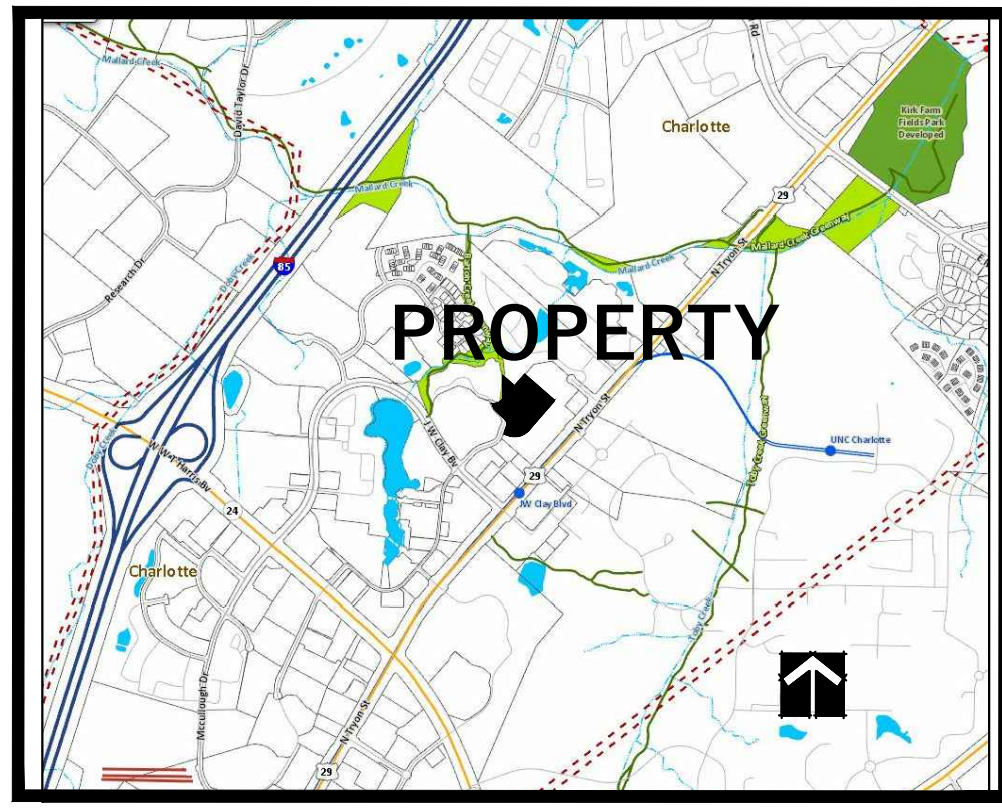




VICINITY MAP

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

SITE DEVELOPMENT DATA

PARCEL 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

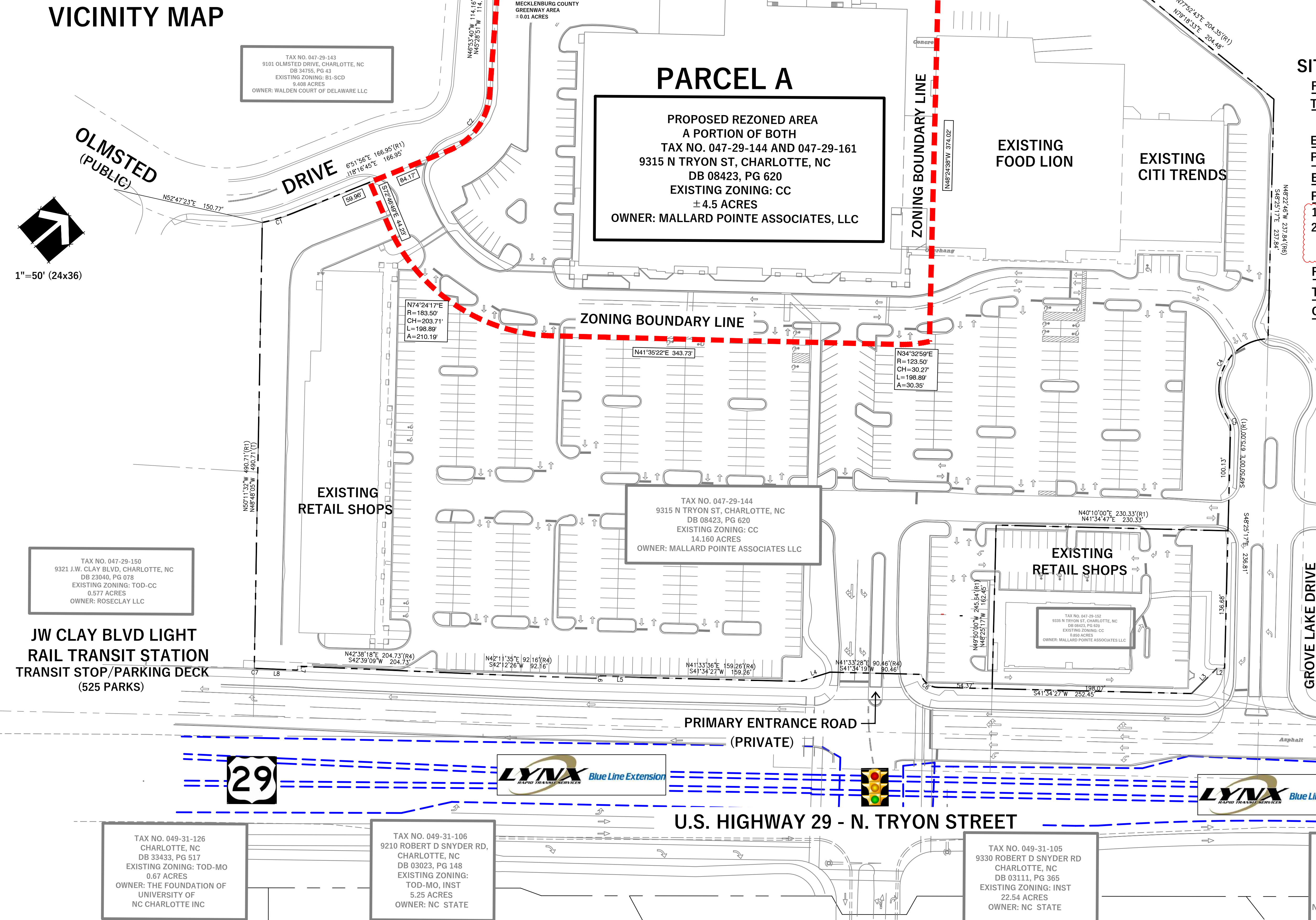
PROPOSED USES:

- 1) MULTI-FAMILY HOUSING UP TO 305 UNITS.
- 2) UP TO 5,100 SQUARE FEET OF RETAIL SPACE, WHICH MAY INCLUDE BUT NOT LIMITED TO RESTAURANT, GENERAL RETAIL, OFFICE, BRANCH BANK AND/OR MEDIACAL OFFICE USES.

PARKING: PARKING SHALL MEET OR EXCEED ORDINANCE.

TREE SAVE AREA: PER THE ORDINANCE.

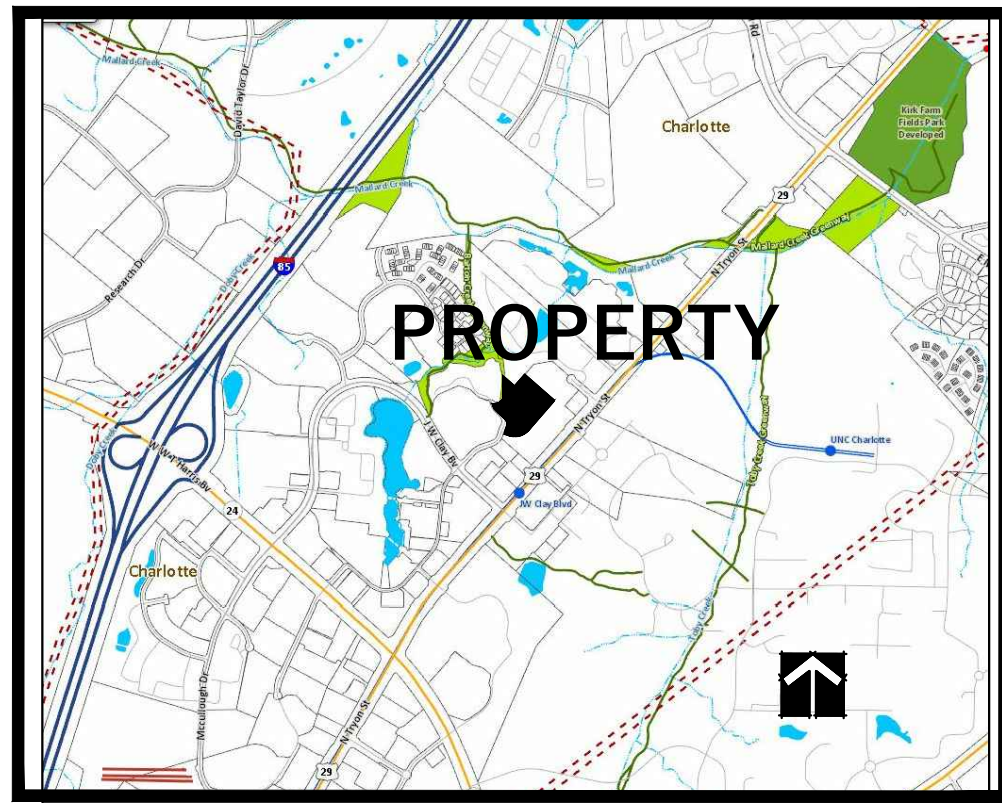
OPEN SPACE: PER THE ORDINANCE.



AS MEASURED:			AS MEASURED:				
LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
L1	N25°58'51"W	14.85'	C1	180.00'	31.57'	31.53'	N2°18'10"E
L2	S41°42'43"W	7.43'	C2	65.00'	72.33'	68.66'	N1°35'57"W
L3	S04°29'08"E	35.78'	C3	180.00'	60.04'	59.76'	N33°32'11"W
L4	S22°50'09"W	30.96'	C4	50.00'	105.32'	86.90'	S21°37'58"E
L5	S42°39'09"W	43.35'	C5	25.00'	14.64'	14.43'	S65°11'52"E
L6	S48°34'31"E	2.78'	C6	17.00'	22.09'	20.57'	S78°48'46"W
L7	S49°30'16"E	4.00'	C7	5568.51'	1.76'	1.73'	S42°38'37"W
L8	S42°39'09"W	41.30'					

AS RECORDED:			AS RECORDED:				
LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
L1(R1)	N25°23'40"W	14.85'	C1(R1)	180.00'	31.57'	31.53'	N2°12'24"E
L2(R3)	N41°42'43"E	7.43'	C2(R1)	65.00'	72.33'	68.66'	N15°00'52"W
L3(R3)	N04°29'08"W	35.78'	C3(R1)	180.00'	60.04'	59.76'	N34°57'00"W
L4(R4)	N22°49'18"E	30.96'	C4(R6)	50.00'	105.32'	86.91'	N21°35'26"W
L5(R4)	N42°38'18"E	43.35'	C5(R6)	25.00'	14.64'	14.44'	N65°09'36"W
L6(R4)	N48°35'22"W	2.78'	C6(R4)	17.00'	22.10'	20.57'	N78°47'55"E
L7(R4)	N49°31'07"W	4.00'	C7(R4)	5568.51'	1.73'	1.73'	N42°37'46"E
L8	N42°38'18"E	41.30'					





VICINITY MAP

MALLARD POINTE REDEVELOPMENT

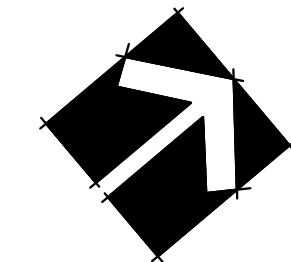
REZONING PETITION 2021-206
RZ-2 : TECHNICAL DATA SHEET

12/17/2022
2/14/2022

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



1"=50' (24x36)

REAR ACCESS DRIVE (ONE WAY)

PROPOSED
15' GREENWAY
CONNECTION

POTENTIAL TREE SAVE/OPEN SPACE

ZONING BOUNDARY LINE

REAR ACCESS DRIVE - ONE WAY (PRIVATE)

BUILDING EDGE
REAR BUILDING ELEVATION

PARCEL A
(SEE RZ-4 NOTES)

BUILDING EDGE
SIDE BUILDING ELEVATION

EXISTING
FOOD LION
37,981 SF
(TO REMAIN)

EXISTING
CITI TRENDS
12,000 SF
(TO REMAIN)

BUILDING EDGE
FRONT BUILDING ELEVATION

NEW PRIVATE ACCESS DRIVE

EXISTING PRIVATE ACCESS DRIVE

ZONING BOUNDARY LINE

EXISTING
RETAIL SHOPS
26,650 SF
(TO REMAIN)

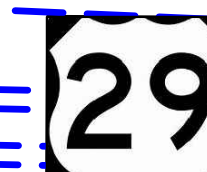
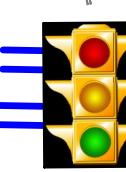
ENTRANCE ROAD
IMPROVEMENT AREA

EXISTING
RETAIL SHOPS
7,800 SF
(TO REMAIN)

GROVE LAKE DRIVE
(PUBLIC)

PRIMARY ENTRANCE ROAD
(PRIVATE)

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



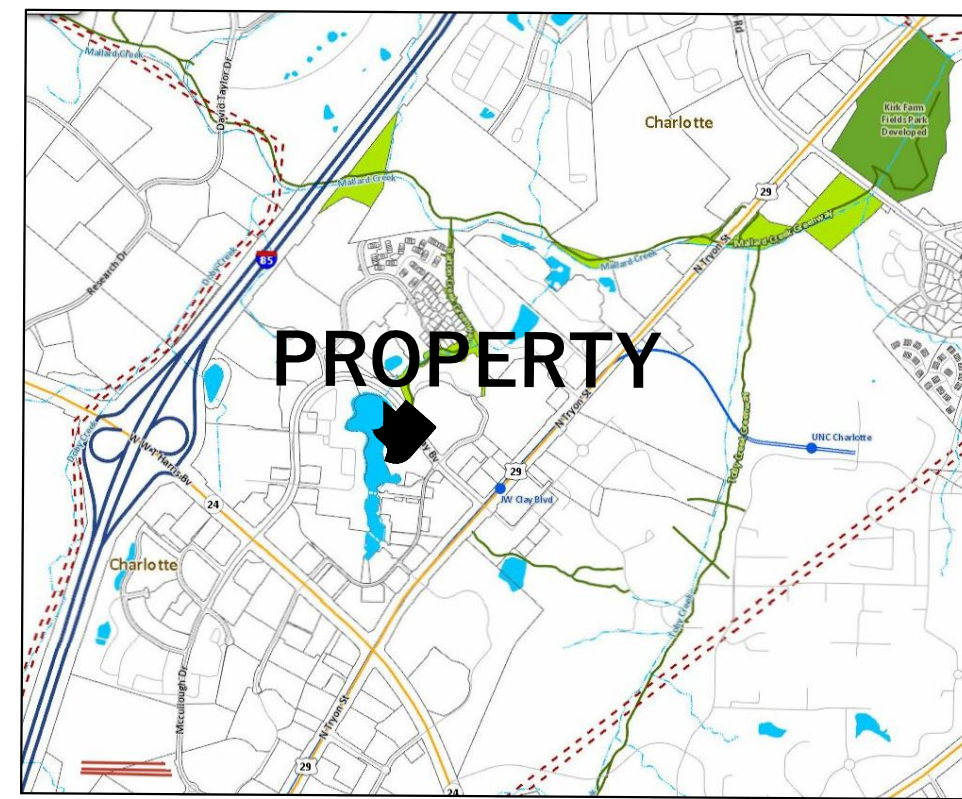
U.S. HIGHWAY 29 - N. TRYON STREET

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
- ENTRANCE ROAD IMPROVEMENT AREA



VICINITY MAP

MALLARD POINTE REDEVELOPMENT

REZONING PETITION: 2021-206

CHARLOTTE, NC

RZ-3 : ILLUSTRATIVE SITE PLAN

- 12/17/2022; Submittal Date
2/14/2022; Sidewalk extension area
3/24/2022; Dimension Olmsted Dr, plant strip & sidewalk

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

ZONING BOUNDARY LINE

PROPOSED DRIVEWAY, DRIVEWAY DESIGN TYPE AND RAMPS TO BE COORDINATED WITH CDOT DURING PERMITTING

14' MINIMUM SETBACK FROM EXISTING BACK OF CURB (TYP.)

EXISTING OLMSTED DRIVE ROW TO REMAIN

EXISTING OLMSTED DR CURB LIMITS TO REMAIN

A SIDEWALK EASEMENT WILL BE GRANTED BEGINNING 2' FROM BACK OF CURB TO THE BUILDING SETBACK.

A UTILITY EASEMENT WILL BE MAINTAINED 2' FROM BACK OF CURB.

POTENTIAL URBAN OPEN SPACE LOCATIONS (TYP.) FINAL LOCATIONS TO BE ESTABLISHED DURING PERMITTING AND MEET ORDINANCE REQUIREMENTS (TYP.)

EXISTING DRIVEWAY LOCATION TO REMAIN. DRIVEWAY DESIGN TYPE AND RAMPS TO BE COORDINATED WITH CDOT DURING PERMITTING

PROPOSED MULTI-FAMILY BUILDING

CLUB/POOL AREA

PROPOSED PARKING STRUCTURE

EXISTING FOOD LION

EXISTING CITI TRENDS

POTENTIAL LONG TERM BIKE STORAGE TO BE LOCATED INTERNAL TO BUILDING. FINAL LOCATION TO BE ESTABLISHED DURING PERMITTING

POTENTIAL VEHICULAR PARKING GARAGE ACCESS

EXISTING PRIVATE ACCESS DRIVE

GROVE LAKE DRIVE (PUBLIC)

NEW PRIVATE ACCESS DRIVE

EXISTING RETAIL SHOPS

ENTRANCE ROAD IMPROVEMENT AREA

EXISTING RETAIL SHOPS

PRIMARY ENTRANCE ROAD (PRIVATE)

U.S. HIGHWAY 29 - N. TRYON STREET

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

SITE LEGEND

--- ZONING BOUNDARY LINE

--- BUILDING EDGE

--- ENTRANCE ROAD IMPROVEMENT AREA

GENERAL SITE PLAN QUALIFICATIONS:

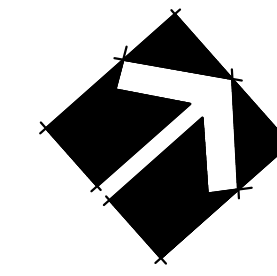
The area included in this Petition is part of an existing shopping center that may be further developed in the future. The Illustrative Site Plan shows the proposed Multi-Family Building and structured parking, existing buildings and parking NOT included in the Petition. The Petitioner shall reconstruct the Primary Entrance Road approximately as shown in the Entrance Road Improvement Area. Any existing improvements outside of the rezoning area may be eliminated as the balance of the shopping center is re-developed.

ILLUSTRATIVE SITE PLAN QUALIFICATIONS:

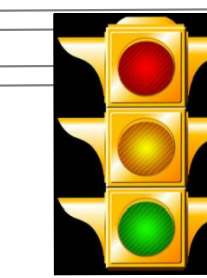
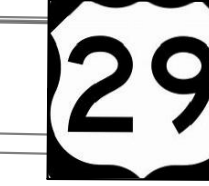
The proposed Development depicted on this Illustrative Site Plan is intended to reflect the arrangement of proposed uses on this Site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the Ordinance during the design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

TAX NO. 047-29-151
9317 JW CLAY BLVD, CHARLOTTE, NC
DB 23040, PG 078
EXISTING ZONING: TOD-CC
0.868 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



1"=50' (24x36)



I. GENERAL PROVISIONS

- a. The development depicted on this Parcel A is intended to reflect the arrangement of proposed uses on Parcel A, 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 approved.
- c. Throughout this Rezoning Petition, the terms “Owner”, “Owners”, “Petitioner” or “Petitioners,” shall, with respect to Parcel A, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Parcel A who may be involved in its development from time to time.

II. PERMITTED USES

- a. Up to 305 Multi-Family units, with structured and surface parking to serve such use.
- b. Up to 5,100 square feet of retail space, which may include but not be limited to restaurant, general retail, office, branch bank and/ or medical office 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.

III. BUILDING ORIENTATION

- a. 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.

IV. ARCHITECTURAL STANDARDS

- a. Preferred Exterior Building Materials: The front façade and side façade of the building(s) abutting the New Private Access Drive and Olmsted Drive, 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. Buildings shall be placed so as to present a front façade and side façade to the New Private Access Drive and Olmsted Drive, respectively.
 - 2. Buildings shall front a minimum of 60% of the total Olmsted Drive and New Access Drive frontage on Parcel A (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 along 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 85 feet in height.
 - 2. 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 Private Access Drive. Such base may be executed through use of Preferred Exterior Building Materials or articulated architectural façade features and color changes.
 - 3. The side façade facing Olmsted Drive and the front façade facing New Private Access Drive 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 public 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 the location approximately shown on RZ-3 in excess of code minimum.

V. STORM WATER/ ENVIRONMENTAL

- a. Petitioner shall comply with the re-development requirements of the adopted Charlotte Post Construction Stormwater Ordinance.

MALLARD POINTE REDEVELOPMENT

REZONING PETITION: 2021-206
RZ-4 : DEVELOPMENT NOTES

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

1 12-17-2021
2 2-14-2022; Note revisions.
2 3-24-2022; Note revisions.

VI. TREE SAVE

- a. Parcel A will comply with the Charlotte Tree Ordinance.

VII. OPEN SPACE

- a. The development of Parcel A shall meet or exceed the urban open space requirement of the Ordinance.
- b. Open space within Parcel A will include the Potential Tree Save/ Open Space located behind the Rear Access Drive, as well as the fitness center, clubhouse, swimming pool area, dog park, urban open space and related amenities.

VIII. STREETSCAPE AND TRANSPORTATION COMMITMENTS

- a. An eight foot sidewalk and an eight foot planting strip shall be installed on both sides of the New Private Access Drive and Primary Entrance Road.
- b. The New Private Access Drive shall include parallel parking spaces, as approximately shown on RZ-3.
- c. The Primary Entrance Road shall be reconstructed approximately as shown on RZ-3.
- d. The existing sidewalk along Olmsted Drive shall be preserved, however a sidewalk easement shall be granted to CDOT in the areas that the sidewalk is outside of the right-of-way.
- e. Any required transportation improvements will be approved and constructed before Parcel A's first building certificate of occupancy is issued.
- f. 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.
- g. Petitioner shall use diligent efforts to construct a sidewalk along Olmsted Drive extending from the existing shopping center boundary line along the parcel PIN 04729151, in the area approximately shown on RZ-3. Petitioner is only responsible for sidewalk improvements that can be achievable and constructed within the existing rights-of-way limits along the frontage of parcel PIN 04729151. Such sidewalk extension along parcel PIN 04729151 may be constructed at the back of curb, with a width that is consistent with the portion of sidewalk along parcel PIN 04729144.

IX. GENERAL SITE PLAN QUALIFICATIONS

- a. Parcel A will be subdivided into a separate parcel from the balance of the existing shopping center. The remaining area in the existing shopping center may be demolished and re-developed in the future. The Illustrative Site Plan shows existing buildings and parking in the remaining area of the existing shopping center. Petitioner shall not be required to construct any additional improvements outside of Parcel A other than the Primary Entrance Road approximately as shown in the Illustrative Site Plan.

