

- I. General Provisions**
- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Leon & Jennifer Chisolm (the "Petitioner") to accommodate the development of a single-family attached residential community on that approximately 9.23-acre site located at 11108 Mallard Creek Road, as more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Number's 02968113 and 02913110.
  - Development 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 UR-2(CD) zoning district shall govern the development and use of the Site.
  - The development and street layout depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such 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, landscaping and tree save requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.
  - Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Minor alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.
- II. Permitted Uses**
- The Site may be devoted only to a residential community containing a maximum of seventy two (72) single-family attached dwelling units and any incidental and accessory uses relating thereto that are permitted by-right or under prescribed conditions in the UR-2(CD) zoning district.
- III. Transportation**
- As depicted on the Rezoning Plan, the Site will be served by private streets, and minor adjustments to the location of the streets shall be allowed during the construction permitting process.
  - A maximum of one (1) access point shall be provided along Mallard Creek Road, as generally depicted in the Rezoning Plan.
  - Petitioner shall construct a minimum eight (8) foot wide planting strip and twelve (12) foot wide sidewalk along the Site's frontage on Mallard Creek Rd.
  - The Petitioner shall ensure that all transportation improvements will be improved and constructed prior to the issuance of the Site's first building certificate of occupancy.
  - Petitioner shall locate curb and gutter along Mallard Creek Road which shall be coordinated with NCDOT STIP U-6028 to accommodate the STIP project along with Charlotte Streets Map with a roadway typical section of 4+ Boulevard with a shared use path. The Petitioner agrees that additional distance from the center line to back of curb may be required in locations where a median is present or around intersections and interchanges.
  - 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 homeowners/business association. An encroachment agreement must be approved by CDOT prior to construction/installation. The Petitioner agrees to contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.
  - The Petitioner shall construct a dedicated right-turn lane into the site with 100-foot of storage in coordination with NCDOT.
  - The Petitioner shall dedicate and convey in fee simple all rights-of-way to the City before the site's first building certificate of occupancy is issued. The rights-of-way shall be set at 2' behind back of sidewalk where feasible.
  - All transportation improvements shall be approved and constructed before the site's first building certificate of occupancy is issued. The transportation improvements shall be phased in accordance with these site plan notes.
  - All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner or its own or in conjunction with other development or roadway projects taking place within the broad northeastern Mecklenburg County, by way of a private/public partnership effort or other public sector project support.
  - Petitioner may allow a future connection via the site's internal drive to parcel 02913111 if the parcel is redeveloped in the future for multiple units, as generally depicted on the rezoning plan, if mutually agreeable between the rezoning site and the adjacent site property owners.
- IV. Architectural Standards**
- Preferred Exterior Building Materials: All principal and accessory buildings shall be comprised of a combination of portions of brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement ("HardiPlank") and/or other materials approved by the Planning Director.
  - Prohibited Exterior Building Materials: (i) vinyl siding, excluding vinyl handrails, windows, soffits, doors or door trim, and (ii) concrete masonry units not architecturally finished.
  - Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
  - Walkways shall be provided to connect all residential entrances to sidewalks along Mallard Creek Rd.
  - Attached dwelling units shall be limited to a maximum of (1) units per building or fewer when fronting Mallard Creek Rd.
  - For units fronting Mallard Creek Rd., Petitioner shall provide blank wall provisions that limit the maximum blank wall expense to (20) feet on all building levels, provisions shall include one or more of the following but not be limited to doors, windows, shutters, awnings, material or color changes, brick or stone foundation water-tables, trim bands, and/or enhancements.
  - To provide privacy, all residential entrances within fifteen (15) feet of a public sidewalk must be raised or lowered from the average sidewalk grade a minimum of twelve (12) inches.
  - Garage doors visible from public streets, if applicable, shall minimize the visual impact by providing additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
  - All mechanical and utility equipment such as HVAC, meters, and transformers shall be screened from view from public streets. Backflow preventer(s), if provided, shall not be located within the setback and shall be screened from view from public streets.
  - If a privacy fence is provided, it shall not exceed four (4) feet in height and shall not be completely opaque unless heavily ornamented in a similar style to surrounding fencing in the area.
- V. Open Space & Amenities**
- The Petitioner shall provide a minimum of 21,000 square feet of usable common open space areas, to be amenitized with benches, enhanced landscaping, or other similar amenities.
- VI. Environmental Features**
- The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. The location, size, and type of stormwater management systems 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 to accommodate actual storm water treatment requirements and natural site discharge points.
  - The Petitioner shall comply with the Tree Ordinance.
- VII. Binding Effect of the Rezoning Documents and Definitions**
- If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.
- Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

**LEGEND:**

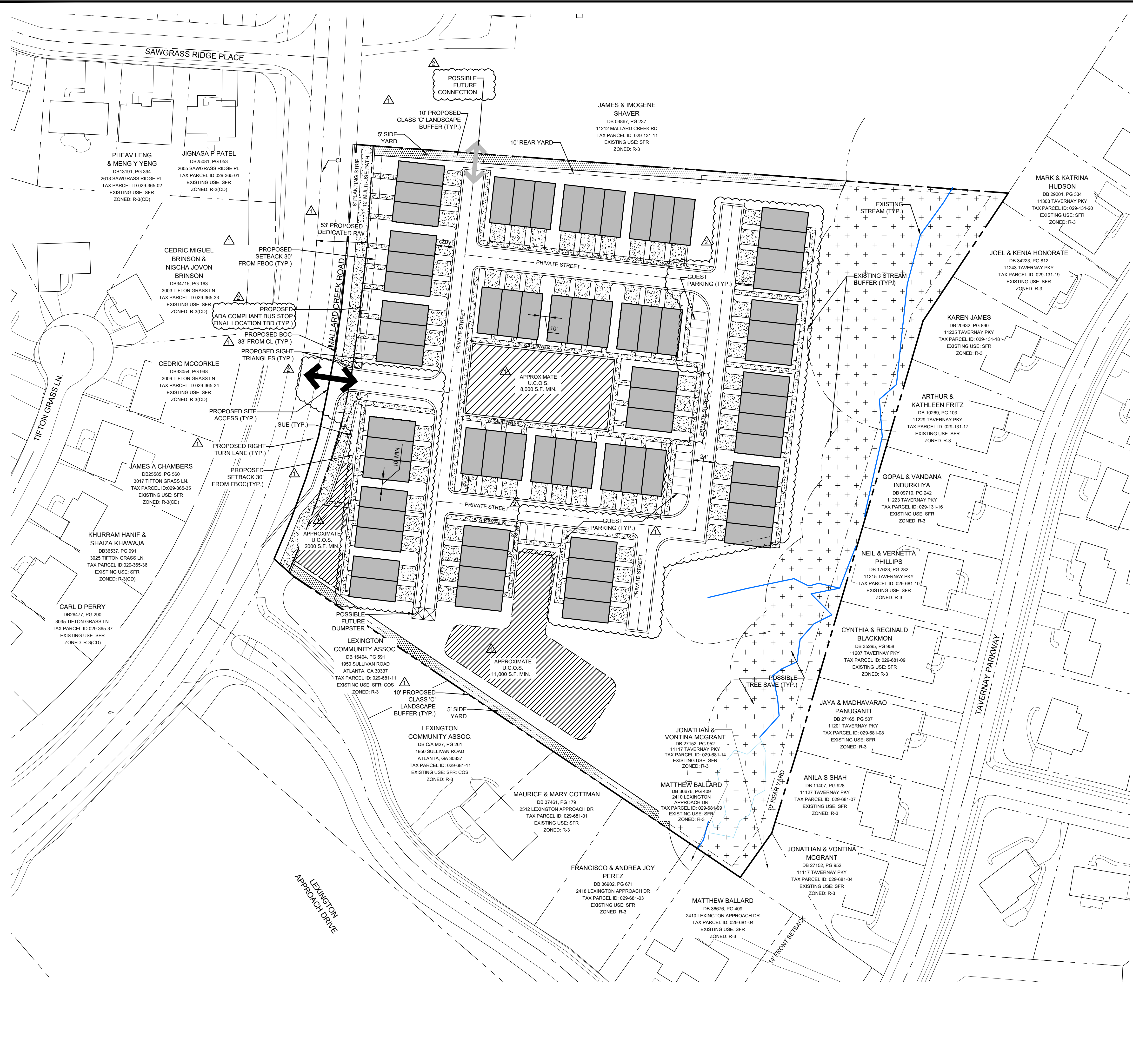
	PROPERTY BOUNDARY
	EXISTING CONTOUR LINES
	EXISTING STREAM / WATER BODY
	EXISTING LOT LINE
	RIGHT-OF-WAY LINE
	SETBACK LINE
	EXISTING PAVEMENT
	EXISTING CURBING
	ROAD CENTERLINE
	EXISTING BUILDING
	EXISTING BUILDING TO BE REMOVED
	EXISTING TREE

This Plan Is A Preliminary Design. NOT Released For Construction.

0 50 100 200  
SCALE: 1"=50'

REVISIONS:	No.	Date	By	Description
	1	10/12/23	LHS	STAFF COMMENTS
	2	11/22/23	LHS	STAFF COMMENTS

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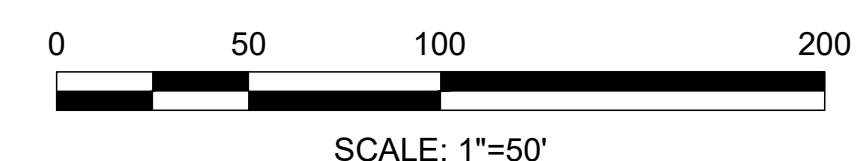
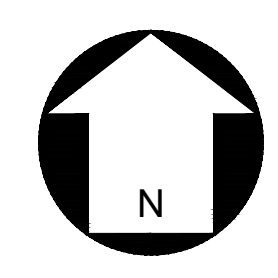
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- PROPERTY BOUNDARY
- EXISTING CONTOUR LINES
- EXISTING STREAM / WATER BODY
- EXISTING LOT LINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- EXISTING PAVEMENT
- EXISTING CURBING
- ROAD CENTERLINE
- EXISTING TREE
- PROPOSED SITE ACCESS
- PROPOSED TREE SAVE AREA
- CONCRETE PAVEMENT
- PROPOSED UCOS

DEVELOPMENT DATA:

SITE AREA:	49.23 ACRES
TAX PARCELS:	029-681-13, 029-131-10
EXISTING ZONING:	R-3
PROPOSED ZONING:	UR-2(CD)
EXISTING USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED USES:	SINGLE FAMILY ATTACHED TOWNHOMES
PROPOSED UNIT COUNT:	70 UNITS
MAX. F.A.R.:	1.0
MAX. F.A.R. PROPOSED:	1.0 MAX.
DENSITY PROPOSED:	7.8 DUA
MIN. FRONT SETBACK:	30' FROM FUTURE BACK OF CURB MIN.
SIDE YARD REQUIRED:	5'
MIN. REAR YARD REQUIRED:	10'
MAX. BUILDING HEIGHT ALLOWED:	40' MAX. AS MEASURED BY ORDINANCE
TREE SAVE REQUIRED:	60,309 SF (15% OF SITE)
TREE SAVE PROVIDED:	PER ORDINANCE
OPEN SPACE REQUIRED:	10% OF SITE (U.C.O.S.)
OPEN SPACE PROVIDED (U.C.O.S.):	PER ORDINANCE
PARKING REQUIRED:	1 SPACES PER UNIT MIN.
PARKING PROVIDED:	2 SPACES PER UNIT
PCCO:	PER ORDINANCE
SOLID WASTE:	ROLL-OUT CONTAINERS / PVT. HAULER

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**MALLARD CREEK SITE**  
**CHISOLM**  
11108 MALLARD CREEK ROAD  
CHARLOTTE, NC 28262

**REZONING**  
**SITE**  
**PLAN**

CORPORATE CERTIFICATIONS  
NC PE - C-2930 NC LA - C-253  
SC ENG. NO. 3599 SC LA. NO. 211

Project Manager: LHC

Drawn By: ENL

Checked By: MDL

Date: 11/22/23

Project Number: 22093

Sheet Number:

**RZ-2**