

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

Sheet Title  
**B-1(SCD) REZONING PLAN**

**The Crosland Group, Inc.**  
COMMERCIAL DIVISION

**LITTLE & ASSOCIATES  
Architects**

**FOR PUBLIC HEARING**

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

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

DATE: December 8, 1992  
FROM: *[Signature]*  
TO: Robert Hudson  
Zoning Administrator

SUBJECT: Administrative Approval for Petition No. 92-210 by Crosland Group, Inc. to amend the zoning ordinance to allow a shopping center to be located on the east side of Prosperity Church Rd. and north of Mallard Creek Church Rd. in the unincorporated area of Mecklenburg County, North Carolina.

Attached is a rezoning plan for the above mentioned rezoning petition. The plan is intended to allow the rezoning of the property to B-1(SCD) from its current zoning of R-15. The rezoning is necessary to allow the property to be developed as a shopping center. I am administratively approving the rezoning and certifying that the rezoning is in the public interest and that the rezoning is consistent with the Comprehensive Zoning Ordinance and the Comprehensive Zoning Map of Mecklenburg County, North Carolina.

WCSJ/TDR:slk  
Attachment

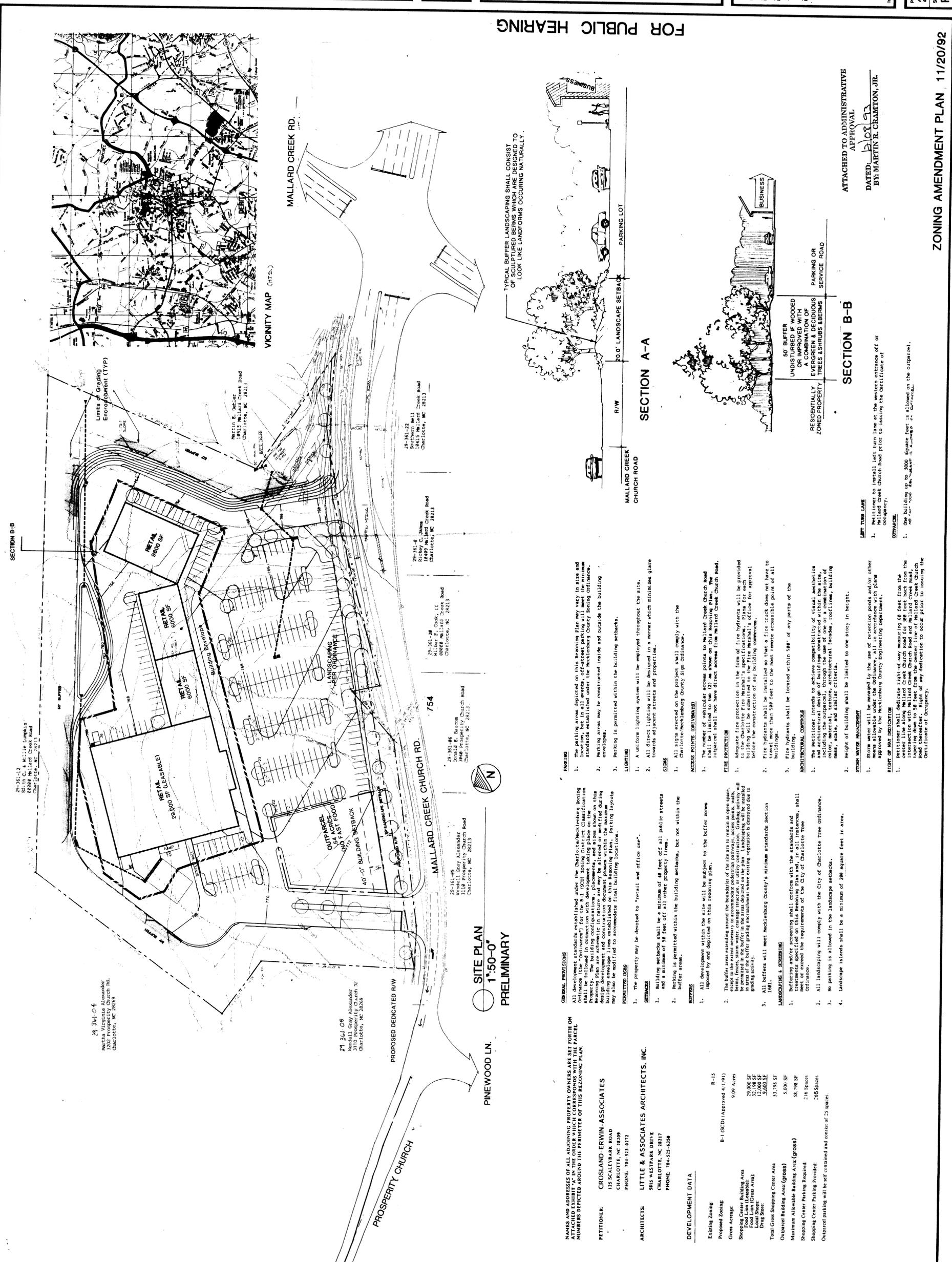
Project Number	2300
Sheet Number	RZ-1

Project Name	PROPOSED SHOPPING CENTER
Project Location	N. MECKLENBURG CO., N.C.
Project Owner	THE CROSLAND GROUP, INC.
Project Architect	LITTLE & ASSOCIATES
Project Engineer	WCSJ/TDR:slk
Project Date	11/20/92

Project Name	PROPOSED SHOPPING CENTER
Project Location	N. MECKLENBURG CO., N.C.
Project Owner	THE CROSLAND GROUP, INC.
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Project Engineer	WCSJ/TDR:slk
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Project Owner	THE CROSLAND GROUP, INC.
Project Architect	LITTLE & ASSOCIATES
Project Engineer	WCSJ/TDR:slk
Project Date	11/20/92



29-361-12  
65179 C. E. N. 114 Loop, N. 114  
Charlotte, NC 28213

29-361-04  
Martin Victoria Alexander  
3202 Prosperity Church Rd.  
Charlotte, NC 28269

29-361-06  
Merrill Gray Alexander  
3110 Prosperity Church, N.  
Charlotte, NC 28269

29-361-05  
Merrill Gray Alexander  
3110 Prosperity Church, N.  
Charlotte, NC 28269

29-361-07  
Merrill Gray Alexander  
3110 Prosperity Church, N.  
Charlotte, NC 28269

29-361-08  
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3110 Prosperity Church, N.  
Charlotte, NC 28269

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3110 Prosperity Church, N.  
Charlotte, NC 28269

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Charlotte, NC 28269

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Charlotte, NC 28269

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3110 Prosperity Church, N.  
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Charlotte, NC 28269

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Charlotte, NC 28269

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Merrill Gray Alexander  
3110 Prosperity Church, N.  
Charlotte, NC 28269

29-361-50  
Merrill Gray Alexander  
3110 Prosperity Church, N.  
Charlotte, NC 28269

**GENERAL PROVISIONS**  
All development standards established under the Charlotte-Mecklenburg Zoning Ordinance shall apply to the site, except as otherwise provided in this rezoning plan. The rezoning plan is intended to be a preliminary rezoning plan and may be amended or modified during the rezoning process. The rezoning plan shall be subject to the final rezoning plan as approved by the Board of Zoning Adjustments.

**PERMITTED USES**  
1. The property may be devoted to "retail and office use".

**SETBACKS**  
1. Building setbacks shall be a minimum of 48 feet off all public streets and a minimum of 58 feet off all other property lines.

**BUFFERZONES**  
1. All developments within the site will be subject to the buffer zones imposed by and depicted on this rezoning plan.

**LANDSCAPING & SCREENING**  
1. Buffer areas extending around the perimeter of the site to remain as open space, except to the extent necessary to accommodate pedestrian pathways, access points, walkways, fences, storm water, drainage structure, or utility construction. Grading activity will be limited to the area of the buffer grading encroachment where existing vegetation is destroyed due to grading activity.  
2. All buffer areas shall be landscaped with a minimum of 50% native plants and trees. All buffer areas shall be landscaped with a minimum of 50% native plants and trees.  
3. All buffers will meet Mecklenburg County's minimum standards section 16B1.

**LANDSCAPING & SCREENING**  
1. Buffering and/or screening shall conform with the standards and treatments specified on this rezoning plan and, in all instances, shall meet or exceed the requirements of the City of Charlotte Tree Ordinance.  
2. All landscaping will comply with the City of Charlotte Tree Ordinance.  
3. No parking is allowed in the landscape setbacks.  
4. Landscape islands shall be a minimum of 200 square feet in area.

**OUTREACHED PARKING**  
1. Outreached parking shall be self-contained and consist of 25 spaces.

**DEVELOPMENT DATA**

Existing Zoning:	R-15
Proposed Zoning:	B-1 (SCD) (Approved 4/1/91)
Gross Acreage:	9.09 Acres
Shopping Center Building Area:	29,000 SF
Food Lion (Leasable):	32,198 SF
Local Shop:	2,600 SF
Drug Store:	5,798 SF
Total Gross Shopping Center Area:	53,798 SF
Outreached Building Area (Gross):	5,000 SF
Maximum Allowable Building Area (Gross):	58,798 SF
Shopping Center Parking Required:	216 Spaces
Shopping Center Parking Provided:	245 Spaces
Outreached parking will be self-contained and consist of 25 spaces.	

**ARCHITECTS**  
LITTLE & ASSOCIATES ARCHITECTS, INC.  
5815 WESTPARK DRIVE  
CHARLOTTE, NC 28217  
PHONE: 704-535-6359

**PETITIONER:**  
CROSLAND-ERWIN-ASSOCIATES  
125 SCALESBARK ROAD  
CHARLOTTE, NC 28209  
PHONE: 704-531-8772

**FOR PUBLIC HEARING**

ATTACHED TO ADMINISTRATIVE APPROVAL  
DATED: 11/20/92  
BY: MARTIN R. CHAMTON, JR.

ZONING AMENDMENT PLAN 11/20/92

**NOTES**

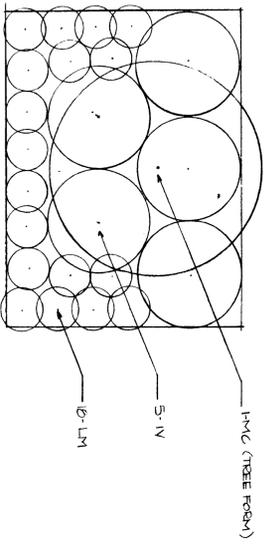
No soil disturbance or compaction, construction materials, traffic, or burial pits are allowed in tree protection zone. Tree barricades must be installed before grading construction begins.

Total fringeage lineal feet: 899 feet  
 Total large maturing trees required: 23  
 Total large maturing trees provided: 22  
 Total trees provided: 26

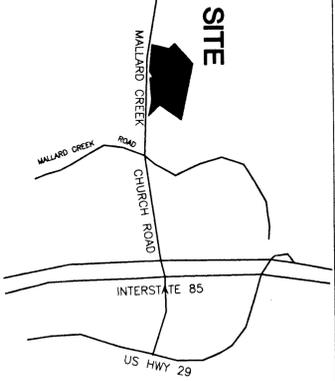
Total site acreage (excluding .46 acre outparcel): 8.63 acres  
 Total impervious areas: 4.03 acres  
 Total greenspace required: .46 acres (10% of imp. area)  
 Total greenspace provided: 96% of imp. area

Internal trees provided: 21  
 Internal trees required: 40 + existing to remain.

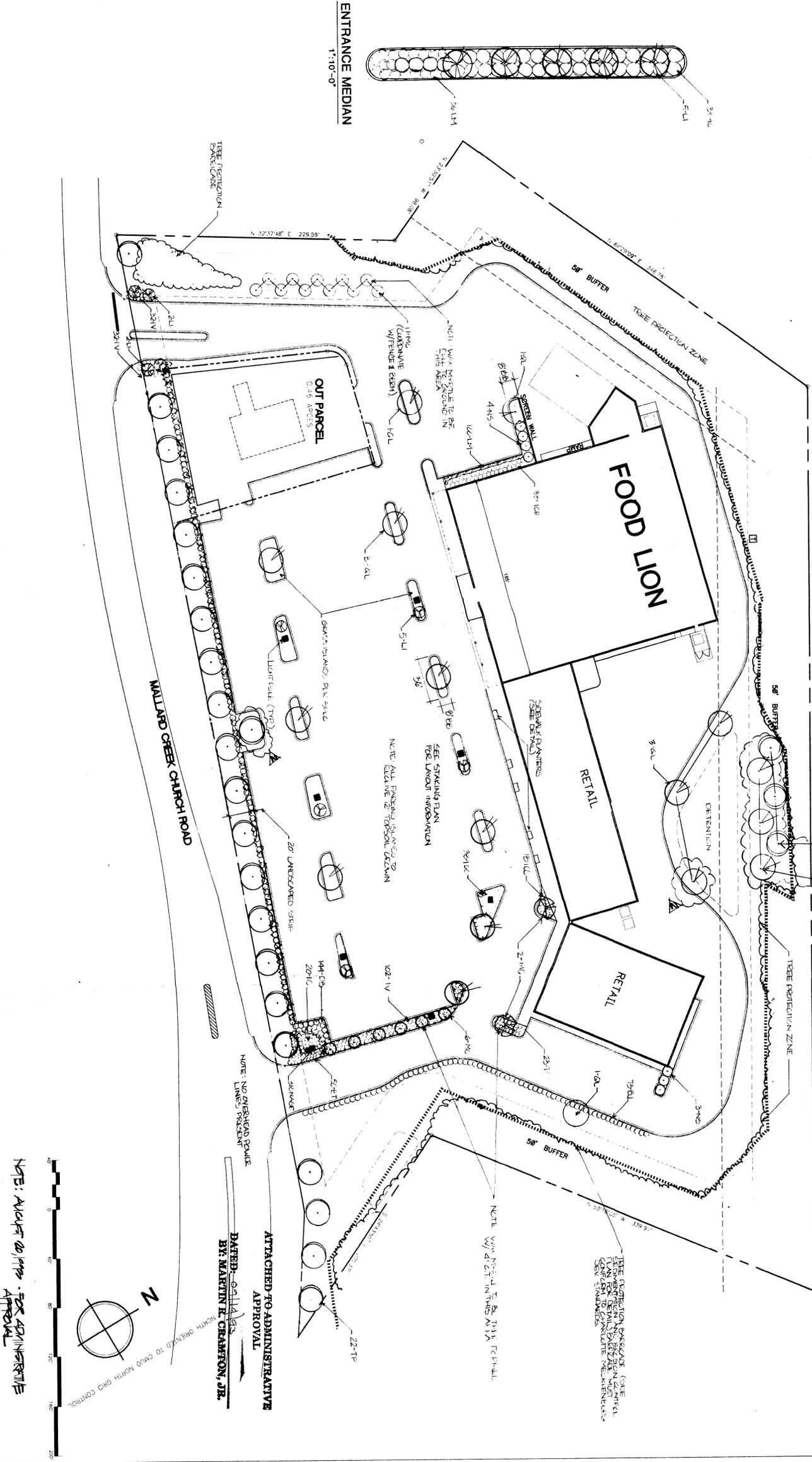
Minimum parking island planting area: 200 s.f.  
 See plant schedule for tree types and size (minimum 2" caliper, 8' in height).



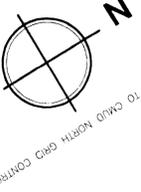
**SIDEWALK PLANTERS**  
1/2"-1'-0"



**VICINITY MAP**



ATTACHED TO ADMINISTRATIVE APPROVAL  
 DATED: 8/11/93  
 BY: MARTIN E. CHAMON, J.B.



NOTE: ALL SET BACKS FOR ADMINISTRATION APPROVAL

**LIMA**  
Landscape Architects

3025 Wedgton Drive  
 Charlotte, NC 28217  
 Phone: 704-522-7999  
 Fax: 704-522-7998

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DATE: 9/14/93

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

DATE: September 14, 1993  
 TO: Robert Brandon  
 Zoning Administrator

FROM: Martin E. Chamon, J.B.  
 Planning Director

SUBJECT: Administration approval for Petition No. 91-36(c) by Greeland Fruit Association Tax Parcel No. 029-361-1518.08.04.05.

Attached is a landscape plan and survey for the above mentioned rezoning petition. The landscape plan and survey show the required landscaping and site plan for the rezoning petition. The attached survey also shows a minor encroachment into the 50 foot buffer. The attached survey also shows a minor encroachment into the 20 foot landscape strip by the adjoining parking lot. This encroachment is the result of the dedication of a varying amount of right-of-way.

Since this encroachment is minor as are the landscape changes I am administratively approving these rezoning. Please use there plan when evaluating request for the building permits and certificates of occupancy.

M.E.C. J.B.

Project: **MALLARD CREEK SHOPPING CENTER**

Sheet Title: **LANDSCAPE PLAN**

V. P. in Charge  
 WRETTOS  
 Project Architect/Job Captain  
**GAMBLE**

Drawn by  
**GAMBLE/PHILLIPS**

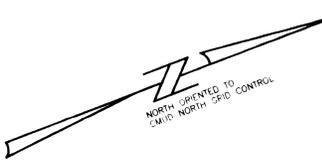
Date: 8/11/93  
 CAD: PHILLIPS  
 2300L.P. "A" 4'-0" = 1'-0"

Revisions: No. 1 Date: 8/11/93  
 No. 2 Date: 8/11/93  
 No. 3 Date: 8/11/93

Issue Date: 1-8-93

Project Number: **2300-00**

Sheet: **L-1** of **2**

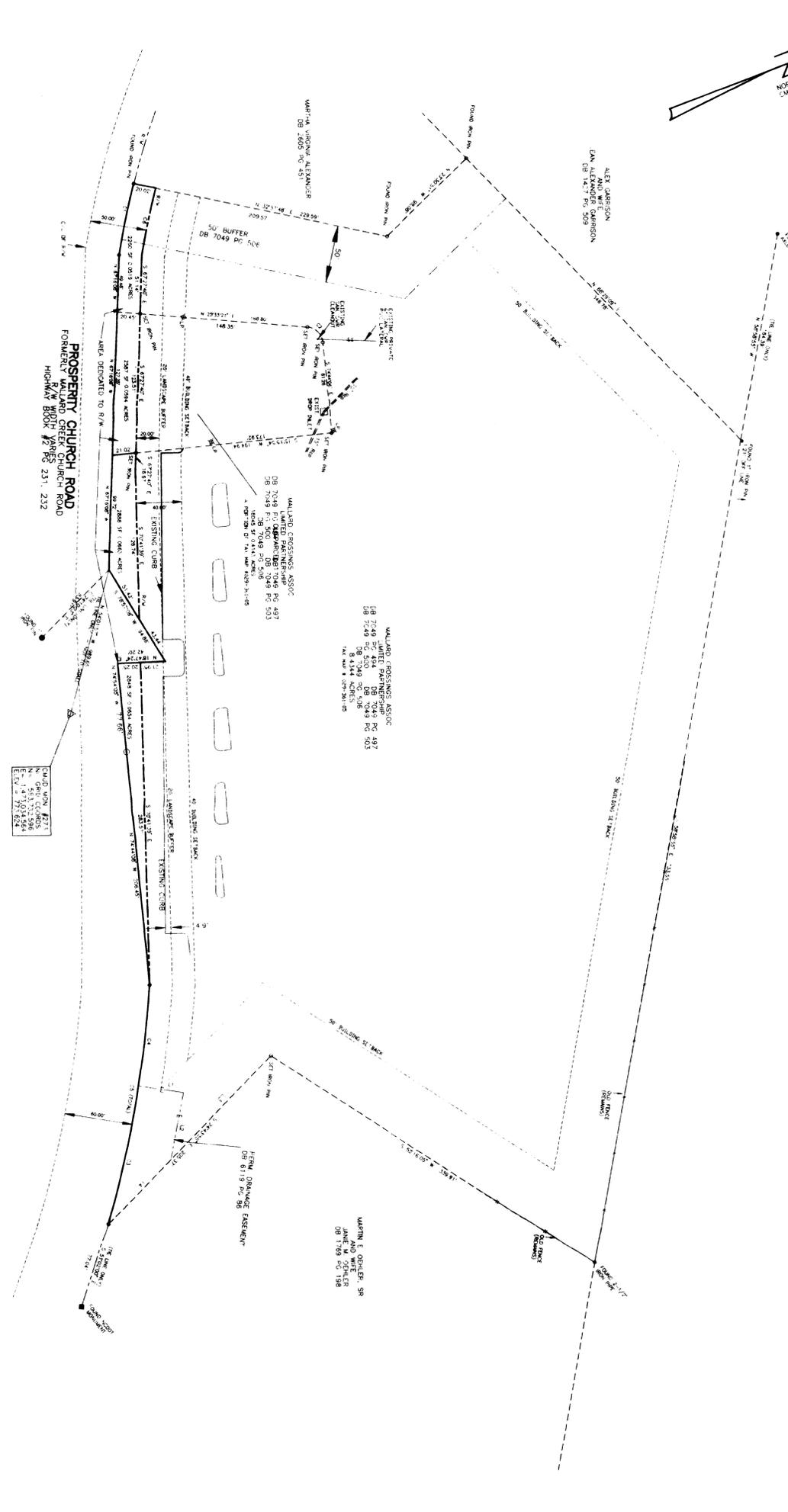


EDITH L. APP. N. E. AL.  
DB 3532 PC 57

PERM DRAINAGE

LINE	BEARING AND DISTANCE
1	N 28°44'02" W 157.38
2	S 24°43'58" E 126.43
3	S 24°43'58" E 126.43
4	S 24°43'58" E 126.43

LINE	BEARING AND DISTANCE	AREA	PERM DRAINAGE
1	N 28°44'02" W 157.38	0.00	0.00
2	S 24°43'58" E 126.43	0.00	0.00
3	S 24°43'58" E 126.43	0.00	0.00
4	S 24°43'58" E 126.43	0.00	0.00



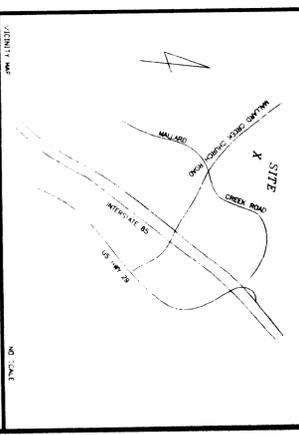
PROSPERITY CHURCH ROAD  
FORMERLY MALVERN CREEK CHURCH ROAD  
HIGHWAY BOOK #2 PGS 231, 232

LEND  
R/W - RIGHT-OF-WAY  
LSE - UNDERGROUND ELECTRIC  
LSE - UNDERGROUND ELECTRIC  
LSE - UNDERGROUND ELECTRIC  
R/W - RIGHT-OF-WAY

**ESP ASSOCIATES, P.A.**  
engineersurveyingplanning  
1000 Pine Oaks Drive, Suite 100  
Charlotte, NC 28203 (704) 542-7379

NOTES:  
1. THE PROPERTY MAY BE SUBJECT TO ANY EASEMENTS  
2. THE PROPERTY IS ZONED B-1 SCB PERIION #91-32 AMENDED 10-8-92  
3. TOTAL AREA OF THE AREA ENCUMBERED BY THE MAP  
IS 3.4143 ACRES  
4. DIRECT VEHICULAR ACCESS TO PROSPERITY CHURCH RD ACROSS  
SOUTHERN PROPERTY LINE IS FORWARDED TO THE PROPER  
LOCAL DEVELOPMENTAL STUDY AGENCIES FOR REVIEW  
5. THE DEVELOPMENTAL STUDY AGENCIES RESPONSE TO THIS PRO  
JECT WILL BE FORWARDED TO THE PRO

NOTES:  
1. THE PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD ZONE C PER  
FIRM MAP 17015S-133A DATED 6/17/83



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PLAT SHOWING	PROSPERITY CHURCH ROAD
R/W DEDICATION AT	SCALE 1"=50'
MALVERN CREEK SHOPPING CENTER	DRAWN BY J.B.
LOCATED IN MALVERN CREEK TOWNSHIP	CHECKED BY J.B.
MECKLENBURG COUNTY	DATE 8-18-93
NORTH CAROLINA	PROJECT NO. 93-08
<b>OWNER: THE CROSLAND GROUP, INC.</b>	DATE 8-18-93
125 S. ALA. ROAD	BY J.B.
CHARLOTTE, N.C. 28209	DATE 8-18-93
TOL-523-0272	PROJECT NO. 93-08

24 341-04  
North Carolina Assessor  
3002 Prosperity Church Rd.  
Charlotte, NC 28269

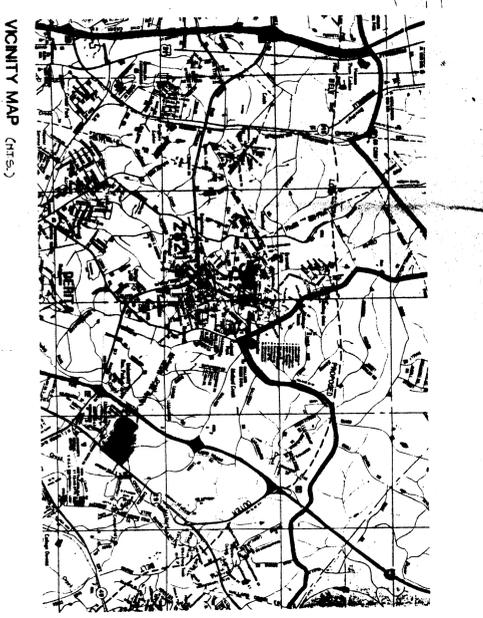
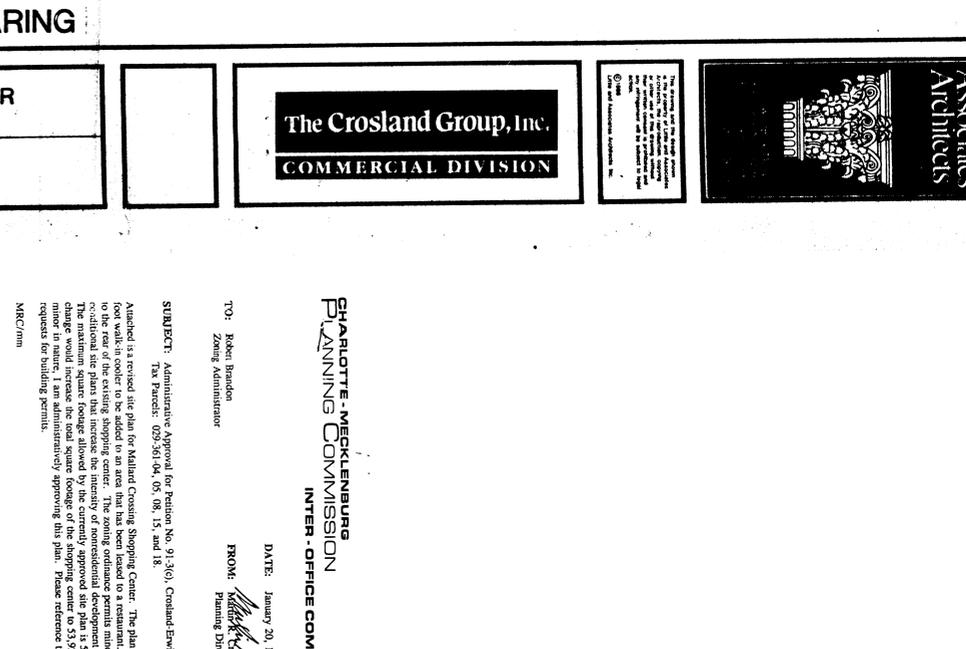
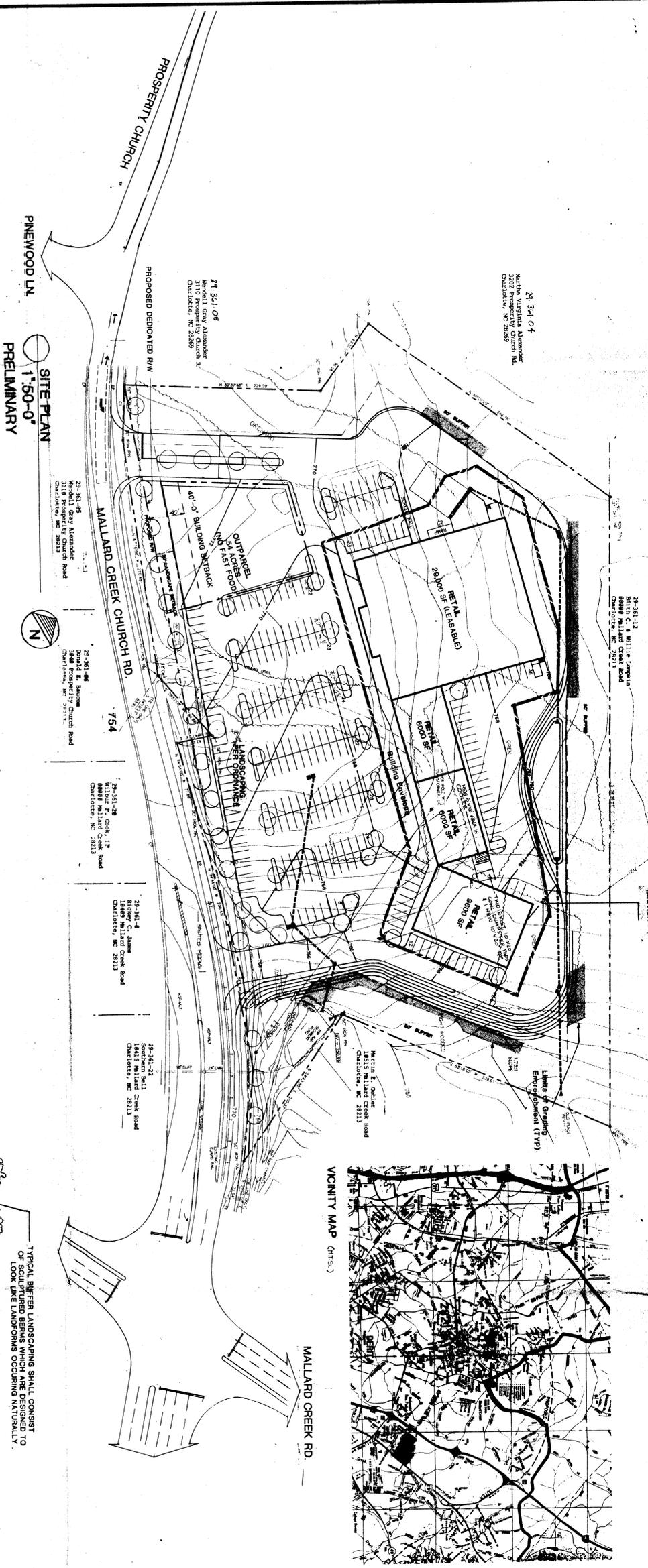
24 381-11, 111, 112, 113  
8888 Mallard Creek Road  
Charlotte, NC 28213

24 341-04  
North Carolina Assessor  
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24 381-11, 111, 112, 113  
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**PROPOSED SHOPPING CENTER  
N. MECKLENBURG CO., N.C.**

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

**ATTACHED TO ADMINISTRATIVE  
APPROVAL**

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

**ATTACHED TO ADMINISTRATIVE  
APPROVAL**

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

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

**FOR PUBLIC HEARING**

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

**DATE:** January 20, 1994  
**TO:** Robert Brandon  
Zoning Administrator  
**FROM:** Martin R. Cramton, Jr.  
Planning Director

**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 sq. ft. 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

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

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

Project in Charge  
Project Architect/Code Officer  
Project Engineer  
Date of Issue  
Date of Revision

Revisions	By	Date
1	LD	10-24-90
2	LD	11-11-90
3	LD	11-18-91
4	LD	11-22-91
5	LD	11-22-91
6	LD	11-22-91
7	LD	11-22-91
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**PROJECT DATA**

Project Number: 2300  
Sheet: RZ-1 of

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

**TO:** Robert Brandon  
 Zoning Administrator

**DATE:** June 25, 1999

**FROM:** Martin R. Cannon, Jr.  
 Planning Director

**SUBJECT:** Administrative Approval for Petition No. 91-36) Crosland Erwin Associates Tax parcels

Attached is a revised plan for the above petition indicating the addition of 46,456 sq. ft. on the Kerr Drug store. This revised plan will not alter any of the existing conditions on the submitted plan. The addition is in compliance with the conditions of the presently approved plan. I am administratively approving this request. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.

**NOTES AND ADDRESSES OF ALL ADJOINING PROPERTY OWNERS ARE SET FORTH ON ATTACHED MAP AND CERTIFICATE OF RECORDATION. THESE ADDRESSES WILL BE NUMBERS DEPICTED AROUND THE PERIMETER OF THIS RESIZING PLAN.**

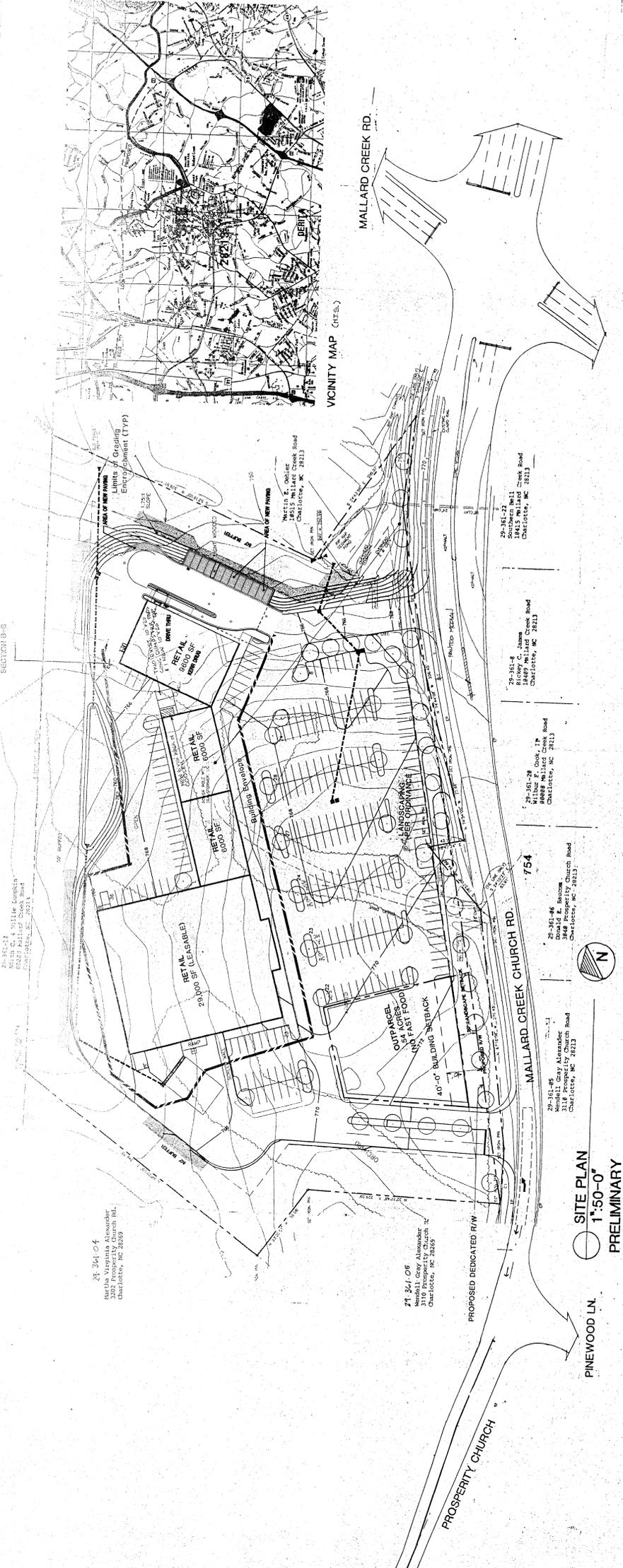
**PETITIONER:**  
 CROSLAND-ERWIN ASSOCIATES  
 15 S. SCOTT PARK ROAD  
 CHARLOTTE, NC 28209  
 PHONE: 704-531-8771

**ARCHITECTS:**  
 LITTLE & ASSOCIATES ARCHITECTS, INC.  
 5815 WESTPARK DRIVE  
 CHARLOTTE, NC 28217  
 PHONE: 704-535-6338

**DEVELOPMENT DATA**

Existing Zoning:	R-15
Proposed Zoning:	B-1 (Cd) (Approved 5/17/91)
Gross Acreage:	9.09 Acres
Shopping Center Building Area:	29,000 SF
Shopping Center (Retail)	109,000 SF
Food Lion (Grocery Store)	12,000 SF
Local Shops:	2,500 SF
Total Gross Shopping Center Area:	53,798 SF
Outparcel Building Area (Gross):	5,000 SF
Maximum Allowable Building Area (Gross):	58,798 SF
Shopping Center Parking Required:	216 Spaces
Shopping Center Parking Provided:	265 Spaces
Outparcel parking will be off-complex and consist of 25 spaces.	

ATTACHED TO ADMINISTRATIVE APPROVAL  
 DATED 1/20/99  
 BY MARTIN R. CANNON, JR.



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

**GENERAL PROVISIONS**

All development standards established under the Charlotte-Mecklenburg Zoning Ordinance for the B-1 (Cd) Zoning District shall be followed unless otherwise indicated in this site plan. The building configuration, placement, placement, and design development and construction shall be in accordance with the design development and construction standards established in the zoning ordinance. The site plan shall be subject to an adequate final building location.

**PERMITTED USE**

1. The property may be devoted to retail and office use.

**SETBACKS**

1. Building setbacks shall be a minimum of 50 feet off all public streets and a minimum of 5 feet off all other property lines.
2. Parking is permitted within the building setbacks, but not within the buffer area.

**REFERENCES**

1. All development within the site will be subject to the buffer zones imposed by and depicted on this rezoning plan.
2. The buffer area extending around the boundaries of the site are to remain as open space, berms, fences, storm water drainage unenclosed drainage paths, access points, walls, and other landscape features. All landscaping shall be installed in accordance with the requirements of the City of Charlotte Tree Ordinance.
3. All buffers will meet Mecklenburg County's minimum standards Section 16B.
4. All landscaping will comply with the City of Charlotte Tree Ordinance.

**LANDSCAPING & SCREENING**

1. Buffering and/or screening shall conform with the standards and setbacks specified on this Rezoning Plan and, in all instances, shall meet or exceed the requirements of the City of Charlotte Tree Ordinance.
2. All landscaping will comply with the City of Charlotte Tree Ordinance.
3. No parking is allowed in the landscape setbacks.
4. Landscape screens shall be a minimum of 200 square feet in area.

**LANDSCAPING**

1. Landscaping areas depicted on this rezoning plan may vary in size and location from those shown on this rezoning plan. The minimum standards established under the Mecklenburg County Landscaping Ordinance shall be followed unless otherwise indicated in this site plan.
2. Parking areas may be constructed inside and outside the building envelopes.
3. Parking is permitted within the building setbacks.

**LIGHTING**

1. A uniform lighting system will be employed throughout the site.
2. All street lighting will be designed in a manner which minimizes glare and does not create excessive light and noise.

**STORM WATER**

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

**ACCESS POINTS (UNIMPAVED)**

1. The number of vehicular access points to Mallard Creek Church Road shall not be more than shown on this rezoning plan. The number of vehicular access points to the parking lot shall not be more than shown on this rezoning plan.

**FIRE PROTECTION**

1. Accessible fire protection in the form of fire hydrants will be provided to the building in accordance with the fire code. The fire hydrant shall be installed on the building in accordance with the fire code. The fire hydrant shall be installed on the building in accordance with the fire code. The fire hydrant shall be installed on the building in accordance with the fire code.
2. Fire hydrants shall be installed so that a fire truck does not have to travel a distance greater than 200 feet to the most remote accessible point of all buildings.
3. Fire hydrants shall be located within 200' of any parts of the building.

**ARCHITECTURAL DETAILS**

1. The petitioner intends to achieve compatibility of visual aesthetics including the design of buildings constructed within the site, including color, material, texture, architectural features, rooflines, building mass, scale, and similar criteria.
2. Height of building shall be limited to one story in height.

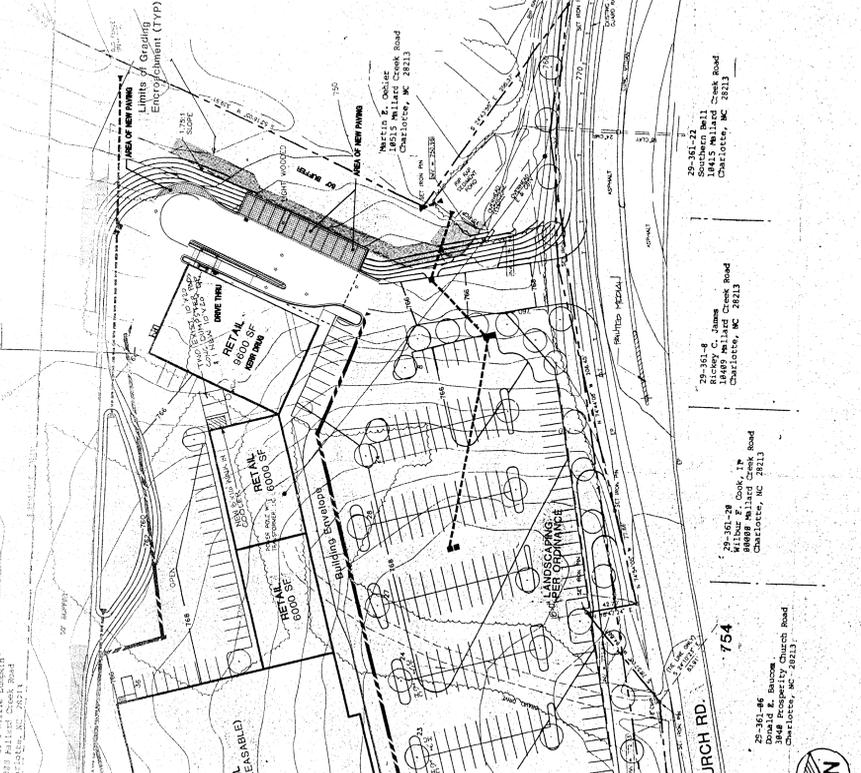
**STORM WATER MANAGEMENT**

1. Storm water will be managed by the use of retention ponds and/or other means approved by the Mecklenburg County Engineering Department.

**BOUNDARIES OF ANY DISTRICT**

1. The boundaries of any district shall be as shown on the plat of this rezoning plan and shall conform to the requirements of the City of Charlotte Tree Ordinance.

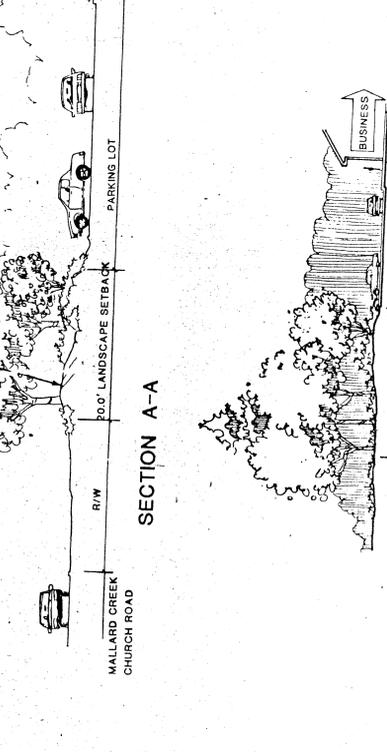
**SECTION B-B**



**SECTION B-B**

LEFT TURN LANE  
 50' BUFFER UNLESS OTHERWISE NOTED  
 RESIDENTIALLY ZONED PROPERTY, TREES, SHRUBS & BERMS  
 PARKING OR SERVICE ROAD  
 BUSINESS

**SECTION A-A**



**SECTION A-A**

MALLARD CREEK CHURCH ROAD  
 R/W  
 50' BUFFER UNLESS OTHERWISE NOTED  
 RESIDENTIALLY ZONED PROPERTY, TREES, SHRUBS & BERMS  
 PARKING OR SERVICE ROAD  
 BUSINESS

TYPICAL BUFFER LANDSCAPING SHALL CONSIST OF SCULPTURED BERMS WHICH ARE DESIGNED TO LOOK LIKE LANDFORMS OCCURRING NATURALLY.

**VICINITY MAP (NTS.)**



**VICINITY MAP (NTS.)**

ATTACHED TO ADMINISTRATIVE APPROVAL  
 DATED 1/20/99  
 BY MARTIN R. CANNON, JR.  
 ATTACHED TO ADMINISTRATIVE APPROVAL  
 DATED 1/20/99  
 BY MARTIN R. CANNON, JR.

ZONING AMENDMENT PLAN 11-100

Project: PROPOSED SHOPPING CENTER  
 N. MECKLENBURG CO., NC.  
 B-1 (CD) REZONING PLAN  
 Sheet Title

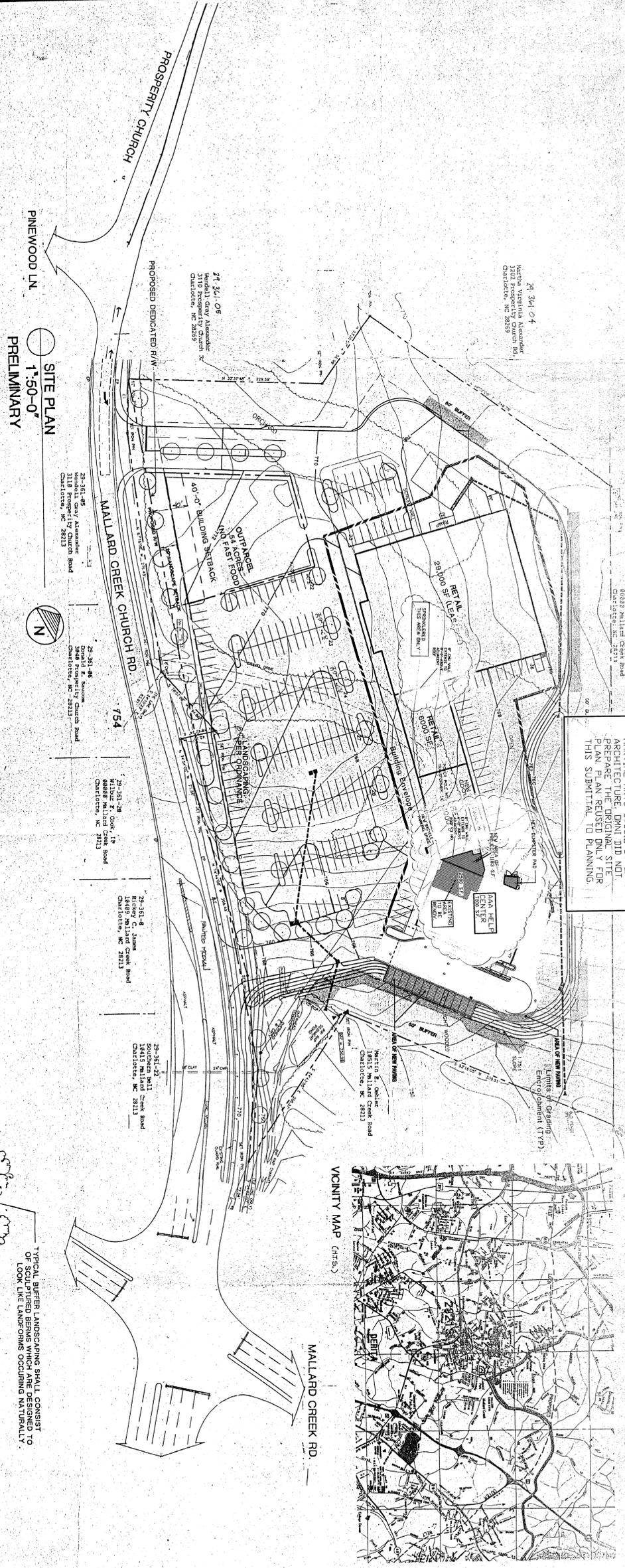
Prepared By:	DATE:
Project Architect/Lead Designer:	DATE:
Project Architect:	DATE:
Project Engineer:	DATE:
Project Surveyor:	DATE:
Project Planner:	DATE:
Project Designer:	DATE:
Project Checker:	DATE:

The Crosland Group, Inc.  
 COMMERCIAL DIVISION

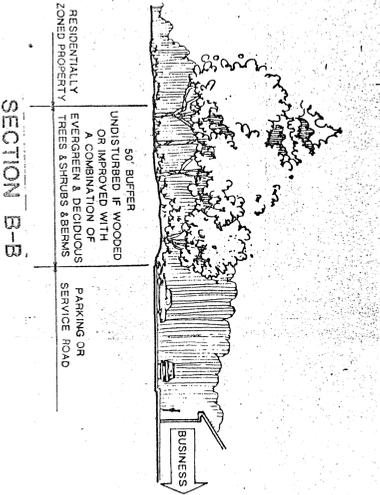
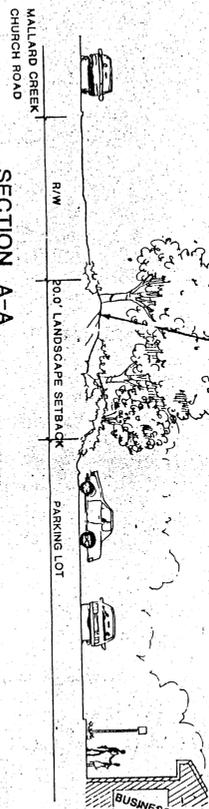
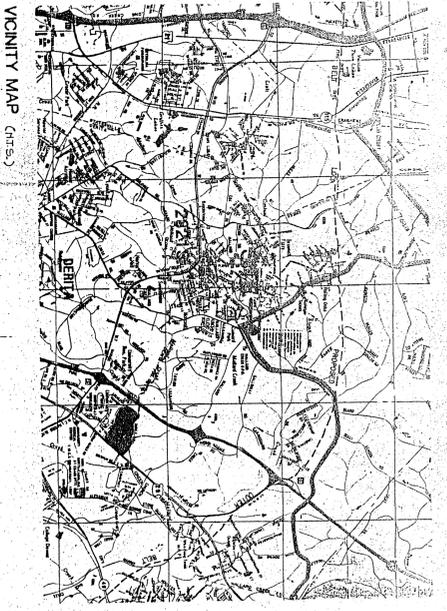
Charter School of the Arts  
 10000 Shiloh Church Rd  
 Charlotte, NC 28215

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: 1,600 SF  
 Total Gross Shopping Center Area: 53,198 SF  
 Outparcel (Gross Area): 3,000 SF  
 Maximum Allowable Building Area (Gross): 56,198 SF  
 Shopping Center Parking Provided: 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 zone imposed by and depicted on this rezoning plan.

**LANDSCAPING & SCREENING**

- The buffer zone setbacks around the boundaries of the site are to remain in open space to the extent necessary to accommodate pedestrian circulation. Landscaping activity will be permitted in the buffer zone to the extent that it does not impede the view from the street. Landscaping shall be installed in areas of the buffer zone setback where existing vegetation is deemed to be insufficient.
- All buffers will meet Mecklenburg County's minimum standards for screening.

**SCREENING**

- Screening shall be provided to the extent necessary to meet the minimum standards for screening established in the Ordinance. Landscaping shall be installed in areas of the buffer zone setback where existing vegetation is deemed to be insufficient.

**ACCESS POINTS (DRIVEWAYS)**

- The number of vehicular access points to Mallard Creek Church Road shall be limited to one (1) per lot. All access points shall be located on the western side of the lot and shall not have direct access from Mallard Creek Church Road.

**PAVING**

- The parking area depicted on this rezoning plan may vary in size and location. The paving area shall be paved with asphalt or concrete. The paving area shall be paved with asphalt or concrete.
- Driveways shall be paved with asphalt or concrete.

**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 shall be subject to the sign ordinance.
- All signs shall be subject to the sign ordinance.

**LEFT TURN LANE**

- Left turn lanes will be provided at the intersection of Mallard Creek Church Road and Prosperity Church.

**CONTRACTOR**

- One building up to 5000 square feet is allowed on the outparcel.

**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

**APPROVED TO ADMINISTRATIVE APPROVAL**

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

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

Revision	Date	Description
1	10/14/93	Initial Design
2	11/17/93	Final Design
3	11/17/93	Final Design
4	11/17/93	Final Design
5	11/17/93	Final Design
6	11/17/93	Final Design
7	11/17/93	Final Design
8	11/17/93	Final Design
9	11/17/93	Final Design
10	11/17/93	Final Design

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

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

**The Crosland Group, Inc.**  
 COMMERCIAL DIVISION

**ASSOCIATES**  
 ARCHITECTS

**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 or a maximum of 60,000 sq ft (100% originally approved). Since this change is minor and the total square footage is within the originally approved limits, I am administratively approving the revised plan. Please see this plan when evaluating requests for building permits and conformances. Note that all other conditional notes and ordinance requirements still apply. Note parking must meet minimum requirements.