

NEIGHBORHOOD NOTIFICATION CONTACTS
 PROSPERITY VILLAGE TOWNHOMES
 2000 PARK CEDAR DR. STE. 166
 CHARLOTTE, NC 28269
 (704) 332-3246

PARCEL INFORMATION

PHASE ONE - EXISTING ZONING CONDITIONS
 PARCEL A - 7.63 AC
 50,000 SQFT OFFICE / 150,000 ADDITIONAL SQFT TRANSFERRED FROM
 PARCEL B - 3.90 AC
 30,000 SQFT OFFICE / RETAIL
 30,000 SQFT RESIDENTIAL OR 60,000 SQFT IF THREE STORY
 PARCEL C - 1.91 AC
 60,000 SQFT OFFICE / RETAIL
 PARCEL D - 1.91 AC
 60,000 SQFT OFFICE / RETAIL
 PARCEL E - 5.10 AC
 50,000 SQFT OFFICE / 150,000 ADDITIONAL SQFT TRANSFERRED FROM
 PARCEL F - 9.37 AC
 50,000 SQFT OFFICE / 150,000 ADDITIONAL SQFT TRANSFERRED FROM
 PARCEL G - 4.88 AC
 50,000 SQFT OFFICE / 150,000 ADDITIONAL SQFT TRANSFERRED FROM
 PARCEL H - 4.88 AC
 50,000 SQFT OFFICE / 150,000 ADDITIONAL SQFT TRANSFERRED FROM

PHASE TWO - EXISTING ZONING CONDITIONS
 PARCEL A - 7.63 AC
 40,000 SQFT OFFICE
 20,000 SQFT RETAIL
 50 ROOM HOTEL
 PARCEL B - 3.90 AC
 20,000 SQFT OFFICE
 20,000 SQFT OFFICE
 5,000 SQFT CONVENIENCE STORE / GAS STATION WITH CAR WASH
 5,000 SQFT OFFICE
 PARCEL C - 1.91 AC
 5,000 SQFT CONVENIENCE STORE / GAS STATION WITH CAR WASH
 5,000 SQFT OFFICE
 PARCEL D - 1.91 AC
 5,000 SQFT CONVENIENCE STORE / GAS STATION WITH CAR WASH
 5,000 SQFT OFFICE
 PARCEL E - 5.10 AC
 150 MULTI-FAMILY UNITS * 16 DUA
 PARCEL F - 9.37 AC
 150 MULTI-FAMILY UNITS * 16 DUA
 FUTURE GREENWAY

PROPOSED ZONING CONDITIONS
 PARCEL A - 7.63 AC
 50,000 SQFT OFFICE (INCLUDES 20,000 SQFT TRANSFERRED FROM
 PARCEL B PHASE TWO)
 30,000 SQFT RETAIL
 50 ROOM HOTEL
 PARCEL B - 3.90 AC
 20,000 SQFT OFFICE
 20,000 SQFT OFFICE
 5,000 SQFT CONVENIENCE STORE / GAS STATION WITH CAR WASH
 5,000 SQFT OFFICE
 PARCEL C - 1.91 AC
 5,000 SQFT CONVENIENCE STORE / GAS STATION WITH CAR WASH
 5,000 SQFT OFFICE
 PARCEL D - 1.91 AC
 5,000 SQFT CONVENIENCE STORE / GAS STATION WITH CAR WASH
 5,000 SQFT OFFICE
 PARCEL E - 5.10 AC
 150 MULTI-FAMILY UNITS * 16 DUA
 PARCEL F - 9.37 AC
 150 MULTI-FAMILY UNITS * 16 DUA
 FUTURE GREENWAY

NOTES:
 INTERSTATE 485 ALIGNMENT DATA AND
 PROSPERITY CHURCH ROAD REALIGNMENT DATA PROVIDED BY:
 NC DEPARTMENT OF TRANSPORTATION
 PROJECT MANAGER: GREG BROWN, PE
 PO BOX 2620
 DALLAS, NC 27615-0020
 1020 BROOK RIDGE DR
 DALLAS, NC 27610
 (919) 250-4006

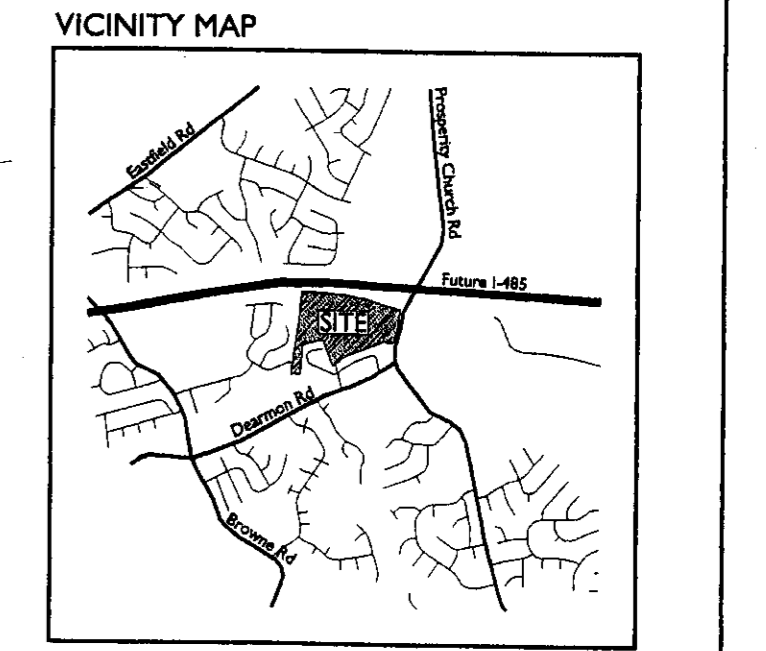
NOTE: ACRES ON PARCELS HAVE CHANGED DUE TO CHANGES IN
 THE ALIGNMENT OF INTERSTATE 485, PROSPERITY CHURCH ROAD
 AND THE FUTURE '07' RIGHT-OF-WAY COLLECTOR ROAD.

DEVELOPMENT SUMMARY

PREVIOUS PETITION NUMBER: 98-27C
 NEW PETITION NUMBER: 2005-001
 EXISTING ZONING: CC
 PROPOSED ZONING: CC S.P.A.
 TOTAL SITE AREA: 38,989 AC
 PER TAX PARCEL ID NUMBERS: 38,989 AC
 TOTAL SITE AREA PROPOSED: 38,989 AC
 TOTAL ROW AREA TO BE DEDICATED: 3,949 AC

COMMERCIAL CENTER DESIGN REQUIREMENTS

(1) MINIMUM PROJECT SIZE: 5 ACRES
 (2) MINIMUM SETBACK: 14' MINIMUM FROM BACK
 OF THE EXISTING OR
 FUTURE CURB, WHICHEVER
 IS GREATEST.
 (3) MINIMUM SIDE YARDS: 25'
 (4) MINIMUM REAR YARD: 25'
 (5) MAXIMUM HEIGHT: 60'
 (6) MAXIMUM FLOOR AREA RATIO: 10
 (7) MINIMUM LOT WIDTH: 65'
 (8) MINIMUM BUILDING SEPARATION: 10'
 (9) MINIMUM DISTANCE FROM BUILDING
 TO BACK OF CURB ON PRIVATE
 DRIVES AND PARKING FIELDS: 10'
 (10) PARKING: MINIMUM OF ONE SPACE PER UNIT
 AND MAXIMUM OF 18 SPACES PER UNIT.
 PUBLIC STREET TO BE COUNTED TO MEET MINIMUM PARKING
 REQUIREMENTS.
 * SEE DEVELOPMENT GUIDELINES FOR PROSPERITY CHURCH ROAD
 VILLAGES (MARCH 1999), P.18



- ADJACENT OWNERS**
- | | | | | | | | | |
|---|---|---|---|---|--|--|--|---|
| 1. #027-09-366
CHARLES G HUCKS &
DOROTHY G HUCKS
1209 DEARMON RD
CHARLOTTE, NC 28269
EXISTING ZONING: R-3
EXISTING USE: VACANT | 4. #027-07-383
PROSPERITY VILLAGE HOMEOWNERS
ASSOCIATION
2000 PARK CEDAR DR. STE. 166
CHARLOTTE, NC 28269
EXISTING ZONING: R-8MF(CD)
EXISTING USE: VACANT | 7. #027-07-387
MECKLENBURG COUNTY
600 EAST FOURTH STREET
76 W MAIN ST
CHARLOTTE, NC 28201
EXISTING ZONING: R-3
EXISTING USE: SINGLE-FAMILY | 10. #027-09-021
DEPARTMENT OF
TRANSPORTATION
76 W MAIN ST
CHARLOTTE, NC 28201
EXISTING ZONING: R-3
EXISTING USE: SINGLE-FAMILY | 13. #027-09-482
ANGELA F BRISAL
1305 GLENSTONE CT
CHARLOTTE, NC 28269
EXISTING ZONING: R-3
EXISTING USE: SINGLE-FAMILY | 16. #027-09-446
DENORAH H RIZZO
1831 LESIG GLEN CT
CHARLOTTE, NC 28269
EXISTING ZONING: R-3
EXISTING USE: SINGLE-FAMILY | 19. #027-09-449
BRYON E OWENS
& BONNIE B OWENS
1506 LESIG GLEN CT
CHARLOTTE, NC 28269
EXISTING ZONING: R-3
EXISTING USE: SINGLE-FAMILY | 22. #027-09-448
STEVEN J ALD
& SANDRA W ALD
1804 FOX HILL DR
CHARLOTTE, NC 28269
EXISTING ZONING: R-3
EXISTING USE: SINGLE-FAMILY | 25. #027-09-302
JAMES W HEDRICK, JR
1827 FOX HILL DR
CHARLOTTE, NC 28269
EXISTING ZONING: R-3
EXISTING USE: SINGLE-FAMILY |
| 2. #027-09-367
MARTIN R BARMESSEN
1225 DEARMON RD
CHARLOTTE, NC 28269
EXISTING ZONING: R-3
EXISTING USE: SINGLE-FAMILY | 5. #027-09-484
PROSPERITY VILLAGE HOMEOWNERS
ASSOCIATION
2000 PARK CEDAR DR. STE. 166
CHARLOTTE, NC 28269
EXISTING ZONING: R-8MF(CD)
EXISTING USE: VACANT | 8. #027-92-94
THE 1000 BUILDING DALEEM
ENTERPRISES, INC.
6000 OUTCUMING LN STE. 207
LOUISVILLE, KY 40205
EXISTING ZONING: NS
EXISTING USE: COMMERCIAL | 11. #027-06-695
SQUIRES ENTERPRISES, INC.
1800 100-090 PROVIDENCE RD
CHARLOTTE, NC 28277
EXISTING ZONING: R-3
EXISTING USE: VACANT | 14. #027-09-444
L. ROBERT L JANDON, JR
1840 LESIG GLEN CT
CHARLOTTE, NC 28269
EXISTING ZONING: R-3
EXISTING USE: SINGLE-FAMILY | 17. #027-09-447
RODNEY M GARY
& TIFFANY A GARY
1828 LESIG GLEN CT
CHARLOTTE, NC 28269
EXISTING ZONING: R-3
EXISTING USE: SINGLE-FAMILY | 20. #027-09-460
MARK C MATTHEWS
1844 LESIG GLEN CT
CHARLOTTE, NC 28269
EXISTING ZONING: R-3
EXISTING USE: SINGLE-FAMILY | 23. #027-09-464
MICHAEL A BOYD
& CURTIS S MCCONNELL-BOYD
1800 FOX HILL DR
CHARLOTTE, NC 28269
EXISTING ZONING: R-3
EXISTING USE: SINGLE-FAMILY | 26. #027-09-308
SHAMMAH HARRIS
& BETTY B MASKE
181 FOX HILL DR
CHARLOTTE, NC 28269
EXISTING ZONING: R-3
EXISTING USE: SINGLE-FAMILY |
| 3. #027-07-299
MANOCHAKA GAGGARAR &
CLAUDIA S JACOBS
1201 DEARMON RD
CHARLOTTE, NC 28269
EXISTING ZONING: R-3
EXISTING USE: SINGLE-FAMILY | 6. #027-07-301 THRU #027-07-307,
#027-07-448 THRU #027-07-459,
#027-07-460 THRU #027-07-461
MULTIPLE OWNERS (TOWNHOMES)
PLEASE REFER TO ADJOINING OWNERS
REPORT INCLUDED WITH APPLICATION
EXISTING ZONING: R-8MF(CD)
EXISTING USE: CONDOMINIUM | 9. #027-09-108
MARTIN TAO FRYOR & BET-ALI
408 VAUGHALLA DR
HARRISBURG, NC 28075
EXISTING ZONING: R-3
EXISTING USE: SINGLE-FAMILY | 12. #027-09-48
TERENCE D NOEL &
CASSANDRY Y NOEL
1800 GLENSTONE CT
CHARLOTTE, NC 28269
EXISTING ZONING: R-3
EXISTING USE: SINGLE-FAMILY | 15. #027-09-445
MICHAEL A MILLER
& PATTI A MILLER
1834 LESIG GLEN CT
CHARLOTTE, NC 28269
EXISTING ZONING: R-3
EXISTING USE: SINGLE-FAMILY | 18. #027-09-446
BINA GUY N-HEP
& TRAVIS THOMAS
1822 LESIG GLEN CT
CHARLOTTE, NC 28269
EXISTING ZONING: R-3
EXISTING USE: SINGLE-FAMILY | 21. #027-09-451
AVERY B COOPER
& GANADICE S COOPER
1810 LESIG GLEN CT
CHARLOTTE, NC 28269
EXISTING ZONING: R-3
EXISTING USE: SINGLE-FAMILY | 24. #027-09-301
ROBERT B THOMPSON
& HEATHER MARTIN
1800 FOX HILL DR
CHARLOTTE, NC 28269
EXISTING ZONING: R-3
EXISTING USE: SINGLE-FAMILY | 27. #027-09-303
PROSPERITY CHURCH, INC.
5533 PROSPERITY CHURCH RD
CHARLOTTE, NC 28269
EXISTING ZONING: R-3
EXISTING USE: SINGLE-FAMILY |

FOR PUBLIC HEARING
 PETITION NUMBER : 2005-01
 SITE PLAN AMENDMENT TO
 PETITION NUMBER : 98-27C

REVISIONS:
 2-17-04: Revisions Per Review Comments
 2-17-04: Revisions Per Review Comments

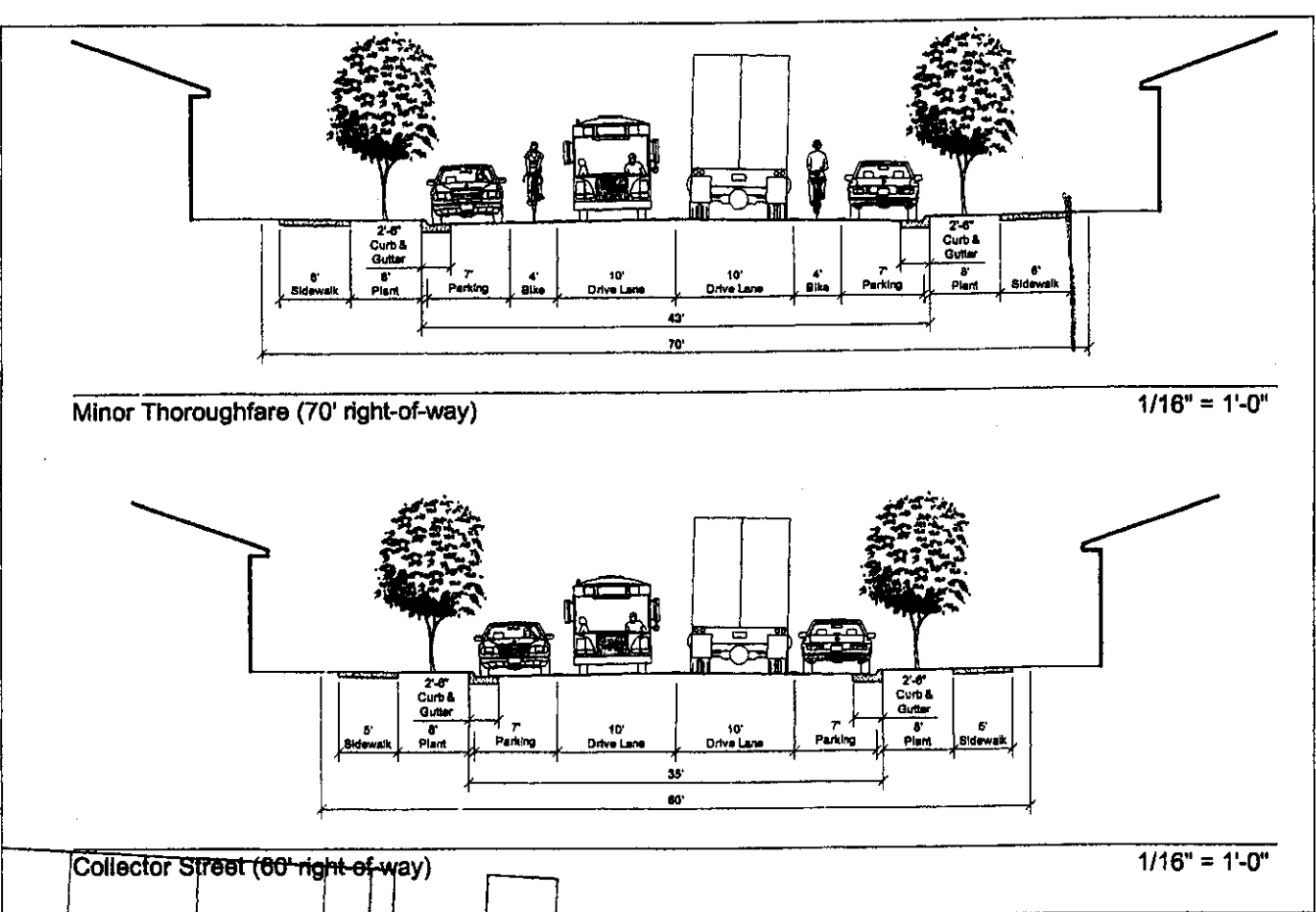
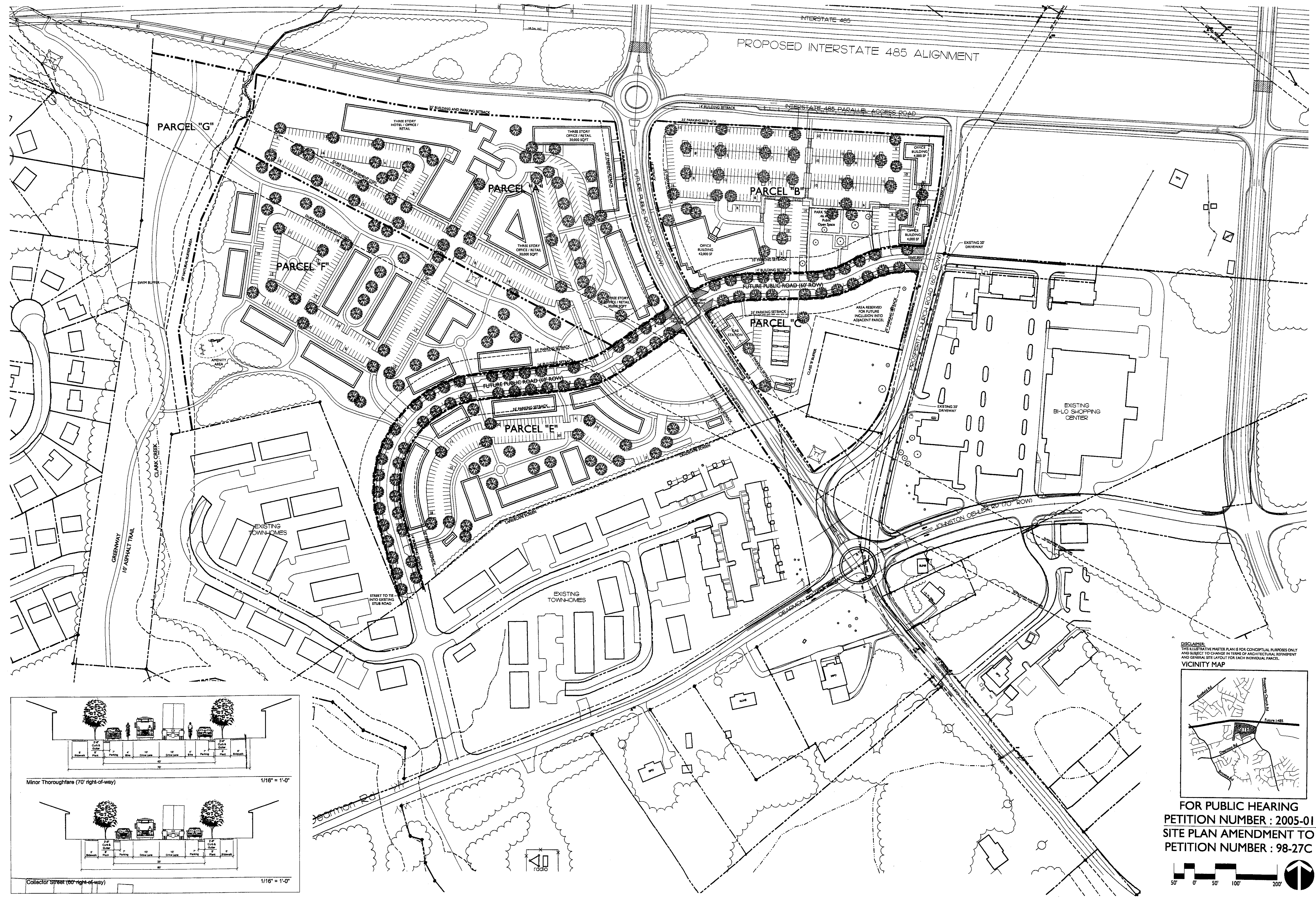
APPROVED BY CITY COUNCIL
 L. 2/21/05

DATE: September 21, 2004
 DESIGNED BY: CH, HK
 DRAWN BY: HK, CH
 CHECKED BY: CH, HK
 SCALE: 1" = 100'-0"
 PROJECT #: 100491
 SHEET #:
L1.0

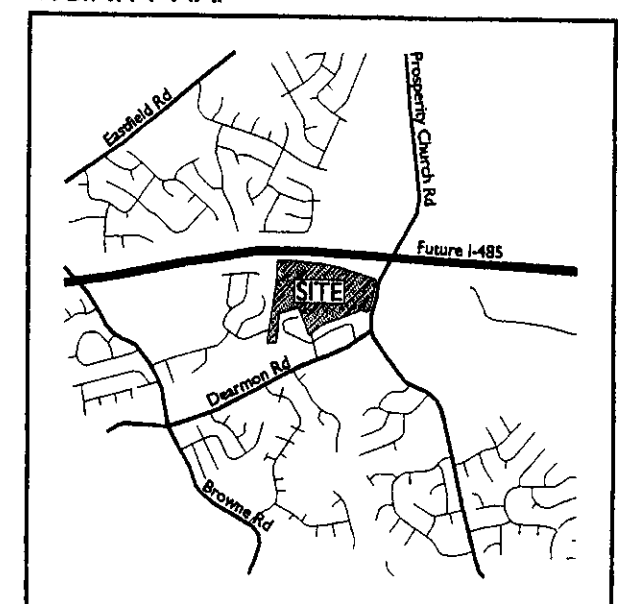
LandDesign
 223 N Graham Street, Charlotte, NC 28202
 V: 704.333.0325 F: 704.332.3246
 www.LandDesign.com

PROSPERITY CHURCH VILLAGES
 MAR 3 2005

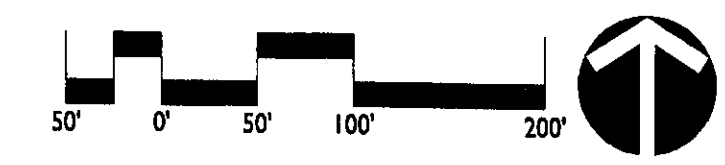
**Prosperity Church Village
 Mixed-Use Center - Site Plan Amendment**
 BP Exploration & Oil Company
 Property Development Plan



DISCLAIMER:
THIS ILLUSTRATIVE MASTER PLAN IS FOR CONCEPTUAL PURPOSES ONLY
AND SUBJECT TO CHANGE IN TERMS OF ARCHITECTURAL DEVELOPMENT
AND GENERAL SITE LAYOUT FOR EACH INDIVIDUAL PARCEL.
VICINITY MAP



FOR PUBLIC HEARING
PETITION NUMBER : 2005-01
SITE PLAN AMENDMENT TO
PETITION NUMBER : 98-27C



DEVELOPMENT GUIDELINES

BP OIL COMPANY PROPERTY AT I-485 & PROSPERITY CHURCH ROAD

GENERAL

THE PURPOSE OF THESE DEVELOPMENT GUIDELINES IS TO ESTABLISH THE OVERALL CHARACTER OF THE PROPERTY INCLUDED IN THE REZONING APPLICATION AND TO INSURE ITS COMPATIBILITY WITH THE VILLAGE CONCEPT INSTITUTED BY THE CHARLOTTE-MECKLENBURG COUNTY PLANNING COMMISSION. ALL CONSTRUCTION WITHIN THE "DEVELOPMENT" MUST MEET THE CRITERIA SET FORTH IN THESE GUIDELINES, AND THOSE ADOPTED BY THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION. EACH BUILDING PERMIT APPLICATION MUST BE APPROVED BY PLANNING COMMISSION STAFF. THESE DEVELOPMENT GUIDELINES AND THE DESIGN GUIDELINES OF THE "PROSPERITY CHURCH ROAD VILLAGES" WILL BE USED BY THE STAFF WHEN EVALUATING THE BUILDING DESIGN FOR COMPLIANCE.

THE GUIDELINES ESTABLISH PARAMETERS FOR DEVELOPMENT OF PROPERTY BUT, AT THE SAME TIME, ALLOW FLEXIBILITY IN THE ACTUAL SITE DESIGN, SO AS TO BETTER MEET THE NEEDS OF THE BUILDING DEVELOPER. SQUARE FOOTAGE ALLOWANCES CAN NOT BE EXCEEDED, NOR CAN THE MINIMUM SITE REQUIREMENTS ESTABLISHED WITHIN THE C-C ZONING CLASSIFICATION BE LESSEDED.

ALL REQUESTED DEVELOPMENT MAY BE CONSTRUCTED AT ANY TIME FOLLOWING ZONING APPROVAL WITH ACCESS FROM EXISTING AND NEWLY CONSTRUCTED ROADWAYS. CONSTRUCTION OF THE PROPOSED COLLECTOR ROAD AND THE MINOR THROUGHFARE SHALL OCCUR IN CONJUNCTION WITH THE DEVELOPMENT OF PARCELS "B", "C" AND "A". 50,000 SQUARE FEET OF OFFICE SPACE MAY BE DEVELOPED IN PARCEL "B". IN PARCEL "C", A 5,000 SQUARE FOOT CONVENIENCE STORE WITH A CAR WASH AND 10 ISLAND FUELING CANOPY MAY BE DEVELOPED PRIOR TO CONSTRUCTION OF THE NEW ROADWAYS. UP TO 81 MULTI-FAMILY UNITS IN PARCEL "E" AND UP TO 150 MULTI-FAMILY UNITS IN PARCEL "F" CAN BE DEVELOPED PRIOR TO THE COLLECTOR ROAD CONSTRUCTION, ONLY IF THE PARCELS ARE ACCESSED FROM DEARMON ROAD.

THE 150 ROOM HOTEL DEVELOPMENT AUTHORIZED FOR PARCEL "A" MAY NOT TAKE PLACE ON THE SITE UNTIL THE INITIAL GRADING FOR I-485 BEGINS FOR THE BRIDGE ROAD MINOR THROUGHFARE AND THE PROPOSED BRIDGE OVERPASS AND ACCOMPANYING EXIT FROM I-485.

THE DEVELOPMENT TIMING OF THE OFFICE COMPONENT OF PARCEL "A" WILL BE MARKET DRIVEN AND DEVELOPED AS THE NEED ARISES FOR THIS AREA. IT IS NOT ANTICIPATED THAT THIS WILL BE DEVELOPED PRIOR TO PARCELS "B" OR "C".

DEDICATION OF ROAD RIGHT-OF-WAY

THE MAIN ROADS, INDICATED ON THE DEVELOPMENT PLAN WILL BE DEDICATED AND CONVEYED TO THE CITY OF CHARLOTTE, MECKLENBURG COUNTY OR NCDOT UPON CONSTRUCTION OF THE ROADWAYS. THE PETITIONER AGREES TO DEDICATE THE RIGHTS-OF-WAY SHOWN ON THE PROPERTY DEVELOPMENT PLAN AS FOLLOWS:

- THE "BRIDGE ROAD" MINOR THROUGHFARE BETWEEN I-485 AND PROSPERITY CHURCH ROAD
- THE EXISTING PROSPERITY CHURCH ROAD
- THE PROPOSED PUBLIC COLLECTOR ROADS

THE FUTURE 60' RIGHT-OF-WAY COLLECTOR STREET SHALL BE CONSTRUCTED IN CONJUNCTION WITH PARCELS B AND C. THE FUTURE 70' RIGHT-OF-WAY PUBLIC ROAD SHALL BE CONSTRUCTED IN CONJUNCTION WITH PARCELS A, E AND F.

ALL INTERIOR THROUGH ROADWAYS SHALL BE CONSTRUCTED BY THE DEVELOPER IN CONJUNCTION WITH DEVELOPMENT OF THE PARCELS AND MUST BE DEDICATED TO NCDOT OR THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT).

THE NUMBER AND APPROXIMATE LOCATION OF THE PARCEL ACCESS POINTS ARE INDICATED ON THE SITE DEVELOPMENT PLAN. HOWEVER, INDIVIDUAL ACCESS MUST BE PERMITTED THROUGH THE MECKLENBURG COUNTY ENGINEERING OFFICE, CDOT OR NCDOT.

PARCEL "G" WILL BE DEDICATED AND CONVEYED TO MECKLENBURG COUNTY UPON COMPLETION OF THE ROAD NETWORK IN PARCELS "E" AND "F" OR UPON REQUEST OF THE COUNTY TO THE PETITIONER. SAID DEDICATION MUST BE COMPLETED PRIOR TO ISSUANCE OF BUILDING PERMITS IN PARCELS "A", "E", OR "F". THE DEDICATION WILL BE SUBJECT TO ANY EXISTING EASEMENTS OF RECORD AND THE RIGHT OF THE PETITIONER TO RESERVE ADDITIONAL EASEMENTS THAT MAY BE REASONABLY REQUIRED FOR DEVELOPMENT OF THIS SITE.

ALLOWABLE USES

ONLY THOSE USES SPECIFICALLY NOTED IN THE INDIVIDUAL PARCEL GUIDELINES FOR EACH PARCEL, WILL BE PERMITTED WITHIN THE RESPECTIVE PARCELS.

BUILDING HEIGHTS

BUILDING HEIGHT WITHIN THIS DEVELOPMENT WILL BE LIMITED TO 60 FEET, EXCEPT FOR PARCEL E, WHICH WILL BE LIMITED TO 48'. DECORATIVE PARAPETS, FOR THE PURPOSE OF CONCEALING ROOF TOP EQUIPMENT ARE ALLOWED ABOVE THE HEIGHT LIMITATION BUT MAY NOT EXCEED THE LIMIT BY MORE THAN 5 FEET FOR ANY BUILDING. GUIDELINES FOR INDIVIDUAL PARCELS SHALL DETERMINE MAXIMUM NUMBER OF STORIES FOR STRUCTURES WITHIN THOSE PARCELS.

STREET WALLS

THE FIRST FLOOR OF ALL BUILDINGS, INCLUDING STRUCTURED PARKING MUST BE DESIGNED TO ENCOURAGE AND COMPLEMENT PEDESTRIAN SCALE INTEREST AND ACTIVITY. WHERE EXPANSES OF BLANK WALL ARE NECESSARY, THEY MAY NOT EXCEED TWENTY FEET IN LENGTH.

A BLANK WALL IS A FAÇADE WHICH DOES NOT ADD TO THE CHARACTER OF THE STREETScape AND DOES NOT CONTAIN TRANSPARENT WINDOWS OR DOORS SUFFICIENT ORNAMENTATION, DECORATION OR ARTICULATION.

SEE "BUILDING DESIGN" REQUIREMENTS FOR OTHER ELEMENTS PERTAINING TO THE STREET WALLS AND BUILDING DESIGN.

SETBACKS

STATED SETBACKS ARE FROM THE BACK OF CURB OF THE PROPOSED ROADWAYS. AS INDICATED ON THE SITE DEVELOPMENT PLAN, SETBACKS/BUILD-TO LINES ARE 14 FEET FROM BACK OF CURB, OR AT THE PROPERTY LINE, WHICHEVER IS GREATER. DOORS MAY NOT SWING INTO THE MINIMUM 14 FOOT SETBACK AREA. THE 35' PARKING SETBACK IS MEASURED FROM THE ROW LINE.

STREETScape REQUIREMENTS

STREET TREES ARE REQUIRED IN ACCORDANCE WITH AN APPROVED LANDSCAPE PLAN AND THE "STREETScape PLAN" FOR THE VILLAGE. IF A "STREETScape PLAN" DOES NOT EXIST, THE MINIMUM REQUIREMENTS ARE AS FOLLOWS:

- LARGE MATURING TREE - ONE TREE PER 35 LINEAR FEET. THE MINIMUM CALIPER SHALL BE 2" MEASURED 6" ABOVE GROUND AT TIME OF PLANTING.
- SMALL MATURING TREE - ONE TREE PER 24 LINEAR FEET. THE MINIMUM CALIPER SHALL BE 2" MEASURED 6" ABOVE GROUND AT TIME OF PLANTING.

ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.

PARKING

ON STREET PARKING

THE DESIGN OF THE VILLAGE CONCEPT PROMOTES ON STREET PARKING WHEREVER POSSIBLE. ALL PUBLIC ROADWAYS WILL HAVE PARALLEL PARKING ADJACENT TO THE CURBING.

OFF STREET PARKING

NO PARKING WILL BE ALLOWED WITHIN THE PRESCRIBED PARKING SETBACK AREA, REGARDLESS OF WHICH BUILDING SETBACK IS USED. ANY PARKING LOT MUST BE LOCATED A MINIMUM OF 35 FEET FROM THE STREET RIGHT-OF-WAY AS INDICATED ON THE DEVELOPMENT PLAN. THIS 35 FOOT AREA WILL BE USED FOR A PLANTED BUFFER/SCREEN. ALL PARKING LOTS WILL BE SCREENED IN ACCORDANCE OF THE CHARLOTTE-MECKLENBURG ZONING ORDINANCE.

STRUCTURED PARKING FACILITIES

STRUCTURED PARKING FACILITIES MUST BE SO DESIGNED SO THAT THE ONLY OPENINGS AT THE STREET LEVEL ARE THOSE TO ACCOMMODATE VEHICLE AND PEDESTRIAN ACCESS TO THE STRUCTURE.

IN THE EVENT THAT ANY OPENINGS FOR VENTILATION, SERVICE OR EMERGENCY ACCESS ARE LOCATED AT THE FIRST FLOOR LEVEL IN THE BUILDING FAÇADE, THEN THEY MUST BE DECORATIVE AND MUST BE AN INTEGRAL PART OF THE OVERALL BUILDING DESIGN. THESE OPENINGS MUST BE DESIGNED SO THAT CARS INSIDE ARE NOT VISIBLE FROM THE STREET. THE REMAINDER OF THE STREET LEVEL FRONTAGE MUST BE EITHER OCCUPIED RETAIL SPACE OR AN ARCHITECTURALLY ARTICULATED FAÇADE. CARS ON ALL LEVELS OF THE PARKING FACILITY MUST BE SCREENED FROM VIEW FROM THE STREET UTILIZING DECORATIVE ELEMENTS SUCH AS GRILL WORK OR LOUVERS. IN NO INSTANCE WILL CABLING ALONE BE SUFFICIENT TO MEET WITH SCREENING REQUIREMENTS.

NO SERVICE OR LOADING AREA MAY BE ORIENTED TOWARDS THE STREET FROM WHICH THE REDUCED SETBACK WILL OCCUR.

BIKE RACKS WILL BE PROVIDED AT THE FOLLOWING RATE: 1 BIKE SPACE PER 20 PARKING SPACES AT THE OFFICE AND COMMERCIAL FACILITIES.

PUBLIC TRANSPORTATION

THE PETITIONER AGREES TO WORK WITH THE CHARLOTTE AREA TRANSIT SYSTEM (CATS) IN PROVIDING A BUS SHELTER PAD, BUS PULL-OFF AREA AND PARKING SPACES AS IS REASONABLY ACHIEVABLE.

SIDEWALKS

ALL SIDEWALKS CONSTRUCTED ADJACENT TO THE STREETS WILL BE 6 FEET WIDE CONCRETE WITH TOOLED CONSTRUCTION JOINTS AT EVERY 8 FEET. AN 8 FOOT WIDE PLANTING STRIP WILL BE LEFT BETWEEN THE CURB AND THE SIDEWALK. SPECIAL TREATMENTS, I.E., EMBOSSED CONCRETE PATTERN, BRICK, ETC., WILL BE ALLOWED AT ROAD CROSSINGS BUT MUST BE APPROVED BY THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION STAFF.

SIGNAGE

A MASTER SIGNAGE PROGRAM WILL BE DEVELOPED FOR THIS PROPERTY THAT WILL BE IN CONCERT WITH THAT DEVELOPED WITHIN THE VILLAGE CONCEPT. ALL SIGNS MUST COMPLY WITH THE CHARLOTTE-MECKLENBURG SIGN ORDINANCE AND MUST BE PERMITTED ACCORDINGLY. POLE MOUNTED SIGNS WILL NOT BE ALLOWED, NOR WILL FLASHING SIGNS OF ANY NATURE. THE MAXIMUM HEIGHT OF GROUND MOUNTED MONUMENT SIGNS WILL BE 5 FEET ABOVE THE AVERAGE GRADE AT EDGE OF RIGHT-OF-WAY. MAXIMUM SIZE OF SIGNAGE WILL BE 50 SQUARE FEET, EACH FACE. NO PERMANENT BUSINESS IDENTIFICATION SIGNS OR ADVERTISEMENTS WILL BE ALLOWED WITHIN THE 14 FOOT BUILDING SETBACK, EXCEPT AT DRIVEWAY ENTRANCES WHICH BISECT THE LANDSCAPE SETBACK AREA. ANY SAID SIGNS MUST BE WITHIN 6 FEET OF THE DRIVEWAY CURBING. TEMPORARY PROJECT IDENTIFICATION SIGNS MUST BE LOCATED OUTSIDE OF THE REQUIRED SETBACK STATED ABOVE.

TEMPORARY CONSTRUCTIONS SIGNAGE CAN NOT BE LOCATED WITHIN THE REQUIRED SETBACK, AND MUST BE REMOVED NO LATER THAN 60 DAYS FOLLOWING THE RECEIPT OF THE CERTIFICATE OF OCCUPANCY FOR THE STRUCTURE ADDRESSED BY THE SIGNAGE.

BUILDING IDENTIFICATION SIGNS WITHIN INTERIOR PARKING LOTS WILL BE ALLOWED AT THE WALKWAY LEADING TO THE BUILDING AT THE POINT THE WALKWAY EXITS THE PARKING LOT. SUCH SIGNAGE IS LIMITED TO 6 SQUARE FEET, EACH FACE, AND MUST BE INTERNALLY ILLUMINATED.

SIGNAGE FOR PARCELS "E", AND "F" MEET REQUIREMENTS PER SECTION 13.109 (1)(C).

LIGHTING

ALL STREET SIDE LIGHTING WILL BE IN ACCORDANCE WITH THE VILLAGE CONCEPT PLAN. ANY VARIATION TO THAT MUST BE APPROVED IN WRITING BY THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION STAFF.

PEDESTRIAN SCALE LIGHTING WILL BE PROVIDED WHERE APPROPRIATE. (IE. ALONG SIDEWALKS)

WHERE AREA LIGHTING FOR PARKING LOTS IS MOUNTED ON POLES, POLES CAN NOT EXCEED 16 FEET IN HEIGHT WITH ILLUMINATION LIMITED TO 400 WATTS PER LIGHT. A MAXIMUM OF FOUR LIGHT HEADS CAN BE MOUNTED ON ONE POLE. ALL ILLUMINATION WILL BE WHITE IN COLOR; YELLOW OR OTHER TONES WILL NOT BE ALLOWED. DISPERSION OF AREA LIGHTING CAN NOT CARRY OVER TO ADJOINING PROPERTIES, UNLESS THE LIGHTING IS FOR A PARKING LOT THAT SERVES ALL PROPERTIES WITHIN A DESIGNATED PARCEL.

AESTHETIC ILLUMINATION OF EXTERIOR WALL FACES WILL NOT BE ALLOWED, EXCEPT AT ENTRANCES AND CANOPIES OR DRIVE-THRU. SECURITY ILLUMINATION LESS THAN 3 FEET ABOVE GROUND WILL BE ALLOWED THROUGHOUT ALL PARKING LOTS OR ADJACENT TO BUILDINGS AS LONG AS THE LIGHT IS NOT DIRECTED UPWARDS THUS ILLUMINATING THE BUILDING. WALL-PAK LIGHTING IS NOT PERMITTED. LIGHTING LEVELS UNDER THE GAS STATION CANOPY ARE LIMITED TO 24 FOOTCANDLES.

BUILDING DESIGN

ALL BUILDINGS WITHIN THE DEVELOPMENT SHALL CONFORM TO THE STANDARDS ESTABLISHED BY THE VILLAGE CONCEPT PLAN, AS ADOPTED.

MATERIALS FOR THE BUILDINGS' WALLS WITHIN THIS "DEVELOPMENT" WILL BE LIMITED TO BRICK, PATTERNED CONCRETE OR LIMESTONE. WITH APPROVAL, STUCCO OR "SYNTHETIC STUCCO" MAY BE USED FOR THE WALL FRONTING THE STREET AS WELL AS ADJACENT SIDE WALLS. IN ADDITION, METAL FASCIA TRIM, NOT TO EXCEED 36" IN HEIGHT, WILL BE ALLOWED TO BE USED AS A HORIZONTAL FEATURE. THERE IS NO SPECIFIC STYLE REQUIRED BUT THE BUILDINGS MUST BE "TRADITIONAL" IN NATURE AND ALL DETAILING SHALL PROMOTE THIS STYLE. BUILDING PROPORTIONS MUST BE COMPLEMENTARY TO THE VILLAGE CONCEPT GUIDELINES AND ALL ADJACENT BUILDINGS. THE MAIN ENTRANCE FOR EACH BUILDING WILL BE ORIENTED TO THE STREET WITH ALL SIGNAGE, ETC. SUPPORTING THAT ENTRANCE.

BUILDING ELEVATIONS FOR THE TOWNHOMES/CONDOMINIUMS LOCATED ON PARCELS E & F AS WELL AS FOR THE OFFICES AND HOTEL BUILDING LOCATED ON PARCEL A SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO THE CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT DURING THE SITE PLAN APPROVAL PHASE. THE SCALE AND ORIENTATION OF THE TOWNHOMES/CONDOMINIUMS SHOULD COMPLEMENT THE SCALE OF THE SURROUNDING RESIDENTIAL BUILDINGS. BUILDINGS WILL BE REQUIRED TO INCORPORATE BALCONIES, BAY WINDOWS, PORCHES AND OTHER ARCHITECTURAL ENHANCEMENTS AS A WAY OF ADDRESSING THE PEDESTRIAN NATURE OF THE VILLAGE. FRONT DOORS SHOULD ORIENT TOWARD THE STREET, FACADES SHOULD BE VARIED WITH FREQUENT BUILDING ENTRIES AND WINDOWS.

WINDOW OPENINGS MUST BE A MINIMUM OF 50 % OF THE WALL SURFACE AT STREET LEVEL PER BUILDING SIDE. IF A BUILDING IS LOCATED AT AN INTERSECTION, THE 50 % REQUIREMENT WILL BE FOR THE SUM OF THE TWO STREET FRONTAGE WALL SURFACES. FOR THE SECOND LEVEL AND ABOVE, WINDOW OPENINGS MUST EQUAL 40 % OR GREATER OF AVAILABLE WALL SURFACE FOR EACH FLOOR. AVAILABLE WALL SURFACE INCLUDES ALL SIGNAGE AREA AS WELL AS ALL PARAPET SCREENING.

AWNINGS ARE ENCOURAGED AT THE STREET LEVEL, ESPECIALLY WHERE POSSIBLE TO ENHANCE ENTRANCES. MATERIAL SHALL BE IN CONFORMANCE WITH THE OVERALL VILLAGE CONCEPT GUIDELINES. AWNINGS CAN NOT EXTEND MORE THAN ONE-HALF THE DISTANCE OF THE BUILD-TO LINE TO THE BACK OF CURB. WALL MOUNTED SIGNAGE, NOT EXCEEDING 3" IN THICKNESS IS ALLOWED AT STREET LEVEL. SQUARE FOOTAGE OF SUCH SIGNAGE IS CONTROLLED BY THE MECKLENBURG COUNTY SIGN ORDINANCE AND THE VILLAGE CONCEPT PLAN. HOWEVER, SIGNAGE, NOT EXCEEDING 3 SQUARE FEET PER FACE, IS PERMITTED TO BE SUSPENDED PERPENDICULAR TO THE BUILDING, UNDER A CANOPY. SUSPENDED SIGNAGE MUST BE A MINIMUM OF 8 FEET ABOVE THE SIDEWALK. SUSPENDED SIGNS MAY NOT BE ILLUMINATED.

TRASH AND/OR DUMPSTER/COMPACTOR AND RECYCLING AREAS SHALL COMPLY WITH SECTION 12.403 OF THE CHARLOTTE-MECKLENBURG ZONING ORDINANCE. TRASH OR "DUMPSTER" PADS WILL BE SCREENED FROM VIEW USING MATERIALS SIMILAR TO THOSE USED ON THE RESPECTIVE BUILDING. WHERE JOINT COLLECTION POINTS ARE DEVELOPED, PADS SHALL BE SCREENED WITH BRICK ENCLOSURES. ALL ENCLOSURES WILL HAVE GATES THAT TOTALLY CONCEAL THE INTERIOR OF THE ENCLOSURE AND SHALL NOT BE LOCATED WITH 20-50 FEET OF THE SOUTHERN MOST PROPERTY LINE.

INNOVATIVE PROVISIONS FOR COMMERCIAL CENTER DISTRICT, AS DISCUSSED UNDER SECTION 11.405 (3) OF THE CHARLOTTE-MECKLENBURG ZONING ORDINANCE, ARE TO BE USED FOR CROSSWALKS AND STREET CROSS-SECTIONS.

FIRE PROTECTION

FIRE HYDRANTS WILL BE PROVIDED WITHIN THE LANDSCAPE SETBACK AREAS AS REQUIRED BY THE FIRE MARSHALL. FOR BUILDINGS ACCESSED THROUGH SCREENED PARKING LOTS, HYDRANTS MUST BE INSTALLED ADJACENT TO THE PARKING LOT AND EASILY ACCESSIBLE BY FIRE FIGHTING EQUIPMENT. HYDRANT LOCATIONS MUST BE APPROVED BY THE FIRE MARSHALL. AN ACCESS AGREEMENT SHALL BE ON FILE FOR ANY BUILDING SO PROTECTED.

ROAD IMPROVEMENTS

LEFT TURN LANES SHALL BE CONSTRUCTED ON DEARMON ROAD AT THE NORTH SOUTH COLLECTOR STREET AND EXISTING PROSPERITY CHURCH ROAD AT THE EAST WEST COLLECTOR STREET.

INDIVIDUAL PARCEL GUIDELINES

PARCEL A
PARCEL "A" CONSTRUCTION IS A MAXIMUM 150 ROOM HOTEL LOCATED ADJACENT TO THE I-485 ACCESS RAMP, AND THREE ADDITIONAL OFFICE / RETAIL USE BUILDINGS WITH A MAXIMUM OF 90,000 SQUARE FEET UP TO FOUR STORIES IN HEIGHT. UP TO 70,000 SF OF THIS MAY BE OFFICE USE. BUILDINGS WILL BE ORIENTED TO THE BRIDGE CONNECTOR ROAD, THE ACCESS RAMP AND/OR COMMON OPEN SPACE AREAS ALL LINKED BY SIDEWALK CONNECTIONS THROUGH THE SITE AND TO THE ADJACENT GREENWAY. A CENTRALLY LOCATED PARKING LOT WILL BE REQUIRED TO PROVIDE THE REQUIRED NUMBER OF PARKING SPACES. PORTIONS OF THAT PARKING MAY HAVE TO BE MULTI-LEVEL, INCORPORATED INTO THE BUILDINGS. ACCESS TO THE PARCEL WILL BE ON TWO SIDES WITH ACCESS FROM THE BRIDGE ROAD BEING RIGHT IN ONLY. THE COLLECTOR ROAD ACCESS WILL ALLOW TURNING MOVEMENTS IN BOTH DIRECTIONS. ADDITIONALLY, A DRIVE THROUGH THE ADJACENT PARCEL F SHALL BE PROVIDED.

PARCEL B
PARCEL "B" IS LOCATED BETWEEN THE PROPOSED COLLECTOR ROAD AND THE ACCESS ROAD PARALLEL TO I-485. THIS PARCEL HAS ACCESS FROM THREE SIDES. ACCESS FROM THE PARALLEL ACCESS ROAD WILL BE RIGHT IN - RIGHT OUT ONLY. OTHER ENTRANCE/EXITS WILL ALLOW FOR ALL TURNING MOVEMENTS.

CONSTRUCTION WILL INCLUDE UP TO 4 OFFICE BUILDINGS WITH A MAXIMUM OF 50,000 SQUARE FEET TOTAL FOR THE PARCEL. BUILDINGS MUST BE TWO OR THREE STORIES IN HEIGHT. BUILDING DESIGN SHOULD EMPHASIZE THE PARK ATMOSPHERE OF THE SQUARE, AS WELL AS THE PEDESTRIAN CHARACTER OF THE STREET DEVELOPMENT. BUILDING ORIENTATION WILL BE TO THE STREET. SOME OF THE PARKING WILL BE PROVIDED BY ON-STREET SPACES BUT THE MAJORITY OF THE PARKING WILL BE ON AN INTERNAL, SCREENED PARKING LOT. DEPENDING ON BUILDING DESIGN, A SURFACE LOT MAY BE ADEQUATE, BUT MULTI-LEVEL PARKING MAY BE REQUIRED.

PARCEL C

PARCEL "C" IS LOCATED BETWEEN THE 60' RIGHT-OF-WAY COLLECTOR ROAD AND THE DUKE POWER RIGHT-OF-WAY. IT IS BORDERED BY PROSPERITY CHURCH ROAD TO THE EAST AND THE PROPOSED BRIDGE ROAD TO THE WEST. THIS PARCEL SHALL BE CONSTRUCTED IN CONJUNCTION WITH THE FUTURE 60' RIGHT-OF-WAY COLLECTOR STREET.

A GAS STATION FACILITY WILL BE LOCATED AT THIS INTERSECTION. IT INCLUDES A 5,000 SQUARE FOOT ± CONVENIENCE STORE BUILDING, A CAR WASH AND A 10 DISPENSER FUELING FACILITY AND ASSOCIATED CANOPY. ACCESS FROM THE BRIDGE ROAD WILL ALLOW ALL TURNING MOVEMENTS. OTHER ENTRANCE/EXITS ON TO THE COLLECTOR ROAD AND POSSIBLY A DRIVE THROUGH THE DUKE POWER RIGHT-OF-WAY, WILL ALSO ALLOW FOR ALL TURNING MOVEMENTS.

AN OPERABLE DOOR WILL BE ORIENTED TOWARDS THE INTERSECTION OF THE 60' ROW COLLECTOR AND THE 70' ROW BRIDGE ROAD.

PEDESTRIAN ACCESS FROM THE STREET TO THE CONVENIENCE STORE IS REQUIRED.

THE AREA REMAINING ON PARCEL C THAT FRONTS PROSPERITY CHURCH ROAD SHALL BE RESERVED FOR POTENTIAL COMBINATION INTO THE ADJACENT PARCEL IN ORDER TO CREATE A MORE UNIFIED DESIGN OF SUCH PARCEL.

PARCEL D

DUE TO REQUIRED REALIGNMENT OF INTERSTATE 485 AND THE 60' RIGHT-OF-WAY COLLECTOR ROAD, PARCEL "D" WAS INCORPORATED INTO PARCEL "E". SEE PARCEL "E" NOTES FOR DEVELOPMENT REQUIREMENTS.

PARCEL E

PARCEL "E" IS BORDERED BY THE PROPOSED COLLECTOR ROAD AND THE DUKE POWER RIGHT-OF-WAY WITH EXISTING MULTI-FAMILY DEVELOPMENT TO THE SOUTH. PLANNED CONSTRUCTION IS FOR TOWNHOMES OR CONDOMINIUMS, 16 UNITS PER ACRE. UNITS WILL MEET DEVELOPMENT GUIDELINES, WITH PARKING INTERNAL. FOR MORE INFORMATION ON THE GUIDELINES, SEE THE "PROSPERITY CHURCH ROAD VILLAGES" DOCUMENT FROM THE PLANNING COMMISSION. PARKING WILL INCLUDE PARALLEL STREET PARKING AND AN INTERNAL LOT ACCESSIBLE TO EACH BUILDING. LANDSCAPE REQUIREMENTS AS WELL AS WALKWAY REQUIREMENTS MUST BE ADHERED TO FOR THESE BUILDINGS. ADDITIONAL PARKING WILL BE LOCATED WITHIN THE DUKE POWER EASEMENT DRIVE LOOP. THE REMAINING AREA IN THE DUKE POWER RIGHT-OF-WAY WILL BE RESERVED FOR PUBLIC OPEN SPACE AND SMALL MATURING TREES WILL CREATE A "VILLAGE GREEN" AFFECT.

PARCEL F

PARCEL "F" IS SIMILAR TO PARCEL "E" IN THAT IT IS ACCESSED FROM THE PROPOSED COLLECTOR ROAD. IT IS ALSO PROJECTED AS TOWNHOMES OR CONDOMINIUMS WITH AN ALLOWABLE DENSITY OF 16 UNITS PER ACRE. UNITS MUST MEET DEVELOPMENT GUIDELINES AS IN PARCEL "E" ABOVE. A NUMBER OF THE UNITS WILL BE LOCATED ADJACENT TO THE PROPOSED COLLECTOR ROAD WITH THE BALANCE ACCESSED FROM AN INTERNAL ROAD NETWORK. A 30' NATURAL BUFFER WILL BE LOCATED BETWEEN THE DEVELOPMENT AND THE CREEK ON THE WEST SIDE OF THE PARCEL AND WILL BE PART OF PARCEL "G". ALL DEVELOPMENT WILL BE ABOVE THE FLOODPLAIN ELEVATION AND OUT OF THE FLOOD HAZARD AREA. ONE HALF ACRE SHOULD BE SET ASIDE FOR A PRIVATE RECREATIONAL AREA AT SOME LOCATION WITHIN THE PARCEL.

PARCEL G

PARCEL "G" WILL BE A PUBLIC RECREATIONAL AREA ALONG THE CREEKS BORDERING THE WESTERN BOUNDARY OF THE PROPERTY. IT WILL BE DEDICATED AND CONVEYED TO THE COUNTY AS A GREENWAY. IT WILL INCLUDE A 30' BUFFER BETWEEN PARCEL "F" AND THE EASTERLY MOST CREEK. A GREENWAY TRAIL SYSTEM WILL BE CONSTRUCTED AND CONNECTED TO THE DEVELOPMENT IN THE FORM OF 6'-WIDE GRAVEL TRAILS THAT MEET THE MECKLENBURG COUNTY PARKS AND RECREATION DEPARTMENT STANDARDS.

STORM WATER MANAGEMENT
THE PETITIONER SHALL CONTROL AND TREAT THE DIFFERENCE IN STORM WATER RUNOFF VOLUME LEAVING THE PROJECT SITE BETWEEN THE PRE AND POST DEVELOPMENT RUNOFF CONDITIONS FOR THE 1-YEAR 24 HOUR STORM. RUNOFF DRAW DOWN TIME SHALL BE A MINIMUM OF 24 HOURS, BUT NOT MORE THAN 120 HOURS.

THE USE OF STRUCTURAL STORM WATER TREATMENT SYSTEMS (WET PONDS, EXTENDED DETENTION WETLANDS, BIO-RETENTION, ETC) SHALL BE INCORPORATED INTO THE SITE AND DESIGNED TO HAVE AN 85% AVERAGE ANNUAL REMOVAL FOR TOTAL SUSPENDED SOLIDS GENERATED FROM THIS DEVELOPMENT.

A MAINTENANCE PLAN SHALL BE DEVELOPED TO ENSURE ADEQUATE LONG TERM OPERATION OF THE STRUCTURAL STORM WATER TREATMENT SYSTEMS.

THE PETITIONER SHALL ABIDE BY THE S.W.I.M. STREAM BUFFER REGULATIONS WHERE APPLICABLE.

STORM WATER DETENTION FACILITIES ARE NOT ALLOWED IN REQUIRED SETBACKS AND BUFFERS.

THE PETITIONER SHALL CONTROL AND TREAT THE DIFFERENCE IN STORM WATER RUNOFF VOLUME LEAVING THE PROJECT SITE BETWEEN THE PRE- AND POST-DEVELOPMENT RUNOFF CONDITIONS FOR THE 1-YEAR 24 HOUR STORM. RUNOFF DRAW-DOWN TIME SHALL BE A MINIMUM OF 24 HOURS, BUT NO MORE THAN 120 HOURS.

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A MAINTENANCE PLAN SHALL BE DEVELOPED TO ENSURE ADEQUATE LONG-TERM OPERATION OF THE STRUCTURAL STORM WATER TREATMENT SYSTEMS.

10-foot wide asphalt @ 3'-5'-0"

FOR PUBLIC HEARING
PETITION NUMBER : 2005-01
SITE PLAN AMENDMENT TO
PETITION NUMBER : 98-27C