

CHARLOTTE – MECKLENBURG

# Planning Department

## INTER - OFFICE COMMUNICATION

**DATE:** February 5, 2013

**TO:** Mark Fowler  
Zoning Supervisor

**FROM:** Shad Spencer  
Planning Coordinator

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### **INNOVATIVE REQUEST APPROVAL---MALLARD LAKE (1999-033c)**

On January 30, 2013 the Zoning Committee of the Charlotte-Mecklenburg Planning Commission approved an Innovative Request by EST Properties, LLC for a portion of the Mallard Lake development, Rezoning Petition 1999-033c. Listed below are the approved innovative provisions:

- Allow single family lots to front private streets.
- Minimum lot area for single family lots to be reduced from 4,500 square feet to 3,000 square feet.
- Minimum lot width for single family lots to be reduced from 40 feet to 36 feet.
- Setback for single family homes to be 20 feet from the back of curb or 24 feet from the back of sidewalk, whichever is more restrictive. The current standard is 32 feet from the back of curb of a public street.
- Rear yard for internal single family lots to be 20 feet instead of 30 feet.
- Allow the side yard for two single family lots to be reduced from five feet to one foot where these lots abut common open space.

STATE PROJECT NO. SUD-2006  
 (PUBLIC R/W WIDTH VARIATION)  
 STATE HIGHWAY 520N & 520E  
 DB 8353 PG. 2

P. JACOB MCANULTY AND WIFE  
 LENA HONEYCUTT MCANULTY  
 DB 1422 PG. 269

MALLARD CREEK POLYMERS, INC.  
 DB 8647 PG. 762

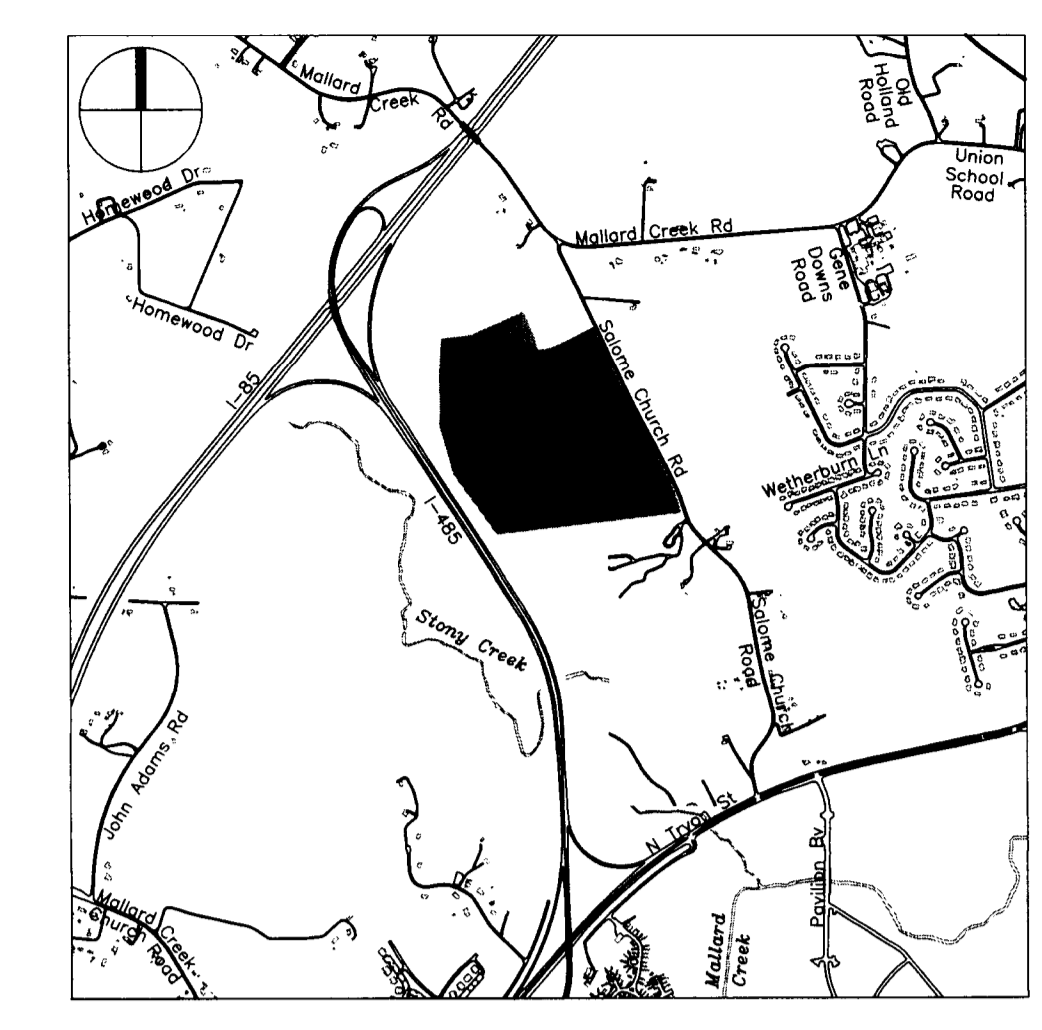
POSSIBLE OVERLAP  
 LINE PER DB 4526 PG. 625  
 AND FOUND MONUMENTATION

RALPH R. MELLO AND WIFE  
 KAREN MELLO  
 DB 4824 PG. 625

BRDL INVESTMENTS, LLC  
 DB 11616 PG. 627

Single Family Detached

Vicinity Map



Innovative Development Approval  
 Date: 12/17/12  
 By: Charlotte-Mecklenburg Planning Commission  
 99-336

Symbol Legend

- Existing Topography
- Common Open Space

Innovative Development Standards:

Pursuant to Section 11.208 of the Ordinance, the Petitioner seeks to obtain the approval of its use of the following Innovative Development Standards.

The following innovative provisions were approved in April 2004.

- Minimum Side Yard (single family) 3' (10' Corner)
- Minimum Rear Yard (single family) 20' (Internal)
- Swim Club Parking 1 Space/200 SF (SF of Pool Water Surface)

- Removal of Buffer Along South Property Line
- Use of 45' R/W Public Road (As shown on plan)
- Removal of Buffer Along NCDOT Property Line

The following innovative provisions were approved in September 2007.

- 10-foot setback along Earl Flight Drive for the side orientation of townhome buildings.
- Front oriented buildings will maintain a 20-foot setback.

The following innovative development standards shall apply to single family product types A, A\*, B, and C.

- Single Family Lots are Permitted to Front Private Streets.
- Minimum Single Family Lot Size of 3,000 SF.

Single Family Products

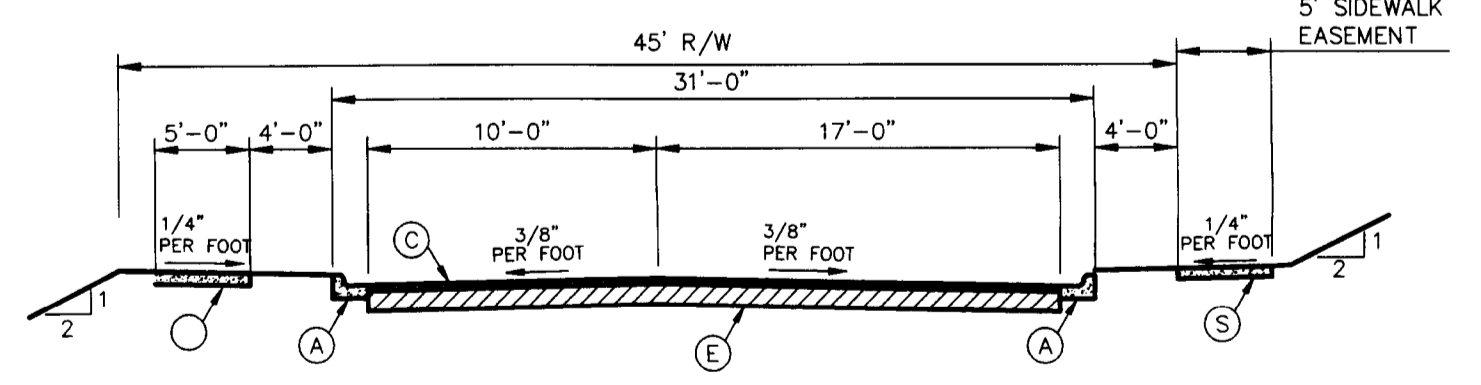
Product	Width	Depth	Lot Width	Total
A	30'	44'	40'	25
A*	30'	40'	40'	2
B	28'	44'	38'	3
C	26'	44'	36'	14

Minimum Front Setback is 20' from BOC; 24' BOC with Sidewalk.  
 Minimum Side Yard is 5'. Minimum Rear Yard is 20'

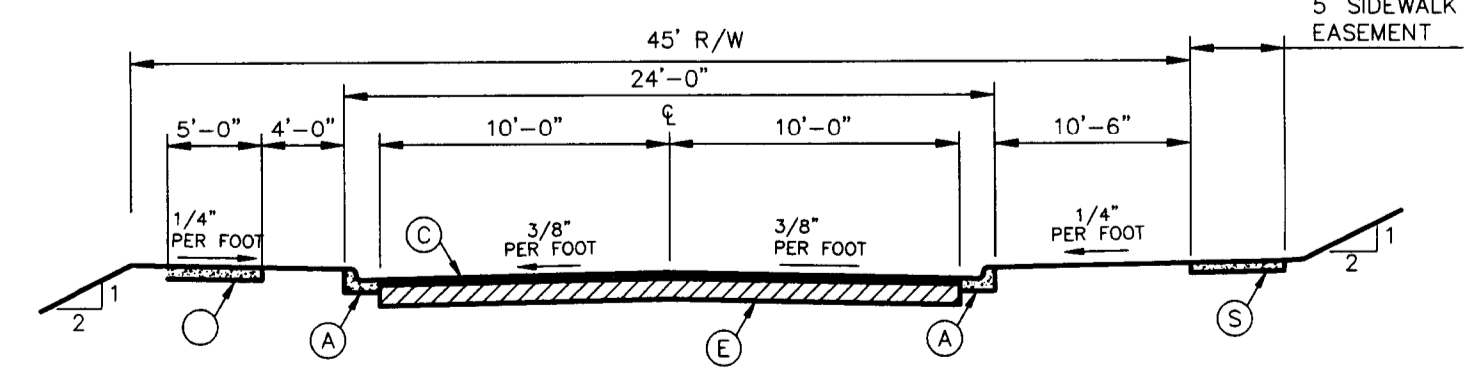
Development Data

Existing Zoning: MX-2 (INNOVATIVE)  
 Zoning Petition No. 99-33(C) Vyrion Properties  
 Tax Parcel #: 029-101-01  
 Minimum Setback (single family): 20'

Note:  
 Townhomes and single family detached homes must be a minimum of 18' behind the back of sidewalk for front load garage units.

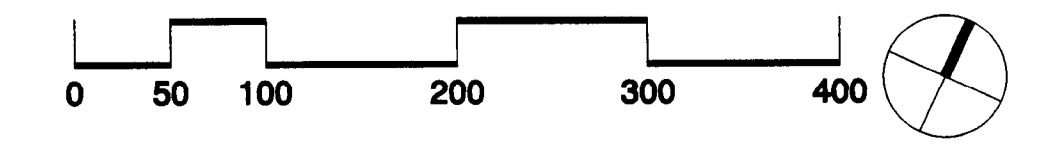


1 45' Public Street w/ On-Street Parking



2 45' Public Street w/o On-Street Parking

- (C) 1.5" BITUMINOUS CONCRETE SURFACE COURSE, TYPE SF9.5A
- (E) 6" COMPACTED AGGREGATE BASE COURSE OR 4" BITUMINOUS CONCRETE BASE COURSE, TYPE B25.0B
- (A) 2'-0" STANDARD CURB & GUTTER
- (S) 5'-0" SIDEWALK



MERRICK & COMPANY  
 1001 W. HARRIS ROAD, SUITE 100  
 CHARLOTTE, NC 28203  
 PHONE: 704.252.8500  
 FAX: 704.252.8501  
 NC ENGINEERING FIRM # 0001  
 REGISTERED PROFESSIONAL ENGINEER  
 STATE OF NORTH CAROLINA  
 EXPIRES 12/31/2013

EST Properties, LLC  
 2650 South Tryon Street  
 Charlotte, NC 28203

REVISION	DATE	DESCRIPTION
1	JAN 12/17/12	REVISION TO INNOVATIVE SITE PLAN
2	JAN 12/17/12	REVISION TO INNOVATIVE SITE PLAN
3	JAN 12/17/12	PER CITY OF CHARLOTTE COMMENTS
4	JAN 12/17/12	REVISION PER DMC

DESIGN BY	DATE	DESCRIPTION
JAM	12/17/12	DESIGN
BOC	12/17/12	DESIGN
BOC	12/17/12	DESIGN

Mallard Lake  
 Salome Church Road, City of Charlotte  
 Innovative Development Site Plan

JOB NO: 7742  
 DATE: 12/17/12  
 SHEET 3.2