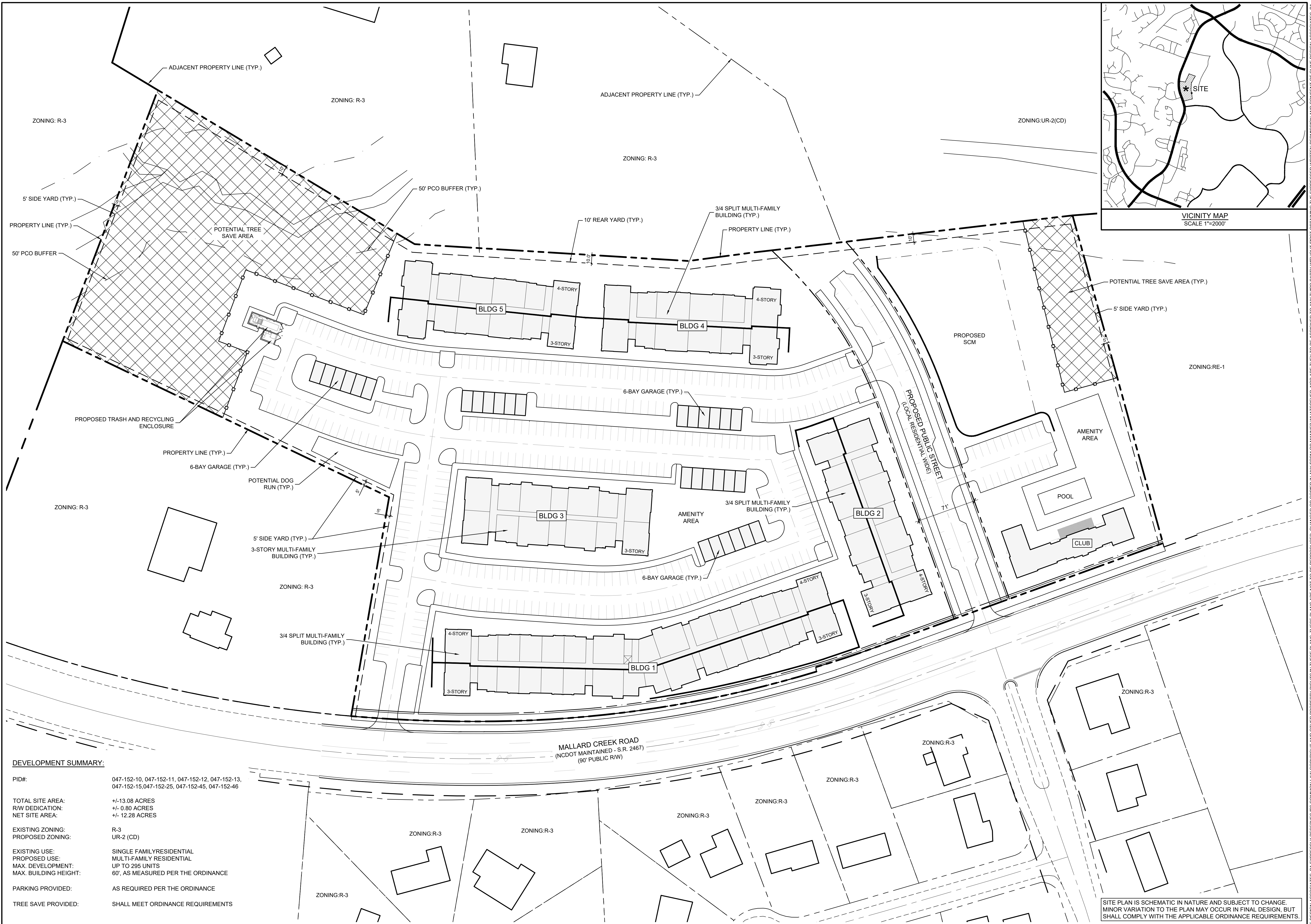
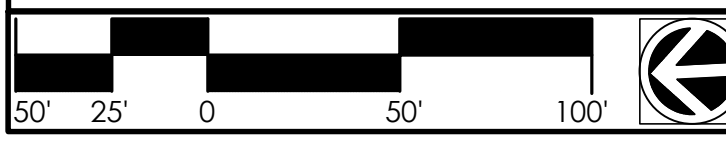


VICINITY MAP
SCALE 1"=2000'



DEVELOPMENT SUMMARY:

PID#:	047-152-10, 047-152-11, 047-152-12, 047-152-13, 047-152-15, 047-152-25, 047-152-45, 047-152-46
TOTAL SITE AREA:	+/- 13.08 ACRES
R/W DEDICATION:	+/- 0.80 ACRES
NET SITE AREA:	+/- 12.28 ACRES
EXISTING ZONING:	R-3
PROPOSED ZONING:	UR-2 (CD)
EXISTING USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
MAX. DEVELOPMENT:	UP TO 295 UNITS
MAX. BUILDING HEIGHT:	60', AS MEASURED PER THE ORDINANCE
PARKING PROVIDED:	AS REQUIRED PER THE ORDINANCE
TREE SAVE PROVIDED:	SHALL MEET ORDINANCE REQUIREMENTS



Schematic Site Plan 01
Scale: 1" = 50'

**DELRAY VENTURES, LLC
MALLARD CREEK
MALLARD CREEK ROAD
CHARLOTTE, NC**

REZONING DOCUMENTS



**PETITION FOR REZONING
2021-251**

PROJECT:	221076
DATE:	02.14.2022
REVISIONS:	DATE

DRAWN BY:	BS
CHECKED BY:	ML
SCHEMATIC SITE PLAN	

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DEVELOPMENT STANDARDS
Petitioner: Delray Ventures, LLC
Rezoning Petition No. 2021-251
2/9/2022

Site Development Data:

- Acres:** ± 13.08 acres
- Tax Parcels:** 047-152-10, 047-152-25, 047-152-15, 047-152-45, 047-152-14, 047-152-46, 047-152-13, 047-152-12, and 047-152-11
- Existing Zoning:** R-3
- Proposed Zoning:** UR-2(CD)
- Existing Uses:** Single-Family Residential
- Proposed Uses:** Residential uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the UR-2 zoning district not otherwise limited herein
- Maximum Development:** Maximum of two hundred ninety-five (295) multi-family residential units
- Maximum Building Height:** Sixty (60) feet, as measured per the Ordinance
- Parking:** As required by the Ordinance for the UR-2 zoning district.

I. General Provisions:

- a. **Site Description.** These Development Standards and the Technical Data Sheet form the rezoning plan (hereafter collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Delray Ventures, LLC ("Petitioner") to accommodate development of a multi-family residential community on an approximately 13.08-acre site located on the east side of Mallard Creek Road, between Governor Hunt Road and Alexander Road, more particularly described as Mecklenburg County Tax Parcel Numbers 047-152-10, 047-152-25, 047-152-15, 047-152-45, 047-152-14, 047-152-46, 047-152-13, 047-152-12, and 047-152-11 (the "Site").
- b. **Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the UR-2 zoning district shall govern all development taking place on the Site.
- c. **Planned/Unified Development.** The Site shall be viewed as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan. As such, setbacks, side and rear yards, buffers, building height separation standards, and other similar zoning standards will not be required internally between improvements and other site elements located on the Site. Furthermore, the Petitioner and/or owner of the Site reserve the right to subdivide portions or all of the Site and create lots within the interior of the Site without regard to any such internal separation standards, and public/private street frontage requirements, provided, however, that all such separation standards along the exterior boundary of the Site shall be adhered to and treated as the Site as a whole and not individual portions or lots located therein.

II. Permitted Uses & Maximum Development

- a. **Permitted Uses.** Subject to the Maximum Development set forth below, the Site may be devoted to all residential uses permitted by right or under prescribed conditions in the UR-2 Zoning District, together with any incidental or accessory uses associated therewith.
- b. **Maximum Development.** The Site may be devoted to a maximum of two hundred and ninety-five (295) multi-family residential units.

III. Transportation

- a. Vehicular access will be from Mallard Creek Road, as generally depicted on the Rezoning Plan. The placements and configurations of the vehicular access points will be coordinated with CDOT based on final site and construction plans and designs and to any adjustments required by CDOT for approval.
- b. Where necessary, the Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the Site's first building certificate of occupancy is issued.
- c. Unless otherwise stated herein, all transportation improvements shall be completed prior to the issuance of the first building certificate of occupancy for the Site.

IV. Design Guidelines:

- a. The principal buildings constructed on the Site may use a variety of building materials. The building materials used for buildings will be a combination of any of the following: glass, brick, metal, stone, simulated stone, pre-cast stone, architectural precast concrete, synthetic stone, stucco/E.I.F.S., cementitious siding (such as hardi-plank), or wood/composite wood.
- b. Prohibited exterior building materials: vinyl, as a building material, will only be allowed on windows, soffits and trim features. Concrete masonry units not architecturally finished shall not be permitted.
- c. Meter banks shall be located outside of the setback.
- d. All dumpster enclosure areas shall be screened from network required public or private streets, common open spaces and any adjacent residential uses with materials complimentary to the principal structure.
- e. Petitioner shall screen all parking areas adjacent to public streets with landscaping and/or intermittent low walls.
- f. Building Massing and Height shall be designed to break up long monolithic building forms. Buildings exceeding 120 feet in length shall include modulations of the building massing/façade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of ten (10) feet wide and shall project or recess a minimum of two (2) feet extending through at least a full floor
- g. Architectural Elevation Design - Building elevations shall be designed with vertical bays or articulated architectural façade features to limit blank walls to a maximum of twenty (20) feet in all directions, which may include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors.
- h. Sidewalk extensions shall be provided between all network-required public and private streets when parking is adjacent. Direct pedestrian connections will be provided on all buildings for all frontages. Sidewalks may meander.
- i. Roof top HVAC units will be screened from public view from public rights-of-way.
- j. Minimum building ground floor transparency (measured 3' to 10' from finished grade) shall be 25% for residential uses. Upper floor transparency shall be a minimum of 20%.

V. Open Space and Amenity Areas.

- a. The Petitioner shall provide an amenity area and common open space area(s), as generally depicted on the Rezoning Plan, for a minimum total area of 20,000 square feet and which may include amenities such as, but not limited to, a clubhouse, combination of hardscape and softscape, pool, cabana, seating, landscaping, art, fountains, pool, cabana, garden, clubhouse, mail kiosk, dog park, and/or other similar amenities.

VI. Environmental Features:

- a. The Petitioner shall comply with the Post Construction Stormwater Ordinance. The location, size, and type of storm water management systems that may be 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.
- b. The Petitioner shall comply with the Tree Ordinance.

VII. Amendments to the Rezoning Plan:

Future amendments to the Rezoning Plan may be applied for by the then Owner or Owners of the applicable lot of the Site affected by such amendment in accordance with the provisions herein and of Section 6.207 of the Ordinance.

VIII. Binding Effect of the Rezoning Application:

If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or lot(s), as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.



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DELRAY
VENTURES

DELRAY VENTURES, LLC
MALLARD CREEK
MALLARD CREEK ROAD
CHARLOTTE, NC

REZONING
DOCUMENTS



PETITION FOR
REZONING
2021-251

PROJECT: 221076
DATE: 02.14.2022
REVISIONS: | **DATE**

DRAWN BY: BS
CHECKED BY: ML
DEVELOPMENT
STANDARDS

RZ2.00

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