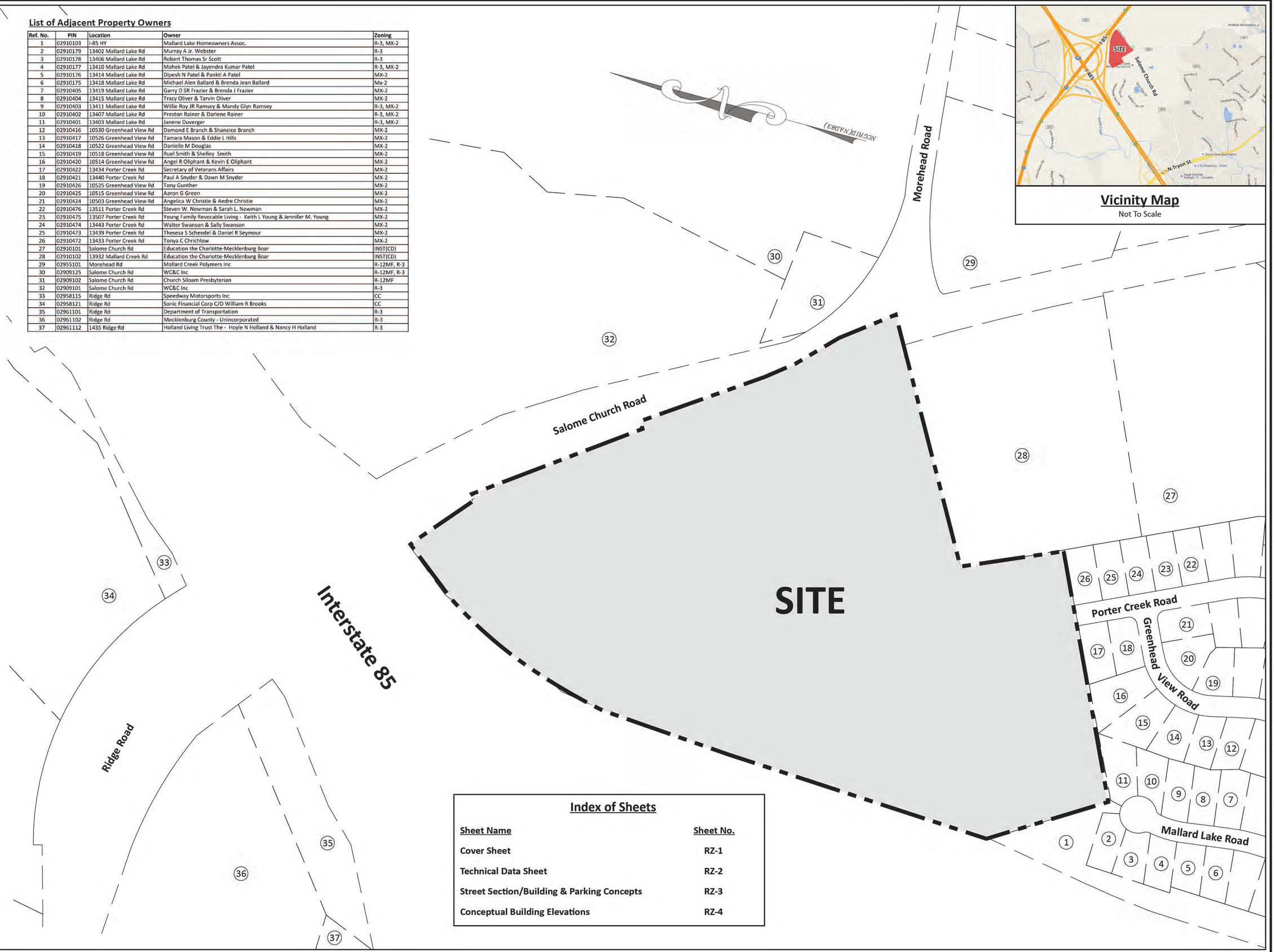
List of Adjacent Property Owners

Ref. No.	PIN	Location	Owner	Zoning
1	02910103	I-85 HY	Mallard Lake Homeowners Assoc.	R-3, MX-2
2	02910179	13402 Mallard Lake Rd	Murray A Jr. Webster	R-3
3	02910178	13406 Mallard Lake Rd	Robert Thomas Sr Scott	R-3
4	02910177	13410 Mallard Lake Rd	Mahek Patel & Jayendra Kumar Patel	R-3, MX-2
5	02910176	13414 Mallard Lake Rd	Dipesh N Patel & Pankti A Patel	MX-2
6	02910175	13418 Mallard Lake Rd	Michael Alen Ballard & Brenda Jean Ballard	Mx-2
7	02910405	13419 Mallard Lake Rd	Garry D SR Frazier & Brenda J Frazier	MX-2
8	02910404	13415 Mallard Lake Rd	Tracy Oliver & Tarvin Oliver	MX-2
9	02910403	13411 Mallard Lake Rd	Willie Roy JR Ramsey & Mandy Glyn Ramsey	R-3, MX-2
10	02910402	13407 Mallard Lake Rd	Preston Rainer & Darlene Rainer	R-3, MX-2
11	02910401	13403 Mallard Lake Rd	Janene Duverger	R-3, MX-2
12	02910416	10530 Greenhead View Rd	Damond E Branch & Shaneice Branch	MX-2
13	02910417	10526 Greenhead View Rd	Tamara Mason & Eddie L Hills	MX-2
14	02910418	10522 Greenhead View Rd	Danielle M Douglas	MX-2
15	02910419	10518 Greenhead View Rd	Ruel Smith & Shelley Smith	MX-2
16	02910420	10514 Greenhead View Rd	Angel R Oliphant & Kevin E Oliphant	MX-2
17	02910422	13434 Porter Creek Rd	Secretary of Veterans Affairs	MX-2
18	02910421	13440 Porter Creek Rd	Paul A Snyder & Dawn M Snyder	MX-2
19	02910426	10525 Greenhead View Rd	Tony Gunther	MX-2
20	02910425	10515 Greenhead View Rd	Aaron G Green	MX-2
21	02910424	10503 Greenhead View Rd	Angelica W Christie & Andre Christie	MX-2
22	02910476	13511 Porter Creek Rd	Steven W. Newman & Sarah L. Newman	MX-2
23	02910475	13507 Porter Creek Rd	Young Family Revocable Living - Keith L Young & Jennifer M. Young	MX-2
24	02910474	13443 Porter Creek Rd	Walter Swanson & Sally Swanson	MX-2
25	02910473	13439 Porter Creek Rd	Thesesa S Scheedel & Daniel R Seymour	MX-2
26	02910472	13433 Porter Creek Rd	Tonya C Chrichlow	MX-2
27	02910101	Salome Church Rd	Education the Charlotte-Mecklenburg Boar	INST(CD)
28	02910102	13932 Mallard Creek Rd	Education the Charlotte-Mecklenburg Boar	INST(CD)
29	02955101	Morehead Rd	Mallard Creek Polymers Inc	R-12MF, R-3
30	02909125	Salome Church Rd	WC&C Inc	R-12MF, R-3
31	02909102	Salome Church Rd	Church Siloam Presbyterian	R-12MF
32	02909101	Salome Church Rd	WC&C Inc	R-3
33	02958115	Ridge Rd	Speedway Motorsports Inc	CC
34	02958121	Ridge Rd	Sonic Financial Corp C/O William R Brooks	CC
35	02961101	Ridge Rd	Department of Transportation	R-3
36	02961102	Ridge Rd	Mecklenburg County - Unincorporated	R-3
37	02961112	1435 Ridge Rd	Holland Living Trust The - Hoyle N Holland & Nancy H Holland	R-3



Vicinity Map
Not To Scale

Index of Sheets

Sheet Name	Sheet No.
Cover Sheet	RZ-1
Technical Data Sheet	RZ-2
Street Section/Building & Parking Concepts	RZ-3
Conceptual Building Elevations	RZ-4

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Carolina Development Services

2627 Brekonridge Centre Drive
Monroe, NC 28110

PROJECT

Mallard Creek Apartments

Petition #2014-019

SHEET TITLE

Cover Sheet

PROJECT LOCATION Mecklenburg County, NC

GRAPHIC SCALE
100 0 50 100 200
1 INCH = 100 FT.

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

AGENCY / SUBMITTAL REVISION

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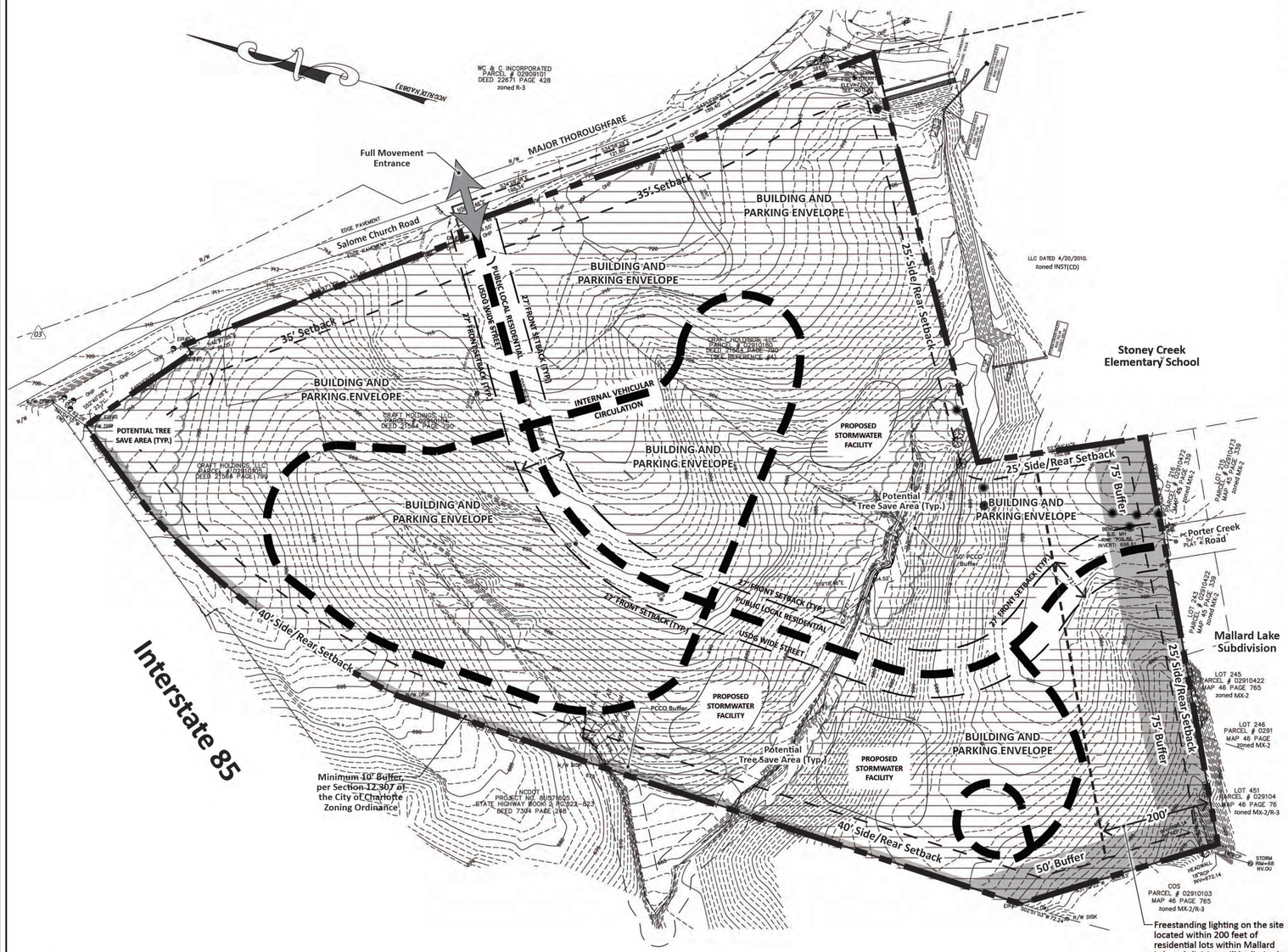
RZ-1



Freestanding lighting on the site located within 200 feet of residential lots within Mallard Lake subdivision will be limited to 20' in height as noted in the Development Standards Lighting note.

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)**

Legend

- 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 Provisions

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.

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

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

b. Minor and do not materially change the overall design intent depicted on the Petition and Plan; or

c. 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 perimeter setbacks; or

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.

Permitted Uses

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 Development

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.

Transportation

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 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 published standards.

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 Standards

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:

a. 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, 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 with .044 beaded, vertical, horizontal, batten and shake type profiles. No straight lap or Dutch lap vinyl siding is allowed.

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

d. Balcony railings, if included, will be of durable material and will not be painted pressure treated lumber.

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

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

g. 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.

i. 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.

l. On site directional signage will be designed to reflect the architectural character and materials of the principal buildings.

m. 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.

r. 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 Features

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

a. 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.

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Carolina Development Services

2627 Brekonridge Centre Drive
Monroe, NC 28110

PROJECT

Mallard Creek Apartments

Petition #2014-019

SHEET TITLE

Technical Data Sheet

PROJECT LOCATION: Mecklenburg County, NC

NOT TO SCALE

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

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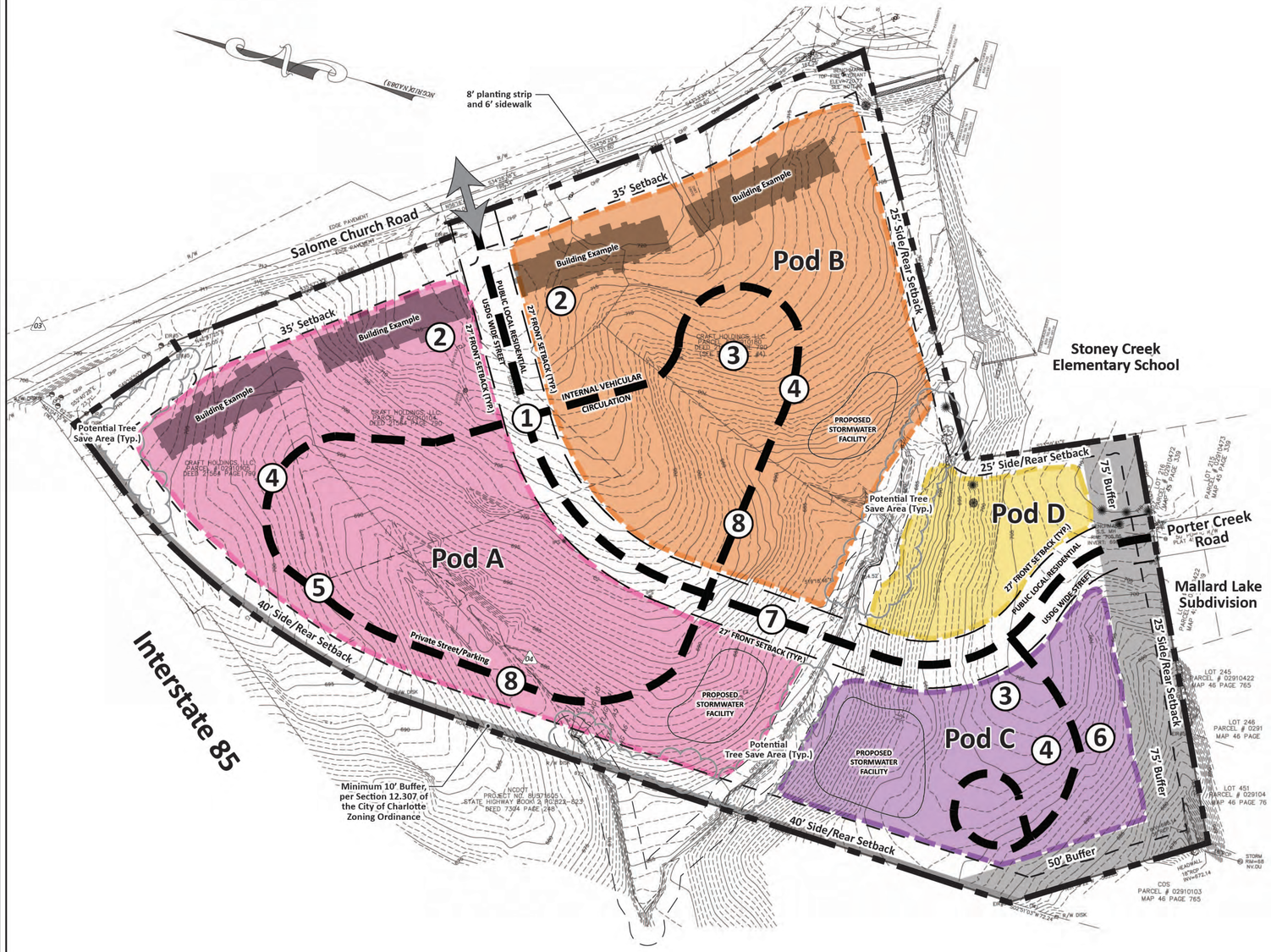
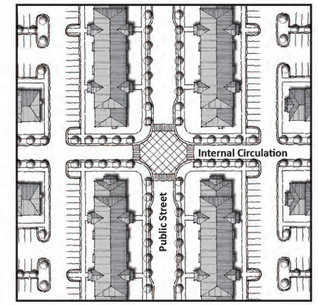
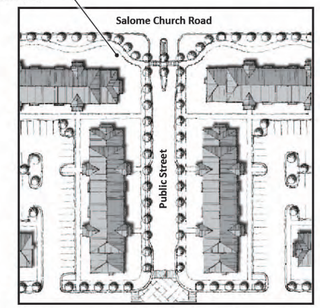
RZ-2

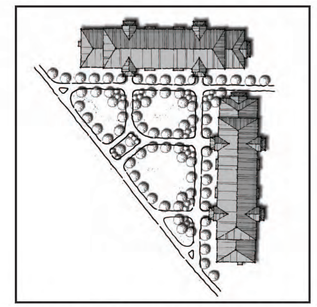




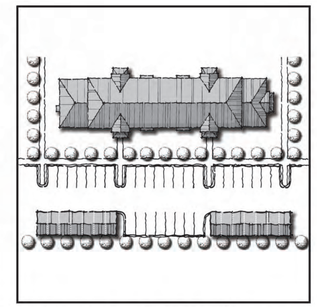
1. USDG Local Residential Wide Intersection Relationship



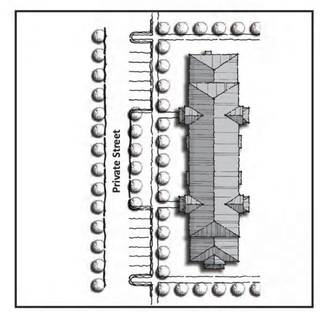
2. Project Frontage / Building Relationship off Salome Church Rd



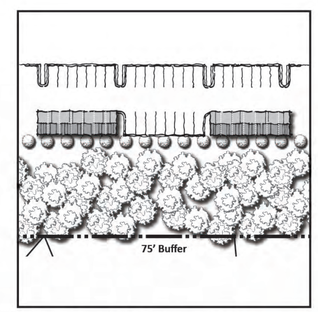
3. Typical Open Space/Building Relationship



4. Building/Parking/Garage Relationship



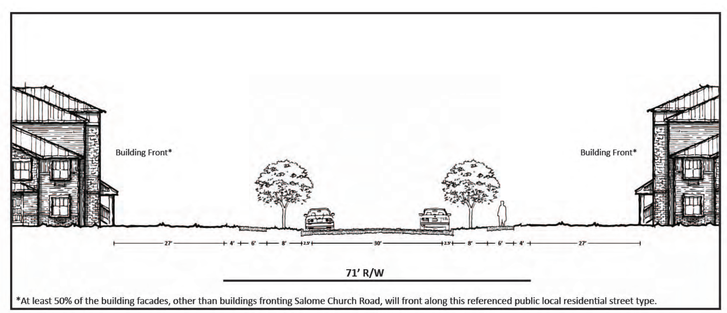
5. Building/Parking/Private Street Relationship



6. 75' Buffer/Adjacent Property Owner Relationship

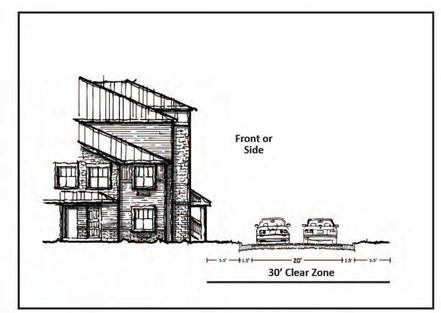
Legend

- Site Boundary
- Internal Vehicular Circulation
- Interior Right-of-Way
- Project Buffer
- Setback
- PCCO Buffer (50')
- Primary Site Access



*At least 50% of the building facades, other than buildings fronting Salome Church Road, will front along this referenced public local residential street type.

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



8. Typical Private Street w/ 30' Clear Zone

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PROJECT

Mallard Creek Apartments

Petition #2014-019

SHEET TITLE

Street Section/ Building and Parking Concepts

PROJECT LOCATION Mecklenburg County, NC

NOT TO SCALE

PROJECT LOCATION	Mecklenburg County, NC
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DRAWN BY	AB/GW
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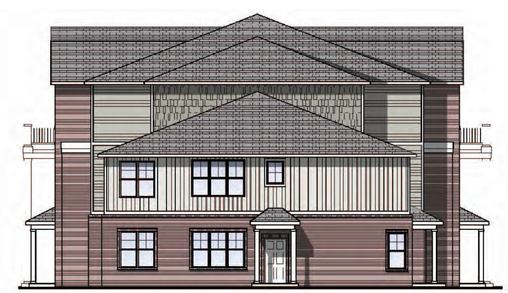
RZ-3

Building Front & Rear Elevation "A"

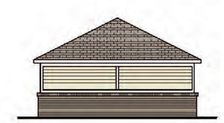
Building Front & Rear Elevation "B"

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



Side Elevation

Garage Front Elevation



Garage Side Elevation

Notes:
1. 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.

ESP
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Conceptual Building Elevations

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NOT TO SCALE

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RZ-4