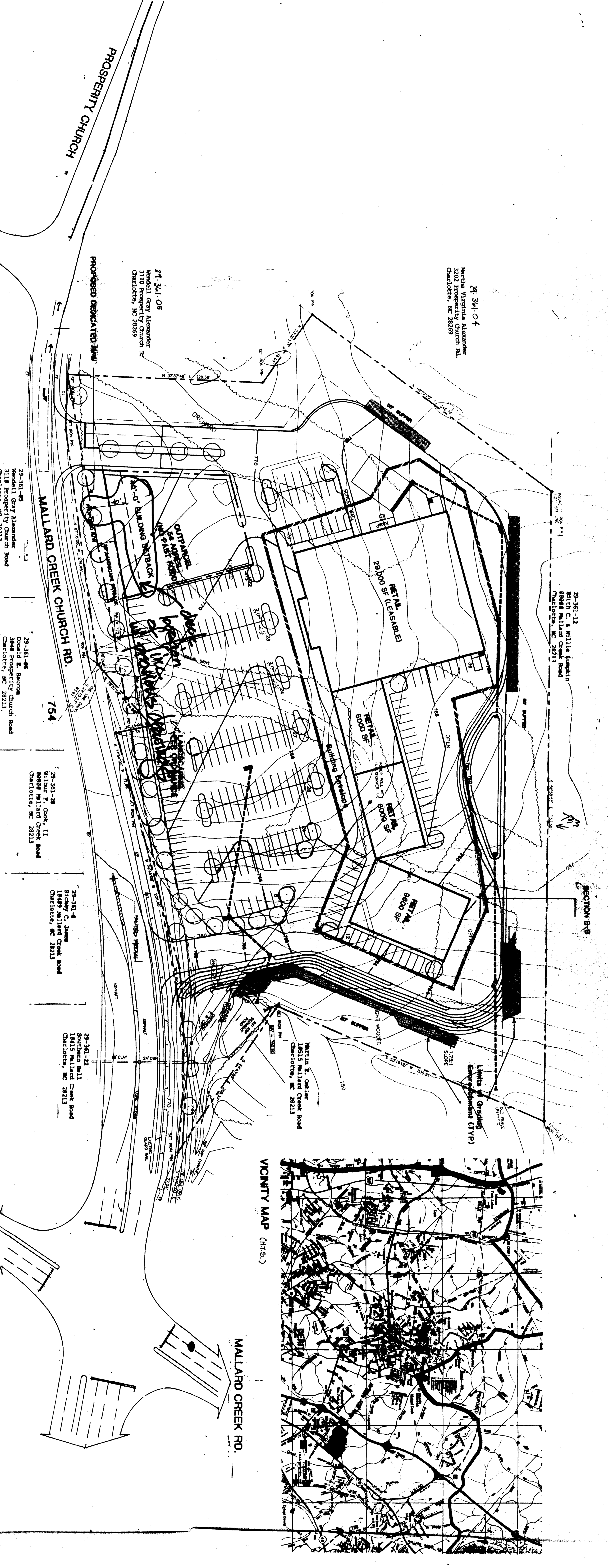
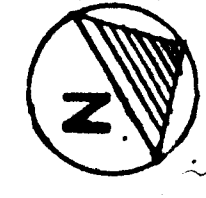


**SITE PLAN**  
1"=50'-0"  
PRELIMINARY



NAME AND ADDRESS OF ALL ADJOINING PROPERTY OWNERS ARE SET FORTH ON ATTACHED EXHIBIT 'A' IN THE ORDER WHICH CORRESPONDS WITH THE PARCELS NUMBERED EXHIBIT 'A' AROUND THE PERIMETER OF THIS REZONING PLAN.

**PETITIONER:**  
CROSLAND-ERWIN ASSOCIATES  
113 S. COLLETTA ROAD  
CHARLOTTE, NC 28219  
PHONE: 784-321-8271

**ARCHITECTS:**  
LITTLE & ASSOCIATES ARCHITECTS, INC.  
5115 VESTERS DRIVE  
CHARLOTTE, NC 28217  
PHONE: 784-535-4348

**DEVELOPMENT DATA:**

Existing Zoning	R-15
Proposed Zoning <td>B-1 (SCD) (Approved 4/1/91)</td>	B-1 (SCD) (Approved 4/1/91)
Site Area <td>9.09 Acres</td>	9.09 Acres
Shopping Center Building Area <td>25,000 SF</td>	25,000 SF
Food Court (Leasable) <td>12,000 SF</td>	12,000 SF
Food Store <td>2,000 SF</td>	2,000 SF
Auto Store <td>2,000 SF</td>	2,000 SF
Total Gross Shopping Center Area <td>51,798 SF</td>	51,798 SF
Outparcel Building Area (Gross) <td>5,000 SF</td>	5,000 SF
Maximum Allowable Building Area (Gross) <td>38,798 SF</td>	38,798 SF
Shopping Center Parking Required <td>216 Spaces</td>	216 Spaces
Shopping Center Parking Provided <td>206 Spaces</td>	206 Spaces
Outparcel parking will be self contained and consist of 23 spaces. <td></td>	

**GENERAL PROVISIONS:**

All development, including but not limited to the construction, reconstruction, renovation, alteration, expansion, or relocation of any building or structure, shall be in accordance with the provisions of this zoning ordinance. The applicant shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies. The applicant shall also be responsible for obtaining all necessary easements and rights-of-way from the appropriate owners.

**PROHIBITED USES:**

- The property may be devoted to "retail and office use".
- Nothing shall be done on this site which would be a violation of any other applicable laws, ordinances, or regulations.
- Nothing shall be done on this site which would be a violation of any other applicable laws, ordinances, or regulations.

**SETBACKS:**

- Development on this site shall be subject to the setback zones established by the zoning ordinance.
- The setback zones established by the zoning ordinance shall be maintained and no development shall be permitted which would result in a violation of these setback zones.
- All setbacks shall be measured from the street line or other applicable boundary line.

**LANDSCAPING & SIGNAGE:**

- Landscaping and signage shall be in accordance with the provisions of this zoning ordinance.
- The applicant shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
- The applicant shall also be responsible for obtaining all necessary easements and rights-of-way from the appropriate owners.

**UTILITIES:**

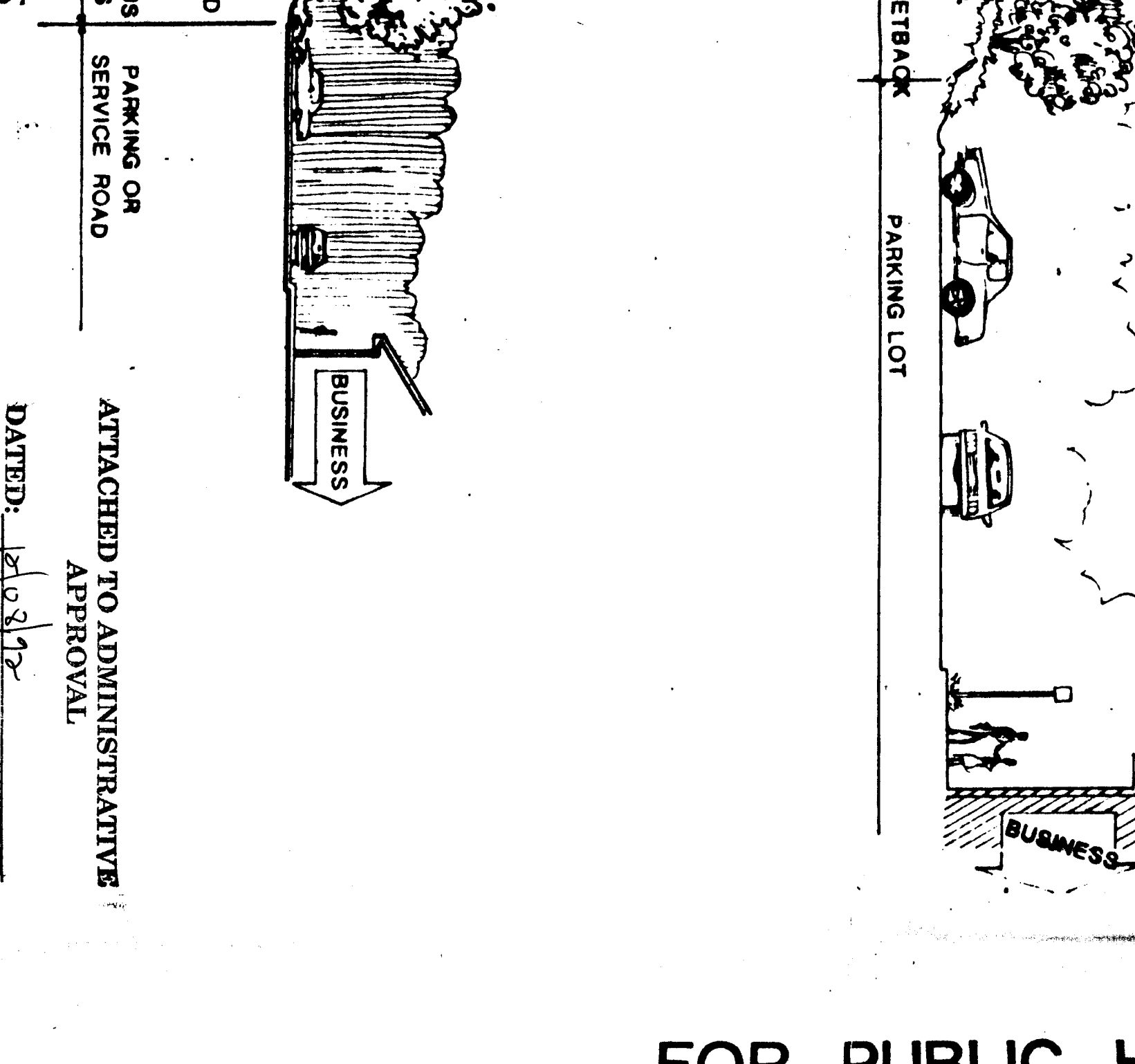
- The applicant shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.
- The applicant shall also be responsible for obtaining all necessary easements and rights-of-way from the appropriate owners.

**SECTION A-A**

50' BUFFER UNDISTURBED WITH A COMBINATION OF EVERGREEN & DECIDUOUS TREES & SHRUBS SERVING AS A BUFFER TO ADJACENT BUSINESS.

**SECTION B-B**

50' BUFFER UNDISTURBED WITH A COMBINATION OF EVERGREEN & DECIDUOUS TREES & SHRUBS SERVING AS A BUFFER TO ADJACENT BUSINESS.



**ZONING AMENDMENT PLAN 11/20/92**

**FOR PUBLIC HEARING**

<p><b>PROJECT NUMBER:</b> 2300</p> <p><b>PROJECT NAME:</b> RZ-1</p>	<p><b>PROPOSED SHOPPING CENTER</b> N. MECKLENBURG CO., N.C.</p> <p><b>B-1(SCD) REZONING PLAN</b></p>	<p><b>The Crosland Group, Inc.</b> COMMERCIAL DIVISION</p>	<p><b>LITTLE &amp; ASSOCIATES ARCHITECTS</b></p>
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**PLANNING-MECKLENBURG INTER-OFFICE COMMUNICATION**

DATE: December 8, 1992

FROM: *[Signature]*  
Planning Director

TO: Robert Hudson  
Zoning Administrator

SUBJECT: Administrative Approval for Petition No. 92-210 by Crosland Erwin Associates, Tax Parcel 803-03-31-11, 03, 04, 05

Attached is a rezoning plan for the above mentioned rezoning petition. The rezoning plan is being submitted to you for your review and approval. The rezoning plan is being submitted to you for your review and approval. The rezoning plan is being submitted to you for your review and approval.

WMCJ/TOM:slk  
Attachment











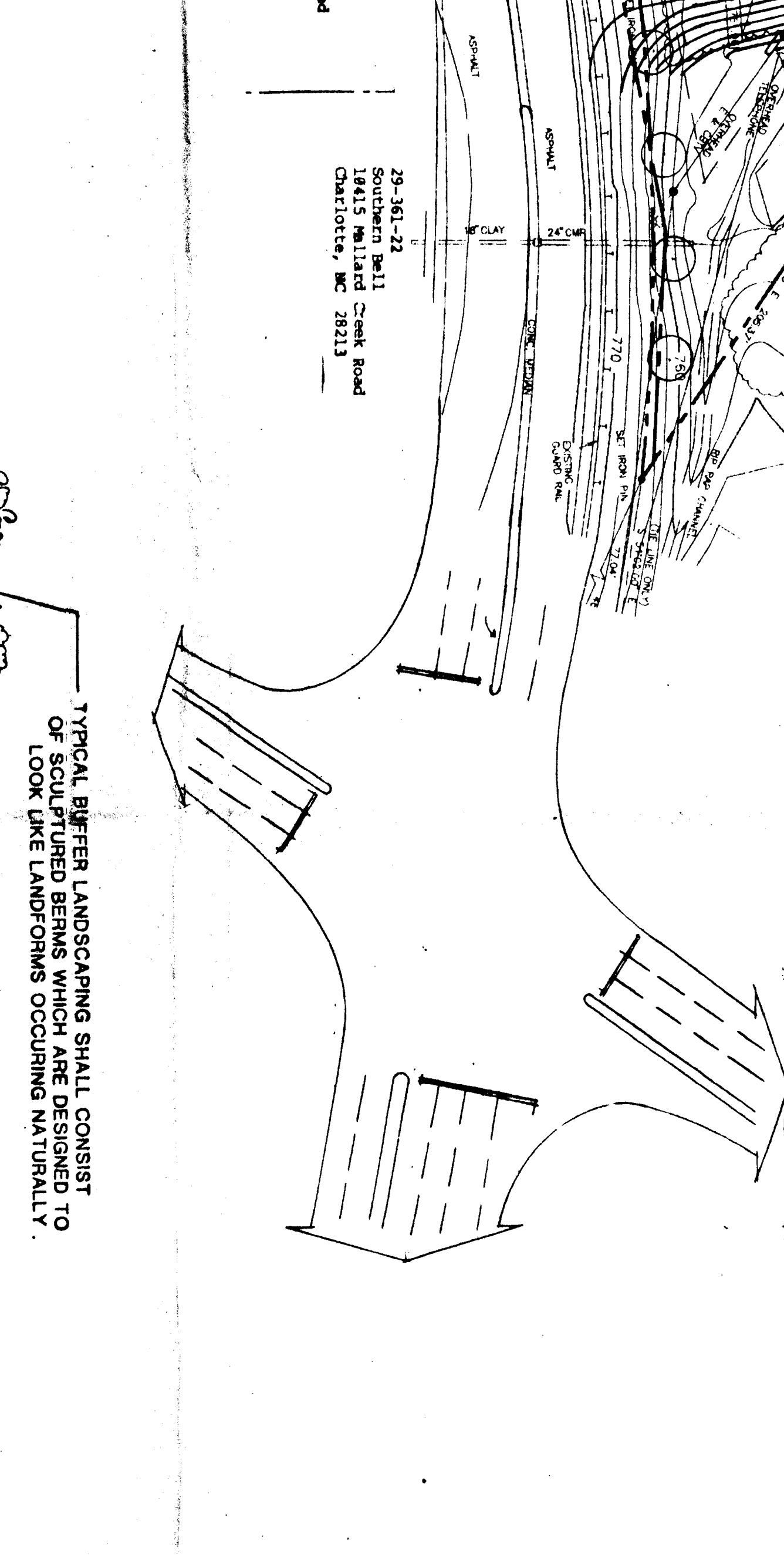
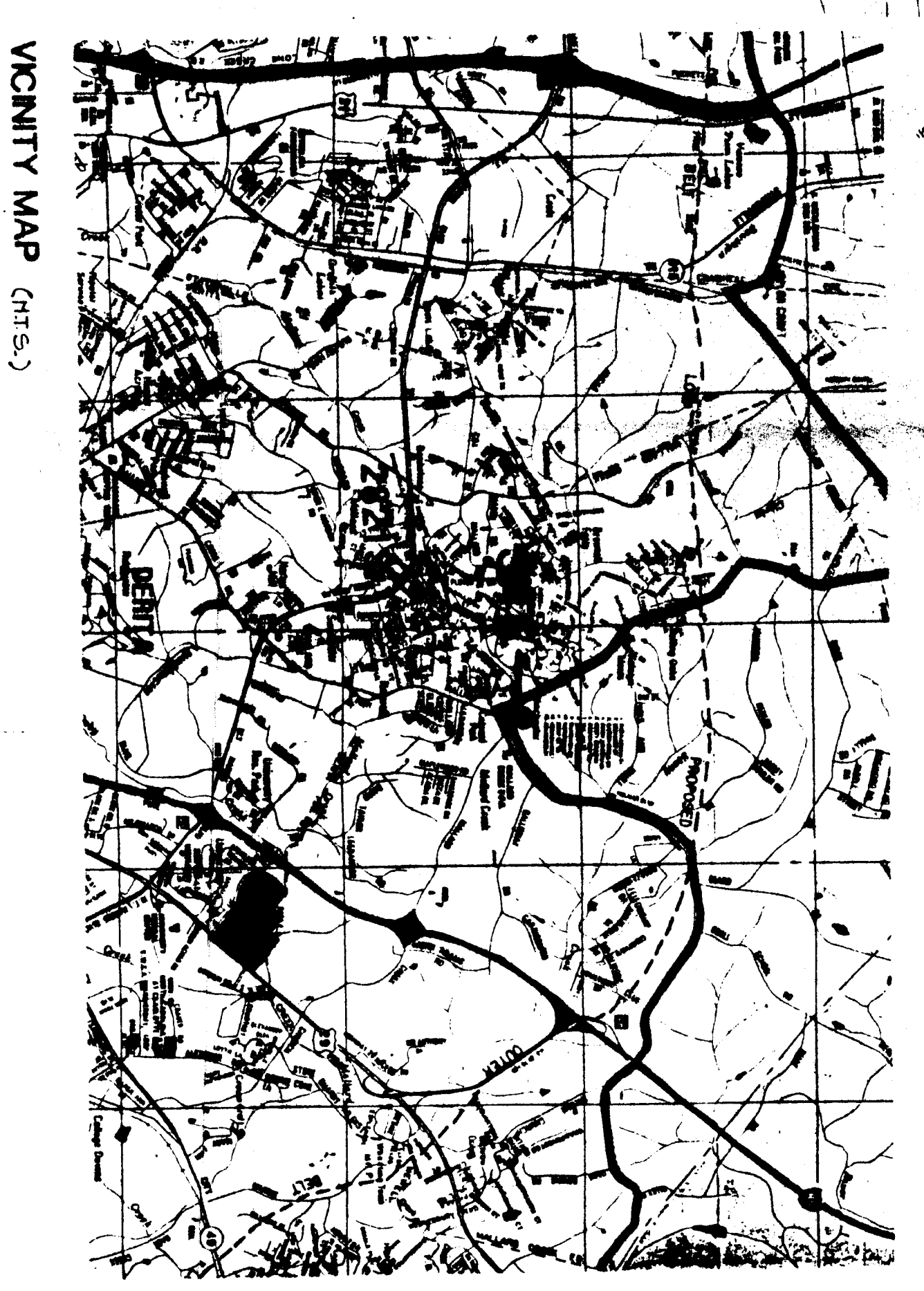
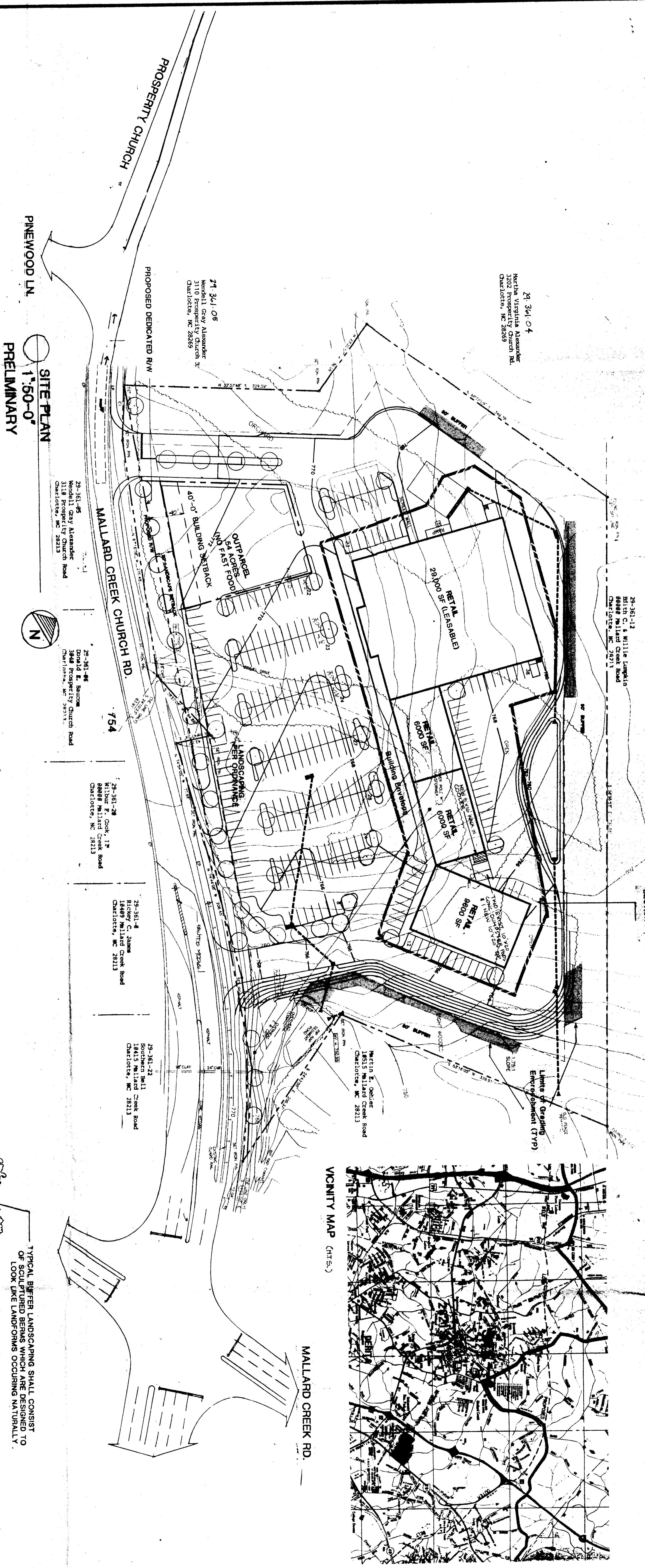


24 341-04  
North Carolina Assessor  
3002 Prosperity Church Rd.  
Charlotte, NC 28289

24 381-11, 111, 112, 113  
8888 Mallard Creek Road  
Charlotte, NC 28211

24 341-04  
North Carolina Assessor  
3002 Prosperity Church Rd.  
Charlotte, NC 28289

24 381-11, 111, 112, 113  
8888 Mallard Creek Road  
Charlotte, NC 28211



FOR PUBLIC HEARING

24 341-04  
North Carolina Assessor  
3002 Prosperity Church Rd.  
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24 381-11, 111, 112, 113  
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3002 Prosperity Church Rd.  
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24 381-11, 111, 112, 113  
8888 Mallard Creek Road  
Charlotte, NC 28211

**PROPOSED SHOPPING CENTER  
N. MECKLENBURG CO., N.C.**

Project Title  
**B-1 (CD) REZONING PLAN**

**THE CROSLAND GROUP, INC.**  
COMMERCIAL DIVISION

**CHARLOTTE-MECKLENBURG  
PLANNING COMMISSION**  
INTER-OFFICE COMMUNICATION

TO: Robert Brandon  
Zoning Administrator

FROM: *Mark R. ...*  
Planning Director

DATE: January 20, 1994

SUBJECT: Administrative Approval for Petition No. 91-3(6), Crosland-Erwin Associates.  
Tax Parcels: 029-36104, 05, 08, 15, and 18.

A number is a revised site plan for Mallard Crossing Shopping Center. The plan allows for an 128 square foot walk-in cooler to be added to an area that has been leased to a restaurant. The addition would be to the rear of the existing shopping center. The zoning ordinance permits minor changes to be made to conditional use plans that increase the intensity of nonresidential development up to 20,000 square feet. This change would increase the total square footage of the shopping center to 53,926. Since this request is minor in nature, I am administratively approving this plan. Please reference this plan when evaluating requests for building permits.

MRC/cm

**ATTACHED TO ADMINISTRATIVE  
APPROVAL**

DATE: 1/20/94  
BY: MARTIN R. CRAMTON, JR.

**ATTACHED TO ADMINISTRATIVE  
APPROVAL**

DATE: 1/20/94  
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BY: MARTIN R. CRAMTON, JR.

**ATTACHED TO ADMINISTRATIVE  
APPROVAL**

DATE: 1/20/94  
BY: MARTIN R. CRAMTON, JR.

Project Number	2300
Sheet	RZ-1
Of	1

Project Name	PROPOSED SHOPPING CENTER N. MECKLENBURG CO., N.C.
Project Location	24 341-04, 24 381-11, 111, 112, 113
Project Status	REZONING PLAN
Project Date	1/20/94
Project By	MARTIN R. CRAMTON, JR.

Project Name	PROPOSED SHOPPING CENTER N. MECKLENBURG CO., N.C.
Project Location	24 341-04, 24 381-11, 111, 112, 113
Project Status	REZONING PLAN
Project Date	1/20/94
Project By	MARTIN R. CRAMTON, JR.

Project Name	PROPOSED SHOPPING CENTER N. MECKLENBURG CO., N.C.
Project Location	24 341-04, 24 381-11, 111, 112, 113
Project Status	REZONING PLAN
Project Date	1/20/94
Project By	MARTIN R. CRAMTON, JR.

Project Name	PROPOSED SHOPPING CENTER N. MECKLENBURG CO., N.C.
Project Location	24 341-04, 24 381-11, 111, 112, 113
Project Status	REZONING PLAN
Project Date	1/20/94
Project By	MARTIN R. CRAMTON, JR.

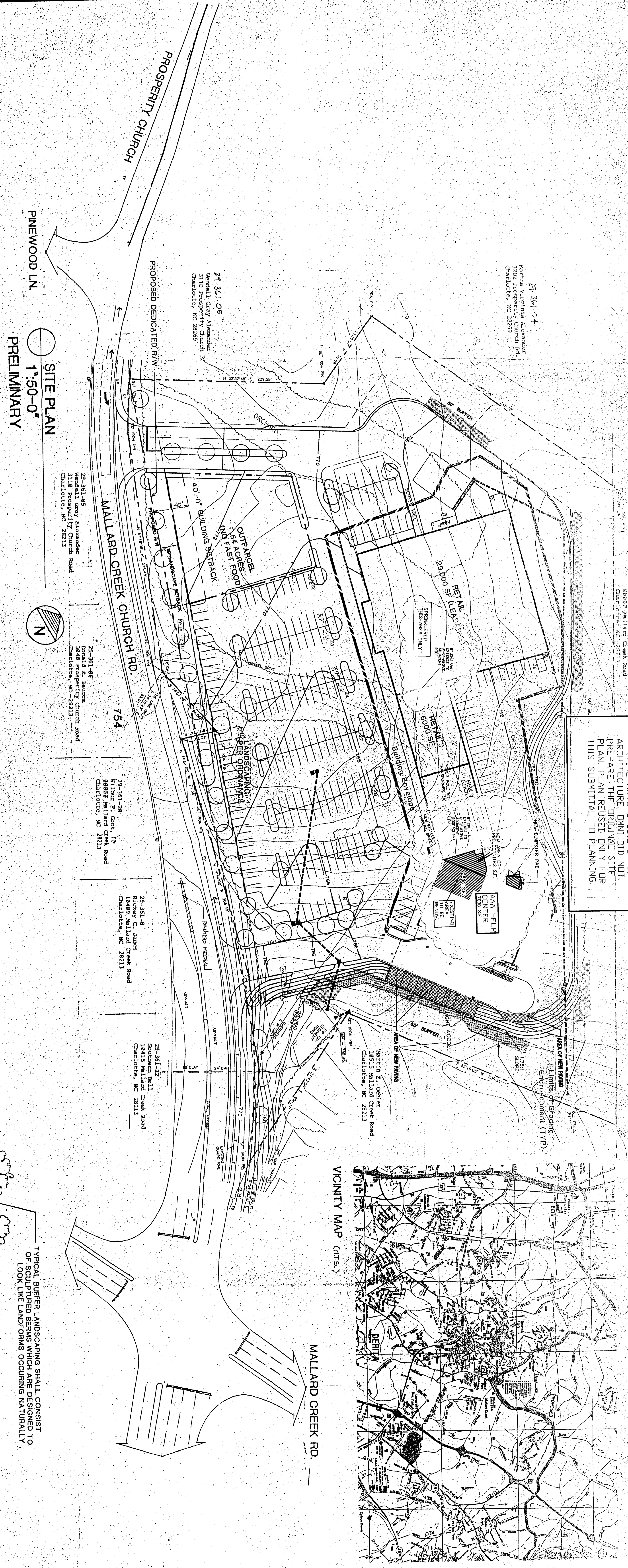




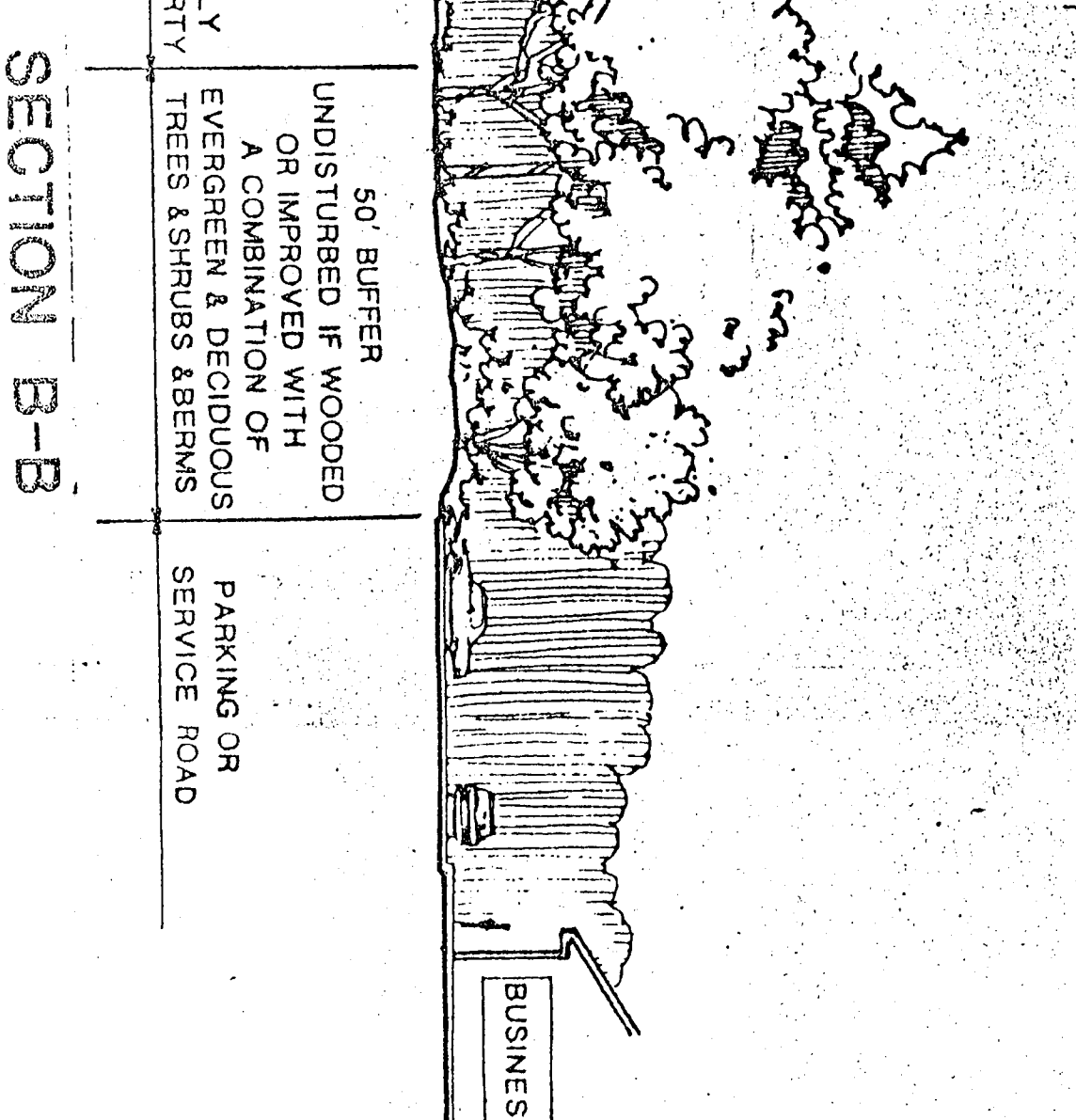
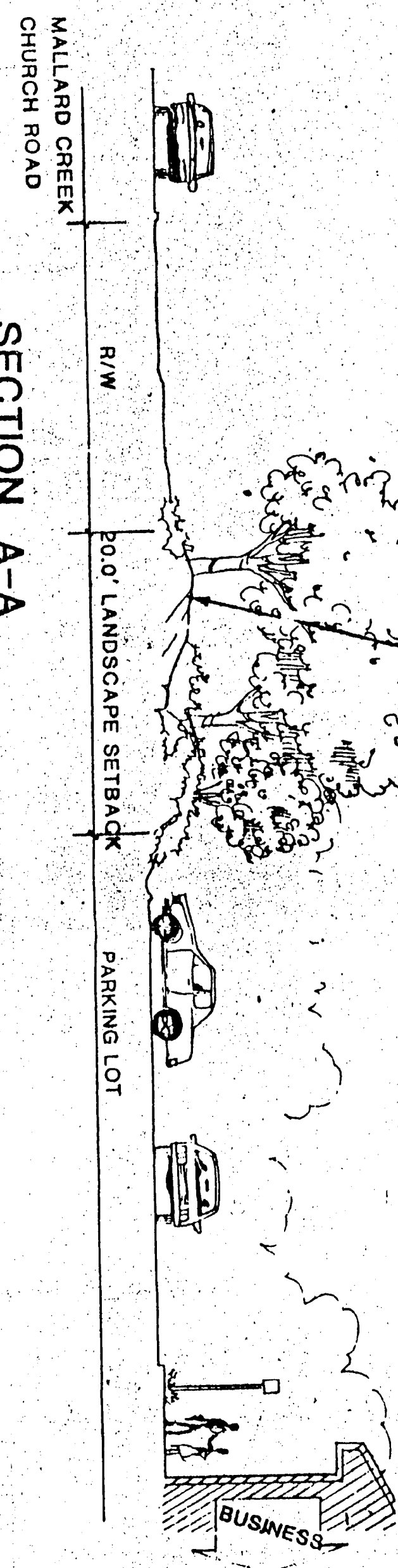
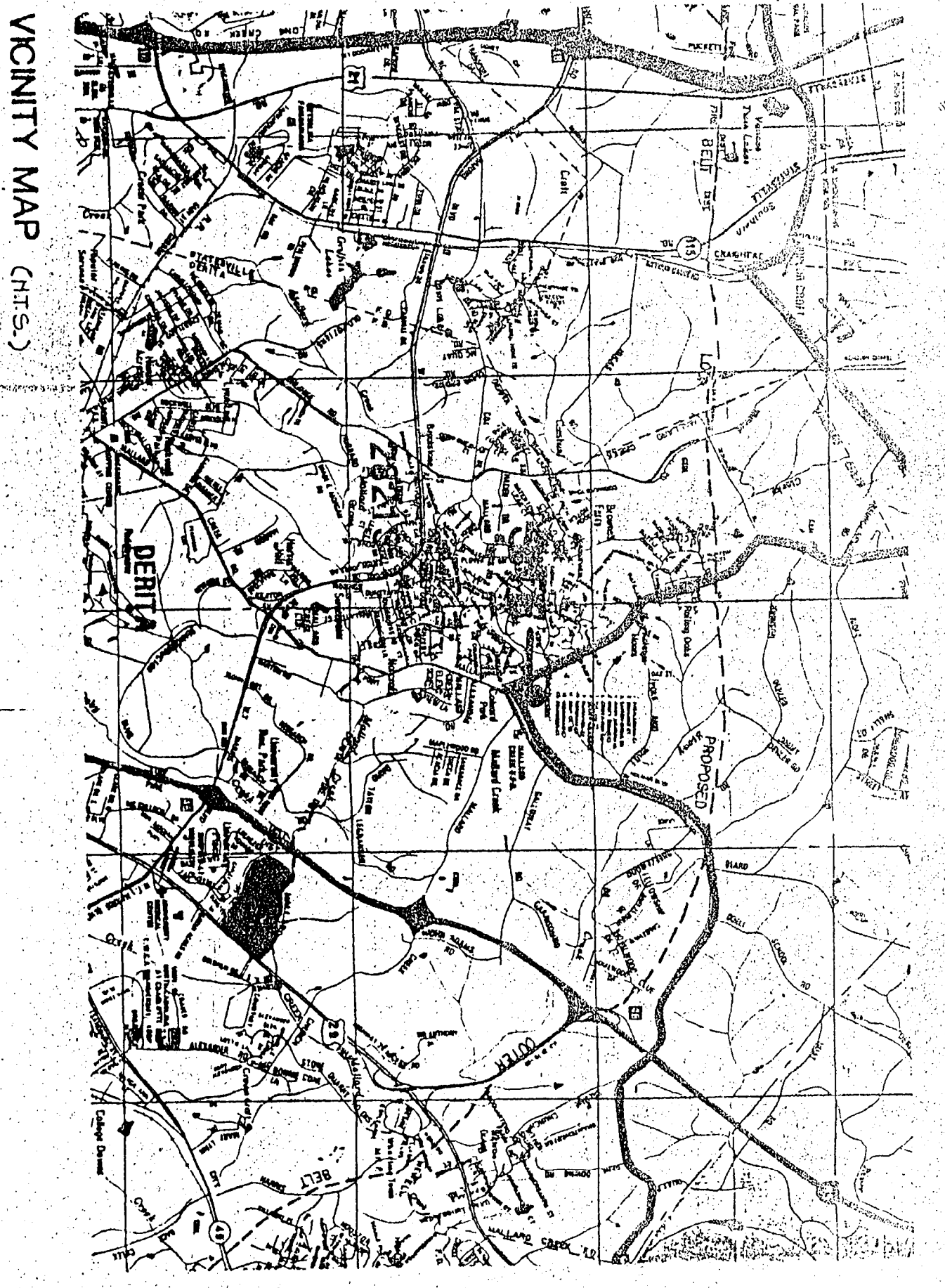


29-34-04  
 METCO Virginia Alexander Bldg.  
 1815 Mallard Creek Road  
 Charlotte, NC 28213

REVISION TO CONDITIONAL  
 SITE PLAN FOR KING TIGER  
 MALLARD CREEK CENTER  
 PREPARED FOR THE ORIGINAL SITE  
 PLAN. PLAN REUSED ONLY FOR  
 THIS SUBMITTAL TO PLANNING.



**SITE PLAN**  
 1"=50'-0"  
**PRELIMINARY**



**FOR PUBLIC HEARING**

**DEVELOPMENT DATA**

Existing Zoning: R-15  
 Proposed Zoning: B-1 (CD) (Approved 4/1/91)  
 Gross Acreage: 9.09 Acres  
 Shopping Center Building Area: 29,800 SF  
 Food Court (Gross Area): 12,188 SF  
 Local Shop: 1,600 SF  
 Dog Station: 1,000 SF  
 Total Gross Shopping Center Area: 44,598 SF  
 Outparcel Building Area (Gross): 5,000 SF  
 Maximum Allowable Building Area (Gross): 50,000 SF  
 Shopping Center Parking Provided: 217 Spaces  
 Shopping Center Parking Required: 265 Spaces  
 Outparcel parking will be self contained and consist of 75 spaces.

**GENERAL PROVISIONS**

All development standards established under the Charlotte-Mecklenburg Zoning Ordinance (the "Ordinance") for the B-1 (CD) Zoning District Classification shall apply to the development of this rezoning plan. The building configuration, placement, and size shown on this rezoning plan are schematic in nature and may be altered or modified during the building envelope. Lines established on this rezoning plan, including setbacks, may also be modified to accommodate final building locations.

**PERMITTED USES**

- The property may be devoted to "retail and office use".

**SETBACKS**

- Building setbacks shall be a minimum of 48 feet of all public streets, and a minimum of 28 feet off all other property lines.
- Setbacks shall be permitted within the building setbacks, but not within the buffer zone.

**BUFFER ZONE**

- All development within the site will be subject to the buffer zones imposed by and depicted on this rezoning plan.

**LANDSCAPING & SETBACKS**

- Buffer zones established around the boundaries of the site are to remain in open space to the extent necessary to accommodate pedestrian circulation. Grading activity will be permitted in the buffer zone in the areas shown on this rezoning plan. Landscaping will be provided in areas of the buffer grading commencement where existing vegetation is deemed to be insufficient.
- All buffers will meet Mecklenburg County's minimum standards for Section 18B.1.

**LANDSCAPING & SETBACKS**

- Buffering and/or screening shall conform with the standards and requirements of the City of Charlotte Ordinance 35-111.
- All landscaping will comply with the landscape schedule.
- No parking is allowed in the landscape schedule.
- Landscaping islands shall be a minimum of 288 square feet in area.

**PARKING**

- The parking area shown on this rezoning plan may vary in size and location, but in all events, off-street parking will meet the minimum standards established under the Mecklenburg County Zoning Ordinance.
- Parking areas may be constructed inside and outside the building envelope.
- Setbacks shall be permitted within the building setbacks.

**LIGHTING**

- A uniform lighting system will be employed throughout the site.
- All direct lighting will be designed in a manner which minimizes glare towards adjacent streets and properties.

**SIGNAGE**

- All signs on the project shall comply with the Charlotte-Mecklenburg County Sign Ordinance.

**ACCESS POINTS (DRIVEWAYS)**

- The number of driveway access points to Mallard Creek Church Road shall be limited to two (2). The location of any driveway access points shall be approved by the Planning Department. The driveway shall not have direct access from Mallard Creek Church Road.

**FIRE PROTECTION**

- Appropriate fire protection in the form of fire hydrants will be provided to the site. The location of any fire hydrants shall be approved by the Fire Department before the construction of any building component.
- Fire hydrants shall be installed so that a fire truck does not have to travel more than 350 feet to the most remote accessible point of all buildings.

**SPERM WATER MANAGEMENT**

- Storm water will be managed by the use of retention ponds and/or other storm water management systems, all in accordance with plans approved by the Mecklenburg County Engineering Department.

**SIGHT OR VIEW OBSTRUCTION**

- Petitioner shall dedicate eight-foot-wide easement 66 feet from the center line along Mallard Creek Church Road for all Mallard Creek Church Road easements. Sight of any dedication to occur prior to issuing the Certificate of Occupancy.

**LEFT TURN LANE**

- Petitioner to install left turn lane at the western entrance off of Mallard Creek Church Road prior to issuing the Certificate of Occupancy.

**ATTACHED TO ADMINISTRATIVE APPROVAL**

DATE: 1/20/94  
 BY: MARTIN R. GRANTON, JR.  
 ATTACHED TO ADMINISTRATIVE APPROVAL

DATE: 1/20/94  
 BY: DEBRA D. CAMPBELL  
 ATTACHED TO ADMINISTRATIVE APPROVAL

**ATTACHED TO ADMINISTRATIVE APPROVAL**

DATE: 1/20/94  
 BY: MARTIN R. GRANTON, JR.

**ZONING AMENDMENT PLAN 11/20/92**

Project: **PROPOSED SHOPPING CENTER N. MECKLENBURG CO., N.C.**

Sheet Title: **B-1 (CD) REZONING PLAN**

**The Crosland Group, Inc.**

**COMMERCIAL DIVISION**

**Charlotte-Mecklenburg Planning Commission**

**INTER-OFFICE COMMUNICATION**

DATE: October 5, 2005

TO: Katrina Young, Administrator

FROM: Debra Campbell, Planning Director

SUBJECT: Administrative Approval for Petition No. 91-349 by Crosland-Erwin Assoc.

Attached is a revised site plan for the above petition. The plan has been revised to show a 1,300 square foot future expansion to the center of a maximum of 60,000 sq ft (100,000 sq ft) originally approved. I am administratively approving this revised plan. Please see this plan when evaluating requests for building permits and certificates of occupancy.

**Note that all other conditional notes and ordinance requirements still apply.**

**Note that parking must meet minimum requirements.**