

LINE	BEARING	LENGTH
L1	N65°33'58"W	43.43'
L2	N03°22'58"E	14.94'
L3	S33°41'22"E	68.14'
L4	N75°27'10"E	77.34'
L5	S81°54'10"E	93.32'
L6	N11°05'35"W	100.76'
L7	N83°54'42"E	58.63'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	199.91	87.51	86.81	S78°06'01"E	25°04'49"
C2	325.60	183.87	181.44	N18°49'55"E	32°21'22"
C3	220.00	3.71	3.71	S03°08'14"W	0°57'58"
C4	25.00	30.78	26.88	S38°52'18"W	70°30'28"
C5	55.00	154.06	108.51	N01°35'53"E	161°07'04"
C6	25.00	3.50	3.50	S78°02'44"W	8°01'47"

Ex. Business
GALLOWAY STORE LLC
 10174 Claybrook Dr.
 Charlotte, NC 28262
 ZONING: R-3

STREET DESIGNED TO LOCAL RESIDENTIAL WIDE SECTION

PUBLIC R/W TO EXTEND TO WESTERN PROPERTY LINE TO ACCOMMODATE FUTURE STREET STUB

COLUMBIA COCHRAN COMMONS LLC
 PO Box 790830
 San Antonio Tx, 78279
 ZONING: B-1 (CD)

COCHRAN COMMONS SHOPPING CENTER

REMOVE EX. CURB-DE-SAC, REALIGN STREET

VISITOR/LEASING PARKING SPACES

APPROX. LOCATION TO BEGIN STREET REDESIGN

16' SETBACK FROM BACK OF CURB

LOW MASONRY SCREEN WALL ALONG DAVID TAYLOR DR. FRONTAGE

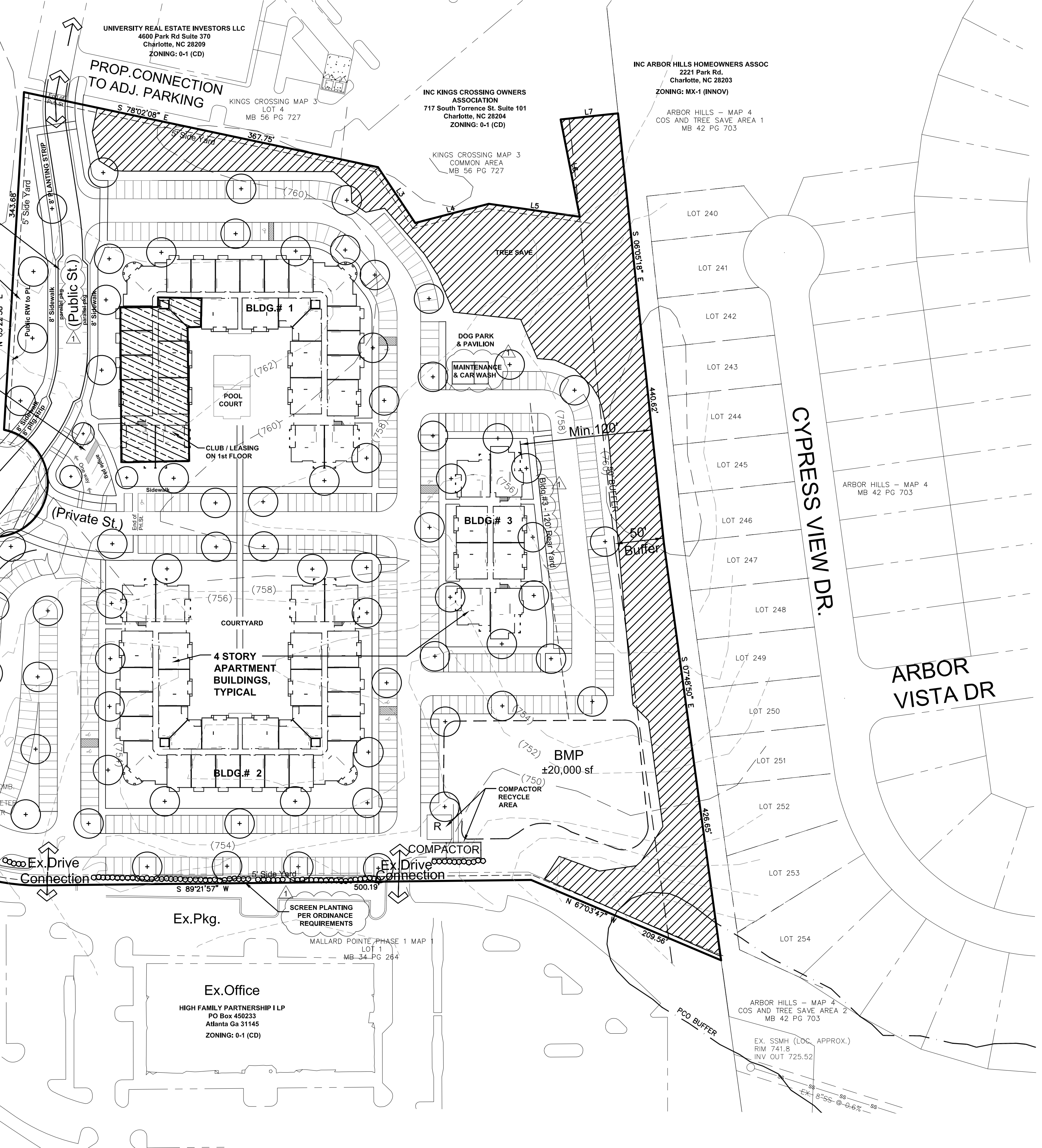
COCHRAN COMMONS MAP 1 LOT 3 MB 34 PG 849

DAVID TAYLOR DRIVE

MALLARD CREEK CHURCH RD

TARA TRACY LLC
 39 South Sea Pines Dr.
 Hilton Head Island, SC 29928
 ZONING: 0-1 (CD)

Ex. Office
HIGH FAMILY PARTNERSHIP I LP
 PO Box 450233
 Atlanta Ga 31145
 ZONING: 0-1 (CD)

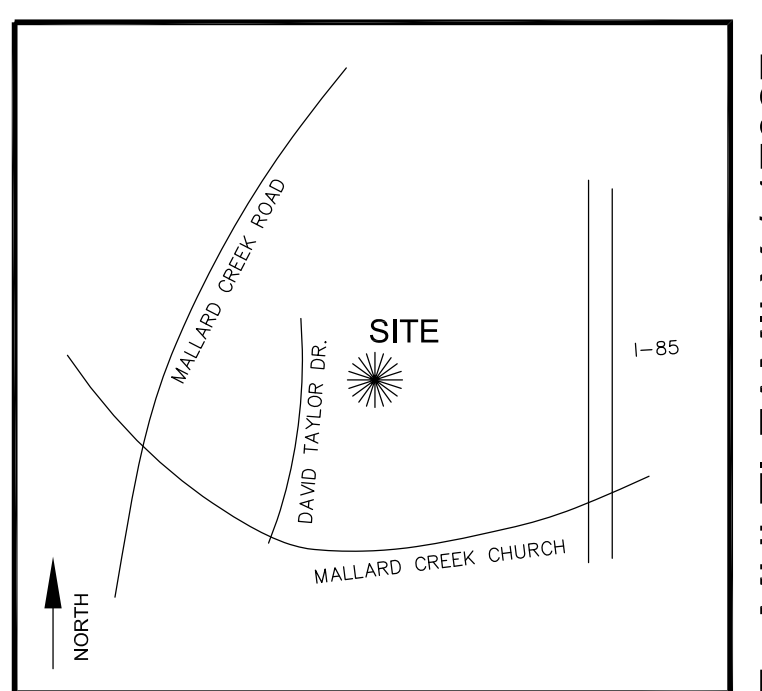


SITE DEVELOPEMENT DATA:

TAX PARCEL NO.:	029-011-32 & 029-011-20
TOTAL SITE AREA:	±11.75 AC.
EXISTING ZONING:	0-1(CD)
PROPOSED ZONING:	UR-2 (CD)
EXISTING USE:	VACANT
PROPOSED USES:	Residential Dwelling units as permitted by right and under prescribed conditions together with accessory uses as allowed in the UR-2 zoning district (as more specifically described and restricted below in Section 3).

MAXIMUM DEVELOPEMENT:	Up to 260 residential dwelling units; subject to the limitations described below.
PROPOSED DENSITY:	22 DU / AC.
MAXIMUM BUILDING HEIGHT:	Building height on the Site will be limited to four (4) stories, and will not exceed 57 feet. Building height will be measured as defined by the Ordinance.
PARKING:	As required and allowed by the Ordinance for the UR-2 zoning district.
TREE SAVE, REQUIRED:	15.0% OF SITE = 1.78 AC = 76,775 SF
TREE SAVE, PROPOSED:	15.2% OF SITE = 1.79 AC = 78,000 SF

- GENERAL PROVISIONS:**
- a. **Site Location.** These Development Standards, the Technical Data Sheet and Schematic Site Plan, and related graphics form the Rezoning Plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by High Real Estate Group, LLC ("Petitioner") to accommodate development of a residential community on an approximately 11.75 acre site generally located at 11030 David Taylor Drive, Charlotte, NC (the "Site").
 - b. **Zoning District/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 classification shall govern all development taking place on the Site.
 - c. **Graphics and Alterations.** The schematic depictions of sidewalks, driveways, streets and other development matters and site elements (collectively the "Development Site Elements") set forth on 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. 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.
 - d. **Site Plan.** The Petitioner shall not undertake the design development and construction phases. It is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications to 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:
 - i. minor and don't materially change the overall design intent depicted on the Rezoning Plan.
 - e. **Planning Director.** The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alterations do not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance. In each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.
 - f. **Number of Buildings Principal and Accessory.** Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site will be limited to five (5). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal buildings).
 - g. **Permitted Uses:**
 - i. Up to 260 residential dwelling units may be constructed on the Site as allowed by right and under prescribed conditions together with accessory uses as allowed in the UR-2 zoning district.
 - h. **Access, Buffers, Screening, Open Space and Pedestrian Circulation.**
 - i. Access to the Site will be from David Taylor Drive and the adjoining private drives as generally depicted on the Rezoning Plan.
 - ii. The proposed surface parking area located along existing David Taylor Drive will be screened by a low (3.0) foot masonry wall.
 - iii. A 16 foot setback as measured from the existing and future back of curb, as applicable will be provided along David Taylor Drive as generally depicted on the Rezoning Plan.
 - iv. The Site's frontage on David Taylor Drive will be improved with an eight (8) foot sidewalk and an eight (8) foot tree head in parking provided between buildings # 1 and # 2 may be converted into on-street parking.
 - v. A minimum of a 50 foot Class C Buffer will be located along the eastern property boundary as generally depicted on the Rezoning Plan. This Buffer will be made up of existing trees and new plantings as required to meet a Class C Buffer requirements.
 - vi. A 120 foot rear yard shall be provided between Building # 3 and the eastern property boundary as generally depicted on the Rezoning Plan.
 - vii. The buildings on the Site will be connected to the sidewalks along the abutting public street via a network of internal sidewalks and crosswalks. The minimum width of the internal sidewalks will be five (5) feet. The building on the Site will also be connected to the internal sidewalk system via sidewalks with a minimum width of five (5) feet.
 - viii. The parking area along the southern property line adjacent to the existing office building will be screened with landscape materials.
 - i. The Petitioner will dedicate via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks located along the public streets located outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.
 - j. All transportation improvements shall be constructed and approved prior to the release of a certificate of occupancy for more than two (2) buildings on the Site. The Petitioner may post a bond for any improvements not completed at the time a certificate of occupancy is requested.
4. **Architectural Standards and Parking Location Restrictions:**
 - a. The principal buildings used for multi-family residential uses constructed on the Site may use a variety of building materials. The building materials used for buildings (other than structured parking facilities, if any) will be a combination of the following: glass, brick, stone, simulated stone, precast stone, precast concrete, synthetic stone, stucco, cementitious siding (such as hardy-plank), EIFS or wood. Vinyl as a building material will not be allowed except on windows, soffits and on handrails/railings.
 - b. **General Site Considerations**
 - i. Orient buildings in a way to enclose and define public space, open space and green space.
 - ii. Architectural treatment shall continue on all sides of a building except as specifically noted otherwise.
 - iii. Ground floor elevations shall be treated with a combination of fenestration, clear glass, prominent entrances, porches, stoops, change in materials, building step backs, art work and landscaping. Blank walls cannot be addressed with landscape elements only.
 - iv. All building entrances will be connected to the street network subject to grade and ADA standards (private patios will not be considered a building entrance).
5. **Environmental Features:**
 - a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Control Ordinance. The location, size, and type of storm water management systems if 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. Trees located in the City of Charlotte public street right-of-way are protected by the Tree Ordinance. Landscape Management must be contacted before any disturbance or removal of trees in the public street right-of-way occurs.
 - c. The Site will comply with the Tree Ordinance.
6. **Open Space/ Amenities Areas and Improvements:**
 - a. The Petitioner will provide at a minimum the following type of amenities for the residents of the community: a dog park, outdoor seating areas with landscape and landscaping elements, a pool area, a club house, and outdoor cooking areas. The minimum size of the open space/amenity area is indicated on the site plan.
7. **Lighting:**
 - a. Detached lighting on the Site, except street lights located along public streets, will be limited to 21 feet in height.
8. **Amendments to the Rezoning Plan:**
 - a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the Development Area portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.
9. **Binding Effect of the Rezoning Application:**
 - a. 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 and their respective heirs, devisees, personal representatives, successors in interest or assigns.



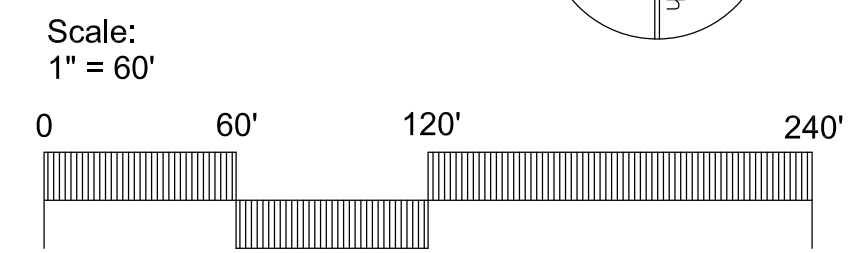
Project Manager
AHS
 Drawn By
AHS
 Checked By
AHS
 Date
10-23-17
 Project Number
17027

DPR landscape architecture
 civil engineering
 planning

DPR Associates, Inc. • 420 Hawthorne Lane • Charlotte, NC 28204
 phone 704.332.1204 • fax 704.332.1210 • www.dprassociates.net

PETITION # 2017-185
MALLARD POINTE - MULTI-FAMILY
 CHARLOTTE, NORTH CAROLINA
 FOR
HIGH REAL ESTATE GROUP, LLC

RESUBMITTAL: 2-26-18
 RESUBMITTAL: 1-16-18
 INITIAL SUBMISSION: 11-27-17



Sheet Number
RZ-1
 Sheet 1 of 2

MALLARD POINTE - MULTI-FAMILY / 17027

**MALLARD POINTE APARTMENTS
CHARLOTTE, NC**

COLORED ELEVATIONS
08 SEPTEMBER 2017
NOT TO SCALE



- FIBER CEMENT PANEL WITH REVEAL TRIM
- FIBER CEMENT PANEL WRAPPED VISOR
- FRENCH DOORS WITH TRANSOM AT BALCONY
- VINYL WINDOW AT UNIT, TYP.
- FIBER CEMENT LAP SIDING WITH ALTERNATING EXPOSURE
- FIBER CEMENT PANEL WRAPPED VISOR, SLOPED BACK TO ROOF
- GYPCRETE OVER TRUSS BALCONY
- BRICK VENEER
- METAL RAILING
- ALUMINUM STOREFRONT
- ALUMINUM CANOPY
- RECESS ACCENT AT BRICK VENEER
- STACKED BOND BRICK VENEER ACCENTS
- STAINED, POLISHED CONCRETE VISOR AT PODIUM

BUILDING 1 - COLORED ELEVATION



- FIBER CEMENT LAP SIDING WITH ALTERNATING EXPOSURE
- ALUMINUM CANOPY
- FIBER CEMENT PANEL WITH REVEAL TRIM
- METAL RAILING
- GYPCRETE OVER BALCONY TRUSS
- FIBER CEMENT PANEL WRAPPED VISOR, SLOPED BACK TO ROOF
- VINYL WINDOW WITH TRANSOM AT UNIT, TYP.
- BRICK SOLDIER AND ROWLOCK
- VINYL WINDOW AT UNIT, TYP.
- FRENCH DOORS WITH TRANSOM AND SIDELITES
- 1/2" RECESS ACCENT AT BRICK VENEER
- BRICK VENEER
- BRICK SOLDIER AT WINDOW HEAD; ROWLOCK AT WINDOW SILL

BUILDING 3 - COLORED ELEVATION

PETITION # 2017-185
MALLARD POINTE - MULTI-FAMILY
CHARLOTTE, NORTH CAROLINA
FOR
HIGH REAL ESTATE GROUP, LLC

RESUBMITTAL: 1-16-18
INITIAL SUBMISSION: 11-27-17

Sheet Number
RZ-2
Sheet 2 of 2

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