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

MAP

PRELIMINARY -FOR REVIEW ONLY-

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

NOT FOR CONSTRUCTION

MILL CREEK

MILL CREEK RESIDENTIAL

UNION COUNTY

REVISION / ISSUANCE

NO. DESCRIPTION DATE

1 REZONING 01.23.2025

SCALE NORTH



SHEET TITLE

EXISTING CONDITIONS PLAN



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NO. DESCRIPTION DATE REZONING

SCHEMATIC SITE PLAN

RZ2-00



PLANT SCHEDULE SYMBOL CODE BOTANICAL / COMMON NAME QUE ALB QUERCUS ALBA WHITE OAK

PLANTING REQUIREMENTS

TOTAL SITE AREA: 12.57 AC OPEN SPACE REQUIRED: 12% (12.57 * .12 = 1.51 AC) 1.51 AC 12% PROVIDED: 65,700 SF 1.51 AC TREE CONSERVATION AREA (TCA) REQUIRED: 0.75 AC

(12.57 * .06 = 0.75 AC)

PROVIDED: 10% 1.23 AC

TYPE A --- LANDSCAPE YARD BUFFER: 35' 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.

178,813 SF TOTAL VEHICULAR USE AREA:

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

95 TREES PROVIDED: *19 TREES IN TCA (16%)

*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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MILL CREEK

MILL CREEK RESIDENTIAL

UNION COUNTY

1024020 REVISION / ISSUANCE NO. DESCRIPTION DATE REZONING

PLANTING PLAN

RZ3-00

MILL CREEK Development Standards February 4, 2024

Rezoning Petition

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 -1 (MU-1) - Conditional, in order to allow the development of the site with multi-family residential 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") to accommodate development of the site with three hundred and twenty-four (324) multi-family residential dwelling units, clubhouse, and associated accessory structures.
- **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-1 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.

2. Permitted Uses and Development Area Limitations:

a. The Site may be developed with up to three hundred and twenty-four (324) multi-family dwelling units, clubhouse, and any incidental or accessory uses permitted in the MU-1 zoning district under the Ordinance.

3. Transportation Improvements:

- a. 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.
- **b.**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.

4. 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.

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.

5. Streetscape, Landscaping and Buffer:

- a. A forty (40) 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.

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.

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. <u>Amendments to the Rezoning Plan</u>:

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.)

10. 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.

1. Miscellaneous Provisions:

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



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