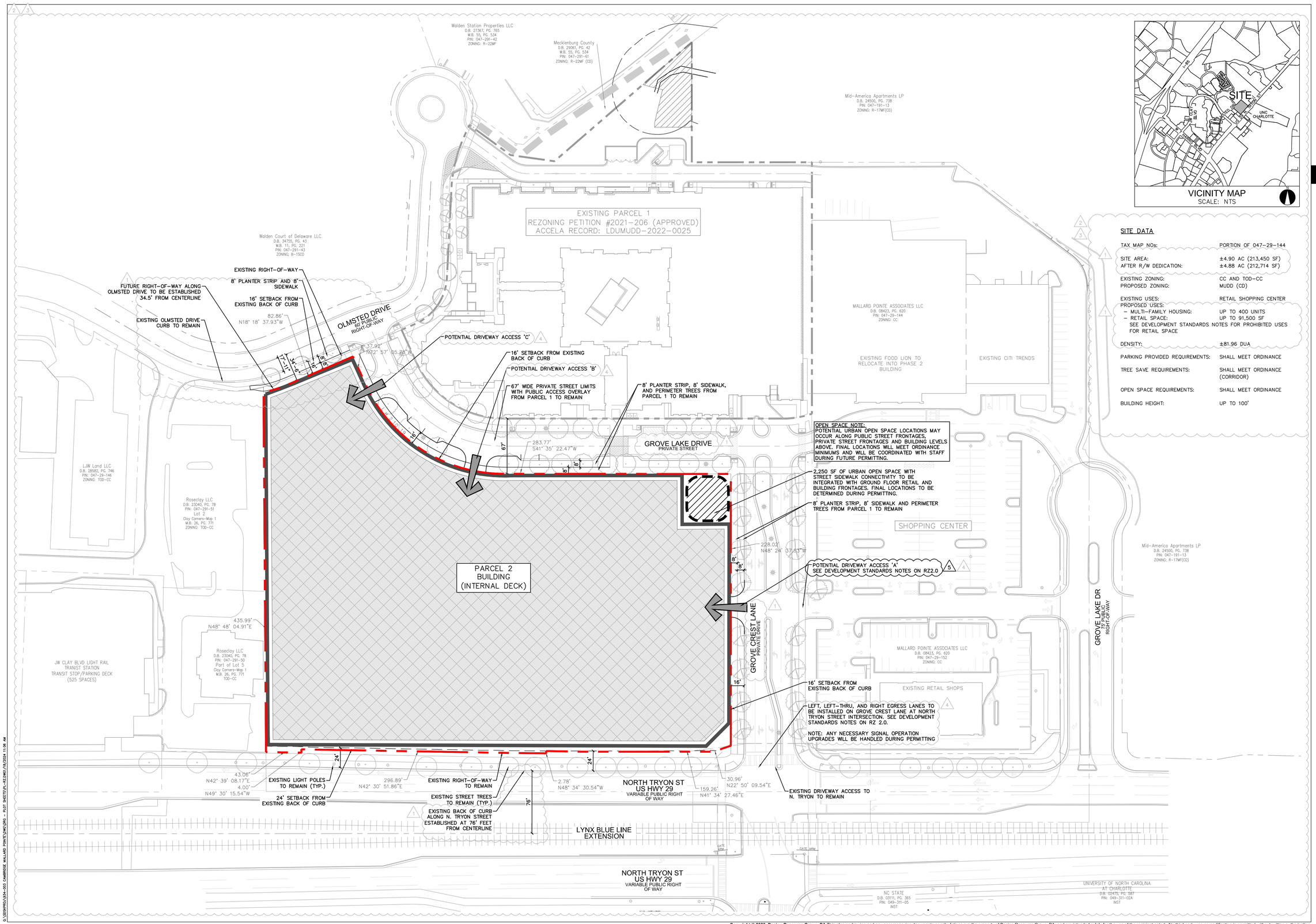

SITE DATA

TAX MAP NOs:	PORTION OF 047-29-144
SITE AREA:	±4.90 AC (213,450 SF)
AFTER R/W DEDICATION:	±4.88 AC (212,714 SF)
EXISTING ZONING:	CC AND TOD-CC
PROPOSED ZONING:	MUDD (CD)
EXISTING USES:	RETAIL SHOPPING CENTER
PROPOSED USES:	
– MULTI-FAMILY HOUSING:	UP TO 400 UNITS
– RETAIL SPACE:	UP TO 91,500 SF
SEE DEVELOPMENT STANDARDS NOTES FOR PROHIBITED USES FOR RETAIL SPACE	
DENSITY:	±81.96 DUA
PARKING PROVIDED REQUIREMENTS:	SHALL MEET ORDINANCE
TREE SAVE REQUIREMENTS:	SHALL MEET ORDINANCE (CORRIDOR)
OPEN SPACE REQUIREMENTS:	SHALL MEET ORDINANCE
BUILDING HEIGHT:	UP TO 100'

DESIGN RESOURCE GROUP

LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

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NORTH CAROLINA CORPORATE SEAL C-95 C-2165 NCBELS DESIGN RESOURCE GROUP, P.A.

REZONING PETITION FOR PUBLIC HEARING 2023-034

REZONING PETITION

MALLARD POINTE PHASE 2

CHARLOTTE, NC

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

CAMBRIDGE PROPERTIES
CHARLOTTE, NC 28202

CAMBRIDGE PROPERTIES

Withrow CAPITAL INC.

SCHEMATIC SITE PLAN

SCALE: 1" = 50'

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

JANUARY 31, 2023

REVISIONS:

1. 7/17/23 - PER REVIEW COMMENTS
2. 10/16/23 - PER ADDITIONAL PARCEL
3. 11/13/23 - PER REVIEW COMMENTS
4. 12/11/23 - PER REVIEW COMMENTS
5. 1/18/23 - PER REVIEW COMMENTS

RZ 1.0

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C:\DRGPROJ\934-003 CAMBRIDGE MALLARD POINTE\DWG\DRG - PLOT SHEETS\PL-RZ.DWG 1/5/2024 11:06 AM

DEVELOPMENT STANDARDS:

REZONING PETITION NO. 2023-034 (MALLARD POINTE REDEVELOPMENT PHASE 2)

1. GENERAL PROVISIONS

a. THE DEVELOPMENT DEPICTED ON THIS PARCEL 2 (THE "SITE") 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. A "BUILDING AREA" IS DEPICTED ON SHEET RZ 1.0 OF THE REZONING PLAN. THE BUILDING AREA IS HATCHED AND OUTLINED IN RED ON SHEET RZ 1.0 OF THE REZONING PLAN AND THE BOUNDARIES OF THE BUILDING AREA ARE THE BUILDING AND PARKING ENVELOPES OF THE BUILDING AREA.

d. THE BUILDING AREA AND STREETS INCLUDED IN THIS REZONING PETITION AND AS SHOWN ON SHEET RZ 1.0 ARE INTENDED TO COMPLIMENT THE REZONING PLAN (2021-206) APPROVED FOR THE ADJOINING PARCEL 1.

e. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", "PETITIONER" OR "PETITIONERS," SHALL, WITH RESPECT TO PARCEL 2, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF PARCEL 2 WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

a. SUBJECT TO THE LIMITATIONS SET OUT HEREIN, THE SITE MAY BE DEVOTED ONLY TO THE USES SET OUT BELOW AND TO ANY INCIDENTAL OR ACCESSORY USES RELATING THERETO THAT ARE PERMITTED IN THE MUDD ZONING DISTRICT.

(1) A MAXIMUM OF 400 MULTI-FAMILY DWELLING UNITS, WITH STRUCTURED AND SURFACE PARKING TO SERVE SUCH USE.

(2) ACCESSORY USES FOR THE MULTI-FAMILY DWELLING UNITS, INCLUDE, BUT ARE 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 DWELLING UNITS.

(3) SUBJECT TO PARAGRAPH 2.B BELOW, A TOTAL MAXIMUM OF 91,500 GROSS SQUARE FEET OF ENCLOSED FLOOR AREA DEVOTED TO ANY NON-RESIDENTIAL USE OR NON-RESIDENTIAL USES PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE MUDD ZONING DISTRICT AND ANY INCIDENTAL OR ACCESSORY USES RELATING THERETO THAT ARE PERMITTED IN THE MUDD ZONING DISTRICT.

b. NOTWITHSTANDING THE TERMS OF PARAGRAPH 2.A.(3) ABOVE, THE FOLLOWING USES ARE PROHIBITED ON THE SITE:

(1) AUCTION SALES OR AUCTION HOUSES NOT TO EXCEED 10,000 SQUARE FEET, EXCLUDING ANY ASSOCIATED OUTDOOR STORAGE AND THE SALES OF AUTOMOBILES, TRUCKS, TRAILERS AND CONSTRUCTION EQUIPMENT.

(2) AUTOMOTIVE SERVICE STATIONS, INCLUDING MINOR ADJUSTMENTS, REPAIRS, LUBRICATION AND ACCESSORY CAR WASHES.

(3) BUS PASSENGER STATIONS.

(4) EQUIPMENT RENTAL AND LEASING WITHIN AN ENCLOSED BUILDING.

(5) GROUP HOMES FOR UP TO 10 RESIDENTS.

(6) SUBDIVISION SALES OFFICES.

(7) ADULT ESTABLISHMENTS.

(8) BED AND BREAKFASTS.

(9) BOARDING HOUSES.

(10) BUILDING MATERIAL SALES, RETAIL.

(11) COMMERCIAL ROOMING HOUSES.

(12) NURSING HOMES, REST HOMES AND HOMES FOR THE AGED.

(13) SHELTERS.

(14) SHORT TERM CARE FACILITIES.

(15) STADIUMS, COLISEUMS AND ARENAS.

c. FOR PURPOSES OF THESE PERMITTED USES/DEVELOPMENT LIMITATIONS AND THE DEVELOPMENT STANDARDS IN GENERAL, THE TERM "GROSS FLOOR AREA" SHALL MEAN AND REFER TO THE SUM OF THE GROSS HORIZONTAL AREAS OF EACH FLOOR OF A PRINCIPAL BUILDING ON THE SITE MEASURED FROM THE OUTSIDE OF THE EXTERIOR WALLS OR FROM THE CENTER LINE OF PARTY WALLS; PROVIDED, HOWEVER, SUCH TERM SHALL EXCLUDE STRUCTURED PARKING FACILITIES, SURFACE PARKING FACILITIES, AREAS USED FOR BUILDING AND EQUIPMENT ACCESS (SUCH AS STAIRS, ELEVATOR SHAFTS, VESTIBULES, ROOF TOP EQUIPMENT ROOMS AND MAINTENANCE CRAWL SPACES), ALL LOADING DOCK AREAS (OPEN OR ENCLOSED), TRASH RECEPTACLE AREAS, OUTDOOR COOLERS AND OUTDOOR DINING AREAS WHETHER ON THE ROOF OF THE BUILDING(S) OR AT STREET LEVEL.

d. AS PROVIDED IN PARAGRAPH 2.C. ABOVE, THE GROSS FLOOR AREA OF ANY STRUCTURED PARKING FACILITIES LOCATED ON THE SITE SHALL NOT BE CONSIDERED OR COUNTED TOWARDS THE MAXIMUM GROSS FLOOR AREA OR DENSITY ALLOWED ON THE SITE.

3. ARCHITECTURAL STANDARDS

a. PREFERRED EXTERIOR BUILDING MATERIALS: ALL FACADES OF THE BUILDING THAT FRONT A PUBLIC OR PRIVATE STREET SHALL INCLUDE A MINIMUM 30% OF PREFERRED EXTERIOR BUILDING MATERIALS ON THE ENTIRE FAÇADE FACING SUCH PUBLIC OR PRIVATE STREET EXCLUSIVE OF WINDOWS, DOORS AND BALCONIES. THE PREFERRED EXTERIOR BUILDING MATERIALS ARE MASONRY PRODUCTS, WHICH SHALL INCLUDE BRICK, STONE AND/ OR OTHER MASONRY MATERIALS, AND STUCCO.

b. PROHIBITED EXTERIOR BUILDING MATERIALS:

1. VINYL SIDING (BUT NOT VINYL HANDRAILS, WINDOWS, DOORS 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 (THE "FRONT FAÇADE") AND SIDE FAÇADES TO GROVE CREST LANE AND GROVE LAKE DRIVE RESPECTIVELY (THE "SIDE FACADES").

2. BUILDING(S) SHALL FRONT A MINIMUM OF 60% OF THE TOTAL N. TRYON STREET, GROVE CREST LANE AND GROVE LAKE DRIVE FRONTAGE ON THE SITE (EXCLUSIVE OF DRIVEWAYS, PEDESTRIAN ACCESS POINTS, ACCESSIBLE GROUND FLOOR 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 ADJACENT STREET. THIS DESIGN STANDARD SHALL NOT PRECLUDE THE INSTALLATION OF ON-STREET PARALLEL PARKING SPACES ON AN ADJACENT STREET.

d. BUILDING MASSING AND HEIGHT SHALL BE DESIGNED TO BREAK UP LONG MONOLITHIC BUILDING FORMS AS FOLLOWS:

1. BUILDINGS SHALL NOT EXCEED 100 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. BUILDING(S) SHALL BE DESIGNED WITH A RECOGNIZABLE ARCHITECTURAL BASE ON ALL FACADES FACING GROVE CREST LANE AND GROVE LAKE DRIVE AND ON THE PORTION OF THE FRONT FAÇADE THAT IS AT OR ABOVE THE ROAD GRADE LEVEL ALONG N. TRYON STREET. SUCH BASE MAY BE EXECUTED THROUGH THE USE OF PREFERRED EXTERIOR BUILDING MATERIALS OR ARTICULATED ARCHITECTURAL FAÇADE FEATURES AND COLOR CHANGES.

3. THE FRONT FAÇADE AND SIDE FACADES SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 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.

4. STORM WATER/ ENVIRONMENTAL

a. PARCEL 2 SHALL COMPLY WITH THE CITY OF CHARLOTTE'S POST-CONSTRUCTION STORMWATER ORDINANCE.

5. TREE SAVE

a. PARCEL 2 WILL COMPLY WITH THE CHARLOTTE TREE ORDINANCE.

6. OPEN SPACE

a. THE DEVELOPMENT OF PARCEL 2 SHALL MEET OR EXCEED THE URBAN OPEN SPACE REQUIREMENT OF THE ORDINANCE. THE LOCATIONS OF URBAN OPEN SPACE AREAS MAY BE MODIFIED DURING PERMITTING.

7. STREETSCAPE AND TRANSPORTATION COMMITMENTS

a. AN EIGHT-FOOT SIDEWALK AND AN EIGHT FOOT PLANTING STRIP SHALL BE INSTALLED BY PETITIONER OR OTHERS ALONG THE STREET FRONTAGES AS DEPICTED ON SHEET RZ 1.0.

b. GROVE LAKE DRIVE SHALL INCLUDE PARALLEL PARKING SPACES, AS APPROXIMATELY SHOWN ON SHEET RZ 1.0.

c. GROVE CREST LANE SHALL BE RECONSTRUCTED BY PETITIONER OR OTHERS APPROXIMATELY AS SHOWN ON SHEET RZ 1.0.

d. ANY REQUIRED TRANSPORTATION IMPROVEMENTS SET OUT IN THIS SECTION 7 WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE.

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 A PRIVATE/ PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

f. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL DEDICATE AND CONVEY TO THE CITY (SUBJECT TO A RESERVATION FOR ANY NECESSARY UTILITY EASEMENTS) THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO OLMSTED DRIVE AS REQUIRED TO PROVIDE RIGHT OF WAY MEASURING 34.5 FEET FROM THE EXISTING CENTERLINE OF OLMSTED DRIVE, TO THE EXTENT THAT SUCH RIGHT OF WAY DOES NOT ALREADY EXIST.

g. A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 8 FOOT WIDE SIDEWALK SHALL BE INSTALLED ALONG THE SITE'S FRONTAGE ON OLMSTED DRIVE BY PETITIONER OR OTHERS.

h. 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 HOMEOWNER'S/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO CONSTRUCTION/INSTALLATION. CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.

i. PETITIONER WILL DEDICATE TO THE CITY OF CHARLOTTE VIA FEE SIMPLE CONVEYANCE ANY ADDITIONAL RIGHT-OF-WAY INDICATED ON SHEET RZ 1.0 AS RIGHT-OF-WAY TO BE DEDICATED, AND THE ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE. 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. THE MINIMUM COVERED LONG TERM BIKE PARKING PROVIDED ON THE SITE SHALL BE AN AMOUNT EQUAL TO 20 PERCENT MORE THAN THE ORDINANCE MINIMUM.

k. THE POTENTIAL DRIVEWAYS ON THE SITE ON GROVE CREST LANE DESIGNATED AS ACCESS A SHALL BE COORDINATED WITH CDOT AND NCDOT DURING PERMITTING. THE LOCATION MAY HAVE TO SHIFT OR THE MEDIAN MAY HAVE TO BE CLOSED DUE TO PROXIMITY TO THE INTERSECTION.

l. THREE EGRESS LANES (LEFT, LEFT-THRU, AND RIGHT) SHALL BE INSTALLED ON GROVE CREST LANE AT THE INTERSECTION OF NORTH TRYON STREET AND GROVE CREST LANE AS LONG AS THE TURN TEMPLATES WILL WORK IN PERMITTING.

m. ANY NECESSARY SIGNAL OPERATION UPGRADES WILL BE HANDLED DURING PERMITTING.

8. GENERAL SITE PLAN QUALIFICATIONS

a. PARCEL 2 WILL BE SUBDIVIDED INTO A SEPARATE PARCEL FROM THE BALANCE OF THE EXISTING SHOPPING CENTER. THE IMPROVEMENTS REMAINING IN THE SHOPPING CENTER PARCEL AFTER PARCEL 1 AND PARCEL 2 ARE SUBDIVIDED MAY BE DEMOLISHED AND RE-DEVELOPED IN THE FUTURE.

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REZONING PETITION FOR PUBLIC HEARING 2023-034

REZONING PETITION

MALLARD POINTE PHASE 2
CHARLOTTE, NC

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

CAMBRIDGE PROPERTIES, INC
CHARLOTTE, NC 28202

CAMBRIDGE PROPERTIES
Withrow CAPITAL INC.

TECHNICAL DATA SHEET

SCALE: 0

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

JANUARY 31, 2023

REVISIONS:
1. 7/17/23 - PER REVIEW COMMENTS
2. 10/16/23 - PER ADDITIONAL PARCEL
3. 11/13/23 - PER REVIEW COMMENTS
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RZ 2.0

G:\DESIGN\JOBS-2021\934-003 CAMBRIDGE MALLARD POINTE\DWG\SHEETS\RZ-PLOT SHEETS\RZ-RZ2.DWG 1/19/2024 11:22 AM