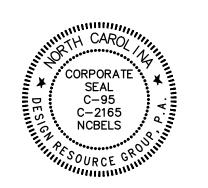




LANDSCAPE ARCHITECTURE CIVIL ENGINEERING TRANSPORTATION PLANNING

2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208 704.343.0608 www.drgrp.com



REZONING PETITION

FOR PUBLIC HEARING

2017 - 179

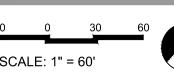
REZONING DOCUMENT



(MALLARD) APARTMENT CHARLOTTE, NORTH CAROLINA

DAVIS DEVELOPMENT
403 CORPORATE CENTER DRIVE
SUITE 201

SCHEMATIC SITE PLAN



PROJECT #: DRAWN BY: CHECKED BY:

721-001

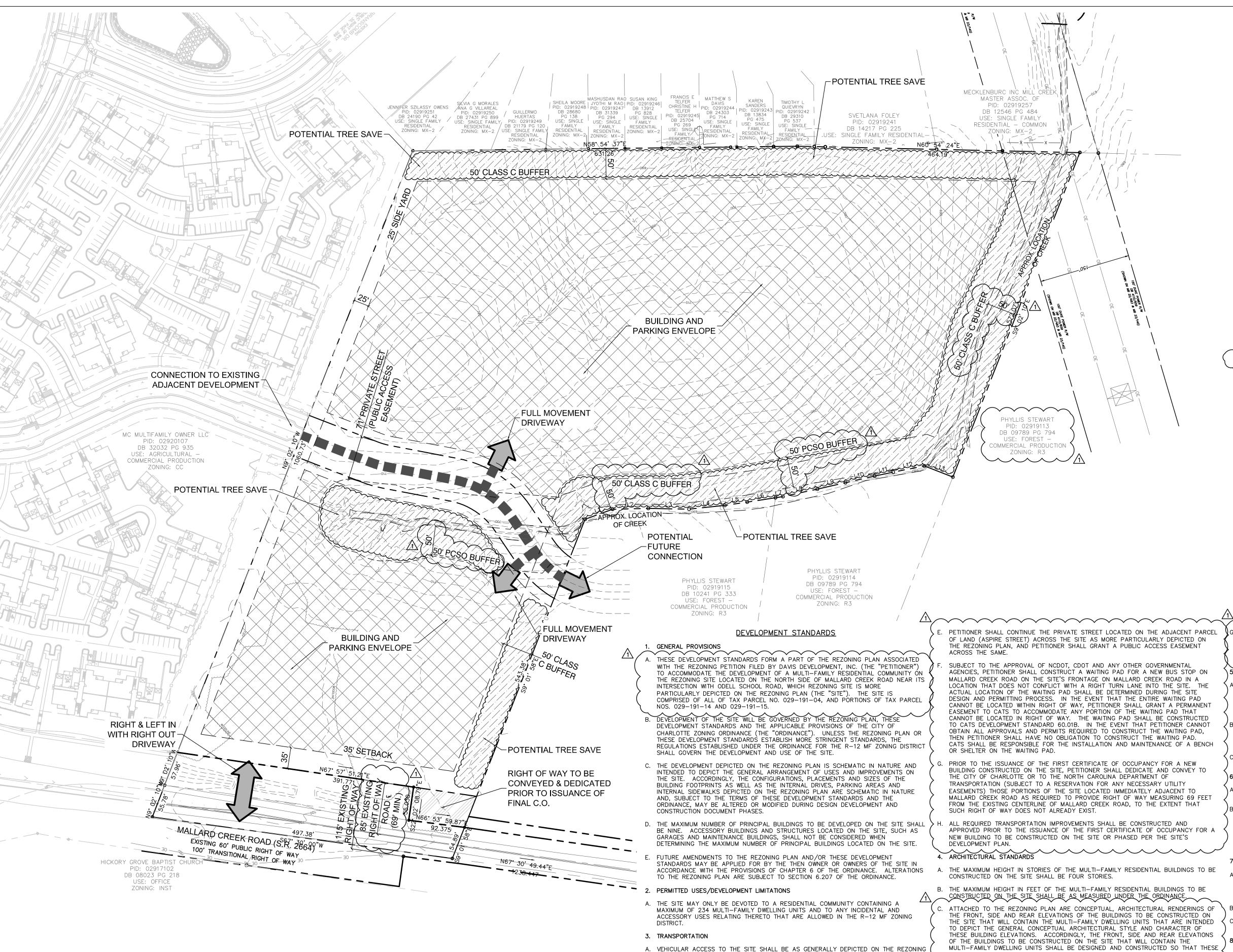
NOVEMBER 27, 2017

REVISIONS:

1. JANUARY 16, 2018

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PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE

SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND

APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT") AND/OR

THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT") IN ACCORDANCE

ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

THE ALIGNMENT OF THE INTERNAL DRIVES AND VEHICULAR CIRCULATION AREAS MAY BE

PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT AND/OR

THE GARAGES SHALL BE COUNTED TOWARDS THE TOTAL NUMBER OF PARKING SPACES

MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS,

D. GARAGES MAY BE PROVIDED ON THE SITE, AND THE PARKING SPACES LOCATED WITHIN

REQUIRED TO BE LOCATED ON THE SITE. THE LOCATIONS AND CONFIGURATIONS OF

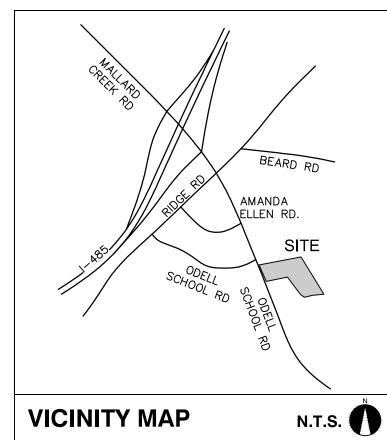
CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR

B. OFF-STREET VEHICULAR PARKING AND BICYCLE PARKING SHALL BE PROVIDED IN

NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

THE GARAGES DEPICTED ON THE REZONING PLAN MAY BE MODIFIED.

WITH APPLICABLE PUBLISHED STANDARDS.



DEVELOPMENT DATA TABLE

- SITE ACREAGE: APPROXIMATELY 19.52 ACRES
- TAX PARCEL NOS. ALL OF 029-191-04 AND PORTIONS OF 029-191-14 & 029-191-15
- EXISTING ZONING: R-3
- EXISTING USES: VACANT AND RESIDENTIAL
- PROPOSED ZONING: R-12 MF (CD)
- MAXIMUM NO. OF DWELLING UNITS: 234 DWELLING UNITS

- PROPOSED USE: MULTI-FAMILY RESIDENTIAL
- PROPOSED DENSITY: 11.99 D.U.A.

SERVICE AREAS SUCH AS DUMPSTERS, REFUSE AREAS, RECYCLING AND STORAGE SHALL BE SCREENED FROM VIEW WITH MATERIALS AND DESIGN TO BE COMPATIBLE WITH PRINCIPAL STRUCTURES ON THE SITE. SUCH DESIGN SHALL INCLUDE A MINIMUM OF 20 PERCENT OF THE PERMITTED PRIMARY EXTERIOR BUILDING MATERIALS FOR THE BUILDINGS THAT WILL CONTAIN THE MULTI-FAMILY DWELLING UNITS. STREETSCAPE/LANDSCAPING/BUFFER A 50 FOOT CLASS C BUFFER SHALL BE ESTABLISHED ALONG THOSE PORTIONS OF THE

SITE'S BOUNDARY LINES THAT ARE MORE PARTICULARLY DEPICTED ON THE REZONING PLAN, AND SUCH BUFFER SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE. EXCEPT AS PROVIDED BELOW IN PARAGRAPH B, THE WIDTH OF THE CLASS C BUFFER MAY NOT BE REDUCED. IN THE EVENT THAT AN ADJACENT PARCEL OF LAND IS EITHER REZONED TO A ZONING

DISTRICT OR DEVOTED TO A USE THAT ELIMINATES OR REDUCES THE BUFFER REQUIREMENTS ON THE SITE, PETITIONER MAY REDUCE OR ELIMINATE, AS THE CASE MAY BE, THE RELEVANT BUFFER AREAS ACCORDINGLY.

INTERNAL SIDEWALKS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.

ENVIRONMENTAL FEATURES

DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS 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.

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BUILDING ELEVATIONS ARE SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE ATTACHED

ARCHITECTURAL STYLE AND CHARACTER. NOTWITHSTANDING THE FOREGOING, CHANGES

AND ALTERATIONS TO THESE BUILDING ELEVATIONS THAT DO NOT MATERIALLY CHANGE

THE PERMITTED PRIMARY EXTERIOR BUILDING MATERIALS FOR THE BUILDINGS TO BE

CONSTRUCTED ON THE SITE THAT WILL CONTAIN THE MULTI-FAMILY DWELLING UNITS

VINYL MAY NOT BE USED AS AN EXTERIOR BUILDING MATERIAL ON THE BUILDINGS TO

BE CONSTRUCTED ON THE SITE. NOTWITHSTANDING THE FOREGOING, VINYL MAY BE

ROOFTOP HVAC UNITS AND RELATED MECHANICAL EQUIPMENT SHALL BE SCREENED

UTILIZED ON WINDOWS, SOFFITS, DOORS, GARAGE DOORS, TRIM AND RAILINGS.

ARE DESIGNATED AND LABELLED ON THE RELEVANT CONCEPTUAL, ARCHITECTURAL

RELEVANT CONCEPTUAL, ARCHITECTURAL RENDERINGS WITH RESPECT TO

RENDERINGS OF THE BUILDINGS ATTACHED TO THE REZONING PLAN.

FROM VIEW AT GRADE FROM THE NEAREST STREET.

THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER SHALL BE

ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS AND PARKING AREAS AND LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE

SHALL BE 21 FEET. ANY LIGHTING FIXTURES ATTACHED TO THE BUILDINGS TO BE CONSTRUCTED ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.

BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.

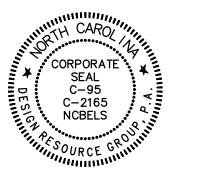
THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

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 IS APPROVED.

DESIGN **RESOURCE** GROUP

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REZONING PETITION

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2017 - 179

REZONING DOCUMENT



OPME ENTER DF 31 GA 30281 DEVEL(ORT S S

TECHNICAL

PROJECT #: 721-001 DRAWN BY: CHECKED BY:

NOVEMBER 27, 2017

REVISIONS: 1. JANUARY 16, 2018

RZ2.0 of 2



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1/12/2018

MALLARD CEEK TYPE 1



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MALLARD CREEK TYPE 2



FRONT ELEV. MATERIAL CALCS.		
MATERIAL NAME	S.F.	PERCENTAGE
masonry - stone	938	8.1
masonry - brick	4365	37.7
siding, shake & board and batten	6276	54.2
TOTAL:	11579	100

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MALLARD CREEK TYPE 3



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 $(11) \qquad (4) \qquad (4) \qquad (12) \qquad (3) \qquad (19) \qquad (1)$ (12)(24)(9)(3)7 9 11 20 9 10 20 9 1 10 24 10 6 4 6 3 3 9 14 18 9 17 24 10 2 11 20 13 13 13 17 8 13 2 11 12 23 5 TRUSS BEARING TOP OF DRYWOOD TRUSS BEARING TRUSS BEARING TOP OF DRYWOOD TRUSS BEARING TOP OF DRYWOOD TRUSS BEARING A-1 A-1 A-1 A-1 B-1 B-1 B-1 3 TYPE 4 (BLDGs - 3, 4, 5 & 7) - BACK ELEVATION 4 TYPE 4 (BLDGs - 3, 4, 5 & 7) - LEFT ELEVATION

> MALLARD CREEK TYPE 4

FRONT ELEV. MATERIAL CALCS.		
MATERIAL NAME	S.F.	PERCENTAGE
masonry - stone	1140	8.7
masonry - brick	5592	42.6
siding, shake & board and batten	6406	48.8
TOTAL:	13138	100