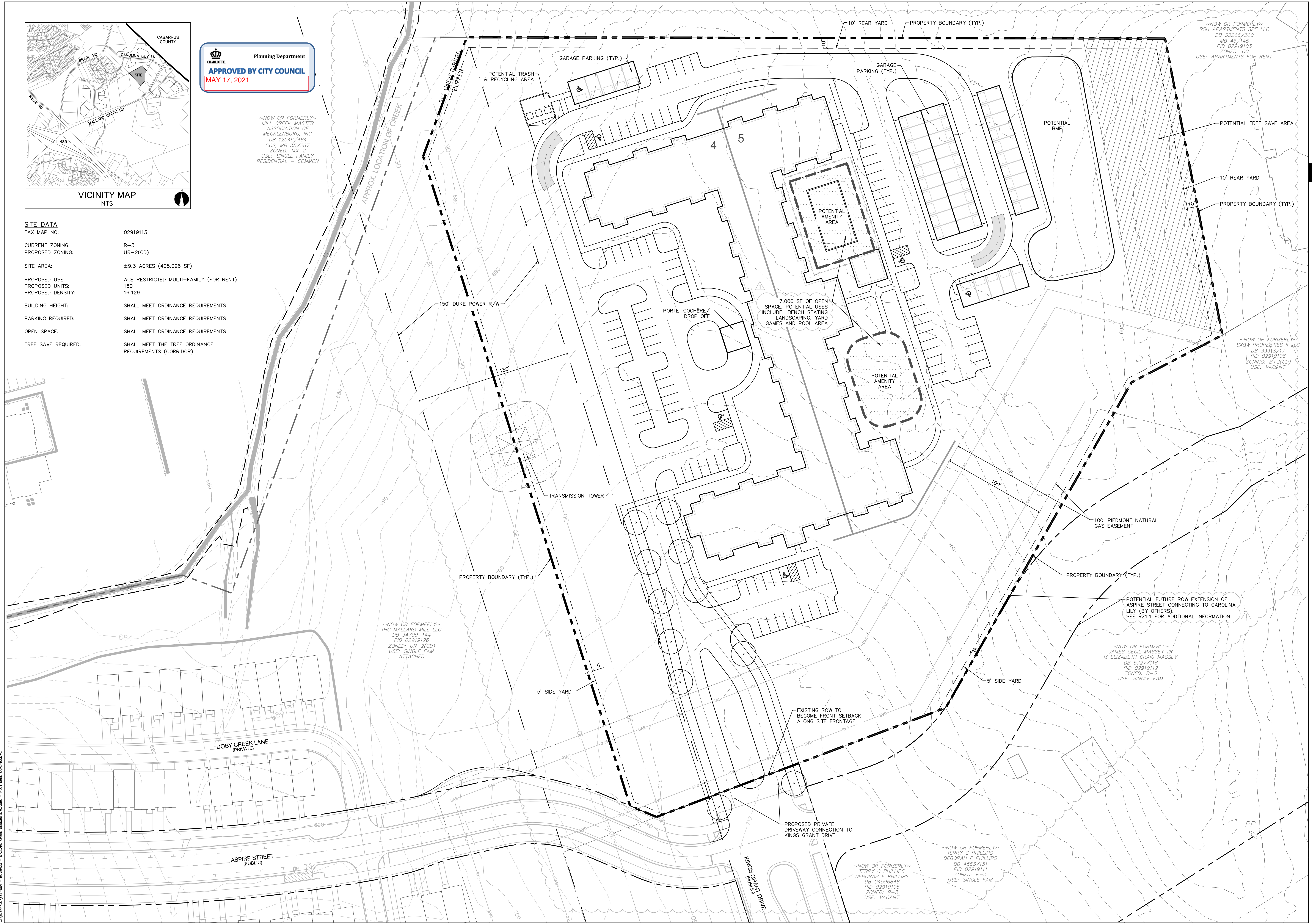


Charlotte
Planning Department
APPROVED BY CITY COUNCIL
MAY 17, 2021

~NOW OR FORMERLY~
 MILL CREEK MASTER
 ASSOCIATION OF
 MECKLENBURG, INC.
 DB 12546/484
 COS, MB 35/267
 ZONED: MK-2
 USE: SINGLE FAMILY
 RESIDENTIAL - COMMON

SITE DATA	
TAX MAP NO:	02919113
CURRENT ZONING:	R-3
PROPOSED ZONING:	UR-2(CD)
SITE AREA:	±9.3 ACRES (405,096 SF)
PROPOSED USE:	AGE RESTRICTED MULTI-FAMILY (FOR RENT)
PROPOSED DENSITY:	150
PROPOSED DENSITY:	16,129
BUILDING HEIGHT:	SHALL MEET ORDINANCE REQUIREMENTS
PARKING REQUIRED:	SHALL MEET ORDINANCE REQUIREMENTS
OPEN SPACE:	SHALL MEET ORDINANCE REQUIREMENTS
TREE SAVE REQUIRED:	SHALL MEET THE TREE ORDINANCE REQUIREMENTS (CORRIDOR)



~NOW OR FORMERLY~
 THE MALLARD MILL LLC
 DB 34709-144
 PID 02919126
 ZONED: UR-2(CD)
 USE: SINGLE FAM
 ATTACHED

POTENTIAL FUTURE ROW EXTENSION OF
 ASPIRE STREET CONNECTING TO CAROLINA
 LILY (BY OTHERS).
 SEE RZ1.1 FOR ADDITIONAL INFORMATION

~NOW OR FORMERLY~
 JAMES' CECEL MASSEY JR
 M ELIZABETH CRAIG MASSEY
 DB 5722/116
 PID 02919112
 ZONED: R-3
 USE: SINGLE FAM

~NOW OR FORMERLY~
 TERRY C PHILLIPS
 DEBORAH F PHILLIPS
 DB 4563/151
 PID 02919111
 ZONED: R-3
 USE: SINGLE FAM

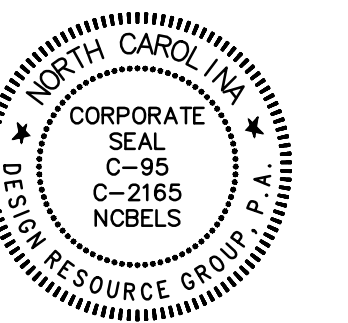
~NOW OR FORMERLY~
 RSH APARTMENTS SPE LLC
 DB 33266/260
 MB 46/145
 PID 02919103
 ZONED: CC
 USE: APARTMENTS FOR RENT

~NOW OR FORMERLY~
 SKAW PROPERTIES II LLC
 DB 33318/17
 PID 02919108
 ZONING: B1-2(CD)
 USE: VACANT



LANDSCAPE ARCHITECTURE
 CIVIL ENGINEERING
 TRANSPORTATION PLANNING

2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
 704.343.0608
 www.drgrp.com

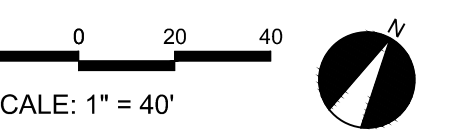


REZONING PETITION
 FOR PUBLIC HEARING
 2020-173

REZONING DOCUMENT

MALLARD CREEK SENIORS
 CHARLOTTE, NORTH CAROLINA ETJ
 FC ODELL SCHOOL, LLC
 7315 WISCONSIN AVENUE
 SUITE 925W
 BETHESDA, MARYLAND 20814

**SCHEMATIC
 SITE PLAN**

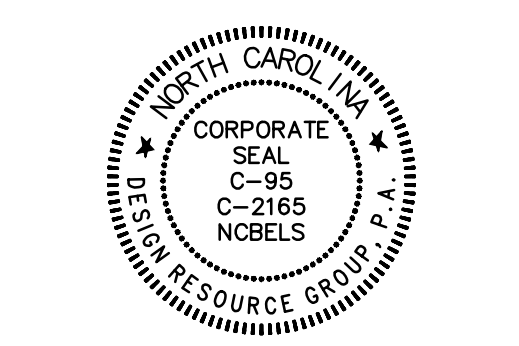
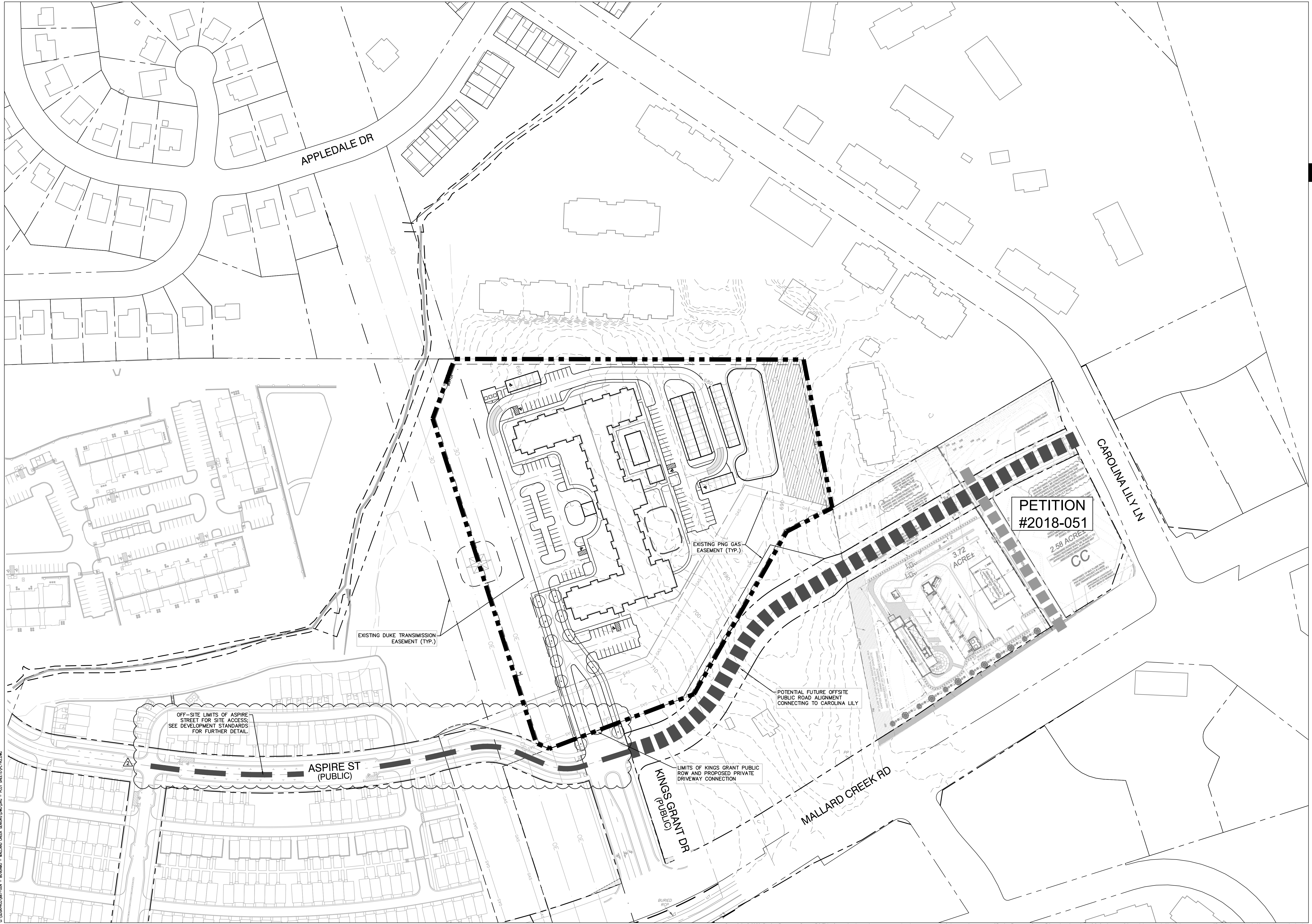


PROJECT #: 887-004
 DRAWN BY: JO
 CHECKED BY: NB

OCTOBER 19, 2020

REVISIONS:
 1. 01/11/21 - PER REVIEW COMMENTS
 2. 03/08/21 - PER REVIEW COMMENTS

RZ1.0

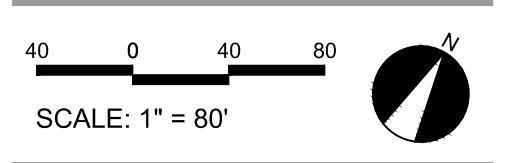


REZONING PETITION
 FOR PUBLIC HEARING
 2020-173
 REZONING DOCUMENT

MALLARD CREEK SENIORS
 CHARLOTTE, NORTH CAROLINA ETJ

FC ODELL SCHOOL, LLC
 7315 WISCONSIN AVENUE
 SUITE 925W
 BETHESDA, MARYLAND 20814

**FUTURE AREA
 ACCESS PLAN**



PROJECT #: 887-004
 DRAWN BY: JO
 CHECKED BY: NB

OCTOBER 19, 2020

REVISIONS:
 1. 01/11/21 - PER REVIEW COMMENTS
 2. 03/08/21 - PER REVIEW COMMENTS

G:\Projects\2020-173 - Mallard Creek Seniors\DWG - PLOT SHEETS\PA_RZ20W.dwg

DEVELOPMENT DATA TABLE:

SITE AREA:	+/- 9.3 ACRES
TAX PARCEL:	029-191-13
EXISTING ZONING:	R-3
PROPOSED ZONING:	UR-2(CD)
EXISTING USE:	VACANT
PROPOSED USES:	UP TO 150 AGE-RESTRICTED MULTI-FAMILY DWELLING UNITS
MAXIMUM BUILDING HEIGHT:	PER THE ORDINANCE
PARKING:	SHALL MEET OR EXCEED ORDINANCE STANDARDS

I. GENERAL PROVISIONS

1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY FC ODELL SCHOOL, LLC (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF AN AGE-RESTRICTED RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 9.3-ACRE SITE LOCATED NEAR THE SOUTHWEST INTERSECTION OF MALLARD CREEK ROAD AND CAROLINA LILLY LANE, MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBER 029-191-13.
2. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").
3. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE UR-2 ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
4. THE DEVELOPMENT AND STREET LAYOUT DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF SUCH USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD, LANDSCAPING AND TREE SAVE REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL BE MINOR IN NATURE AND NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
5. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER(S) OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. MINOR ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

II. PERMITTED USES

THE SITE MAY BE DEVOTED ONLY TO AN ACTIVE ADULT RETIREMENT COMMUNITY CONTAINING A MAXIMUM OF ONE HUNDRED FIFTY (150) MULTI-FAMILY ATTACHED DWELLING UNITS AND ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE PERMITTED IN THE UR-2 ZONING DISTRICT.

ACTIVE ADULT RETIREMENT COMMUNITY SHALL BE DEFINED PER THE ORDINANCE. IN ADDITION, THE PETITIONER SHALL PROVIDE A MINIMUM OF FIVE (5) OF THE FOLLOWING AMENITIES

- a. CONTROLLED ACCESS TO BUILDING(S);
- b. PROPERTY MANAGEMENT SERVICES SUCH AS LAWN SERVICE, EXTERIOR MAINTENANCE, AND/OR TRASH SERVICE;
- c. COMMUNITY ROOM;
- d. FITNESS FACILITIES ON SITE
- e. BUSINESS CENTER;
- f. MEAL SERVICE OR LIMITED FOOD SERVICE SUCH AS COFFEE BAR, CONTINENTAL BREAKFAST OR MARKETPLACE;
- g. EMERGENCY PULL CORDS IN LIVING SPACES OF UNITS;
- h. LOCAL TRANSPORTATION SERVICES EITHER PROVIDED BY FACILITY OR IN COORDINATION WITH PUBLIC TRANSPORTATION IF WITHIN SHORT WALKING DISTANCE WITH PEDESTRIAN ACCESSIBILITY;
- i. INTERIOR ELEVATORS
- j. SALON ON SITE;
- k. CONDITIONED CORRIDORS;
- l. INTERIOR TRASH CHUTES; AND/OR
- m. INDOOR COMMUNITY MAIL ROOM AND PACKAGE CENTER

III. TRANSPORTATION

1. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND AS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT).
2. AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY INTERNAL PUBLIC AND/OR PRIVATE STREETS, AND MINOR ADJUSTMENTS TO THE LOCATION OF THESE STREETS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS IN COORDINATION WITH CDOT.
3. PETITIONER WILL COMPLETE THE PORTIONS OF ASPIRE STREET NEEDED FOR SITE ACCESS IF THE RELEVANT PORTIONS OF ASPIRE STREET ARE NOT COMPLETED BY OTHERS PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY.
4. PETITIONER SHALL DEDICATE ALL RIGHTS-OF-WAY WHERE NECESSARY, IN FEE SIMPLE CONVEYANCE TO THE CITY OF CHARLOTTE PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY.
5. UNLESS STATED OTHERWISE HEREIN, THE PETITIONER SHALL ENSURE THAT ALL TRANSPORTATION IMPROVEMENTS ARE SUBSTANTIALLY COMPLETED PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY.

IV. ARCHITECTURAL STANDARDS

1. THE PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE MAY USE A VARIETY OF BUILDING MATERIALS. THE BUILDING MATERIALS USED FOR BUILDINGS WILL BE A COMBINATION OF ANY OF THE FOLLOWING: GLASS, BRICK, METAL, STONE, SIMULATED STONE, PRE-CAST STONE, ARCHITECTURAL PRECAST CONCRETE, SYNTHETIC STONE, STUCCO/E.I.F.S., CEMENTITIOUS SIDING (SUCH AS HARDI-PLANK), OR WOOD/COMPOSITE WOOD. VINYL, AS A BUILDING MATERIAL, WILL ONLY BE ALLOWED ON WINDOWS, SOFFITS AND TRIM FEATURES.
2. BUILDING MASSING AND HEIGHT SHALL BE DESIGNED TO BREAK UP LONG MONOLITHIC BUILDING FORMS AS FOLLOWS:
 - a. BUILDING SIDES GREATER THAN 120 FEET IN LENGTH SHALL INCLUDE MODULATIONS OF THE BUILDING MASSING/FAÇADE PLANE (SUCH AS RECESSES, PROJECTIONS, AND ARCHITECTURAL DETAILS). MODULATIONS SHALL BE A MINIMUM OF FIVE (5) FEET WIDE AND SHALL PROJECT OR RECESS A MINIMUM OF ONE (1) FOOT EXTENDING THROUGH AT LEAST A FULL FLOOR.
3. ARCHITECTURAL ELEVATION DESIGN – ELEVATIONS SHALL BE DESIGNED TO CREATE VISUAL INTEREST AS FOLLOWS:
 - a. BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FAÇADE FEATURES WHICH MAY INCLUDE BUT NOT BE LIMITED TO A COMBINATION OF EXTERIOR WALL OFFSETS, PROJECTIONS, RECESSES, PILASTERS, BANDING AND CHANGE IN MATERIALS OR COLORS.
4. ROOF FORM AND ARTICULATION – ROOF FORM AND LINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF STRUCTURE AS FOLLOWS:
 - a. LONG PITCHED OR FLAT ROOF LINES SHALL AVOID CONTINUOUS EXPANSES WITHOUT VARIATION BY INCLUDING CHANGES IN HEIGHT AND/OR ROOF FORM, TO INCLUDE BUT NOT BE LIMITED TO GABLES, HIPS DORMERS OR PARAPETS.
5. SIDEWALK EXTENSIONS SHALL BE PROVIDED BETWEEN ALL NETWORK-REQUIRED PUBLIC AND PRIVATE STREETS WHEN PARKING IS ADJACENT.
6. STREETSCAPE TREATMENT WILL BE A UNIFYING ELEMENT THROUGH THE USE OF CONSISTENT PAVING, LIGHTING, LANDSCAPING, AND, WHEN PROVIDED, SITE FURNISHINGS, THROUGHOUT THE LOTS.
7. METER BANKS SHALL BE LOCATED OUTSIDE OF THE SETBACK.
8. ALL DUMPSTER ENCLOSURE AREAS SHALL BE SCREENED FROM NETWORK REQUIRED PUBLIC OR PRIVATE STREETS, COMMON OPEN SPACES AND ANY ADJACENT RESIDENTIAL USES WITH MATERIALS COMPLIMENTARY TO THE PRINCIPAL STRUCTURE.

V. ENVIRONMENTAL FEATURES

1. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS
2. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE TREE ORDINANCE.

VI. LIGHTING

1. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE GREATER THAN TWENTY-ONE (21) FEET IN TOTAL HEIGHT (I.E., EXCLUDING DECORATIVE LIGHTING LESS THAN 21' IN HEIGHT THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AS PEDESTRIAN/LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED.

VII. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

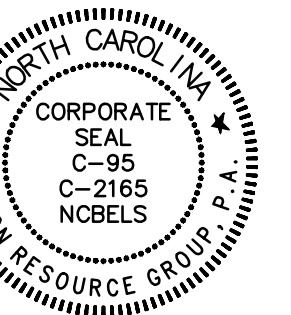
IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.

THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF ANY PART OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
704.343.0608
www.drgrp.com



REZONING PETITION

FOR PUBLIC HEARING

2020-173

REZONING DOCUMENT

MALLARD CREEK SENIORS
CHARLOTTE, NORTH CAROLINA ETJ

FC ODELL SCHOOL, LLC
7315 WISCONSIN AVENUE
SUITE 925W
BETHESDA, MARYLAND 20814

TECHNICAL
DATA SHEET

PROJECT #: 887-004
DRAWN BY: JO
CHECKED BY: NB

OCTOBER 19, 2020

- REVISIONS:
1. 01/11/21 - PER REVIEW COMMENTS
 2. 03/08/21 - PER REVIEW COMMENTS

RZ2.0