

**URBAN
DESIGN
PARTNERS**

1319-e6 central ave. P 704.334.3303
charlotte, nc 28205 F 704.334.3305
urbandesignpartners.com

Phillips Development
& Realty, LLC

Parkside of One Bayshore
142 Platt Street
Tampa, FL 33606

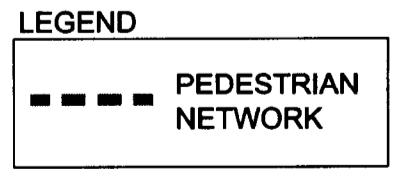
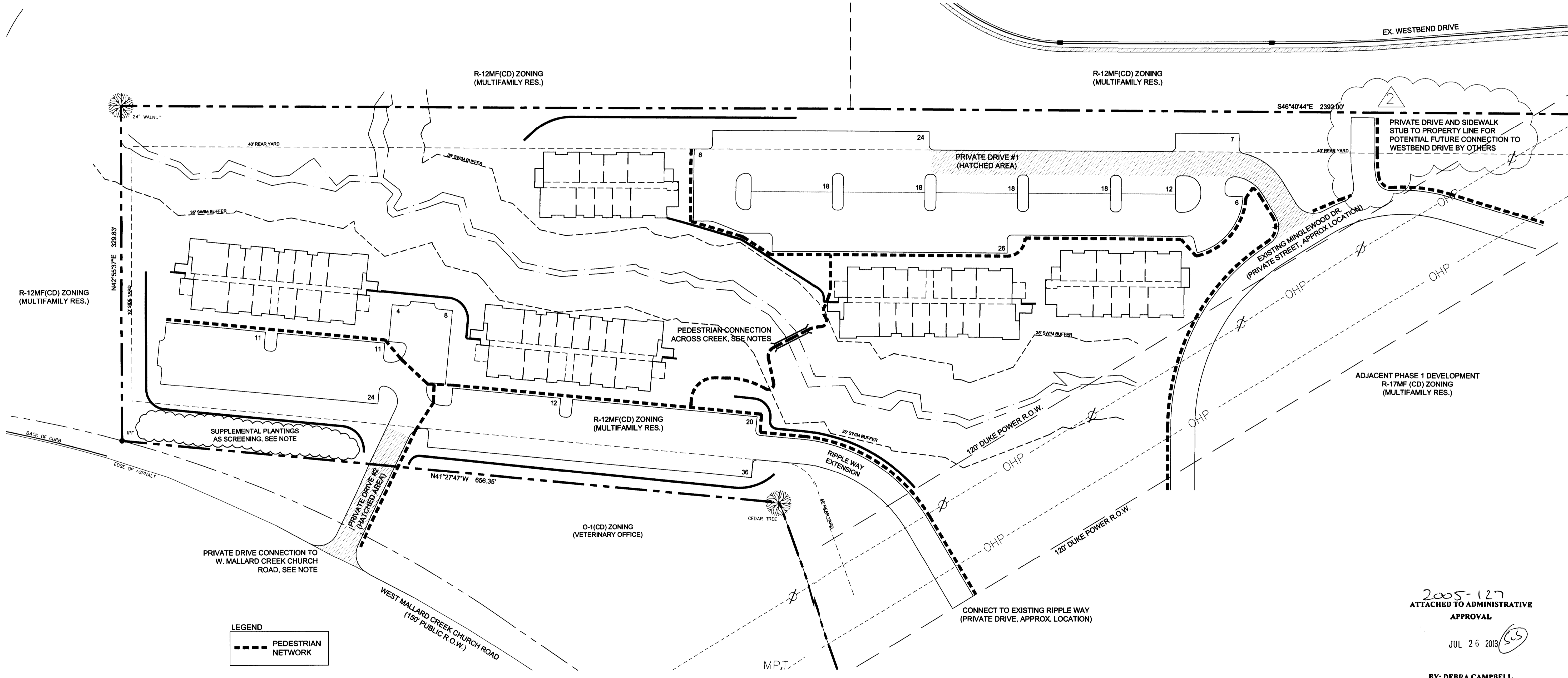
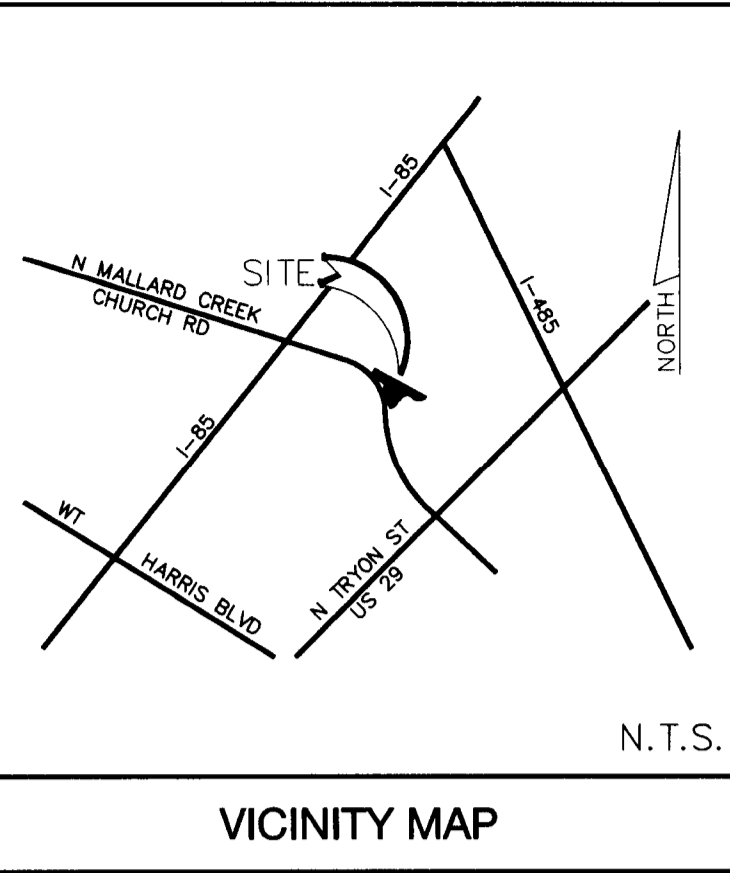
**Phillips Mallard Creek
Phase 2
Administrative Approval Petition
Site Plan**
City of Charlotte, NC

NO.	DATE	BY:	REVISIONS:
1	07.03.13	CC	PER STAFF COMMENTS
2	07.11.13	CC	PER STAFF COMMENTS

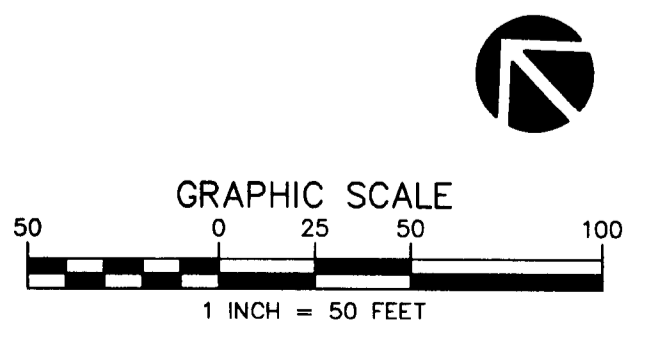
Project No: 13-008
Date: June 3, 2013
Designed by: udp
Drawn By: udp
Scale: 1" = 50'-0"
Sheet No: **AA-1**

DEVELOPMENT SUMMARY	
TAX PARCEL ID #:	02903117
TOTAL SITE AREA:	±10.5 AC
EXISTING ZONING:	R-17MF (CD)
SETBACKS:	
FRONT:	N/A
SIDE:	10'
REAR:	40'
MAX. BUILDING HEIGHT:	40'
PROPOSED USE:	Apartments (179 Max.)
VEHICULAR PARKING:	
REQUIRED:	1.5 Sp./Unit Minimum
BICYCLE PARKING:	
REQUIRED:	
LONG-TERM:	NONE
SHORT-TERM:	1 Sp./20 Units

- NOTES:**
- THIS PROJECT IS THE SECOND PHASE OF AN EXISTING APARTMENT DEVELOPMENT LOCATED ON THE SOUTHEASTERN PORTION OF THE SAME PROPERTY (AND ACROSS THE DUKE POWER R.O.W.).
 - THE SITE IS APPROVED FOR UP TO 179 MULTIFAMILY UNITS PER REZONING PETITION 2005-127. THIS ADMINISTRATIVE APPROVAL PLAN IS INTENDED TO ALLOW MODIFICATIONS TO THE ORIGINALLY APPROVED REZONING SITE PLAN; THESE CHANGES WILL RESULT IN A SIMILAR BUT MORE SITE-SENSITIVE DEVELOPMENT LAYOUT.
 - ACCESS TO THE SITE WILL BE PROVIDED FROM THE EXISTING ADJACENT PHASE 1 DEVELOPMENT DRIVE NETWORK AS WELL AS A POSSIBLE CONNECTION TO A NEARBY STREET OFFSITE AS GENERALLY DEPICTED ON THE PLAN.
 - CONNECTION TO W. MALLARD CREEK CHURCH ROAD CROSS ADJACENT PROPERTIES UNDER SEPARATE OWNERSHIP. CONNECTION WILL BE PROVIDED ONLY IF PERMISSION AND ACCESS EASEMENTS ARE GRANTED TO THE PETITIONER BY THE CURRENT LANDOWNERS.
 - WALKS WILL BE PROVIDED AS GENERALLY DEPICTED ON THE SITE PLAN FROM EACH BUILDING TO THE EXISTING SIDEWALK NETWORK WITHIN THE EXISTING DEVELOPMENT. SIDEWALKS WILL ALSO BE PROVIDED ALONG ANY ACCESS DRIVES CONNECTING THE PROJECT TO W. MALLARD CREEK CHURCH ROAD AND WESTBEND DRIVE.
 - A PEDESTRIAN BRIDGE WILL BE PROVIDED ACROSS THE CREEK GENERALLY AS DEPICTED ON THE PLAN. FINAL LOCATION, DESIGN, EXTENT, AND INSTALLATION OF THIS BRIDGE MAY BE MODIFIED DURING THE DEVELOPMENT REVIEW PROCESS.
 - TREES AND TREE SAVE AREAS WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF CHARLOTTE TREE ORDINANCE. TREE SAVE AREA WILL CONSIST OF AN AREA ALONG THE CREEK AND INSIDE THE S.W.I.M. BUFFERS.
 - SHORT-TERM BICYCLE PARKING WILL BE PROVIDED AS REQUIRED IN VARIOUS LOCATIONS AROUND THE SITE.
 - PLANTINGS WILL BE INSTALLED TO SUPPLEMENT EXISTING VEGETATION TO REMAIN IN THE AREA INDICATED ON THE PLAN AS REQUIRED TO PROVIDE SCREENING OF PARKING AND BUILDINGS FROM W. MALLARD CREEK CHURCH ROAD. PLANTINGS WILL BE PROVIDED AT A RATE OF 9 TREES AND 20 SHRUBS PER 100 LINEAR FEET, AND PER THE PLANTING SPECIFICATIONS OF THE BUFFER SECTION OF THE ZONING ORDINANCE.
 - THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF THE BUILDINGS, PARKING AREAS, AND OTHER SITE ELEMENTS DEPICTED ON THIS PLAN ARE SCHEMATIC IN NATURE AND MAY BE ALTERED OR MODIFIED WITHIN THE CONSTRAINTS DEFINED IN THE ORDINANCE DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.



2005-127
ATTACHED TO ADMINISTRATIVE
APPROVAL
JUL 26 2013
BY: DEBRA CAMPBELL



TECHNICAL DATA SHEET ALEXANDER POINTE

MALLARD CREEK CHURCH ROAD & HIGHWAY 29
MECKLENBURG COUNTY, NORTH CAROLINA
PETITION #2005-127
FOR PUBLIC HEARING

CAMBRIDGE PROPERTIES
INCORPORATED
1043 East Morehead Street • Suite 202 Charlotte, North Carolina 28204 704/333-2393 Fax: 704/333-2394

N/F
HILLS COMMUNITIES OF CHARLOTTE
4901 HUNT ROAD, STE 300
CINCINNATI, OH 45242
TM 029-031-39
DB NA, PG NA
ZONED: R-12 MF (CD)

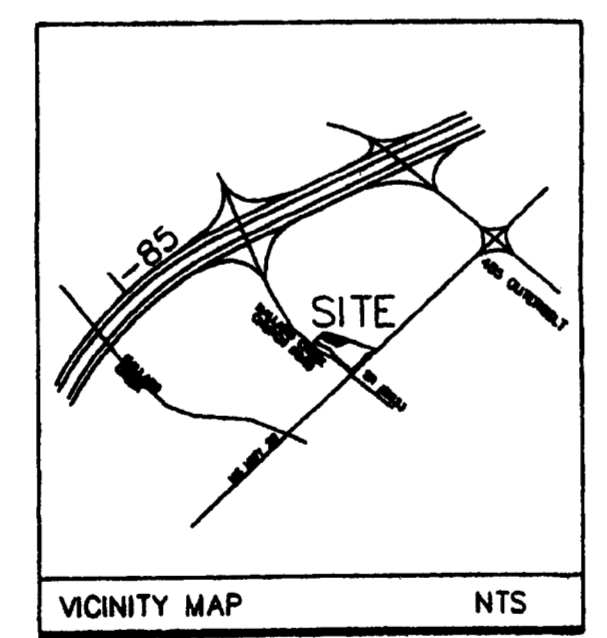
DATE: MAY 25, 2005
DATE: AUGUST 24, 2005
DATE: SEPTEMBER 22, 2005
DATE: OCTOBER 21, 2005
DATE: APRIL 10, 2013

SCALE: 1" = 60'

N/F
MALLARD GLEN APARTMENTS LLC
1510-A SOUTH THIRD ST
WILMINGTON, NC 28402
TM 029-651-10
DB 17644, PG 74
ZONED: R-12 MF (CD)

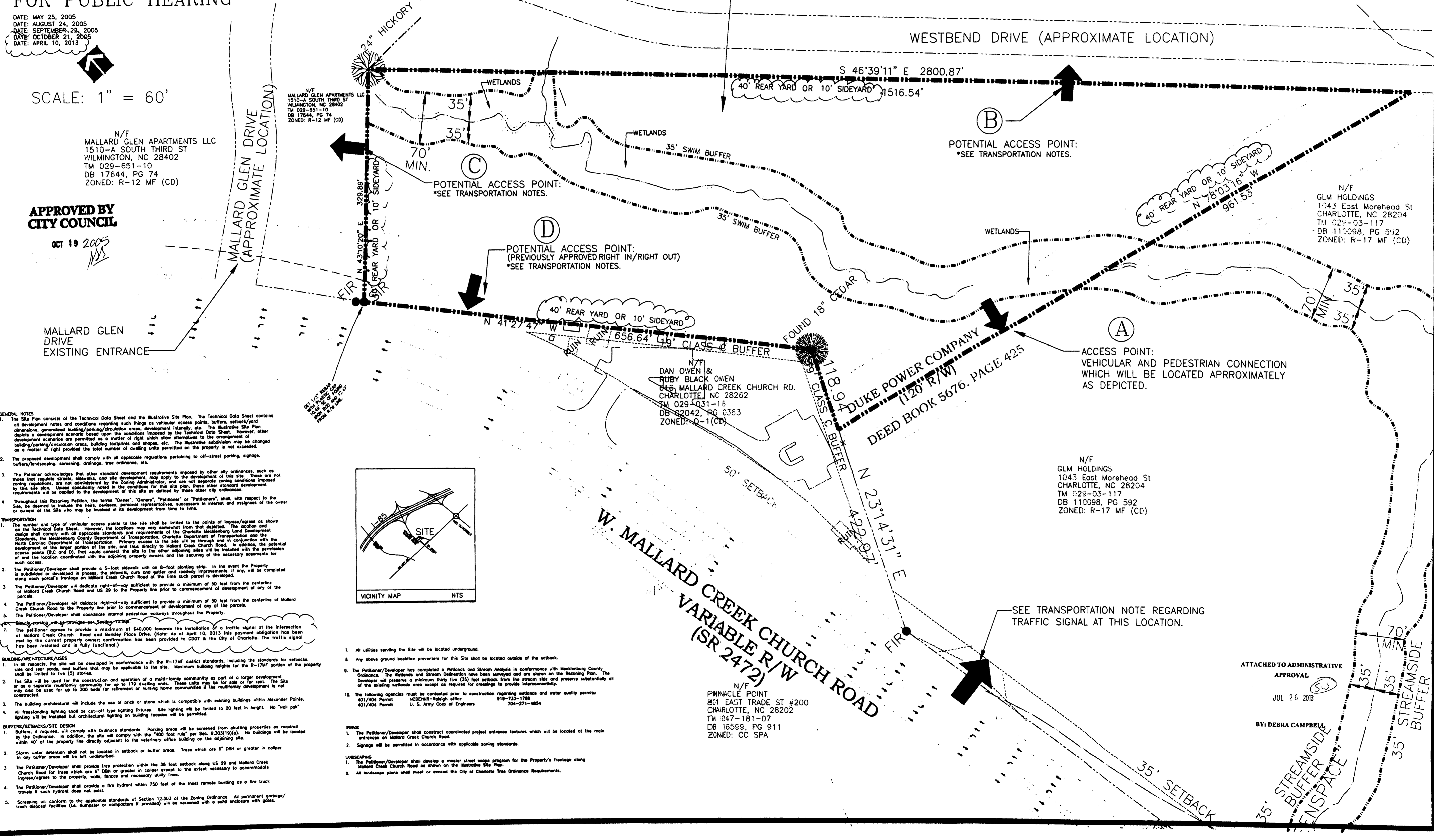
**APPROVED BY
CITY COUNCIL**
OCT 19 2005
MS

- GENERAL NOTES**
- The Site Plan consists of the Technical Data Sheet and the Illustrative Site Plan. The Technical Data Sheet contains all development notes and conditions regarding such things as vehicular access points, buffers, setback/yard dimensions, generated building/parking/circulation areas, development intensity, etc. The Illustrative Site Plan depicts a development scenario based upon the conditions imposed by the Technical Data Sheet. However, other development scenarios are permitted as a matter of right which allow alternatives to the arrangement of building/parking/circulation areas, building footprints and shapes, etc. The illustrative subdivision may be changed as a matter of right provided the total number of dwelling units permitted on the property is not exceeded.
 - The proposed development shall comply with all applicable regulations pertaining to off-street parking, signage, buffers/landscaping, screening, drainage, tree ordinance, etc.
 - The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, and site development, may apply to the development of this site. These are not those that are 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 shall be applied to the development of this site as defined by those other city ordinances.
 - Throughout this Petition, the terms "Dedee", "Dewars", "Petitioner" or "Petitioners" shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the owner or owners of the Site who may be involved in its development from time to time.
- TRANSPORTATION**
- The number and type of vehicular access points to the site shall be limited to the points of ingress/egress as shown on the Technical Data Sheet. However, the locations may vary somewhat from that depicted. The location and design shall comply with applicable standards and requirements of the Charlotte-Mecklenburg Land Development Standards, the Mecklenburg County Department of Transportation, Charlotte Department of Transportation and the North Carolina Department of Transportation. Primary access to the site will be through and in conjunction with the development of the larger portion of the site, and that directly to Mallard Creek Church Road. In addition, the potential access points (B, C and D), that would connect the site to the other adjoining sites will be installed with the permission of and the location coordinated with the adjoining property owners and the securing of the necessary easements for such access.
 - The Petitioner/Developer shall provide a 5-foot sidewalk with an 8-foot planting strip. In the event the Property is subdivided or developed in phases, the sidewalk, curb and gutter and roadway improvements, if any, will be completed along each parcel's frontage on Mallard Creek Church Road at the time such parcel is developed.
 - The Petitioner/Developer will dedicate right-of-way sufficient to provide a minimum of 50 feet from the centerline of Mallard Creek Church Road and US 29 to the Property line prior to commencement of development of any of the parcels.
 - The Petitioner/Developer will dedicate right-of-way sufficient to provide a minimum of 50 feet from the centerline of Mallard Creek Church Road to the Property line prior to commencement of development of any of the parcels.
 - The Petitioner/Developer shall coordinate internal pedestrian walkways throughout the Property.
 - Vehicle parking will be provided per Section 12.302.
 - The Petitioner agrees to provide a maximum of \$40,000 towards the installation of a traffic signal at the intersection of Mallard Creek Church Road and Bentley Place Drive. (Note: As of April 10, 2013 this payment obligation has been met by the current property owner; confirmation has been provided to CDOT & the City of Charlotte. The traffic signal has been installed and is fully functional.)
- BUILDING/ARCHITECTURE/USES**
- In all respects, the site will be developed in conformance with the R-17MF district standards, including the standards for setbacks.
 - The site will be used for the construction and operation of a multi-family community as part of a larger development or as a separate multifamily community for up to 179 dwelling units. These units may be for sale or for rent. The Site may also be used for up to 300 beds for retirement or nursing home communities if the multifamily development is not constructed.
 - The building architectural will include the use of brick or stone which is compatible with existing buildings within Alexander Pointe.
 - All freestanding lighting shall be cut-off type lighting fixtures. Site lighting will be limited to 20 feet in height. No "wall pack" lighting will be installed but architectural lighting on building facades will be permitted.
- BUFFERS/SETBACKS/SITE DESIGN**
- Buffers, if required, will comply with Ordinance standards. Planting areas will be screened from abutting properties as required by the Ordinance. In addition, the site will comply with the "400 foot rule" per Sec. 9.303(19)(c). No buildings will be located within 40' of the property line directly adjacent to the veterinary office building on the adjoining site.
 - Storm water detention shall not be located in setback or buffer areas. Trees which are 6" DBH or greater in caliper in any buffer areas will be left undisturbed.
 - The Petitioner/Developer shall provide tree protection within the 35 foot setback along US 29 and Mallard Creek Church Road for trees which are 6" DBH or greater in caliper except to the extent necessary to accommodate ingress/egress to the property, walls, fences and necessary utility lines.
 - The Petitioner/Developer shall provide a fire hydrant within 750 feet of the most remote building as a fire truck traverse if such hydrant does not exist.
 - Screening will conform to the applicable standards of Section 12.303 of the Zoning Ordinance. All permanent garbage/trash disposal facilities (i.e. dumpster or composters if provided) shall be screened with a solid enclosure with gates.



N/F
HILLS COMMUNITIES OF CHARLOTTE
4901 HUNT ROAD, STE 300
CINCINNATI, OH 45242
TM 029-031-39
DB NA, PG NA
ZONED: R-12 MF (CD)

PARCEL 4
EXISTING ZONING: R-17MF(CD)
PROPOSED ZONING: R-17MF(CD)
*REQUEST TO CHANGE CONDITION, SEE NOTE #2 LISTED UNDER "BUILDING/ARCHITECTURAL/USES".
±10.54 AC. (NET)
179 UNITS



ATTACHED TO ADMINISTRATIVE APPROVAL
JUL 26 2013

BY: DEBRA CAMPBELL

CHARLOTTE – MECKLENBURG

Planning Department

INTER - OFFICE COMMUNICATION

DATE: July 26, 2013

TO: Mark Fowler
Zoning Supervisor

FROM: Debra Campbell
Planning Director

SUBJECT: Administrative Approval for Petition 2005-127 (Phillips Mallard Creek – Phase 2)

Attached are revised plans for rezoning petition 2005-127. The site plan has been revised to modify the building layout and internal street network for the subject rezoning (portion of parcel 029-031-17).

Since these changes are minor and do not alter the intent of the development and meet the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, I am administratively approving these plans. Please use these plans when evaluating requests for building permits and certificates of occupancy.

Note all other ordinance requirements still apply.