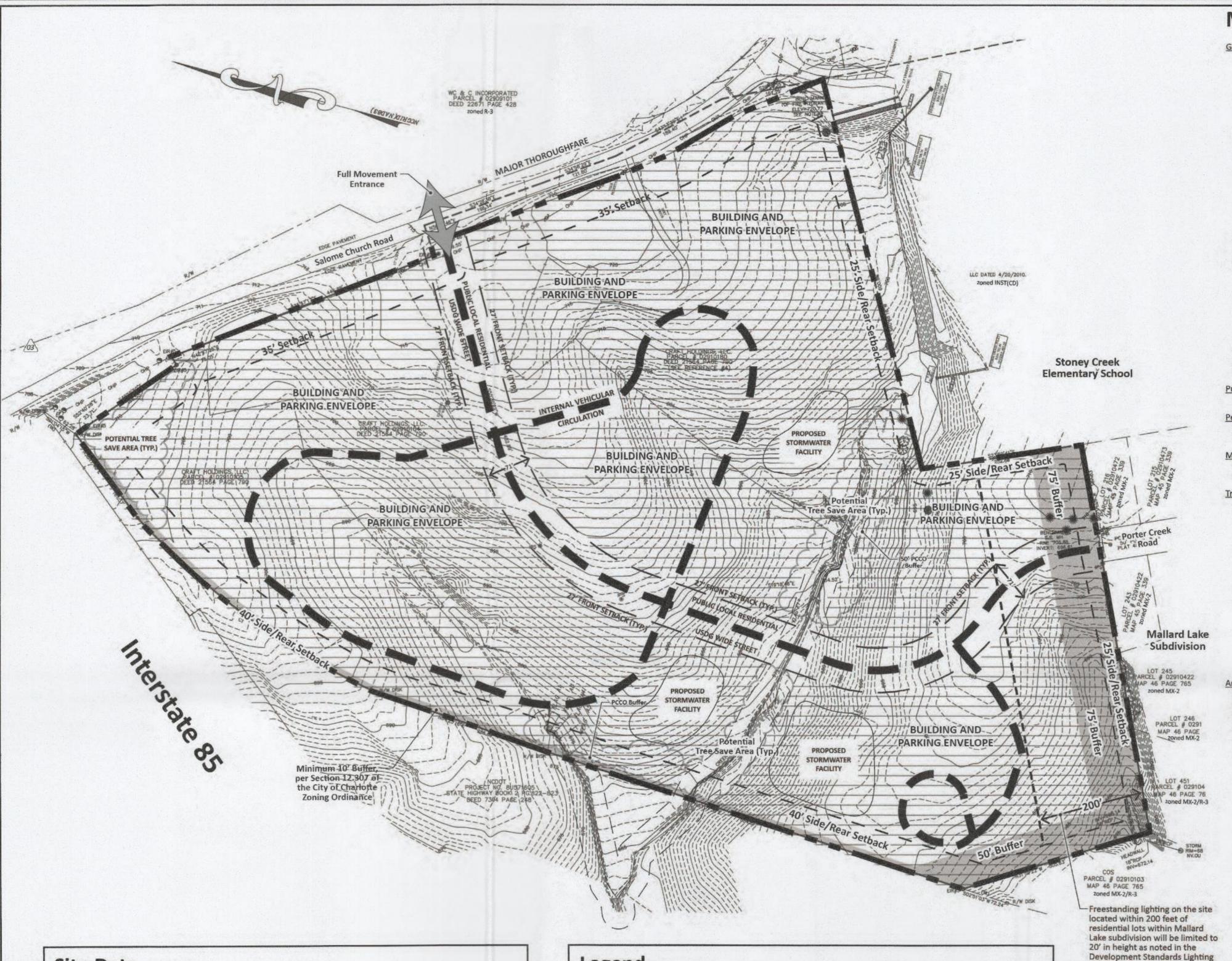


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05	1/07/16	MK	Response to Staff Comments (12/31/15)
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Site Data

Tax Parcels: 02910105, 02910104, & 02910180

Total Acreage: +/- 26.5 Acres

Location: Mecklenburg County, NC
Existing Zoning: CC (Commercial Center)
Proposed Zoning: CC Site Plan Amendment

Intended Use: Up to 380 Multi-Family Units

Proposed Floor Area Ratio: As allowed by the CC Zoning District

Setbacks:

Front: 35' on Salome Church Road

27' on Public Local Residential Streets

Rear/Side: 25' typical

40' on Interstate 85 frontage

Open Space: Per Ordinance
Tree Save: 15% Minimum

Maximum Building Height: 55' (Not to exceed three (3) stories)

Site Boundary Interior circulation Interior Right-of-Way Project Buffer Setback PCCO Buffer (50') Building and Development Envelope Primary Site Access

MALLARD CREEK APARTMENTS DEVELOPMENT STANDARDS

General Provision

a. Development of the site will be controlled by the standards depicted on this Technical Data Sheet (TDS), building placement guidelines as shown on sheet RZ-3, and by the standards of the Charlotte Zoning Ordinance. The schematic depiction of the development on this plan is intended to reflect the general arrangement of proposed uses on the site within the respective building and parking envelopes illustrated on the Technical Data Sheet, 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.

b. The Petitioner acknowledges that other standard development requirements may be imposed by other city ordinances. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.

c. Throughout this Conditional Use Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

d. If this Petition is approved, all conditions applicable to the development of the Site imposed under this Plan will, unless amended in a manner provided 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.

Vesting - The Petitioner hereby requests a five (5) year vested rights to the application of the approved zoning and applicable ordinances in place at time of zoning approval in conjunction with this petition. The Petitioner requests a five (5) year vested right due to the size

Since the project has not undergone the full engineering, design development and construction phases, it is intended that this Petition and Plan provide for flexibility in allowing some alterations or modifications from the representations of the site elements depicted hereon. Accordingly there may be instances where certain modifications will be allowed without requiring the Administrative Amendment Process per the Ordinance. These instances would include changes if they are:

a. Expressly permitted in the Petition and approved Technical Data Sheet "The Plan" (it being understood that if a modification is expressly permitted by said Petition and Plan it shall be deemed a minor modification for the purpose of these development standards; or

Minor and do not materially change the overall design intent depicted on the Petition and Plan; or
 Modifications to move structures depicted within respective building and parking envelopes, as shown on the Technical Data Sheet closer or further away from one another but no closer to structures than permitted by internal setbacks, buffer areas, tree saves, and

d. Modifications to allow minor increases in the mass of the buildings that do not materially change the design intent depicted herein.

The Planning Director will determine if such minor modifications are allowed per this amended process and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall follow the Administrative Amendment Process per Section 6.2 of the Ordinance; subject to the Petitioner's appeal rights set forth in the Ordinance.

Purpose

The purpose of this Rezoning/Site Plan Amendment application is to provide for the development of a multifamily community.

and phasing of the proposed development and the level of the Petitioner's investment.

Permitted Us

Uses allowed on the property included in this Petition will be 380 apartments/multi-family dwelling units and related accessory uses as permitted in the CC zoning district.

Maximum Developme

The maximum number of units allowed on tax parcels 02910105, 02910104, & 02910180 will be up to a maximum of 380 apartments/multi-family dwelling units.

Transportatio

a. Prior to the issuance of a certificate of occupancy for the first new building to be constructed on site, the Petitioner agrees to dedicate in fee simple to NCDOT a minimum of 50 feet Right of Way, measured from the existing centerline of Salome Church Road along the site's frontage for the future expansion of Salome Church Road Applicant agrees to install curb and gutter along the project's frontage on Salome Church road in its future location, to be more specifically identified during the final design and permitting phase(s) of the project.

b. Prior to the issuance of a certificate of occupancy for the first new building to be constructed on site, the Petitioner shall construct a

b. Prior to the issuance of a certificate of occupancy for the first new building to be constructed on site, the Petitioner shall construct a northbound left turn lane into the site with a 100' feet of storage and with a 100' taper.

c. The site will have access via two public streets; Salome Church Road and Porter Creek Road as generally identified on the concept plan for the site.

d. Parking envelopes are generally indicated on the technical data sheet and further illustrated on the sheet entitled Street Section/ Building/Parking Concepts for the site.

e. Public Street Extension- Porter Creek Road to Salome Church Road

f. Working in conjunction with the NCDOT, Petitioner will explore the installation of traffic calming measures within the development.
g. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the NCDOT in accordance with applicable

h. The alignment of internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking and building layouts, final grading of the wetland/stream permitting criterion along with any adjustments requiring approval by NCDOT in accordance with published standards.

Architectural Standard

Development of the site will be governed by the district regulations of the Zoning Ordinance for the CC district and the conditions included as part of the Technical Data Sheet and development notes. The Petitioner has also provided conceptual building elevation images that are representative the overall scale, character, and quality of the building proposed to be constructed on the site although the building height, overall length and width of the buildings may vary due to site topography and unit count subject to the limitations below. The Petitioner reserves the right to make minor architectural changes to these building elevation designs but the overall design and construction character will be as illustrated. To further define the character of the buildings to be constructed on the site, the Petitioner will include the following elements or features:

 At least 50% of the portions of the building exteriors located below the roof line (excluding areas devoted to windows, doors, balconies, trim accents and signage) shall be composed of a combination of brick, stone, precast stone, precast concrete, synthetic stone,

trim accents and signage) shall be composed of a combination of brick, stone, precast stone, precast concrete, synthetic stone, hardy plank, cemetitious fiber board, stucco, decorative wood and/or similar masonry products.

b. Vinyl or aluminum will not be utilized as full siding material. However vinyl may be used for windows, doors, handrails/railings, soffit and trim and as architectural accent panels. Vinyl accent panels will be limited to 50% of each respective elevation (excluding areas devoted to windows, doors, balconies, architectural accents and signage). Vinyl panels may be utilized to supplement architectural elevations.

to windows, doors, balconies, architectural accents and signage). Vinyl panels may be utilized to supplement architectural elevations with .044 beaded, vertical, horizontal, batten and shake type profiles. No straight lap or Dutch lap vinyl siding is allowed.

Principal roof pitch will be no less than 5:12.

Principal roof pitch will be no less than 5:12.
 Balcony railings, if included, will be of durable material and will not be painted pressure treated lumber.

Roofing materials will be architectural fiberglass composite shingles and roof vents and features will be painted to match the roof color.

Buildings will be designed so that no more than 20 feet of blank wall will be constructed.

The Petitioner reserves the right to combine or relocate building locations so long as the total number of buildings of 380 is not increased, the buildings are within the general Building Pod Areas as illustrated on sheet RZ-3 entitled Street Section/Building/Parking Concepts, the number of units in any single building will not exceed 34 units, and the typical public and private street frontage

requirements are met, as further illustrated on this sheet.

h. Building heights will be limited to 55 feet (three stories) within the site.

Buildings will be designed with façade articulation every 50 feet to break up wall mass and to create variety in the character of the façade.

j. Main windows will be arranged to avoid large masses of glass and will be designed so as to be taller than they are wide. This will not

apply to minor windows such as for bathrooms, stairways and architectural accent.

k. All building entrances will be connected to the on-site sidewalk network subject to grade and ADA standards.

On site directional signage will be designed to reflect the architectural character and materials of the principal buildings.
 Building facades will incorporate vertical elements and material changes to break up the mass of the building walls.

n. The attached conceptual building elevations are included to reflect an architectural style and quality of the buildings that may be constructed on the Site. (The actual buildings constructed may vary from these illustrations provided that the design intent is preserved.)

o. Meter banks will be screened from adjoining properties.

p. HVAC and related mechanical equipment will be screened.
 q. Dumpster areas and recycling area will be enclosed by a solid wall of fence with one side being a decorative gate. The wall or fence used

to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal buildings.

Conceptual Building Elevations for both the front and rear of the proposed buildings are the same. Buildings oriented towards private streets will be placed a mininum of 14 feet from the edge of pavement.

Streetscape Landscaping, Buffers, and Setbacks

a. Any buffers that are called for by the standards of the zoning district or this site plan may be reduced or removed if the adjoining tract where the buffers are located is rezoned to a category or district where no buffers or smaller buffers would have been required. This change can be accomplished with an administrative site plan amendment and will not require any further rezoning for the site.

b. No parking will be permitted between the buildings and the public street but parking may be located beside or between buildings and have access from the street. On street parking will be permitted on public or private streets.

c. Screening requirements of the Ordinance will be met.

d. With exception to the 75' buffer adjacent to the Mallard Lake Subdivision, the petitioner may reduce the width of any required buffers by 25% with the installation of a 6' foot high fence or berm with required landscaping as specified in Section 12.302.(b)

Environmental Featu

The location, size and type of storm water management systems depicted on the Technical Data Sheet are subject to review and approval as part of the full development plan submittal. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural discharge points. The water quality facility that will be constructed on the site will be designed and landscaped as part of the overall site design. Such areas will be made aesthetically appealing through the use of grass, landscaping, water features, rain gardens or other like features.

Parks, Greenways and Open Space

The site will comply with the Tree Ordinance. Tree preservation areas shall be a minimum of 30' in width.

Lighting

Freestanding lighting on the site located within 200 feet of residential lots within Mallard Lake subdivision will be limited to 20' in height as depicted on the Technical Data Sheet. Other free standing lighting located throughout the property will be limited to 25' in height. All lighting will utilize full cut-off luminaires.

Phasing

Site may be developed in phases



P.O. Box 7030 3475 Lakemont Blvd Charlotte, NC 28241 Fort Mill, SC 29708 NC - 704.583.4949 SC - 803.802.2440

www.espassociates.com

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ESP Associates, P.A.

Carolina Development Services

2627 Brekonridge Centre Drive Monroe, NC 28110

PROJECT

Mallard Creek Apartments

Petition #2014-019

Technical Data Sheet

APPROVED BY
CITY COUNCIL

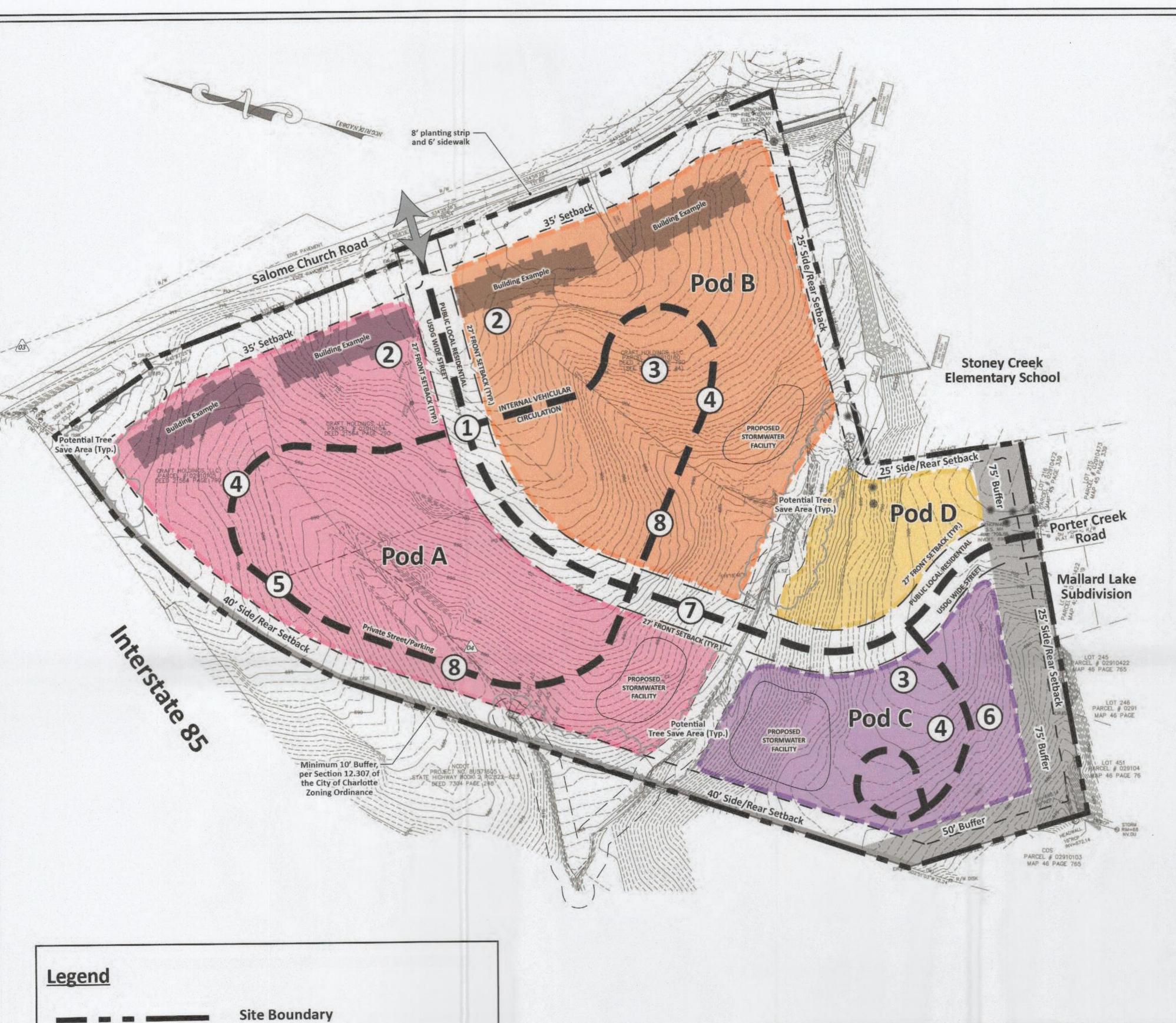
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NOT TO SCALE

PROJECT LOCATION	Mecklenburg County, NC
DRAWING NAME	Mallard Creek Apartments-Rezoning Plan.a
DATE	July 13, 2015
DRAWN BY	AB/GW
CHECKED BY	MK

AGENCY / SUBMITTAL REVISION

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DATE	BY	REVISION
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Internal Vehicular Circulation

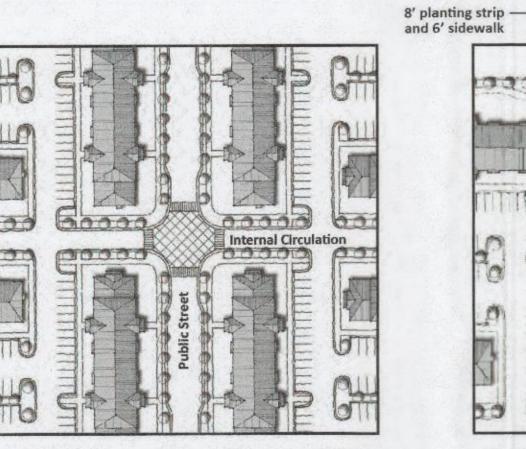
Interior Right-of-Way

Project Buffer

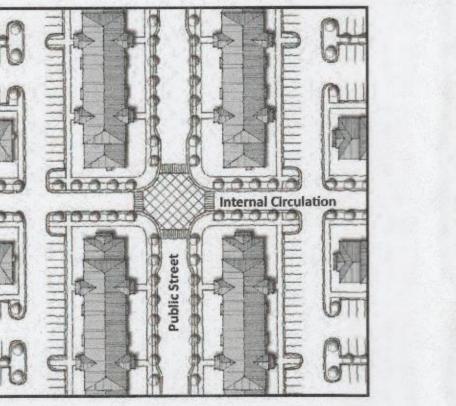
PCCO Buffer (50')

Primary Site Access

Setback



1. USDG Local Residential Wide Intersection Relationship

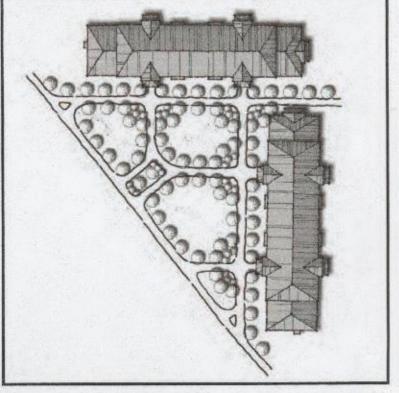


2. Project Frontage / Building
Relationship off
Salome Church Rd

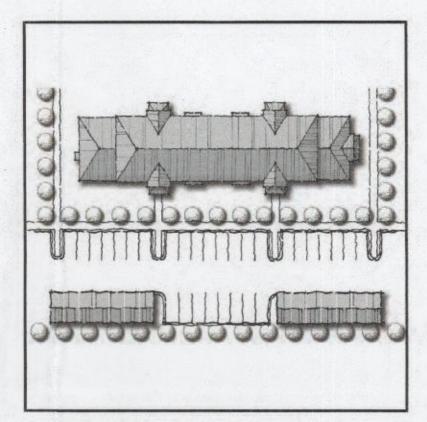
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CITY COUNCIL

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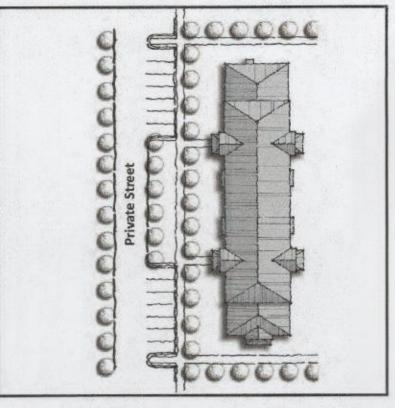


3. Typical Open Space/Building Relationship

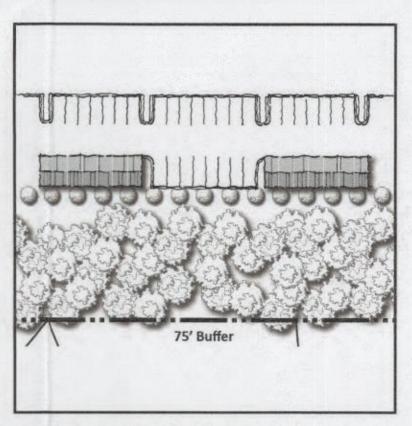


Salome Church Road

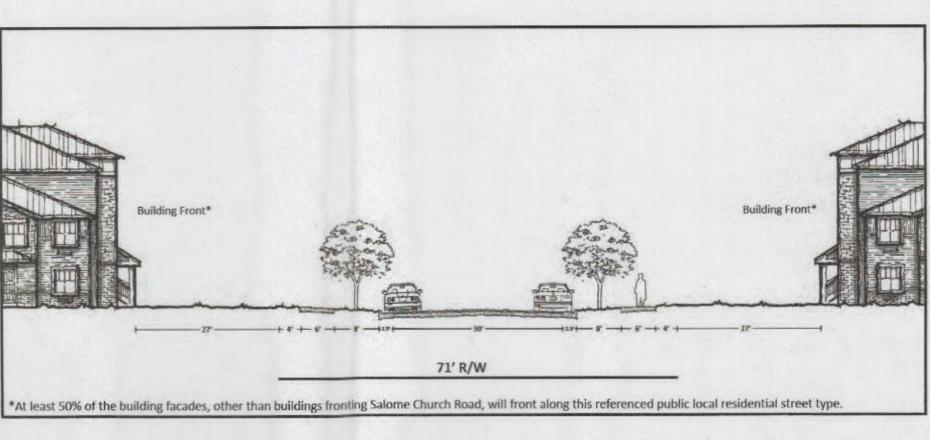
4. Building/Parking/Garage Relationship



5. Building/Parking/Private Street Relationship



6. 75' Buffer/Adjacent Property Owner Relationship



7. USDG Local Residential Wide Street w/ On-Street Parking (71' R/W)



8. Typical Private Street w/ 30' Clear Zone



Charlotte, NC 28241 NC - 704.583.4949

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Carolina Development Services

2627 Brekonridge Centre Drive Monroe, NC 28110

Mallard Creek **Apartments**

Petition #2014-019

Street Section/ **Building and Parking Concepts**

Mecklenburg County, NC PROJECT LOCATION

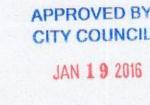
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Building Front & Rear Elevation "A"





Building Front & Rear Elevation "B"



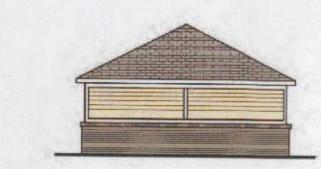
Building Front & Rear Elevation "C" with 2-Story Ends



Side Elevation



Garage Front Elevation



Garage Side Elevation



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Carolina Development Services

2627 Brekonridge Centre Drive Monroe, NC 28110

Mallard Creek Apartments

Petition #2014-019

SHEET TITL

Conceptual Building Elevations

PROJECT LOCATION

NOT TO SCALE

PROJECT LOCATION	Mecklenburg County, NC
DRAWING NAME	Mallard Creek Apartments-Rezoning Plan.ai
DATE	July 13, 2015
DRAWN BY	AB/GW
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Votes:

Conceptual Building Elevation images depicted on the Conceptual Building Elevations sheet are
representative of the overall scale, size, architectural character and quality of the proposed buildings for
the Mallard Creek Apartments. The actual buildings constructed on site are may vary slightly from the
Conceptual Building Elevations as long as they meet the Architectural Standards established on the
Technical Data Sheet.