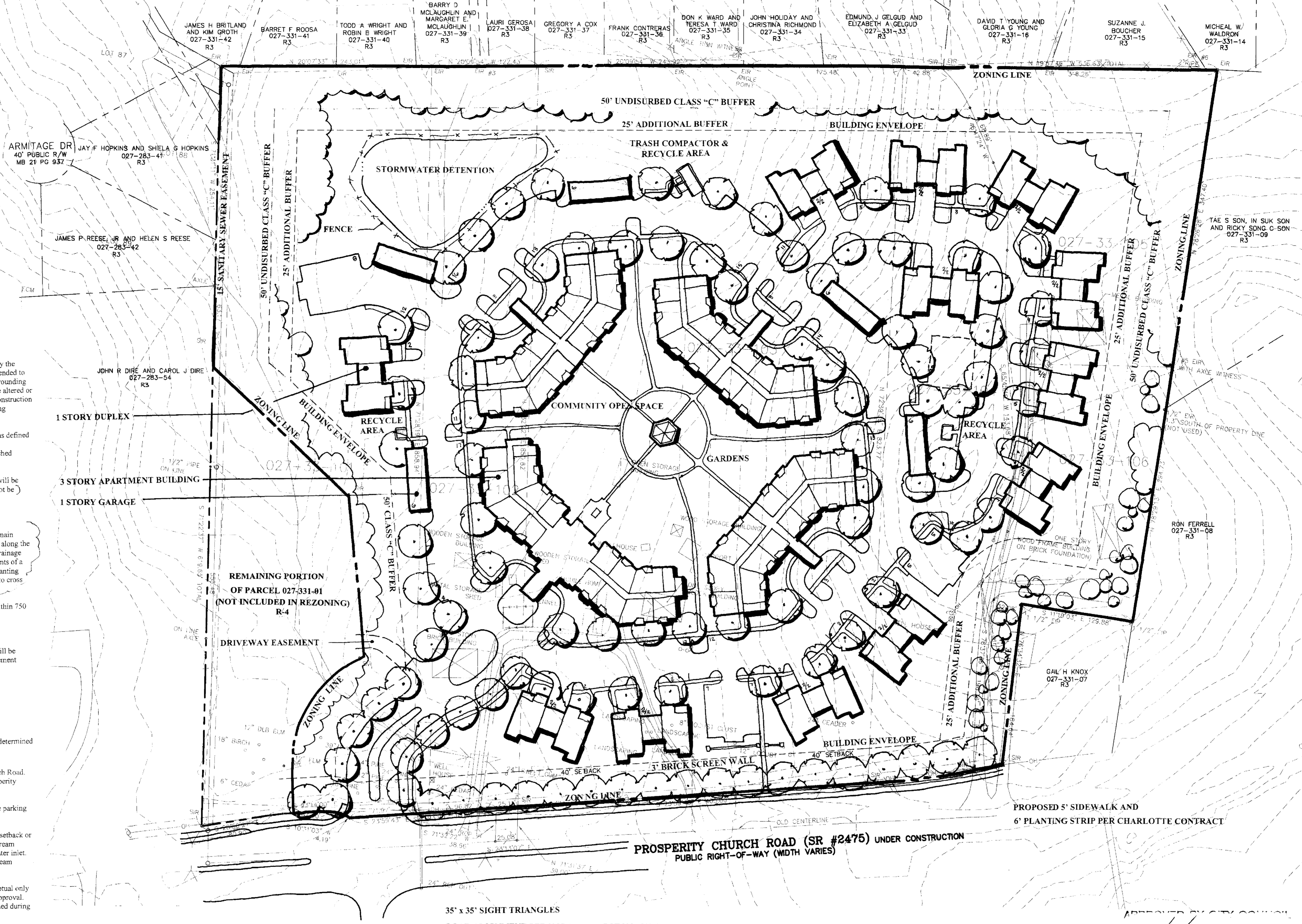


CONDITIONAL DEVELOPMENT STANDARDS

- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site and their proximity relationship to surrounding properties. The exact configuration, placement, and size of individual site elements may be altered or modified within limits prescribed by the ordinance during the Design Development and Construction phases within the building envelope line as shown on the plan, per Section 6.2 of the Zoning Ordinance.
- The intended use for this development is that of an Active Adult Retirement Community, as defined in the Ordinance Amendment adopted by City Council on 21 January, 2003. The community will be a combination of attached multifamily and detached duplex units.
- Any exterior lighting along street and parking lots will be no more than 15' in height and will be configured so as to minimize glare visible to adjacent properties. Wall-Pak lighting will not be allowed.
- Parking will be provided to meet that required by the Zoning Ordinance.
- A 50' Class "C" buffer will be provided around the perimeter of the property and shall remain undisturbed, except along the southeastern edge. An additional 25' buffer will be provided along the perimeter of the property except along the southeastern edge that will allow grading and drainage swales but no structures or impervious materials and be planted to meet the tree requirements of a 25' Class "C" buffer. Existing vegetation in any of the buffers may be used to meet the planting requirements. Petitioner reserves the right to disturb the buffer where a utility is required to cross the buffer in a perpendicular manner. Buffers will not be reduced by 25%.
- All buildings will be protected by an NFPA 13R sprinkler system. All buildings will be within 750 feet of a fire hydrant, as prescribed by the Charlotte Fire Department.
- The Apartment Buildings will have controlled access to all entry portals.
- Active and passive amenities will be provided to the residents of this community. Some will be provided in accordance with standards prescribed in the text defining "Active Adult Retirement Community". Among these required amenities will be:
 - controlled access to the buildings
 - exterior home maintenance
 - lawn maintenance
 - computer resources
 - clubhouse with wellness or fitness facility
 - walkways with 5% or less grade
 Other amenities to be included with the property, beyond those mentioned above, will be determined during the Design and Development phase.
- Access to the site will be via private driveway connected to the expanded Prosperity Church Road. The driveway will be located at the median cut proposed by NCDOT, directly across Prosperity Church Road from the Presbyterian Church entrance.
- The Petitioner will provide sidewalks throughout the site connecting the buildings with the parking areas, with each other, and with the proposed amenities.
- Storm water detention will be provided at the rear of the site and will not be placed in any setback or buffer. Further, the Petitioners will work with adjacent property owners to provide downstream conveyance of stormwater runoff from the subject property to an approved public stormwater inlet. This effort is to provide the most effective management to runoff to the benefit of downstream properties.
- The site will comply with Chapter 21 of the City Code. Proposed planting shown is conceptual only and will be subject to change based upon actual site conditions and Urban Forestry Staff approval. Internal landscaping shown on the plan is illustrative and the exact design will be determined during the Design and Development process.
- The Petitioner acknowledges that other standard development requirements imposed by other City Ordinances, such as those that regulate streets, sidewalks, trees, and site development, may apply to the development of this site. These are not Zoning regulations, are not administered by the Zoning Administrator, and are not separate Zoning conditions imposed on this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other City ordinances.
- Trash Compactor and recycle stations will be provided and screened in accordance with Chapter 12 of the City Code.
- Existing trees within the Community Open Spaces will be located during the construction document phase of design and efforts will be made to save any found if topography and grading allows however emphasis will be put on providing walkways at 5% or less grades.
- The proposed R.O.W. for Prosperity Church Road is proposed to be greater than 50' from the new centerline. In the event R.O.W. is not 50' from the proposed R.O.W., at the completion of the current road improvements the developer/petitioner with convey such R.O.W. in fee simple title.



SITE DATA

| | |
|-----------------------|---|
| TAX PARCEL NO: | 027-331-01, 027-331-02, 027-331-03, 027-331-04, 027-331-05 & 027-331-06 |
| SITE AREA: | 19.52 ACRES |
| EXISTING ZONING: | R4 |
| PROPOSED ZONING: | INSTITUTIONAL(CD) |
| PROPOSED UNITS: | 192 ACTIVE ADULT RETIREMENT COMMUNITY RENTAL UNITS 168 MULTI-FAMILY FOR RENT UNITS IN (2) 3 STORY BLDGS. (1) 2-3 STORY SPLIT AND (1) 3-4 STORY SPLIT 24 DUPLEX FOR SALE UNITS IN (13) 1 STORY BLDGS. 9.84 DUA |
| DENSITY: | 50% (19.52 X .50 = 9.76 AC.) |
| PROPOSED SETBACK: | 40' |
| PROPOSED SIDEYARD: | 20' |
| PROPOSED REARYARD: | 50' |
| OPEN SPACE REQUIRED: | +9.76 AC |
| OPEN SPACE PROVIDED: | 1.5 SPACES / UNIT = 288 SPACES |
| PARKING REQUIRED: | +288 SPACES |
| PARKING PROVIDED: | 40' OR AS ALLOWED UNDER FOOTNOTE 2 OF 9.505 OF THE CHARLOTTE CODE |
| MAX. BUILDING HEIGHT: | |

**PROSPERITY CHURCH
AGE RESTRICTED RESIDENCES**
CHARLOTTE, NORTH CAROLINA

W.P. EAST ACQUISITIONS, LLC
1001 MOREHEAD SQUARE DR., SUITE 250
CHARLOTTE, NC 28203

Design Resource Group

1230 West Morehead Street, Suite 214
Charlotte, NC 28208
704.343.0608 fax 704.358.3093
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DRG

**REZONING
PETITION**
2003-102

FOR PUBLIC HEARING

North Arrow

Scale: 1" = 60'

Date: 29 JULY 2003

Project No.: 041-062

Revisions:
9/18/03 PER STAFF REVIEW
11/29/03 PER NEIGHBORHOOD COMMENTS - FOR SALE DUPLEX
01/14/04 - PER CMPC STAFF COMMENTS

JAN 15 2004

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