

# MALLARD POINTE REDEVELOPMENT

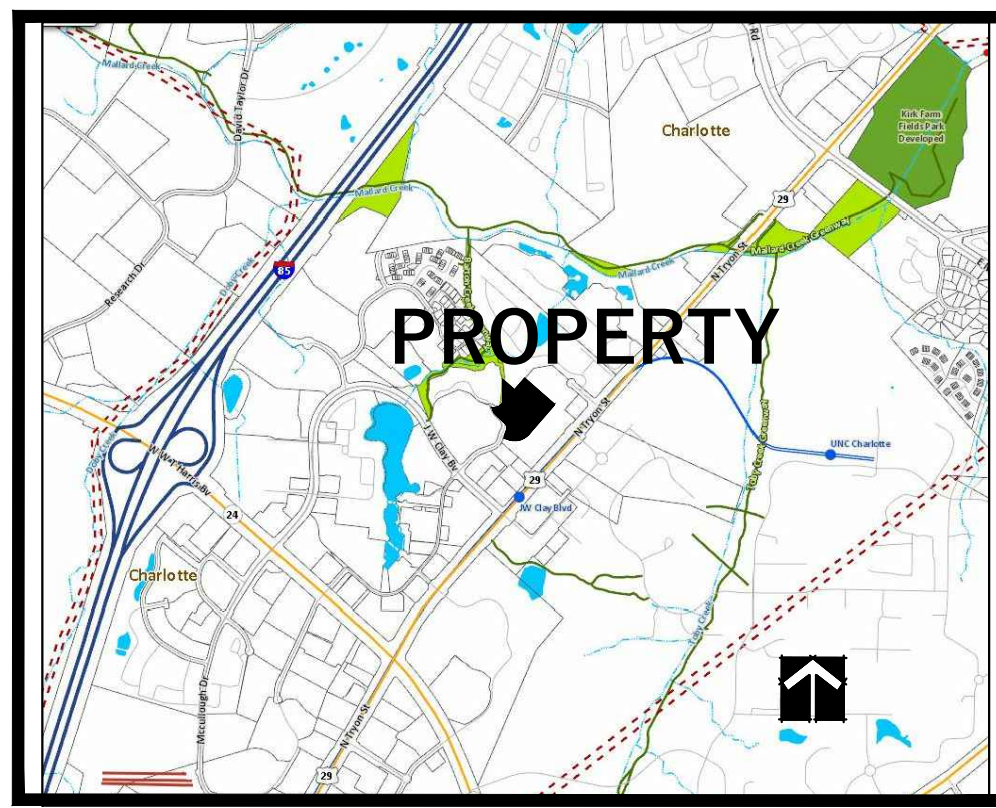
REZONING PETITION 2021-206  
RZ-1 : PARCEL I.D. SHEET

CHARLOTTE, NC

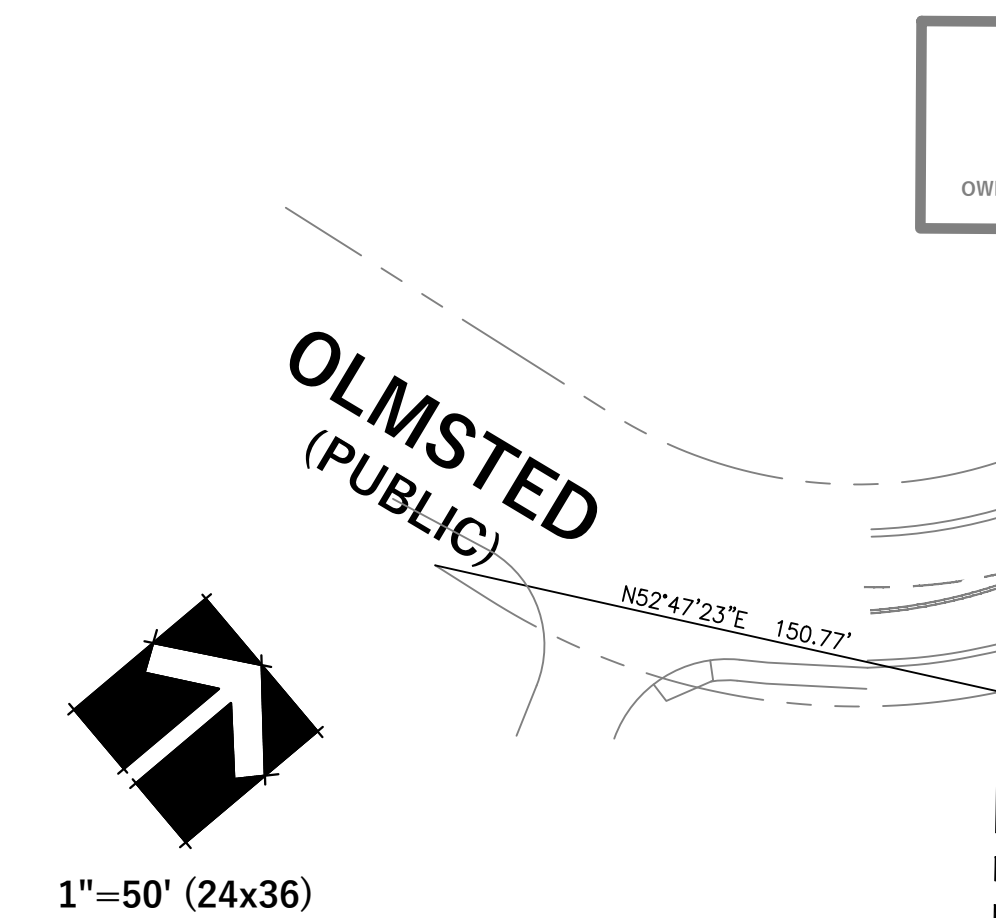
12/17/2022; Submittal Date.  
2/14/2022; Amended Proposed Uses.

OWNER:  
MALLARD POINTE ASSOCIATES, LLC  
C/O: WITHROW CAPITAL, INC.  
1341 E. MOREHEAD ST., SUITE 201  
CHARLOTTE, NC 28204

REZONING AGENT:  
CAMBRIDGE PROPERTIES, INC.  
831 E. MOREHEAD ST, SUITE 245  
CHARLOTTE, NC 28202



VICINITY MAP



TAX NO. 047-29-143  
9101 OLMSTED DRIVE, CHARLOTTE, NC  
DB 34755, PG 43  
EXISTING ZONING: B1-SCD  
9.408 ACRES  
OWNER: WALDEN COURT OF DELAWARE LLC

TAX NO. 047-29-142  
324 WALDEN STATION DR, CHARLOTTE, NC  
DB 27387, PG 765  
EXISTING ZONING: R-22 MF (CD)  
6.85 ACRES  
OWNER: WALDEN STATION PROPERTIES, LLC

TAX NO. 047-29-161  
MECKLENBURG COUNTY GREENWAY AREA  
2.55 ACRES

TAX NO. 047-29-113  
9532 GROVE SIDE LN, CHARLOTTE, NC  
DB 24500, PG 738  
EXISTING ZONING: R-17 MF (CD)  
24.150 ACRES  
OWNER: MID-AMERICA APARTMENTS LP

**PARCEL A**  
PROPOSED REZONED AREA  
A PORTION OF BOTH  
TAX NO. 047-29-144 AND 047-29-161  
9315 N TRYON ST, CHARLOTTE, NC  
DB 08423, PG 620  
EXISTING ZONING: CC  
± 4.5 ACRES  
OWNER: MALLARD POINTE ASSOCIATES, LLC

**SITE DEVELOPMENT DATA**

PARCEL ACREAGE: 4.5 ACRES  
TAX PARCEL NUMBER: A PORTION OF BOTH 047-29-144  
AND 047-29-161

EXISTING ZONING: CC  
PROPOSED ZONING: MUDD WITH 5 YEARS VESTED RIGHTS.

EXISTING USES: RETAIL SHOPPING CENTER

PROPOSED USES:

- 1) MULTI-FAMILY HOUSING UP TO 305 UNITS.
- 2) UP TO 5,100 SQUARE FEET OF RETAIL SPACE, WHICH MAY INCLUDE BUT NOT LIMITED TO RESTAURANT, GENERAL RETAIL, OFFICE, BRANCH BANK AND/OR MEDIACAL OFFICE USES.

PARKING: PARKING SHALL MEET OR EXCEED ORDINANCE.

TREE SAVE AREA: PER THE ORDINANCE.

OPEN SPACE: PER THE ORDINANCE.

TAX NO. 047-29-113  
9532 GROVE SIDE LN, CHARLOTTE, NC  
DB 24500, PG 738  
EXISTING ZONING: R-17 MF (CD)  
24.150 ACRES  
OWNER: MID-AMERICA APARTMENTS LP

TAX NO. 047-29-150  
9321 J.W. CLAY BLVD, CHARLOTTE, NC  
DB 23040, PG 078  
EXISTING ZONING: TOD-CC  
0.577 ACRES  
OWNER: ROSECLAY LLC

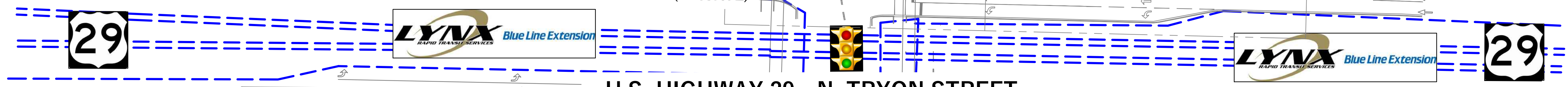
JW CLAY BLVD LIGHT  
RAIL TRANSIT STATION  
TRANSIT STOP/PARKING DECK  
(525 PARKS)

TAX NO. 047-29-144  
9315 N TRYON ST, CHARLOTTE, NC  
DB 08423, PG 620  
EXISTING ZONING: CC  
14.160 ACRES  
OWNER: MALLARD POINTE ASSOCIATES LLC

TAX NO. 047-29-152  
9330 N TRYON ST, CHARLOTTE, NC  
DB 08423, PG 620  
EXISTING ZONING: CC  
5.800 ACRES  
OWNER: MALLARD POINTE ASSOCIATES LLC

AS MEASURED:			AS MEASURED:				
LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
L1	N23°58'51"W	14.85'	C1	180.00'	31.57'	31.53'	N23°18'10"E
L2	S41°42'43"W	7.43'	C2	65.00'	72.33'	68.66'	N13°35'57"W
L3	S04°29'08"E	35.78'	C3	180.00'	60.04'	59.76'	N33°32'11"W
L4	S22°50'09"W	30.96'	C4	50.00'	105.32'	86.90'	S21°37'58"E
L5	S42°39'09"W	43.35'	C5	25.00'	14.64'	14.43'	S65°11'52"E
L6	S48°34'31"E	2.78'	C6	17.00'	22.09'	20.57'	S78°48'46"W
L7	S49°30'16"E	4.00'	C7	5568.51'	1.76'	1.76'	S42°38'37"W
L8	S42°39'09"W	41.30'					

AS RECORDED:			AS RECORDED:				
LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
L1(R1)	N25°23'40"W	14.85'	C1(R1)	180.00'	31.57'	31.53'	N21°23'24"E
L2(R3)	N41°42'43"E	7.43'	C2(R1)	65.00'	72.33'	68.66'	N15°00'52"W
L3(R3)	N04°29'08"E	35.78'	C3(R1)	180.00'	60.04'	59.76'	N34°57'00"W
L4(R4)	N22°49'18"E	30.96'	C4(R6)	50.00'	105.32'	86.91'	N21°35'26"W
L5(R4)	N42°38'18"E	43.35'	C5(R6)	25.00'	14.64'	14.44'	N65°09'36"W
L6(R4)	N48°35'22"W	2.78'	C6(R4)	17.00'	22.10'	20.57'	N78°47'55"E
	N49°31'07"W	4.00'					
	N42°38'18"E	41.30'					



TAX NO. 049-31-126  
CHARLOTTE, NC  
DB 33433, PG 517  
EXISTING ZONING: TOD-MO  
0.67 ACRES  
OWNER: THE FOUNDATION OF  
UNIVERSITY OF  
NC CHARLOTTE INC

TAX NO. 049-31-106  
9210 ROBERT D SNYDER RD,  
CHARLOTTE, NC  
DB 03023, PG 148  
EXISTING ZONING:  
TOD-MO, INST  
5.25 ACRES  
OWNER: NC STATE

TAX NO. 049-31-105  
9330 ROBERT D SNYDER RD  
CHARLOTTE, NC  
DB 03111, PG 365  
EXISTING ZONING: INST  
22.54 ACRES  
OWNER: NC STATE

TAX NO. 049-31-102A  
CHARLOTTE, NC  
DB 2425, PG 587  
EXISTING ZONING: INST  
654.80 ACRES  
OWNER: UNIVERSITY OF  
NORTH CAROLINA AT CHARLOTTE

