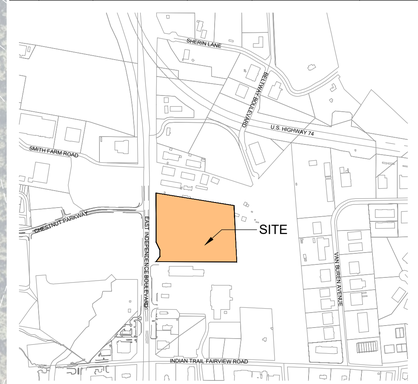


ADJACENT PROPERTIES					
LOT #	PARCEL ID	OWNER FIRST	OWNER LAST	ADDRESS	ZONING AND USE
1	07105006G	SMITH FARM LLC.		5100 SMITH FARM ROAD MATTHEWS, NC 28105	RBD COMMERCIAL
2	07105005E	JANICE, BIVENS LEMMOND HEIRS,SNYDER ET AL		424 BUBBLING WELL ROAD MATTHEWS, NC 28105	RBD COMMERCIAL
3	07105005D	CHESTNUT PARK ACQUISITION LP.		1400-3280 BLOOR STREET WEST TOWER, 14TH FLOOR ETOBICOKE, ON M8X 2X3, CANADA	DTD COMMERCIAL
4	07084345Q	COOK OUT INDIAN TRAIL ET AL		1414 YANCEYVILLE STREET SUITE 300 GREENSBORO, NC 27405	RBD COMMERCIAL
5	07084348	DENNIS AND PHYLLIS	ROGERS	PO BOX 177 INDIAN TRAIL NC 27079-0177	RBD COMMERCIAL
6	M7084345A	SF PROPERTIES 3 LLC.		1235 EAST BOULEVARD SUITE E 131 CHARLOTTE,NC 28203	RBD COMMERCIAL
7	M7081013A	SF GROUP LLC.		1235 EAST BOULEVARD SUITE E 131 CHARLOTTE, NC 28203	SF-1 RESIDENTIAL
8	07081013B	BARLAS PROPERTIES LLC.		4625 DAVIS FARMS DRIVE CUMMING, GA 30040	SF-1 RESIDENTIAL
9	07105002	EYAD AND FERAS	SHAKHTUR	13700 PORTPATRICK LANE MATTHEWS, NC 28105	C-74 COMMERCIAL
10	07105003	STORE MASTER FUNDING VI LLC. TECT AMERICA CORPORTATION		9450 BRYN MAWR SUITE 500 ROSEMONT, IL 60018	C-74 COMMERCIAL



VICINITY MAP
SCALE = 1" = 800'

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP

SEAL

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XXXXX XXXXXXXX	####	12/9/24
ENGINEER	REG. #	DATE

NOT FOR CONSTRUCTION

PROJECT

MILL CREEK

MILL CREEK RESIDENTIAL

UNION COUNTY

LANDDESIGN PROJ.#

1024020

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING	01.23.2025
2	REZONING	04.17.2025
3	REZONING	12.22.2025
4	REZONING	01.06.2026

SCALE

VERT: N/A
HORZ: 1" = 60'

0 30 60 120

NORTH

SHEET TITLE

EXISTING CONDITIONS PLAN

SHEET NUMBER

RZ1-00

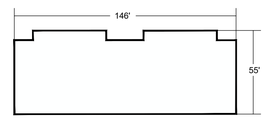


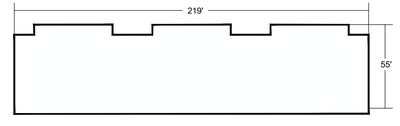
SITE DEVELOPMENT DATA								
PARCEL ID	07105005A							
FIRS CODE	31179							
ZONING	MU-2							
FRONT SETBACK	16'							
REAR SETBACK	12'							
SIDE SETBACK	5'							
MAX. BLDG HEIGHT	40'							
LANDSCAPE YARD BUFFER	TYPE B	30' AVG.	(25' MIN./ 50' MAX.)					
	SF	AC	% OF SITE					
SITE SIZE	547,583.00	12.57						
DETENTION PROVIDED	17,000.00	0.39	3%					
TREE CONSERVATION AREA (TCA) REQUIRED	32,854.00	0.75	6%					
TREE CONSERVATION AREA (TCA) PROVIDED	52,780.00	1.21	10%					
OPEN SPACE REQUIRED	54,758.30	1.26	10%					
OPEN SPACE PROVIDED	65,700.00	1.51	12%					
RETAIL								
TOTAL RETAIL SF	6,000.00							
DWELLING UNITS								
	BLDG QTY	1 BR/BLDG	1 BR TOTAL	2 BR/BLDG	2 BR TOTAL	3 BR/BLDG	3 BR TOTAL	DU TOTAL
TYPE A	2	18	36	18	36	0	0	72
TYPE B	1	6	6	6	6	0	0	12
TYPE A ALT	9	12	108	12	108	0	0	216
TOTAL (PERCENT OF MIX)	**12**	50%	**150**	50%	**150**	**0%**	**0**	**300**
TOTAL GROSS BUILDING AREA (INCLUDING CLUBHOUSE)								**291,948.00**
REQUIRED PARKING								
RESIDENT REQUIRED	1.5/1000 SF	1 / 1 BR	**150**	1 / 2 BR	**150**	2 / 3BR	**0**	300
RETAIL REQUIRED								9
TOTAL REQ. PARKING								**309**
TOTAL PARKING PROVIDED								**470**



VICINITY MAP
SCALE = 1" = 800'

TYP. BUILDING DIMENSIONS
SCALE = N.T.S.





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MILL CREEK RESIDENTIAL

UNION COUNTY

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SCALE

VERT: N/A
HORZ: 1" = 60'

0 30 60 120

NORTH

SHEET TITLE

SCHEMATIC SITE PLAN

SHEET NUMBER

RZ2-00



PLANT SCHEDULE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	MED CAN	MEDIUM CANOPY TREE MEDIUM CANOPY TREE

NOTES:
1. TREE SPECIES TO BE DETERMINED AT TIME OF PERMITTING AND SHALL BE COORDINATED WITH URBAN FORESTRY.

PLANTING REQUIREMENTS

TOTAL SITE AREA: 12.57 AC

OPEN SPACE
REQUIRED: 12%
(12.57 * .12 = 1.51 AC) 1.51 AC

PROVIDED: 12%
65,700 SF
1.51 AC

TREE CONSERVATION AREA (TCA)
REQUIRED: 6%
(12.57 * .06 = 0.75 AC) 0.75 AC

PROVIDED: 10%
1.21 AC

LANDSCAPE YARD BUFFER: TYPE B
25' MIN. WIDE

PARKING LOT PLANTING
11.6-4 (B.) Planting Rate. For every fifteen hundred (1,500) square feet of vehicular use area (VUA), one (1) deciduous tree and four (4) shrubs must be planted. At least seventy-five (75%) percent of the trees shall be large maturing species. Trees and shrubs must be planted within fifteen (15') feet of the VUA to meet the requirement.

TOTAL VEHICULAR USE AREA: 178,813 SF

REQUIRED: 114 TREES
1 TREE/ 1,500 SF VUA
(170,700 / 1,500 = 113.8 TREES)

PROVIDED: 94 TREES
*20 TREES IN TCA (17%)

**11.9-3 Parking Lots. For new, expanded, or rebuilt parking lots where trees are being preserved adjacent to the parking lot in order to meet the parking lot planting requirements, trees preserved in a TCA and within fifteen (15') feet of the parking lot may be used to satisfy up to fifty (50%) percent of the required number of parking lot trees. Non-TCA trees located within the parking area may count towards up to one hundred (100%) percent of the requirement. Trees in the TCA counted toward planting yard requirements may not count for required parking lot trees.*

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XXXXX XXXXXXXXX ENGINEER | #### REG. # | 1/21/25 DATE

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PROJECT

MILL CREEK

MILL CREEK RESIDENTIAL

UNION COUNTY

LANDDESIGN PROJ.#
1024020

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SCALE

VERT: N/A
HORZ: 1" = 60'
0 30 60 120

NORTH

SHEET TITLE

PLANTING PLAN

SHEET NUMBER

RZ3-00

MILL CREEK
Development Standards
December ~~22~~January 6, 2026

Rezoning Petition 2025-02

4

PURPOSE STATEMENT
The proposed project is approximately 12.57 acres located on the north side of Independence Boulevard, north of Indian Trail Fairview Road, south of the Monroe Expressway, in the jurisdictions of Stallings, NC (the "Site"). The request is to rezone the property to Mixed Use District -2 (MU-2) - Conditional, in order to allow the development of the site with a mixed-use community.

1. General Provisions:

a. Site Location. These Development Standards, the Technical Data Sheet, Schematic Site Plan, and related graphics form the Rezoning Plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Mill Creek Residential Trust, (the "Petitioner").

b. Zoning Districts/Ordinance. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the Town of Stallings Development Ordinance (the "Ordinance"). Unless the Rezoning Plan modifies the standards or establishes more stringent standards as part of the conditional site plan, the regulations established under the Ordinance for the MU-2 zoning classifications shall govern all development taking place on the Site, subject to the provisions provided below.

c. Graphics and Alterations. The schematic depictions of the lot, parking areas, sidewalks, overall layout, building elevations, driveways, streets, open space areas and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Minor changes to the Rezoning Plan not anticipated at this stage of the proposed development will be reviewed and approved as allowed by Ordinance.

d. Unified Development. The Site shall be viewed as a planned/unified development plan. As such, side and rear yards, buffers, building height separation standards, public/private street frontage requirements, and other similar zoning/subdivision standards will not be required internally between improvements and other Development/Site Elements located on the Site. Furthermore, the Petitioner and/or owners of the applicable portion of the Site under development reserve the right to subdivide the portions or all of the Site and create lots within the interior of the Site without regard to any such internal separation standards, and public/private street frontage requirements, provided, however, all such separation standards along the exterior boundary of the Site shall be adhered to as a whole and not individual portions, Development Areas or lots located therein.

4 **e. Vested Rights.** This Rezoning Plan is a site-specific development plan, and approval thereof constitutes vested rights pursuant to the provisions of the ordinance and N.C.G.S 160D-108. The site shall remain vested for a period of five (5) years from the approval of this petition. Notwithstanding any other provisions of these development standards, if, at some point, modifications are made to the Ordinance, Petitioner may voluntarily agree to apply such modifications to the rezoning plan in a manner consistent with the Ordinance as it changes from time to time, and without pursuing a rezoning. Such modifications to the ordinance shall in no way impact the Petitioner's vested rights.

2. Permitted Uses and Development Area Limitations:

a. The Site may be developed with up to three hundred (300) multi-family dwelling units, clubhouse, up to 6,000 square feet of commercial uses and any incidental or accessory uses permitted in the MU-2 zoning district under the Ordinance.

4 i. The dwelling units shall **not be marketed, operated, or restricted as housing for persons of any specific age group**.

b. Vape shops, tobacco retailers, smoke shops, hookah bars, CBD product vendors, or any other businesses primarily focused on the sale or consumption of tobacco, nicotine, or hemp-derived products shall be prohibited.

3. Transportation Improvements:

a. Improvements Generally. It is understood the Petitioner is required to construct the improvements as identified in the TIA subject to subsections 3.b.- h. below. All transportation improvements will be substantially completed and approved by Stallings and/or NCDOT, as applicable, before the first building certificate of occupancy is issued in connection with the development associated with the applicable phase set forth in TIA.

4 **b.** Stallings and NCDOT Standards. All public roadway improvements will be subject to the standards and criteria of Stallings and NCDOT, as applicable, to the roadway improvements within their respective road system authority. ~~Public streets within the site shall follow Town of Stallings typical local street sections as set forth on the Rezoning Plan.~~

c. Right-of-way Conveyance. IF APPLICABLE BUT ONLY TO THE EXTENT APPLICABLE, the Petitioner will dedicate via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy.

d. Phasing. Phasing of the roadway improvements may occur, as necessary, with the mutual written consent of Petitioner, the Town of Stallings, and the North Carolina Department of Transportation, as applicable.

e. Substantial Completion. Reference to "substantial completion" or "substantially completed" for certain improvements shall mean completion of the roadway improvements in accordance with the standards set forth above provided, however, in the event certain non-essential roadway improvements are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then the Engineer will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings.

f. Fee in Lieu. If a fee in lieu has been paid by the Petitioner for a proposed improvement the improvement will be deemed to be completed for the purposes of the issuance of a certificate of occupancy and as a result will not require the posting of a bond or letter of credit if the improvement has not been completed by others.

g. Right-of-way Availability. It is understood that some public roadway improvements may not be possible without the acquisition of additional right of way. If after the exercise of diligent good faith efforts over a minimum of a 60-day period, the Petitioner is unable to acquire any land necessary to provide for any such additional right of way upon commercially reasonable terms and at market prices, then the Town of Stallings, NCDOT or other applicable agency, department or governmental body may agree to proceed with acquisition of any such land. Good faith efforts may include, but are not limited to, providing a copy of the offer letters, appraisals, and/or an affidavit of the outcome. In such event, the Petitioner shall reimburse the applicable agency, department or governmental body for the cost of any such acquisition including compensation paid by the applicable agency, department or governmental body for any such land and the expenses of such proceedings. Furthermore, in the event public roadway improvements are delayed because of delays in the acquisition of additional right-of-way as contemplated herein and such delay extends beyond the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing, then the Town of Stallings will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings; provided, however, Petitioner continues to exercise good faith efforts to complete the applicable road-way improvements; in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

h. Alternate Improvements. In addition to the foregoing, in the event the right of way is not available for any reason after the good faith efforts of the Petitioner, the Petitioner will work with the Town of Stallings or NCDOT as applicable to either (i) identify alternative improvements to implement traffic mitigation in lieu of the improvements impacted by the lack of right of way as described in subsection g. below; or (ii) contribute to the Town of Stallings or NCDOT as applicable, an amount equal to the estimated cost of the road improvements not completed due to the lack of available right of way, such funds to be used to complete such alternative roadway improvements in the general area of the Site in a manner reasonable agreeable to the Petitioner, the Town of Stallings or NCDOT as applicable.

4. Internal Streets, Access and Parking.

a. The Site will be accessed from NC Highway 74 as generally depicted on the Rezoning Plan.

b. Cross access easements shall be provided to adjacent parcels as generally depicted on the Rezoning Plan. It shall be the responsibility of the adjacent property owner/developer to construct the connection.

c. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by the Town of Stallings in accordance with published standards.

4 **d.** All internal streets and parking area shall be privately owned and maintained in perpetuity.

5. Streetscape, Landscaping and Buffer:

a. A thirty (30) foot wide Type A landscape buffer shall be provided in accordance with Article 11.6 of the Ordinance and as generally depicted on the Rezoning Plan.

b. A Tree Conservation Area shall be provided in accordance with Article 11.8 as generally depicted on the Rezoning Plan.

c. Screening and landscaping shall conform with the standards and treatments specified in the Ordinance.

d. Compacted clay or fill shall be removed from tree planting areas and replaced with garden soil to a depth of 24-30 inches with a minimum volume of 274 cubic feet.

6. Environmental Features

a. 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 from and engineering perspective with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

7. Open Space & Amenity Areas:

a. A minimum of 12% of the Site shall be set aside as open space and 6% of that shall be publicly accessible recreation space per Article 21 of the Ordinance. The site shall include up to two (2) public amenities from the following list:

i. cabana
ii. dog park
iii. tot lot/ playground
iv. greenway
4 v. Shading elements such as shade structures or additional trees planted in a manner to provide consistent shade in the space.
vi. Seating options that include moveable tables and chairs. Other seating elements to be considered include seating walls, swings or interactive furniture, and immovable benches.

b. Open space shall comply with the standards of the Ordinance.

c. Amenity areas are generally depicted on the site plan; final location may be adjusted during site plan approval.

8. Signage:

a. All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.

9. Architectural Requirements:

a. Balconies shall be provided on the rear façade of all residential buildings. Balconies may encroach into required building setbacks by up to 6 feet.

b. Architectural elevations, materials, and color palettes for all residential and non-residential buildings shall be submitted to Planning Staff for review and approval prior to permitting. Building design shall be consistent with the character and quality as generally depicted on the Rezoning Plan.

c. A minimum of 18 inches of exposed brick or stone shall be provided along the base of all sides of all structures, measured from finished grade.

10. Amendments to the Rezoning Plan:

a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner per the CZ amendment process set forth in Article 5.4-3 (F.)

11. Binding Effect of the Rezoning Application:

a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

12. Miscellaneous Provisions:

a. Trash removal for individual units shall be provided by the multi-family management company internal to the building.





PROPOSED EXTERIOR FINISH MATERIALS

BECKETT PROTOTYPE
MILL CREEK RESIDENTIAL

A121

LandDesign.
223 NORTH GRAHAM STREET
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KEY MAP

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XXXXX XXXXXXXX	####	2/5/25
ENGINEER	REG. #	DATE

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MILL CREEK

MILL CREEK RESIDENTIAL

UNION COUNTY

LANDDESIGN PROJ.#
1024020

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SCALE NORTH

VERT: N/A
HORZ: N/A

SHEET TITLE

NOTES

SHEET NUMBER

RZ4-00