



SITE DATA

TAX PARCEL ID# 029002121
SITE AREA: 30.46 ACRES
EXISTING ZONING: RE 1 & RE 3
PROPOSED ZONING: R-12MF (CDD)
PROPOSED DENSITY: 332 FOR RENT MULTI-FAMILY UNITS
PROPOSED UNITS: 10.89 D.U.A. MAX.
REQUIRED PARKING: 1.5 x 332 = 498
PROPOSED PARKING: +498
TANDEM SPACES IN FRONT OF GARAGES/
GARAGES WILL BE 18'
17 (1 PER 20 UNITS)
REQ. BICYCLE PARKING: 17
PRO. BICYCLE PARKING: 17
PROPOSED OPEN SPACE: 13.75 ACRES OR 45% MINIMUM
PROPOSED BLDG. HT.: 40' MAXIMUM
SETBACK: 30'
SIDE YARD: 10'
REAR YARD: 50'
TREES SAVE AREA: 4.56 ACRES OR 15% OF SITE MINIMUM. LOCATION
MAY VARY SLIGHTLY FROM PLAN LOCATION
WITH DEVELOPMENT OF FINAL GRADING PLANS

DEVELOPMENT STANDARDS

- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan 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 ordinance during the design development and construction phases within the building envelope line as shown on the plan per Section 6.2 of the Zoning Ordinance.
 - Any detached lighting on the site will be limited to 20 feet in height and will be fully shielded. 'Wall pack' lighting will not be utilized but architectural lighting on the structures will be permitted. Additional lighting for pedestrian areas will be provided in those locations where parking lot lighting and architectural lighting on the buildings is inadequate for pedestrian safety. In addition, pedestrian areas will be furnished with seating areas throughout the site.
 - Signage will be permitted in accordance with applicable Zoning standards.
 - Parking will be provided which will meet or exceed the standards of the Zoning ordinance. When garages are provided, the door will be at least 18' from any parallel sidewalks so as to not interfere with pedestrian mobility.
 - The use of the site will be for a multifamily housing development along with related accessory uses.
 - Buffer areas will be developed in accordance with the provisions of the Zoning Ordinance. Required buffers on the site may be eliminated by administrative action if the adjoining parcels are rezoned such that buffers are no longer required. In addition, the Petitioner will retain a 50' landscaped area along the I-85 frontage but may grade within the first 10' of that area with the remaining area being predominantly undisturbed. The Petitioner will be allowed a limited amount of clearing to take place within the undisturbed area to promote the growth of existing vegetation and/or to enhance the aesthetic appeal of the site. The following will be allowed:
 - Hand pruning only. No heavy equipment or vehicles would be allowed.
 - No limb removal above 8', with the exception of dead or diseased limbs.
 - Weeds and vines may be removed.
 - Trees that measure LESS THAN 2" CALIPER 'dbh' that are clearly within the drip line of a tree that is 2" or greater may be removed. Drip line is defined as an imaginary line on the ground that would form the perimeter of the tree's canopy.
 - Dead and diseased trees and materials may be removed.
 - All multifamily buildings will be within 750 feet of a fire hydrant as prescribed by the Charlotte Fire Dept. Access will be provided within 150' of all exterior walls for fire apparatus.
 - At the request of CDOT, the access to the site will be provided by a new public collector street connection to Mallard Creek Church Rd. The exact location of the access to Mallard Creek Church Rd. will be subject to approval by the appropriate transportation authority. This street will also furnish access to other properties as those properties develop. An additional street to the adjoining church property is not included at the request of the church. The Petitioner will dedicate 50' feet from the centerline of Mallard Creek Church Rd. if such right-of-way does not already exist. Such dedication, if applicable will occur prior to the issuance of building permits for the site. The Petitioner will coordinate with CATS for the location for a 'waiting pad' along Mallard Creek Church Rd.
 - The Petitioner will install an internal sidewalk system that will connect the units on the site with sidewalks on the adjacent public street as required by Section 12.529. Internal sidewalks will be constructed to meet 'ADA' standards. Due to the topography along the frontage of the site, the Petitioner will install a 4' planting strip and a 6' sidewalk along Mallard Creek Church Rd. if approved by NCDOT.
 - The Petitioner will utilize 'split' buildings on the site to minimize the amount of grading necessary to accommodate the development.
 - The use of structural storm water treatment systems (wet ponds, extended detention wetlands, bio-retention, etc) shall be incorporated into the site and designed to have an 85% average annual removal for Total Suspended Solids generated from the development according to specifications in the most recent version of the N.C. Department of Environment and Natural Resources Best Management Practices Manual.

The petitioner shall tie-in to the existing storm water system(s). The petitioner shall have the receiving drainage system(s) analyzed to ensure that it will not be taken out of standard due to the development. If it is found that development will cause the storm drainage system(s) to be taken out of standard, the petitioner shall provide alternate methods to prevent this from occurring.

The petitioner shall control and treat the entire runoff volume for the post-development 1-year 24-hour storm. Runoff draw down time shall be a minimum of 24 hours, but not more than 120 hours. Peak storm water release rates should match pre-development rates for the 2-year and 10-year 6-hour storm events.
 - The site will comply with Chapter 21 of the City Code. Proposed planting shown is conceptual only and will be subject to change on actual site conditions and Urban Forestry Staff approval. Internal landscaping shown on the plan is illustrative and the exact design will be determined during the design and development process.
 - The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate SWIM buffers, solid waste dumpsters, compactors, and recycling, streets, sidewalks, bicycle parking, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. 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.
 - Throughout this Rezoning 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.
- Initial submission August 22, 2005
Revised December 16, 2005 per staff and community comments.

COURTNEY CREST/ MALLARD
CHARLOTTE, NC

CONTRAVEST, INC.
100 COLONIAL CENTER PARKWAY SUITE 470
LAKE MARY, FL 32746

Design Resource Group

1230 West Morehead Street, Suite 214
Charlotte, NC 28208
704.343.0608 fax 704.358.3093
www.drgp.com

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REZONING PLAN

FOR PUBLIC HEARING
REZONING PETITION NO.
2005-158



Scale: 1" = 60'
Date: 31 AUG 2005
Project No.: 036-009
Revisions:
1. 11-22-05 PER STAFF
2. 1-20-06 PER STAFF
RUBEN NEIGHBORS