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TREE SAVE REQUIRED: AS REQUIRED BY TREE ORDINANCE

SEAL

XXXXX XXXXXXXXX	####	1/16/23
ENGINEER	REG. #	DATE

PROJECT

TRAMMELL CROW RESIDENTIAL
W. MALLARD CREEK CHURCH RD.
CHARLOTTE, NC

DESIGNED BY: -
DRAWN BY: -
CHECKED BY: -

SCALE

VERT: N/A
HORZ: 1" = 60'

SHEET NUMBER

RZ-1

Petitioner: Maple Multi-Family Land SE, L.P.
Rezoning Petition No. 2022-082
 1/19/2023

- Acres:** ± 13.26
- Tax Parcels:** 047-181-02, 047-181-51, 047-181-03, and 047-181-04
- Existing Zoning:** R-3, R-43MF
- Proposed Zoning:** UR-2(CD)
- Existing Uses:** Single-Family Residential/Vacant
- 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 305 multi-family residential units
- Maximum Building Height:** Sixty-Five (65) feet, as measured per the Ordinance
- Parking:** As required by the Ordinance for the UR-2 zoning district.

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 Maple Multi-Family Land SE, L.P., (“Petitioner”) to accommodate development of a multi-family residential community on an approximately 13.26-acre site located on the south side of West Mallard Creek Church Road, between Interstate-85 and Wright Hill Road, more particularly described as Mecklenburg County Tax Parcel Numbers 047-181-02, 047-181-51, 047-181-03, and 047-181-04 (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.

Error! Unknown document property name

- 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 305 multi-family residential units.
- c. **Number of Buildings.** The Site may have a maximum of eight (8) buildings.

- a. Vehicular access will be from Mallard Creek Church 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. Petitioner shall dedicate a minimum fifty (50) feet of right-of-way from the road centerline of Mallard Creek Church Road, as generally depicted on the Rezoning Plan.
- c. Petitioner shall construct a minimum eight (8) foot wide planting strip and twelve (12) foot wide multi-use path along the Site's frontage of Mallard Creek Church Road, as generally depicted on the Rezoning Plan.

c. Petitioner proposes the alignment of the Wright Hill Road extension as generally depicted on the Rezoning Plan, if necessary cross access easements can be agreed upon with the owner(s) of Wright Hill Road. However, Petitioner will continue coordinating with adjacent property owner(s) regarding an alternative preferred alignment to create a 4th leg at the Mallard Creek and Mallard Glen Drive intersection, to be coordinated and confirmed during the permitting phase of development. If the alternative preferred alignment is not feasible in consultation with NCDOT and CDOT, or if an agreement cannot be reached with the adjacent property owner(s) Petitioner shall restrict the access to right-in/right-out access only.

1. 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. If applicable, a two (2) foot easement shall be provided where feasible behind the back of sidewalk.

- g. Unless otherwise stated herein, all transportation improvements shall be completed prior to the issuance of the first building certificate of occupancy for the Site.
- h. All public roadway improvements will be subject to the standards and criteria of CDOT and MCDOT, 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 a public/private partnership effort or other public sector project support.

i. Petitioner shall relocate the existing bus stop at Pinnacle Drive to the Site's frontage opposite Mallard Glen Drive. Petitioner shall construct an ADA-compliant bus stop type 60.02A per CATS request. The final location will be determined during the Land Development plan review process.

j. Petitioner shall contribute \$50,000 to the City of Charlotte Department of Transportation for infrastructure improvements in the Mallard Creek area.

- a. Prohibited exterior building materials: (a) vinyl siding, as a building material, will only be allowed on windows, soffits and trim features, and (b) Concrete masonry units not architecturally finished shall not be permitted.
- b. Meter banks shall be located outside of the setback.
- c. Service areas such as dumpster enclosure areas, refuse areas, recycling and storage shall be screened from network required public or private streets, common open spaces and any adjacent parcels with materials complementary to the principal structure, or a fence or architectural feature, or screened with a Class B buffer not less than ten (10) feet in depth at all above grade perimeter not paved for access.
- d. Petitioner shall screen all parking areas adjacent to public streets with landscaping and/or intermittent low walls.
- e. Driveways intended to serve single units shall be prohibited on network-required public streets.
- f. Building Massing and Height shall be designed to break up long monolithic building forms as follows:

1. 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 five (5) feet wide and shall project or recess a minimum of one (1) foot extending to the soffit of the building.

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 façades facing network required public or private streets. Such base may be executed through the use of articulated architectural façade features, material changes and/or color changes.
3. Building elevations facing network required public or private streets shall not have expanses of blank walls greater than fifteen (15) feet in all directions and architectural features such as but not limited to, banding, medallions, or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.

1. For pitched roofs the minimum allowed is 3:12 excluding buildings with a flat roof and parapet walls.
2. Roof top HVAC units and related mechanical equipment will be screened from public view at grade from the nearest public street.

i. 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

a. The Petitioner shall provide amenity area(s) and/or common open space area(s), as generally depicted on the Rezoning Plan, for a minimum total area of 7500 square feet and shall include a minimum of four (4) of the following amenities: clubhouse (freestanding or integrated into a building), combination of hardscape and softscape, pool, cabana, benches or seating, landscaping, art, fountain, garden, gazebo, dog park, walking trail, grills, and/or picnic tables.

b. Petitioner shall provide a minimum of 20 EVSE-Installed parking spaces and an additional 20 EV Capable parking spaces at the time of the final building certificate of occupancy.

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.

Future amendments to the Rezoning Plan may be applied for by the then Owner or Owner 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.

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.

KEY MAP

SEARCH

THESE DOCUMENTS ARE FOR DESIGN
REVIEW ONLY AND NOT INTENDED FOR
CONSTRUCTION, BIDDING, OR PERMIT
PURPOSE. THEY ARE PREPARED BY, OR
UNDER THE SUPERVISION OF:

XXXXX XXXXXXXX	####	1/16/23
ENGINEER	REG. #	DATE

PROJECT

TRAMMELL CROW RESIDENTIAL

W. MALLARD CREEK CHURCH R

CHARLOTTE, NC

LANDDESIGN PROJ.#

1022077

[illegible]

DESIGNED BY: -
DRAWN BY: -
CHECKED BY: -

SCALE _____ NORTH _____

VERT: N/A
HORZ: N/A

ORIGINAL SHEET SIZE: 24" X 36"

SHEET TITLE

REZONING NOTES

SHEET NUMBER

RZ-2