CHARLOTTE, NC  
DB 08423, PG 620  
EXISTING ZONING: CC  
14.160 ACRES  
OWNER: MALLARD POINTE ASSOCIATES LLC

TAX NO. 047-29-113  
9532 GROVE SIDE LN, CHARLOTTE, NC  
DB 24500, PG 738  
EXISTING ZONING: R-17 MF (CD)  
24.150 ACRES  
OWNER: MID-AMERICA APARTMENTS LP

TAX NO. 049-31-126  
CHARLOTTE, NC  
DB 33433, PG 517  
EXISTING ZONING: TOD-MO  
0.67 ACRES  
OWNER: THE FOUNDATION OF UNIVERSITY OF NC CHARLOTTE INC

TAX NO. 049-31-106  
9210 ROBERT D SNYDER RD,  
CHARLOTTE, NC  
DB 03023, PG 148  
EXISTING ZONING:  
TOD-MO, INST  
5.25 ACRES  
OWNER: NC STATE

TAX NO. 049-31-105  
9330 ROBERT D SNYDER RD  
CHARLOTTE, NC  
DB 03111, PG 365  
EXISTING ZONING: INST  
22.54 ACRES  
OWNER: NC STATE

TAX NO. 049-31-102A  
CHARLOTTE, NC  
DB 2425, PG 587  
EXISTING ZONING: INST  
654.80 ACRES  
OWNER: UNIVERSITY OF NORTH CAROLINA AT CHARLOTTE

**JW CLAY BLVD LIGHT RAIL TRANSIT STATION**  
TRANSIT STOP/PARKING DECK  
(525 PARKS)

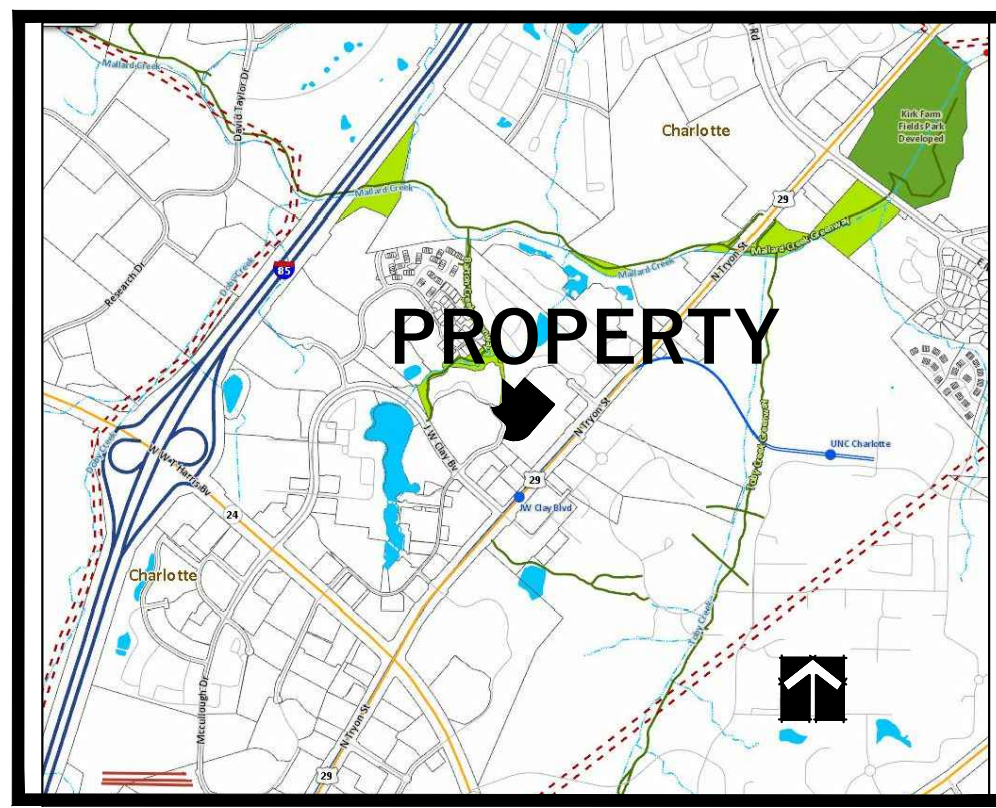
# MALLARD POINTE REDEVELOPMENT

REZONING PETITION 2021-206  
RZ-2 : TECHNICAL DATA SHEET

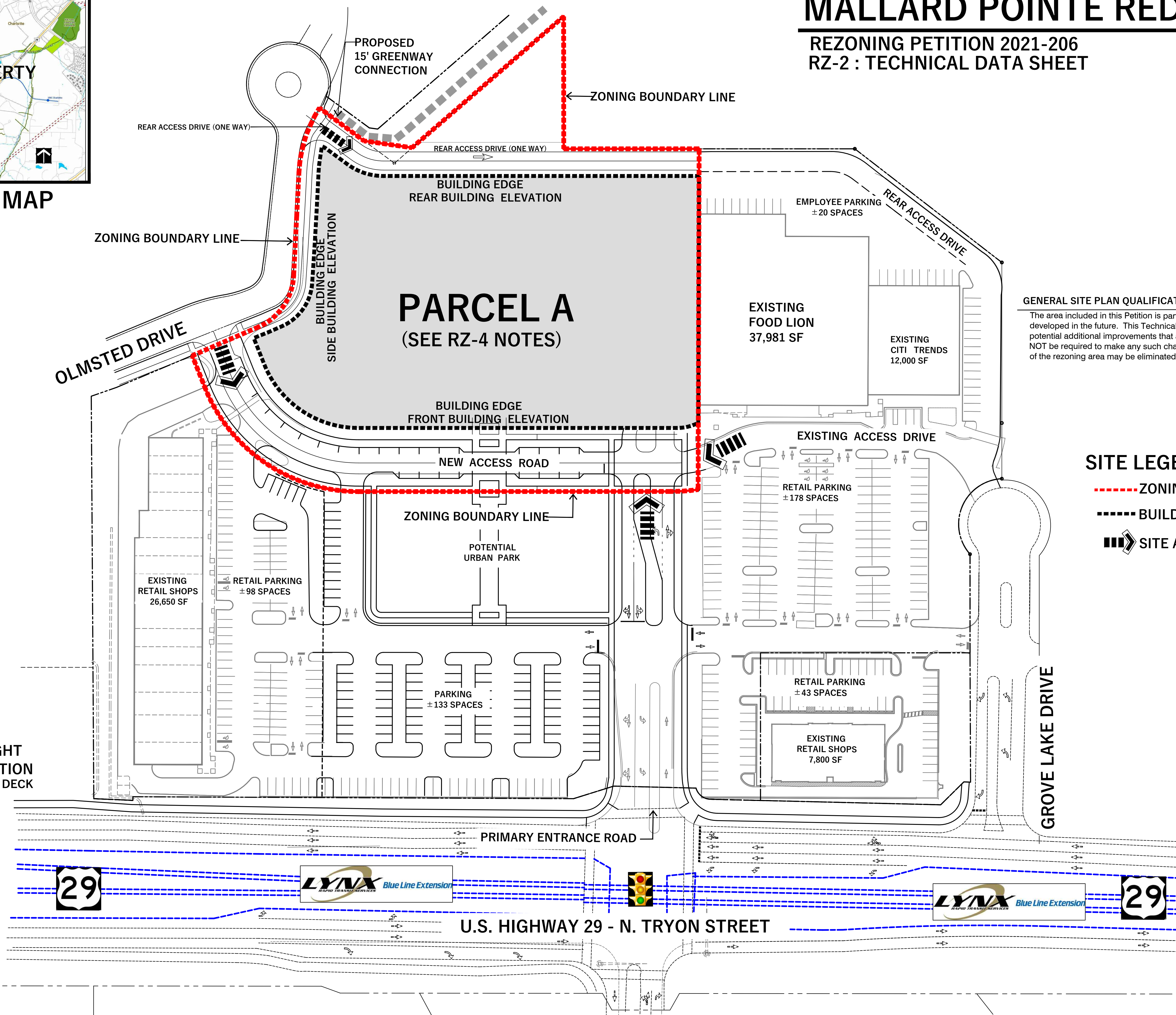
CHARLOTTE, NC

OWNER:  
MALLARD POINTE ASSOCIATES, LLC  
C/O: WITHROW CAPITAL, INC.  
1341 E. MOREHEAD ST., SUITE 201  
CHARLOTTE, NC 28204

REZONING AGENT:  
CAMBRIDGE PROPERTIES, INC.  
831 E. MOREHEAD ST., SUITE 245  
CHARLOTTE, NC 28202



VICINITY MAP



**GENERAL SITE PLAN QUALIFICATIONS:**

The area included in this Petition is part of an existing shopping center that may be further developed in the future. This Technical Data Sheet shows existing buildings, parking and potential additional improvements that are NOT included in the Petition and Petitioner shall NOT be required to make any such changes or improvements. Any improvements outside of the rezoning area may be eliminated as the shopping center is re-developed.

**SITE LEGEND**

- - - - - ZONING BOUNDARY LINE
- BUILDING EDGE
- SITE ACCESS

JW CLAY BLVD LIGHT  
RAIL TRANSIT STATION  
TRANSIT STOP/PARKING DECK  
(525 PARKS)



U.S. HIGHWAY 29 - N. TRYON STREET



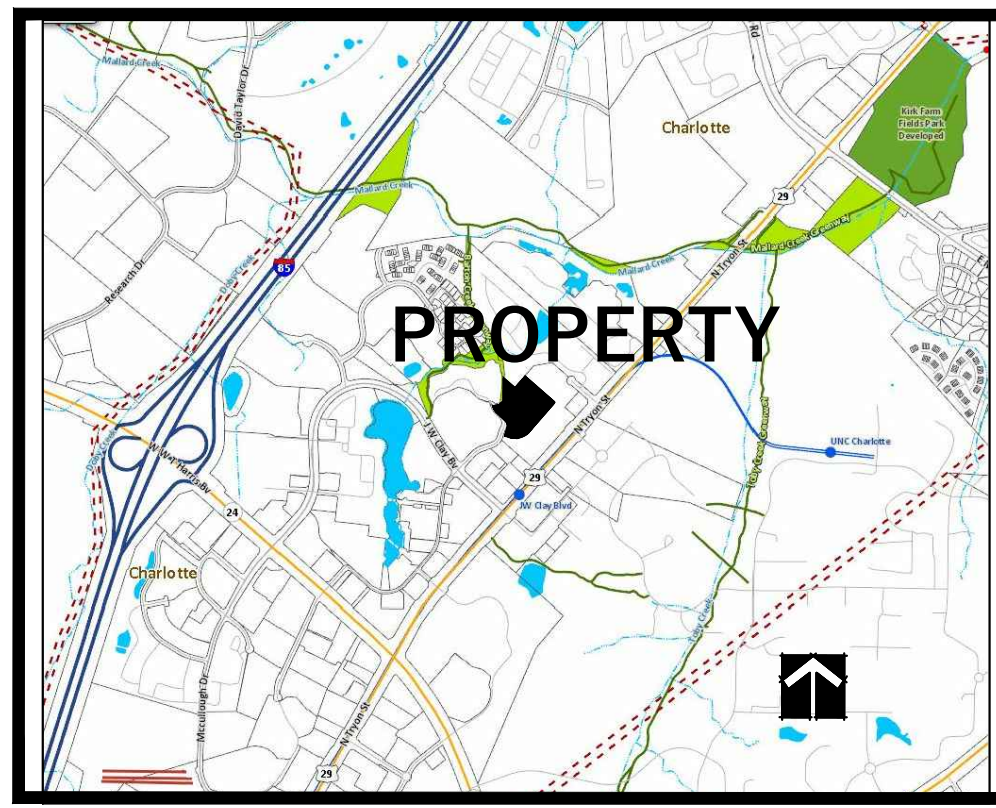
# MALLARD POINTE REDEVELOPMENT

REZONING PETITION: 2021-206  
RZ-3 : ILLUSTRATIVE SITE PLAN

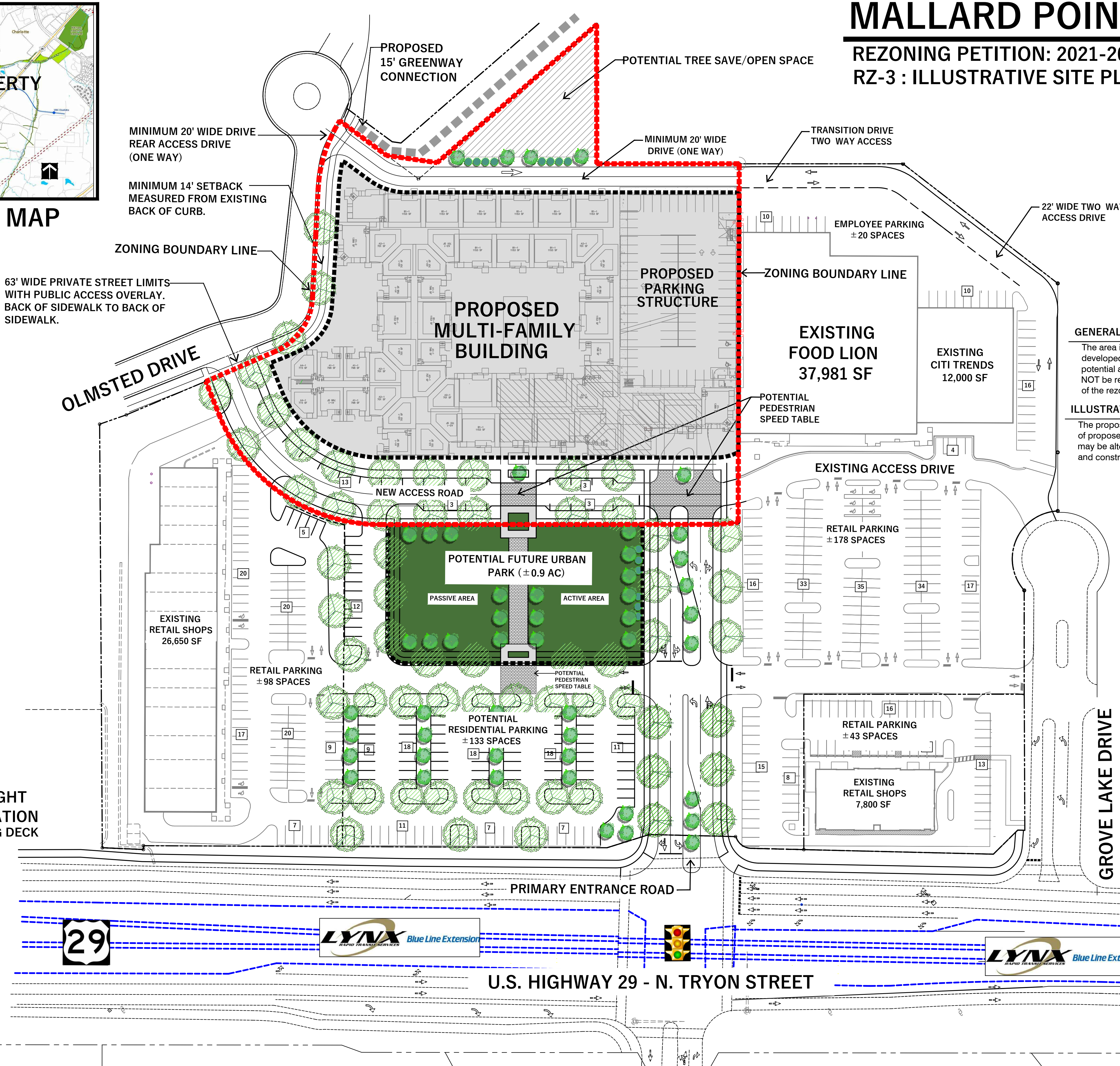
CHARLOTTE, NC

OWNER:  
MALLARD POINTE ASSOCIATES, LLC  
C/O: WITHROW CAPITAL, INC.  
1341 E. MOREHEAD ST., SUITE 201  
CHARLOTTE, NC 28204

REZONING AGENT:  
CAMBRIDGE PROPERTIES, INC.  
831 E. MOREHEAD ST, SUITE 245  
CHARLOTTE, NC 28202



VICINITY MAP



**GENERAL SITE PLAN QUALIFICATIONS:**  
The area included in this Petition is part of an existing shopping center that may be further developed in the future. The Illustrative Site Plan shows existing buildings, parking and potential additional improvements that are NOT included in the Petition and Petitioner shall NOT be required to make any such changes or improvements. Any improvements outside of the rezoning area may be eliminated as the shopping center is re-developed.

**ILLUSTRATIVE SITE PLAN QUALIFICATIONS:**  
The proposed Development depicted on this Illustrative Site Plan is intended to reflect the arrangement of proposed uses on this Site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the Ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.

## SITE LEGEND

- - - - - ZONING BOUNDARY LINE
- BUILDING EDGE

1"=50'

JW CLAY BLVD LIGHT RAIL TRANSIT STATION TRANSIT STOP/PARKING DECK (525 PARKS)

DEVELOPMENT STANDARDS:

Rezoning Petition No. 2021-206 (Mallard Pointe Redevelopment)

1. GENERAL PROVISIONS

- a. The development depicted on this Site is intended to reflect the arrangement of proposed uses on the Site, but the exact configuration, placement, and size of individual Site elements may be altered or modified within the limits prescribed by the Zoning Ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.
- b. 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 was submitted.
- c. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

2. PERMITTED USES

- a. Up to 300 Multi-Family units, with structured and surface parking to serve such use.
- b. Accessory uses for resident amenities, including but not limited to parking, leasing and management office, fitness center, clubhouse, swimming pool, dog park, urban open space and related amenities serving the multi-family units.

3. BUILDING ORIENTATION

The building located on Parcel A shall be located so as to present a Front Elevation and one (1) side elevation at the building edge line as approximately shown on RZ-2.

4. ARCHITECTURAL STANDARDS

- a. Preferred Exterior Building Materials: The facades of the buildings abutting Olmsted Drive and New Access Road (network streets) shall comprise a minimum of 30% of that building's entire façade facing such network street exclusive of windows, doors and balconies using masonry product, which shall include: brick, stucco, stone and/ or masonry material.
  - b. Prohibited Exterior Building Materials:
    1. Vinyl siding (but not vinyl handrails, windows or door trim)
    2. Smooth Concrete Masonry Units not architecturally finished
  - c. Building Placement and Site Design shall focus on and enhance the pedestrian environment through the following:
    1. Buildings shall be placed so as to present a front facade and side façade to the New Access Road and Olmsted Drive, respectively.
    2. Buildings shall front a minimum of 60% of the total Olmsted Drive and New Access Drive frontage on the site (exclusive of driveways, pedestrian access, points, accessible open space, tree save or natural areas, tree replanting areas and storm water facilities).
    3. Parking lots shall not be located between any building and adjoining network required public street.
    4. Driveways intended to serve single units shall be prohibited on all network required streets.
  - d. Building Massing and Height shall be designed to break up long monolithic building forms as follows:
    1. Building facades exceeding 120 feet in length shall include modulations of the building massing/facade plane (such as recesses, projections, balconies and architectural details). Modulations shall be a minimum of 10 feet wide and shall project or recess a minimum of 2 feet extending from the primary façade of the building.
  - e. Architectural Elevation Design – elevations shall be designed to create visual interest as follows:
    1. Building elevations shall be designed with vertical bays or articulated architectural façade features which may include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors.
    2. Buildings shall be designed with a recognizable architectural base on all facades facing Olmsted Drive and the New Access Road. Such base may be executed through use of Preferred Exterior Building Materials or articulated architectural
    3. Building elevations facing Olmsted Drive and the New Access Road shall not have expanses of blank walls greater than 30 feet in all directions and architectural features such as but not limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
  - f. Roof Form and Articulation - roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:
    1. Long flat roof lines shall avoid continuous expanses without variation by including changes in height to include but not limited to gables, dormers or parapets.
    2. Roof top HVAC and related mechanical equipment will be screened from public view at grade from the nearest street.
  - g. Service Area Screening – service areas such as dumpsters, refuse areas, recycling and storage shall be screened from view with materials and design to be compatible with principal structures. Such design shall include a minimum 20 percent Preferred Exterior Building Materials or a Class B buffer not less than 10' in depth at all above grade perimeter not paved for access.
  - h. Exposed multi-level parking decks shall provide screening so that interior lighting and cars are not visible from public streets. This is primarily accomplished by the use of architectural louvers or decorative screens on all levels.
5. STORM WATER/ ENVIRONMENTAL
- a. Any net additional impervious area shall meet the storm water quality and detention requirements in the Ordinance and may be treated in an existing offsite facility.
6. TREE SAVE
- a. The site will comply with the Charlotte Tree Ordinance.
7. GENERAL SITE PLAN QUALIFICATIONS
- a. The area included in this Petition is part of an existing shopping center that may be further developed in the future. The Illustrative Site Plan shows existing buildings, parking and potential additional improvements that are NOT included in the Petition and Petitioner shall NOT be required to make any such changes or improvements. Any improvements outside of the rezoning area may be eliminated as the shopping center is re-developed.

# MALLARD POINTE REDEVELOPMENT

REZONING PETITION: 2021-206

RZ-4 : DEVELOPMENT NOTES

CHARLOTTE, NC

OWNER:

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12-17-2021