

General Provisions
All developments standards established under the Mecklenburg County Zoning Ordinance (the 'Ordinance') for a CC Zoning District shall be subject to the provisions set forth below under the heading 'Development Standards'.

- 1. Building setbacks shall be a minimum of 30 feet off of the rights-of-way for Prosperity Church Road Ridge Road and Johnson Drive Road.
2. Parking will not be permitted in any setback area.
3. Outparcel shall not be required to have building setbacks from internal lot lines.

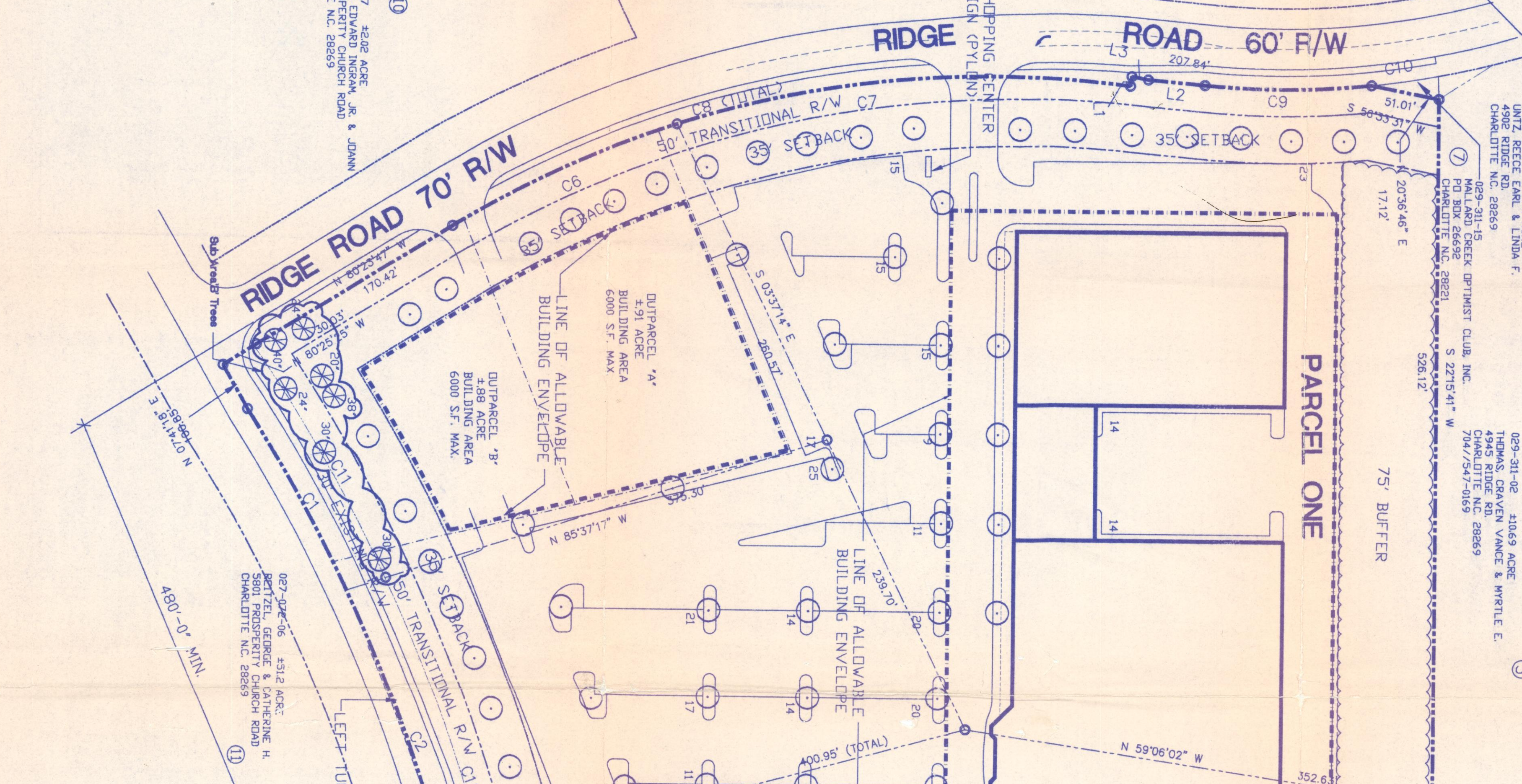
- 1. Buffers established on this Rezoning Plan shall conform to the standards of Section 12.208 of the Ordinance, subject to the provisions of Section 12.208 of the Ordinance and Sections 12.204 through 12.207.
2. Buffers shall remain open space except to the extent necessary to accommodate and/or improve utility easements, access points, walls, berms, fences, grading and drainage or utility easements.

Table with 10 columns: LINE, DISTANCE, BEARING, DISTANCE, BEARING, DISTANCE, BEARING, DISTANCE, BEARING, DISTANCE. Contains boundary coordinates for the site.

Future Plans for Outer Belt

The Petitioners are familiar with and participated in the planning for the Compact Development Center Village Concept adopted as part of the Outer Belt Plan. In that context, Petitioners have increased their Rezoning Plan to incorporate basic elements of this concept, including a pedestrian scale street, increased future street a more urban development pattern.

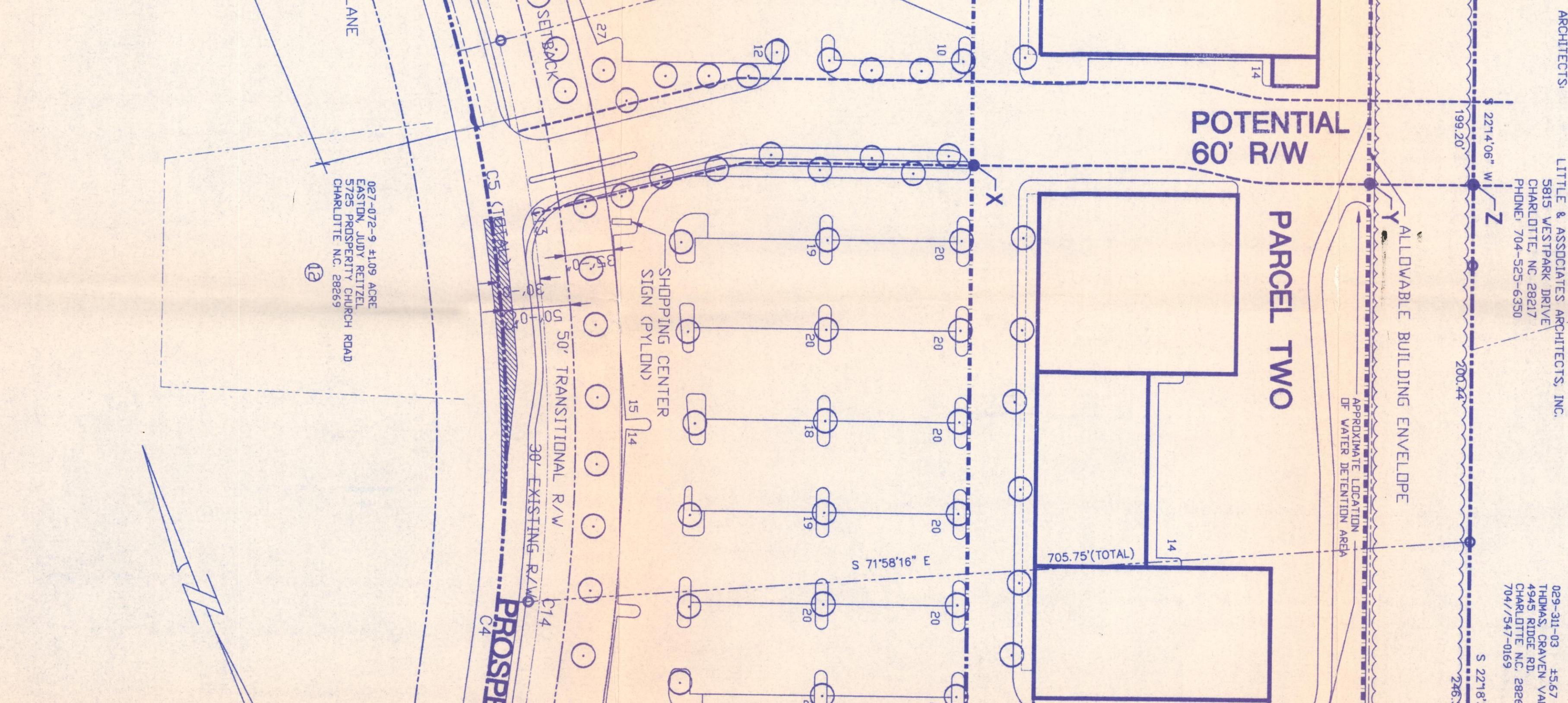
- 1. To reserve the Parcel Three for acquisition by the NCDOT for a period of 10 years following approval of this Rezoning Plan and except for possible landscaping to refrain from developing the Parcel Three.
2. To grant to the NCDOT an option to acquire any portion of the Parcel Three for a period of 10 years following the final alignment selected for the Outer Belt Plan.



Fire Protection

Adequate fire protection in the form of fire hydrants will be provided to the Fire Marshal's specifications. Plans for each building will be submitted to the Fire Marshal's office for approval before the construction of that building commences.

- 1. Fire hydrants will be located within 300 feet of any building constructed on the site.
2. Architectural Controls
The Petitioners agree that, unless staff agrees to a different design, the front and side elevations of any building constructed on the site shall be constructed in a design style and appearance to the existing Providence Commons Shopping Center that they will be substantially similar in quality and appearance to the existing Providence Commons Shopping Center in the South District of Mecklenburg County.



SITE ACREAGE DATA
PARCEL ONE: 41.06 ACRES
PARCEL TWO: 16.54 ACRES
PARCEL THREE: 1.309 ACRES
TOTAL: 42.68 ACRES



APPROVED BY CITY COMMISSION
DATE: 95-51(c)
Project: PROSPERITY CHURCH ROAD
Sheet Title: CC REZONING PLAN AS FOR PUBLIC HEARING

Project information and logos for Crosland Retail and Childress Klien Properties. Includes address: 135 Seaboard Blvd, Charlotte, NC 28202.