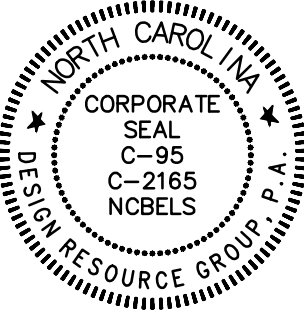


SITE DATA

TAX MAP NOS:	PORTION OF 047-29-144
SITE AREA:	±4.90 AC (21,3450 SF)
EXISTING ZONING:	CC
PROPOSED ZONING:	MUDD (CD)
EXISTING USES:	RETAIL SHOPPING CENTER
PROPOSED USES:	UP TO 450 UNITS UP TO 70,000 SF WHICH MAY INCLUDE BUT NOT LIMITED TO GROCERY, RESTAURANT, GENERAL RETAIL, OFFICE, BRANCH BANK AND/OR MEDICAL OFFICE USES
DENSITY:	81.22 DUA
PARKING PROVIDED:	SHALL MEET ORDINANCE REQUIREMENTS
TREE SAVE:	SHALL MEET ORDINANCE REQUIREMENTS (CORRIDOR)
OPEN SPACE:	SHALL MEET ORDINANCE REQUIREMENTS
BUILDING HEIGHT:	UP TO 100'



REZONING PETITION
FOR PUBLIC HEARING
2023-XXX

REZONING PETITION

**MALLARD POINTE
PHASE 2**
CHARLOTTE, NC

CAMBRIDGE
PROPERTIES, INC
CHARLOTTE, NC 28202

MALLARD POINTE
ASSOCIATES, LLC
C/O WITHROW CAPITAL, INC.
CHARLOTTE, NC 28204



**SCHEMATIC
SITE PLAN**

25 0 25 50
SCALE: 1" = 50'

PROJECT #: 934-003
DRAWN BY: JG
CHECKED BY: NB

JANUARY 31, 2023

REVISIONS:

DEVELOPMENT STANDARDS:
REZONING PETITION NO. 2023-XXX(MALLARD POINTE REDEVELOPMENT PHASE 2)

1. GENERAL PROVISIONS

- a. THE DEVELOPMENT DEPICTED ON THIS PARCEL B 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 PARCEL B, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE PARCEL B WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.

2. PERMITTED USES

- a. UP TO 450 MULTI-FAMILY UNITS, WITH STRUCTURED AND SURFACE PARKING TO SERVE SUCH USE.
- b. UP TO 70,000 SQUARE FEET OF RETAIL SPACE, WHICH MAY INCLUDE BUT NOT BE LIMITED TO RESTAURANT, GENERAL RETAIL, OFFICE, BRANCH BANK, MEDICAL OFFICE, AND/OR GROCERY USES.
- c. 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(S) LOCATED ON PARCEL B SHALL BE LOCATED SO AS TO PRESENT A FRONT AND REAR FAÇADE ELEVATION AND A SIDE FAÇADE ELEVATION AT THE BUILDING EDGE LINES AS APPROXIMATELY SHOWN ON RZ-1.0.

4. ARCHITECTURAL STANDARDS

- a. PREFERRED EXTERIOR BUILDING MATERIALS: THE FRONT FAÇADE, REAR FAÇADE, AND SIDE FAÇADES OF THE BUILDING(S) ABUTTING N. TRYON STREET, THE NEW PRIVATE ACCESS DRIVE, AND PRIMARY ENTRANCE ROAD, RESPECTIVELY ("NETWORK STREET") SHALL INCLUDE A MINIMUM 30% OF PREFERRED EXTERIOR BUILDING MATERIALS OF THE ENTIRE FAÇADE FACING A NETWORK STREET EXCLUSIVE OF WINDOWS, DOORS AND BALCONIES. THE PREFERRED EXTERIOR BUILDING MATERIALS ARE MASONRY PRODUCTS, 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 BY USING THE FOLLOWING DESIGN GUIDELINES:

1. BUILDING(S) SHALL BE PLACED SO AS TO PRESENT A FRONT FAÇADE TO N. TRYON STREET AND SIDE FAÇADES TO THE NEW PRIVATE ACCESS DRIVE AND PRIMARY ENTRANCE ROAD.
2. BUILDING(S) SHALL FRONT A MINIMUM OF 60% OF THE TOTAL NEW ACCESS DRIVE, N. TRYON STREET AND PRIMARY ENTRANCE ROAD FRONTAGE ON PARCEL B (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 AN ADJOINING NETWORK STREET. THIS SHALL NOT PRECLUDE THE INSTALLATION OF ON-STREET PARALLEL PARKING SPOTS ON A NETWORK STREET.
- d. BUILDING MASSING AND HEIGHT SHALL BE DESIGNED TO BREAK UP LONG MONOLITHIC BUILDING FORMS AS FOLLOWS:

1. BUILDING SHALL NOT EXCEED 100 FEET IN HEIGHT.
2. BUILDING FACADES EXCEEDING 200 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. BUILDING(S) SHALL BE DESIGNED WITH A RECOGNIZABLE ARCHITECTURAL BASE ON ALL FACADES FACING THE NEW PRIVATE ACCESS DRIVE, N. TRYON STREET AND PRIMARY ENTRANCE ROAD. SUCH BASE MAY BE EXECUTED THROUGH USE OF PREFERRED EXTERIOR BUILDING MATERIALS OR ARTICULATED ARCHITECTURAL FAÇADE FEATURES AND COLOR CHANGES.
3. THE FRONT, REAR, AND SIDE FACADES SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 30 FEET IN ALL DIRECTIONS. ARCHITECTURAL FEATURES, INCLUDING BUT NOT LIMITED TO BANDING, MEDALLIONS, DESIGN FEATURES AND MATERIALS MAY BE USED TO AVOID STERILE, UNARTICULATED 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 BE 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 BUILDING. SUCH DESIGN SHALL INCLUDE A MINIMUM 20 PERCENT PREFERRED EXTERIOR BUILDING MATERIALS OR A CLASS B BUFFER NOT LESS THAN 10' IN DEPTH ALONG THE PERIMETER THAT IS NOT PAVED FOR ACCESS.

- h. PETITIONER SHALL PROVIDE COVERED BIKE PARKING IN EXCESS OF CODE MINIMUM.

5. STORM WATER/ ENVIRONMENTAL

- a. THE REDEVELOPMENT OF PARCEL B SHALL COMPLY WITH THE CITY OF CHARLOTTE'S POST-CONSTRUCTION STORMWATER ORDINANCE.

6. TREE SAVE

- a. PARCEL B WILL COMPLY WITH THE CHARLOTTE TREE ORDINANCE.

7. OPEN SPACE

- a. THE DEVELOPMENT OF PARCEL B SHALL MEET OR EXCEED THE URBAN OPEN SPACE REQUIREMENT OF THE ORDINANCE.

8. STREETSCAPE AND TRANSPORTATION COMMITMENTS

- a. AN EIGHT-FOOT SIDEWALK AND AN EIGHT FOOT PLANTING STRIP SHALL BE INSTALLED ALONG NEW PRIVATE ACCESS DRIVE AND PRIMARY ENTRANCE ROAD.

- b. THE NEW PRIVATE ACCESS DRIVE SHALL INCLUDE PARALLEL PARKING SPACES, AS APPROXIMATELY SHOWN ON RZ 1.0.

- c. THE PRIMARY ENTRANCE ROAD SHALL BE RECONSTRUCTED APPROXIMATELY AS SHOWN ON RZ 1.0.

- d. ANY REQUIRED TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE PARCEL B'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

- e. 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 ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD NORTHEASTERN MECKLENBURG AREA, BY WAY OF PRIVATE/ PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

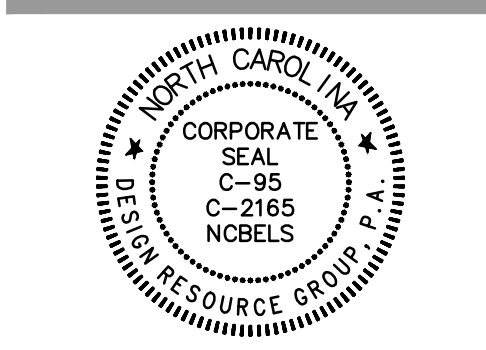
9. GENERAL SITE PLAN QUALIFICATIONS

- a. PARCEL B WILL BE SUBDIVIDED INTO A SEPARATE PARCEL FROM THE BALANCE OF THE EXISTING SHOPPING CENTER. THE REMAINING AREA IN THE BALANCE OF THE EXISTING SHOPPING CENTER MAY BE DEMOLISHED AND RE-DEVELOPED IN THE FUTURE.



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
704.343.0608
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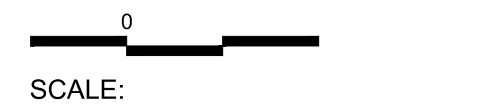
MALLARD POINTE
PHASE 2
CHARLOTTE, NC

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ASSOCIATES, LLC
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CHARLOTTE, NC 28204

CAMBRIDGE
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TECHNICAL
DATA SHEET



PROJECT #:	934-003
DRAWN BY:	JG
CHECKED BY:	NB

JANUARY 31, 2023

REVISIONS: