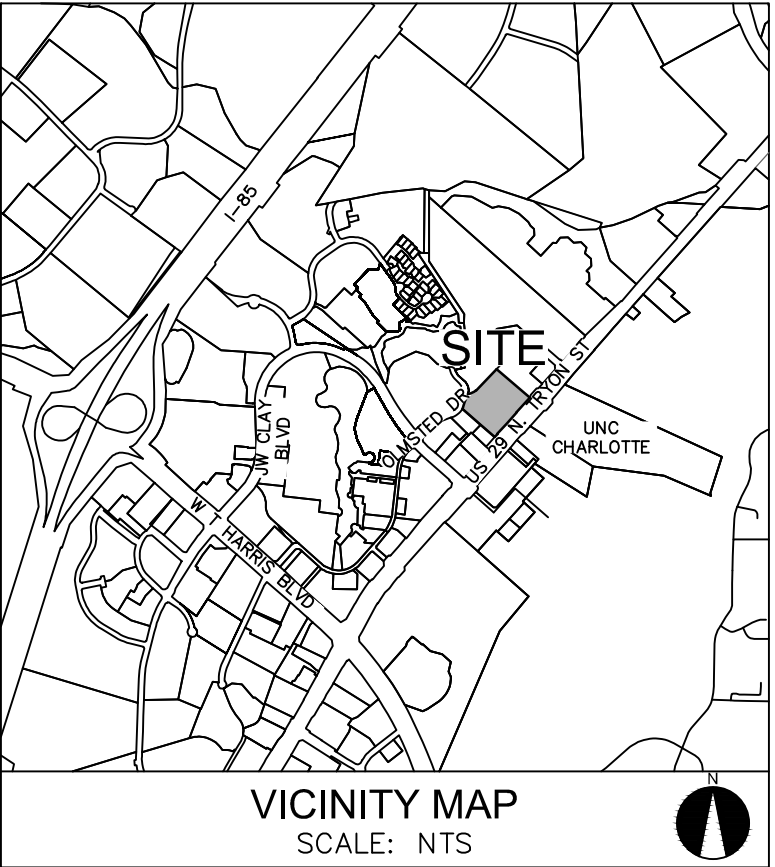
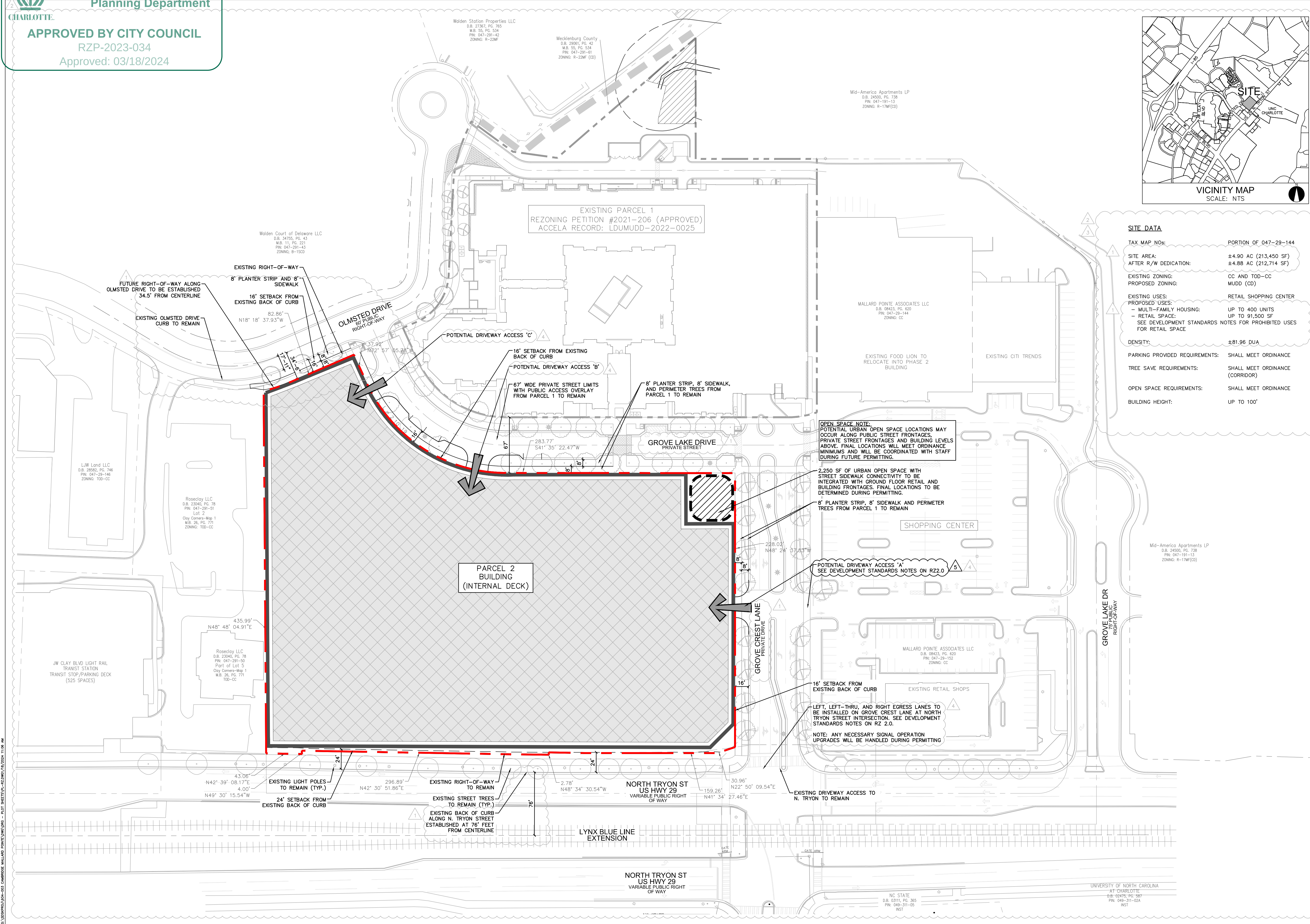




SITE DATA	
TAX MAP NO:	PORTION OF 047-29-144
SITE AREA:	±4.90 AC (213,450 SF)
AFTER R/W DEDICATION:	±4.88 AC (212,714 SF)
EXISTING ZONING:	CC AND TOD-CC
PROPOSED ZONING:	MUDD (CD)
EXISTING USES:	RETAIL SHOPPING CENTER
PROPOSED USES:	
- MULTI-FAMILY HOUSING:	UP TO 400 UNITS
- RETAIL SPACE:	UP TO 91,500 SF
SEE DEVELOPMENT STANDARDS NOTES FOR PROHIBITED USES FOR RETAIL SPACE	
DENSITY:	±81.96 DUA
PARKING PROVIDED REQUIREMENTS:	SHALL MEET ORDINANCE
TREE SAVE REQUIREMENTS:	SHALL MEET ORDINANCE (CORRIDOR)
OPEN SPACE REQUIREMENTS:	SHALL MEET ORDINANCE
BUILDING HEIGHT:	UP TO 100'

OPEN SPACE NOTE:
POTENTIAL URBAN OPEN SPACE LOCATIONS MAY OCCUR ALONG PUBLIC STREET FRONTAGES, PRIVATE STREET FRONTAGES AND BUILDING LEVELS ABOVE. FINAL LOCATIONS WILL MEET ORDINANCE MINIMUMS AND WILL BE COORDINATED WITH STAFF DURING FUTURE PERMITTING.

2,250 SF OF URBAN OPEN SPACE WITH STREET SIDEWALK CONNECTIVITY TO BE INTEGRATED WITH GROUND FLOOR RETAIL AND BUILDING FRONTAGES. FINAL LOCATIONS TO BE DETERMINED DURING PERMITTING.

8' PLANTER STRIP, 8' SIDEWALK AND PERIMETER TREES FROM PARCEL 1 TO REMAIN

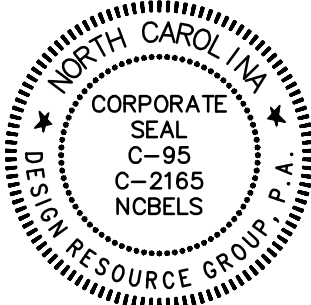
POTENTIAL DRIVEWAY ACCESS 'A'
SEE DEVELOPMENT STANDARDS NOTES ON RZ2.0

16' SETBACK FROM EXISTING BACK OF CURB

LEFT, LEFT-THRU, AND RIGHT EGRESS LANES TO BE INSTALLED ON GROVE CREST LANE AT NORTH TRYON STREET INTERSECTION. SEE DEVELOPMENT STANDARDS NOTES ON RZ 2.0.

NOTE: ANY NECESSARY SIGNAL OPERATION UPGRADES WILL BE HANDLED DURING PERMITTING

EXISTING DRIVEWAY ACCESS TO N. TRYON TO REMAIN



REZONING PETITION
FOR PUBLIC HEARING
2023-034

REZONING PETITION

MALLARD POINTE
PHASE 2
CHARLOTTE, NC

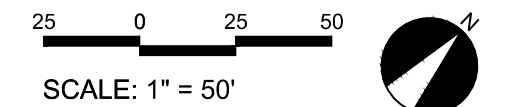
CAMBRIDGE
PROPERTIES, INC
CHARLOTTE, NC 28202

MALLARD POINTE
ASSOCIATES, LLC
C/O WITHROW CAPITAL, INC.
CHARLOTTE, NC 28204



Withrow
CAPITAL INC.

SCHEMATIC
SITE PLAN



PROJECT #: 934-003
DRAWN BY: JG
CHECKED BY: NB

JANUARY 31, 2023

- REVISIONS:
- 7/17/23 - PER REVIEW COMMENTS
 - 10/16/23 - PER ADDITIONAL PARCEL
 - 11/13/23 - PER REVIEW COMMENTS
 - 12/13/23 - PER REVIEW COMMENTS
 - 1/18/23 - PER REVIEW COMMENTS

