

**SITE DATA**

TOTAL AREA: 25.35 ACRES (Does NOT CHANGE)

EXISTING ZONING: R-3

PROPOSED ZONING: NS

R/W ALLOCATION: 2.62 ACRES 3.44 ACRES

PROPOSED USES:

- AREA A: 16.14 ACRES (806 ACRES) 193 UNITS ALLOWED AT 12 D.U./A
- AREA B: 8.06 ACRES (65,000 SF. OFFICE ALLOWED 12,000 SF. DAY CARE ALLOWED)
- AREA C: 1.13 ACRES (3,000 SF. RETAIL ALLOWED)

- 3. Landscaped Area and Screening**
- a. Landscaped area and screening shall conform with the standards and minimums specified in Section 2309 of the Ordinance as a minimum. Planters or containers will be screened with solid enclosure and gates.
- 4. Access Points**
- a. The configuration of the site shall be designed to provide access to the site from the proposed Outer Loop and North-South Connector Road and approved by the City of Charlotte and the North Carolina Department of Transportation.
- b. Access from the proposed Johnston-Oehler and North-South Connector Road shall be provided to the site from the proposed Outer Loop and North-South Connector Road and approved by the City of Charlotte and the North Carolina Department of Transportation.
- c. Access from the proposed Johnston-Oehler and North-South Connector Road shall be provided to the site from the proposed Outer Loop and North-South Connector Road and approved by the City of Charlotte and the North Carolina Department of Transportation.
- 5. Lighting**
- a. A uniform lighting system shall be provided throughout the site. All lighting shall be designed to provide uniform illumination of the site. All lighting shall be designed to provide uniform illumination of the site. All lighting shall be designed to provide uniform illumination of the site.
- b. Consideration will be given to the impact of lighting both within and without the site. The lighting design shall include energy efficiency and lighting of adjacent streets and properties.
- 6. Parking**
- a. The parking area shall be designed to provide adequate parking for the site. The parking area shall be designed to provide adequate parking for the site. The parking area shall be designed to provide adequate parking for the site.
- 7. Signs**
- a. A uniform sign and graphics system will be provided throughout the site. All signs shall be designed to provide uniform illumination of the site. All signs shall be designed to provide uniform illumination of the site.
- 8. Fire Protection**
- a. Adequate fire protection in the form of hydrants will be provided by the City of Charlotte. The hydrants shall be provided by the City of Charlotte.
- 9. Design Standards**
- a. Landscaped areas shall be provided in parking areas to avoid large expanses of asphalt. The plan will meet the Tree Ordinance requirements.
- b. If existing trees are to be removed or re-planted, the area surrounding the trees shall be protected with landscaping to create a buffer between the trees and the site.
- c. Large retaining walls will be retained 50' on center along the site.
- d. Intersecting streets shall be provided to the parking and access areas.
- 10. Storm Drainage**
- a. Storm water runoff from the site will be managed through a storm water management system approved by the City of Charlotte. Storm water runoff shall not be discharged into the buffers, setbacks or adjacent parking and streets.
- b. The petitioner reserves the right to use the existing pond for storm water storage.
- c. The petitioner reserves the right to modify the existing pond based on the results of a hydrologic analysis and design requirements.
- d. If the pond is eliminated there will be no net loss of the Open Space area. The pond shall be replaced with a new pond or other storm water management system that provides for the same volume of storm water storage as the existing pond.
- 11. Building Height**
- a. Building height shall be limited to three stories.
- b. No on-site parking areas will be located between the building and the public streets, including the Outer Loop.
- c. The petitioner shall provide a minimum of 20' of Open Space area along the Outer Loop. The Open Space area shall be provided along the Outer Loop. The Open Space area shall be provided along the Outer Loop.
- d. The petitioner shall provide a minimum of 20' of Open Space area along the Outer Loop. The Open Space area shall be provided along the Outer Loop. The Open Space area shall be provided along the Outer Loop.
- 12. Development Planning**
- a. No Certificate of Occupancy for the townhomes will be issued prior to 12 months from the approval date of this rezoning.
- b. Certificate of Occupancy may be issued for the first 50% of 32,500 square feet of office space. However, Certificate of Occupancy for the remaining 50% of 32,500 square feet of office space shall not be issued until after a period of 12 months from the approval date of this rezoning.

PROSPERITY CHURCH ROAD SITE  
PROPOSED REZONING FOR  
THE MCALPINE CO., INC.  
6725-D FAIRVIEW ROAD  
CHARLOTTE, NORTH CAROLINA 28210

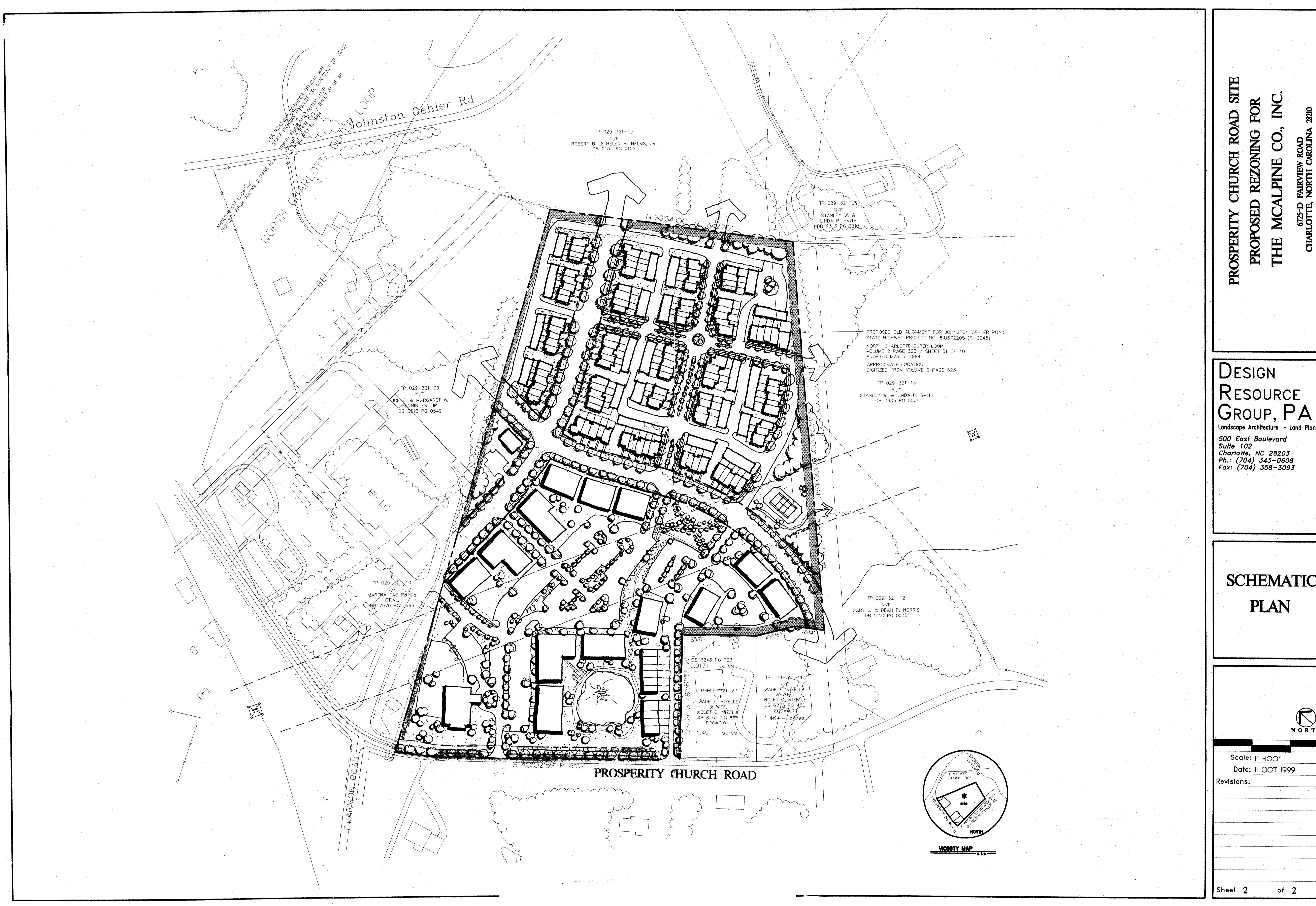
**Design Resource Group**

1233 West Wendover Street, Suite 214  
Charlotte, NC 28203  
704.343.0608 fax 704.358.3093  
www.drg.com

- Landscape Architecture
- Urban Design
- Civil Engineering
- Land Planning

FOR PUBLIC HEARING  
PETITION # 2000-78  
TECHNICAL  
PLAN

Scale: 1"=100'  
Date: 11 OCT 1999  
Project #: 033-001  
Revisions: 25 OCT 1999  
30 NOVEMBER 1999 PER CMPC REVIEW  
16 AUGUST 2000 PER CMPC REVIEW  
26 SEPT. 2000 PER CMPC REVIEW  
17 OCTOBER 2000 PER CMPC REVIEW  
19 OCTOBER 2000 REVISED JOHNSTON  
OEHLER ROAD  
22 NOVEMBER 2002 - FINAL REV./APPROVAL  
28 February 2002  
Revised Acreage PER R/W REQUIREMENT



PROSPERITY CHURCH ROAD SITE  
PROPOSED REZONING FOR  
THE MCALPINE CO., INC.  
6725-D FAIRVIEW ROAD  
CHARLOTTE, NORTH CAROLINA 28210

**DESIGN RESOURCE GROUP, PA**

Landscape Architecture • Land Planning

500 East Boulevard  
Suite 102  
Charlotte, NC 28203  
Ph: (704) 343-0608  
Fax: (704) 358-3093

SCHEMATIC  
PLAN

Scale: 1"=100'  
Date: 11 OCT 1999  
Revisions:

CHARLOTTE-MECKLENBURG  
PLANNING COMMISSION  
INTER-OFFICE COMMUNICATION

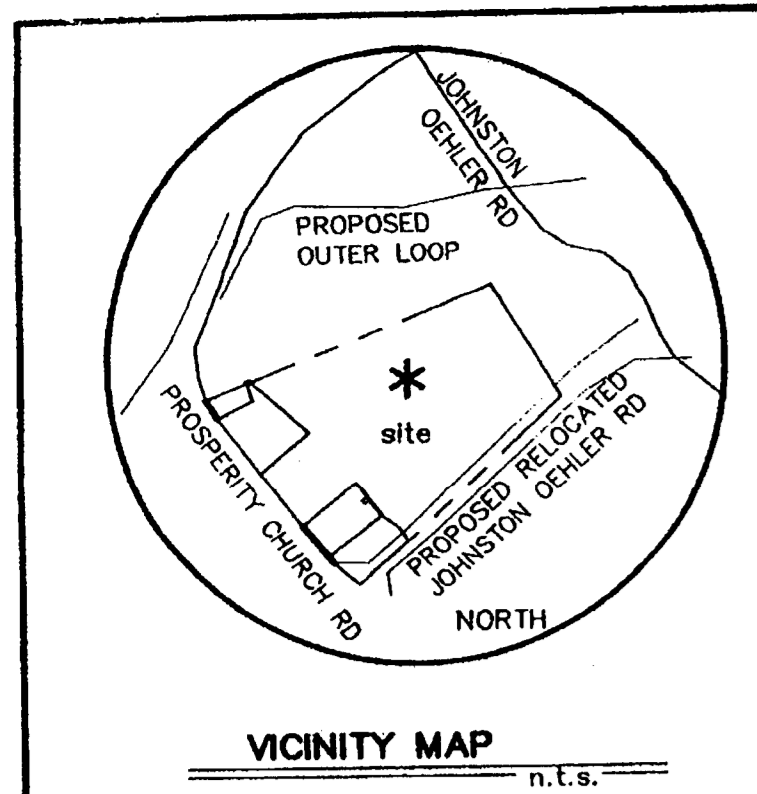
DATE: March 1, 2002

TO: Robert Brandon  
Zoning Administrator

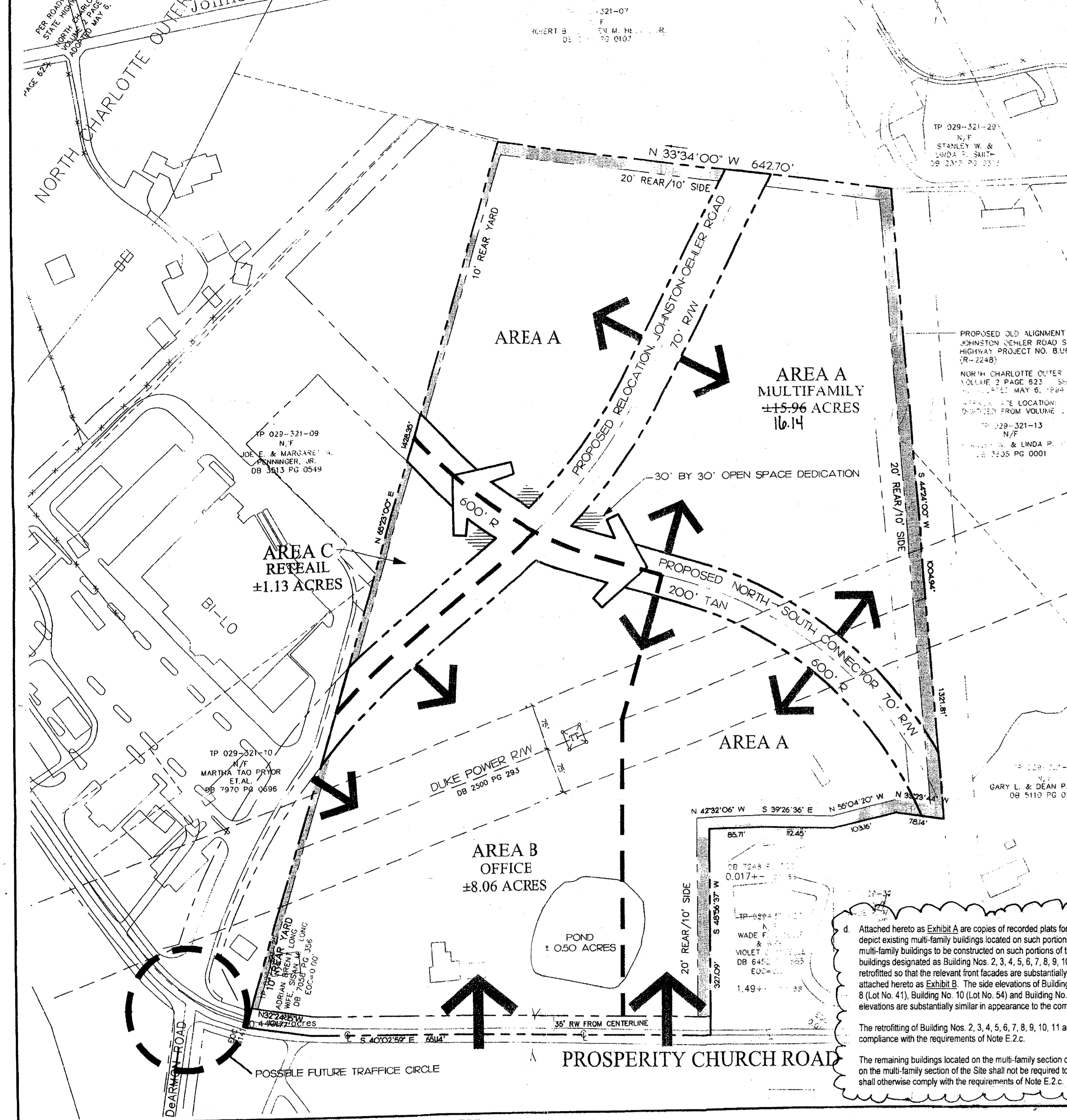
FROM: Martin R. Cramton, Jr.  
Planning Director

SUBJECT: Administrative Approval for Petition No. 2000-78 by Francis C. Mizelle.

Attached is a revised plan for the above referenced petition. The plan has been revised to allow 193 dwelling units on 16.14 acres (area A). The acreage increased slightly because the amount of right-of-way required was reduced. Since this change is minor, I am administratively approving this increase in the number of units. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.



VICINITY MAP



**SITE DATA**

TOTAL AREA	25.15 ACRES	Does NOT CHANGE
EXISTING ZONING	R-3	
PROPOSED ZONING	NS	
R/W ALLOCATION	4.622 ACRES	3.44 ACRES
PROPOSED USES	AREA A 15.96 ACRES 16.14 ACRES 193 UNITS ALLOWED AT 12 D.U.A. AREA B 8.06 ACRES 65,000 SF OFFICE ALLOWED 12,000 SF DAY CARE ALLOWED AREA C 1.13 ACRES 5,000 SF RETAIL ALLOWED	

**DEVELOPMENT STANDARDS**

**A. General Provisions**

- The minimum lot area for any residential development shall be 10,000 square feet.
- The minimum lot width shall be 30 feet.
- The minimum lot depth shall be 100 feet.
- The minimum lot area for any commercial development shall be 5,000 square feet.
- The minimum lot width shall be 20 feet.
- The minimum lot depth shall be 50 feet.

**B. Building Height**

- Building height shall be limited to three stories.
- No building height shall be greater than the height of the adjacent building.
- No building height shall be greater than the height of the adjacent building.

**C. Setbacks**

- Front setbacks shall be 10 feet.
- Rear setbacks shall be 10 feet.
- Side setbacks shall be 5 feet.

**D. Parking**

- One parking space shall be provided for every 100 square feet of floor area.
- Off-street parking shall be provided for all vehicles.
- Off-street parking shall be provided for all vehicles.

**3. Landscaped Area and Screening**

Landscaped area and screening shall conform with the standards and treatments specified in Section 22023 of the Ordinance on a minimum. Plantings or materials will be increased with solid enclosure and gates.

**4. Access Points**

The proposed site shall be designed to provide access to the site from the North Charlotte Loop and Johnston Oehler Road. The number of access points shall be determined by the North Carolina Department of Transportation. The number of access points shall be determined by the North Carolina Department of Transportation.

**5. Lighting**

A uniform lighting system will be employed throughout the site. All lighting shall be shielded to prevent light trespass. The lighting shall be designed to provide adequate illumination for the site. The lighting shall be designed to provide adequate illumination for the site.

**6. Storm Drainage**

The site shall be designed to provide storm drainage. The storm drainage shall be designed to provide adequate drainage for the site. The storm drainage shall be designed to provide adequate drainage for the site.

**7. Signs**

The site shall be designed to provide signs. The signs shall be designed to provide adequate signage for the site. The signs shall be designed to provide adequate signage for the site.

G:\SDSKPRD\J033-001\dwg\Rezone9.dwg 10/20/2000 08:52:44 AM EDT

PROSPERITY CHURCH ROAD SITE  
PROPOSED REZONING FOR  
THE MCALPINE CO., INC.  
6725-D FAIRVIEW ROAD  
CHARLOTTE, NORTH CAROLINA 28210

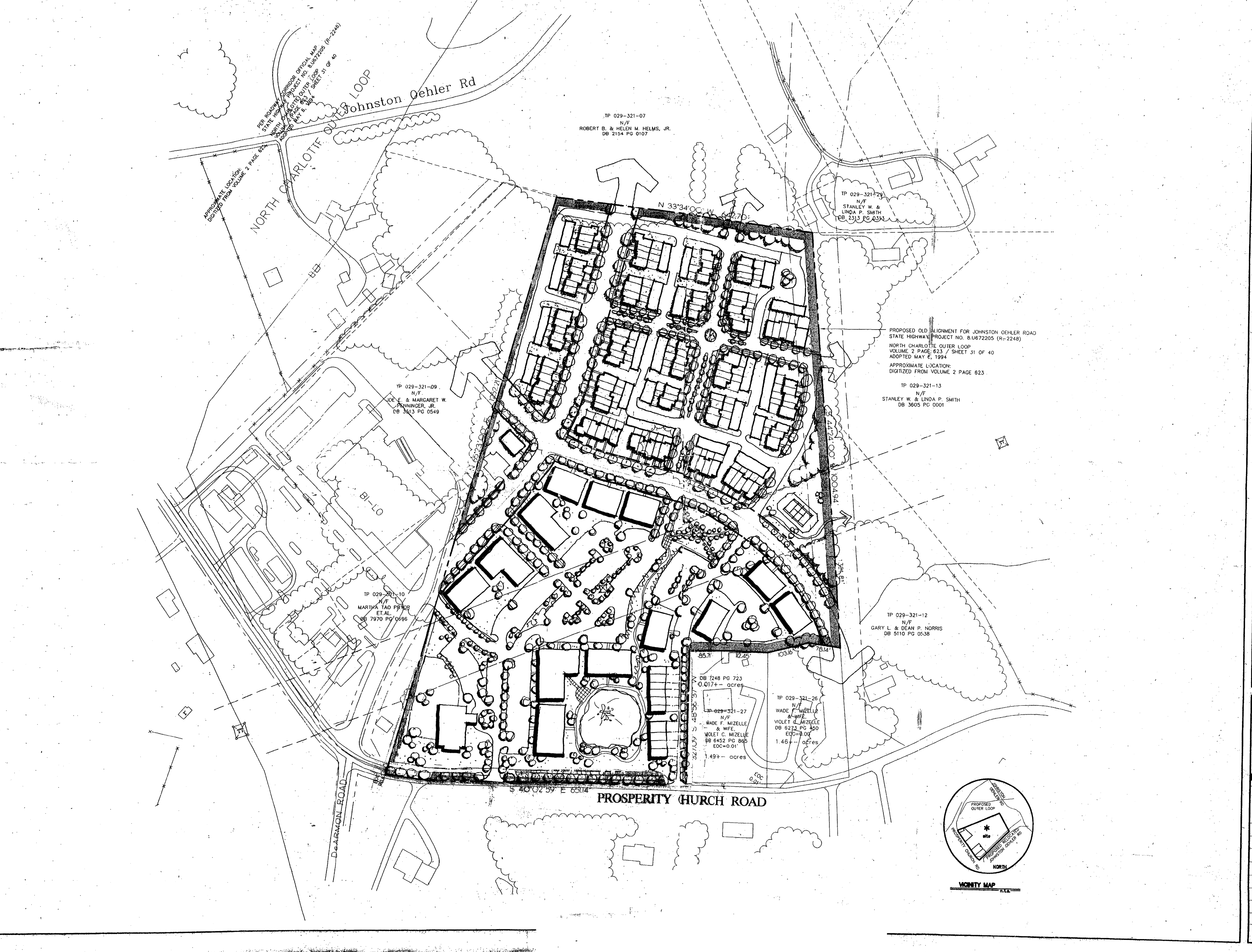
**Design Resource Group**  
1230 West Northside Street, Suite 214  
Charlotte, NC 28208  
704.343.0608 Fax: 704.358.3093  
www.drg.com

•Urban Architecture  
•Landscaping  
•Civil Engineering  
•Land Planning

FOR PUBLIC HEARING  
PETITION # 2000-78  
TECHNICAL  
PLAN

ATTACHED TO ADMINISTRATIVE APPROVAL  
DATE: November 1, 2000  
BY: DEBRA D. CAMPBELL

Scale: 1"=100'  
Date: 11 OCT 1999  
Project: 033-001  
Revisions: 25 OCT 1999  
30 NOVEMBER 1999 PER CMPR REVIEW  
16 AUGUST 2000 PER CMPR REVIEW  
26 SEPT. 2000 PER CMPR REVIEW  
17 OCTOBER 2000 PER CMPR REVIEW  
19 OCTOBER 2000 REVISED JOHNSTON OEHLEH REZONING  
22 NOVEMBER 2000 - FINAL REV./APPROVAL  
28 FEBRUARY 2002  
Revised Aerial PER R/W Requirements of October 2001 Issue 2  
Sheet 1 of 2



PROSPERITY CHURCH ROAD SITE  
PROPOSED REZONING FOR  
THE MCALPINE CO., INC.  
6725-D FAIRVIEW ROAD  
CHARLOTTE, NORTH CAROLINA 28210

**DESIGN RESOURCE GROUP, PA**  
Landscape Architecture • Land Planning  
500 East Boulevard  
Suite 102  
Charlotte, NC 28203  
Ph: (704) 343-0608  
Fax: (704) 358-3093

SCHEMATIC  
PLAN

ATTACHED TO ADMINISTRATIVE APPROVAL  
DATE: November 1, 2000  
BY: DEBRA D. CAMPBELL

Scale: 1"=100'  
Date: 11 OCT 1999  
Revisions:

CHARLOTTE-MECKLENBURG  
PLANNING COMMISSION  
INTER-OFFICE COMMUNICATION

DATE: November 1, 2007  
TO: Gary Huss  
Zoning Supervisor  
FROM: Debra Campbell  
Planning Director  
SUBJECT: Administrative Approval for Petition No. 2000-78 by Francis C. Mizelle.

Attached are revised plans and building elevations for the above referenced petition. The plans have been revised to allow the building facades to be predominantly brick, or stone and to incorporate building elevations for buildings that will be retrofitted to meet this requirement. Since these changes are minor, I am administratively approving these plans and building elevations. Please use these revised plans and building elevations when evaluating requests for building permits and certificates of occupancy.