DEVELOPMENT NOTES: 1. The purpose of this petition applies to tract 2 only. All other tracts are excluded from this petition. 70' R/W (MINIMUM) 2. The purpose of this rezoning is an update to the existing conditional zoning plan for tract 2 which was passed by Mecklenburg County Commissioners in Crown Point September 1998. The approved zoning allows for a mixed-use development as reflected in the adopted Northeast District Plan which envisions an urban village development at this location. This property is adjacent to an existing shopping center site and continues the concept of establishing a mixture of 2' 6' Sidewalk 8' Planting Strip 10' Travel Lane 8' Planting Strip 6' Sidewalk uses, including a variety of housing types, light business, and office uses along the I-485 Services Road. Moreover, this rezoning is to address final Parking alignment of the proposed Prosperity Village Road. This new alignment has been approved by adjacent property owners, the petitioner and the & WIFE NANCY M. Metropolitan Planning Organization. CROWN: 3/8" 6005 GLEN MANOR DRIVE 3. Development of this property will be governed by the conditions shown on this Technical Data Plan as to buffers, setbacks, land configurations, and CHARLOTTE, NC 28269 C/O RASH access points. Each of the respective districts shall be developed in accordance with the applicable standards of that district. POST OFFICE BOX ROWLETT, TX 75030 4. The attached Schematic Site Plan depicts a proposed form of development for the property. The final site plan shall be of a similar nature but may SEAN W. LYNCH & USING 2'-0" VALLEY GUTTER SPOUSE, SHANNON M. change with regard to building placement, parking, and circulation details. The final site plan shall create a pedestrian friendly environment, a street 6000 WAVERLY LYNN LANE network providing strong connectivity between uses, tree-lined streets, building frontage relating to the street, and other features designed to create a CHARLOTTE, NC 28269 ELEVATION DIFFERENCES FOR VALLEY GUTTER quality development project. Among the measures to be required to address development quality in tract 2 shall be the following: 029-411-03 BETWEEN TOP OF CURB AND FINISH GRADE AT & PAVEMENT SCHEDULE TRUDY O. DANIEL (BY ENTIRETY) TO FINISH GRADE OF FOR STONEBASE FOR HB © 2" BITUMINOUS CONCRETE SURFACE COURSE, . SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET A MINIMUM OF 8' FROM THE BACK OF CURB. 4706 RIDGE ROAD a. Building entrance shall be oriented toward the street, and most of the parking shall be behind the buildings. 029-411-02 CHARLOTTE, NC 28269 SUBGRADE -12" b. Buildings or activity areas such as outdoor dining, plazas, etc. shall be located on or near the street setback lines. © 10" COMPACTED AGGREGATE BASE COURSE, OR 5" BITUMINOUS CONCRETE BASE COURSE, TYPE HB. CHARLES NEAL FESPERMAN BASE COURSE -2* -2" 2. THE CROWN (TRANSVERSE SLOPE) FOR THE TYPICAL SECTION ON THIS SHEET IS 3/8" PER FT. AND WIFE, MARY c. On-street parking shall be provided (subject to design guidelines of Charlotte DOT and NCDOT.) R 2'-0" VALLEY GUTTER d. A five foot wide sidewalk shall be provided and located so as to provide for a minimum twelve foot planting strip between the back of curb and sidewalk. BINDER COURSE 0" 3021 DRIWOOD COURT 3. 2'-0" VALLEY GUTTER SECTION MAY BE USED WITH APPROVAL CHARLOTTE, NC 28269 (S) 4" CONCRETE SIDEWALK This may be accomplished by placing the sidewalk in an easement outside the R/W if necessary. OF APPROPRIATE CITY/COUNTY ENGINEERING DEPT. e. Streets shall be planted with large-maturing street trees (min. 2 ½" cal. at planting) at an average spacing of 40' on center. Spacing may be adjusted to 4. 2-INCH BITUMINOUS CONCRETE BINDER COURSE, TYPE H, IS TO BE PLACED IMMEDIATELY FOLLOWING PREPARATION OF A.B.C. PLANT MIX TO MEET NCDOT SPECIFICATIONS. accommodate drives, utilities, etc. f. Architectural compatibility of buildings shall be assured by the establishment of an architectural review committee with jurisdiction over acceptable 5. 2-INCH BITUMINOUS SURFACE COURSE, TYPE 1-1, IS TO BE PLACED FOLLOWING BINDER COURSE. materials and details. 5. Prior to the issuance of building permits on the site, right-of-way shall be dedicated along Ridge Road equal to 50 feet from center line to provide for 6. DEVELOPER MAY SUBMIT AN ALTERNATIVE PAVEMENT SCHEDULE. ALL PERTINENT INFORMATION MAY BE SUBMITTED future widening. THE APPROPRIATE CITY/COUNTY ENGINEERING DEPT. 7. PAVEMENT WIDTH SHALL TRANSITION FROM 39' TO 42' 150' FRIOM RIDGE ROAD R/W 6. Access to the site shall be as generally depicted on the Schematic Site Plan, but will be subject to final approval by Charlotte Engineering Department 029-301-09 and North Carolina Department of Transportation. Street connection will be made to the adjacent shopping center area as indicated, and access will be HOMAS FOEHLER AND WIFE, 029-411-01 provided to the property to the east to provide circulation connectivity between different parcels. The petitioner agrees to provide a maximum of 5 access GRACE ANN B. REBCE BARL UNTZ TYPICAL SECTION COMMERCIAL STREET 4607 RIDGE ROAD AND WIFE, LINDA F. points to the business and office tracts. CHARLOTTE, NC 28269 7. It is recognized that traffic generated by this site in its total development form will rely heavily upon the existence of the Outerbelt and the 4902 RIDGE ROAD CHARLOTTE, NC 28269 interchange adjacent to the property. For that reason the portion of the property to be contained in the R-5 (CD) & R-8 (CD) was allowed to be developed, and the R-22 MF (CD) will not be issued building permits (but can be submitted for review, approval and construction of site work) until the following conditions are met: a. Improvements by others (currently expected to be completed within two years of the date of this petition). 1) Widening of Prosperity Church Road from Mallard Creek Road to DeArmon/Johnston-Oehler Roads. 2) Prosperity Church Road Phase 3 project. 3) Left-turn lanes built on all four approaches to the Prosperity Church/Ridge Roads intersection. b. Improvements by Petitioner 1) Construction of the proposed eastern north-south minor thoroughfare (Prosperity Village Road) through the entire property to TOWNHOMES DUPLEX, TRIPLEX & QUADRAPLEX UNITS - SEE thoroughfare standards and with the appropriate Prosperity Village cross-section as shown on this sheet. 2) The construction of a left-turn lane on westbound Ridge Road onto southbound Prosperity Village Road, and shadows out for the left-turn SCHEMATICS FEPLAN 1 ---lane on eastbound Ridge Road. (In lieu of shadowing out the left-turn lane, the developer can build the eastbound left-turn lane as well.) 029-311-11 HIGHLAND CREEK RETAIL, LLC 3) Improvements in the vicinity of/at the proposed Prosperity Village Road/Ridge Road intersection to meet minimum sight distance ABRIANCEUDED-IN-301 S COLLEGE ST, STE 2800 requirements as determined by CDOT and NCDOT, and based upon generally accepted minimum sight distances for a road of this CHARLOTTE, NC 28202 description and design speed. If Prosperity Village Road is constructed by others north of this intersection prior to the road construction on this site, the responsibility for ensuring adequate sight distances shall be required as part of that road development to the north. 4) Contribution of one-fourth (25%) of the cost of signalizing the Prosperity Church Road/Ridge Road intersection when warranted, at a cost THOMAS FOEHLER R-22/MF (CD) 4607 RIDGE ROAD not to exceed \$10,000. CHARLOTTE, NC 28269 16.82 ACRES (16.41 AC. TO EXIST. Occupancy permits for the Commercial (Parcel IV) site will not be granted until after access to I-485 is completed and available for use; provided, however, if the frontage road as shown on this Technical Data Plan is not built and open to traffic at the same time that I-485 B RIDGE-ROAD R/W) immediately adjacent to the site is open to traffic, then occupancy permits for the Commercial site may be issued when the interchange at 1 STORY BLOCK AND BRICK HARRIS TEETER I-485 and Prosperity Church Road is opened. 8. Storm water detention shall be provided in compliance with the Charlotte-Mecklenburg Stormwater Detention Ordinance, and shall not be located within buffers or setbacks. -PRIVATE STREET 9. Parking shall be provided to met or exceed the minimum requirements of section 12.201 of the Zoning Ordinance for the respective uses. (SEE ACCESS NOTE F) 10. Detached signage will be ground mounted monument style only and shall be limited to a height of 6' and an area of 50 square feet. All building signage shall be in compliance with the Zoning Ordinance. 11 If the land is needed than is shown on this plan for the proposed I-485 expressway and interchange, up to 100' of additional width will be provided at a cost to the public not to exceed the value of such land based upon R-3 single family use. 12. Screening shall be provided per section 12.303 of the Zoning Ordinance. 13. Internal landscaping shall be provided per section 12.208 of the Zoning Ordinance. THOMAS RIDGE RD 14. All dumpsters shall be screened and contained in enclosures with gates. EXISTING LAKE TO BE PRESERVED 15. Buffer widths will not be reduced from that shown on this Technical Data Plan. (SEE NOTE 16) 16. Existing lake shall be preserved; however, it may be drained and reconfigured as necessary for development. TRACT 4 SINGLE HAMILY DETACHED ROAD YNOT INCLUDED IN ACCESS NOTES: SUBMITTAL DESCRIPTION CHURCH] Full access Full access if 400' min. from point of intersection of Prosperity Village Rd. And Ridge Rd. and 300' min. From point of intersection of Prosperity Village Rd. and Thomas Ridge Rd. otherwise, right-in / right-out only. 029-301-13 THÓMAS F. OEHLER AND WIFE, Full access if 300' min. from point of intersection of Prosperity Village Rd. and I-485 service road otherwise right-in / right-out only. GRACE ANN B. 4607 RIDGE ROAD Right-in / right-out only CHARLOTTE, NC 28269 Tie into private drive on commercial site w/ full access to private drive in apartment site. B-1 (CD) 9.7 ACRES Private Street dimensions: 10' lanes if parking is less than 90° 11.5' lanes if parking is at 90° *Street will include 5' sidewalk and 4' planting strip on both sides and cannot be gated. PROSPERL NOTE: All access points are subject to review and approval by CDOT and/or NCDOT. PROPOSED NORTH CHARLOTTE OUTER LOOP (I-485) TECHNICAL DATA SHEET MAY NOT REFLECT ALL CHANGES MADE TO

· SITE · VICINITY MAP NOT TO SCALE

REZONING SUBMITTAL SITE DEVELOPMENT DATA: TOTAL SITE SIZE - 16.82 ACRES (TOTAL) 16.41 ACRES (TO EXIST RIDGE RD. R/W) **EXISTING ZONING - R-22 MF (CD)** PROPOSED USE - MULTI-FAMILY MAXIMUM PROPOSED DEVELOPMENT: R-22 MF (CD) TRACT 2 —— 361 UNITS OF MULTI-FAMILY (22 DU/AC.)

RIDGE ROAD REZONING TECHNICAL DATA PLAN Revision Date: 9/30/05 Revision Date: 9/14/05 Revision Date: 8/25/05

REVISED: EDITED DEVELOPMENT NOTES, ACCESS NOTES, TRACT 3 OF PLAN, & ADDED NOTE REVISED: ELIMINATED PROPOSED ROAD SOUTH OF EXISTING LAKE

029-311-07 (PORTION)

CLARENCE RENAR JOHNSTON

AND WIFE, EDITH W. 4414 JOHNSTON OEHILER ROAD

CHARLOTTE, NC 28269

& ADJUSTED PARCEL ACCESS ACCORDINGLY

2002-125 1" = 100'

029-311-08 (PORTION)

FRED ROSS JOHNSTON (BY ENTIRETY)

4212 JOHNSTON OEHLER ROAD

CHARLOTTE, NC 28269

RZ-1

ATTACTICED TO ADMINISTRATIVE

029-311-21

HARVEY W. JOHNSTON

4217 JOHNSTON OEHLER ROAD

CHARLOTTE-MECKLENBURG
PLANNING COMMISSION

ROBERT BOLIVA HELMS, JR.,

AND WIFE, HELEN M.

4716 JOHNSTON OBHLER ROAD

CHARLOTTE, NC 28269

INTER - OFFICE COMMUNICATION

October 12, 2005

Débra Campbell Planning Director

SUBJECT: Administrative Approval for Petition No. 2002-125 by The Mulvaney Group, LTD.

northern side of the lake on the western portion of tract 2. Since this change is minor, I am administratively approving this revised plan. Please use this plan when evaluating requests for building permits and certificates

Drawn By Checked By 8/23/05 05013.4

DPR ASSOCIATES, INC.

Landscape Architects

lanners & Engineers

420 Hawthorne Lane

Charlotte, NC 28204

704/332-1204

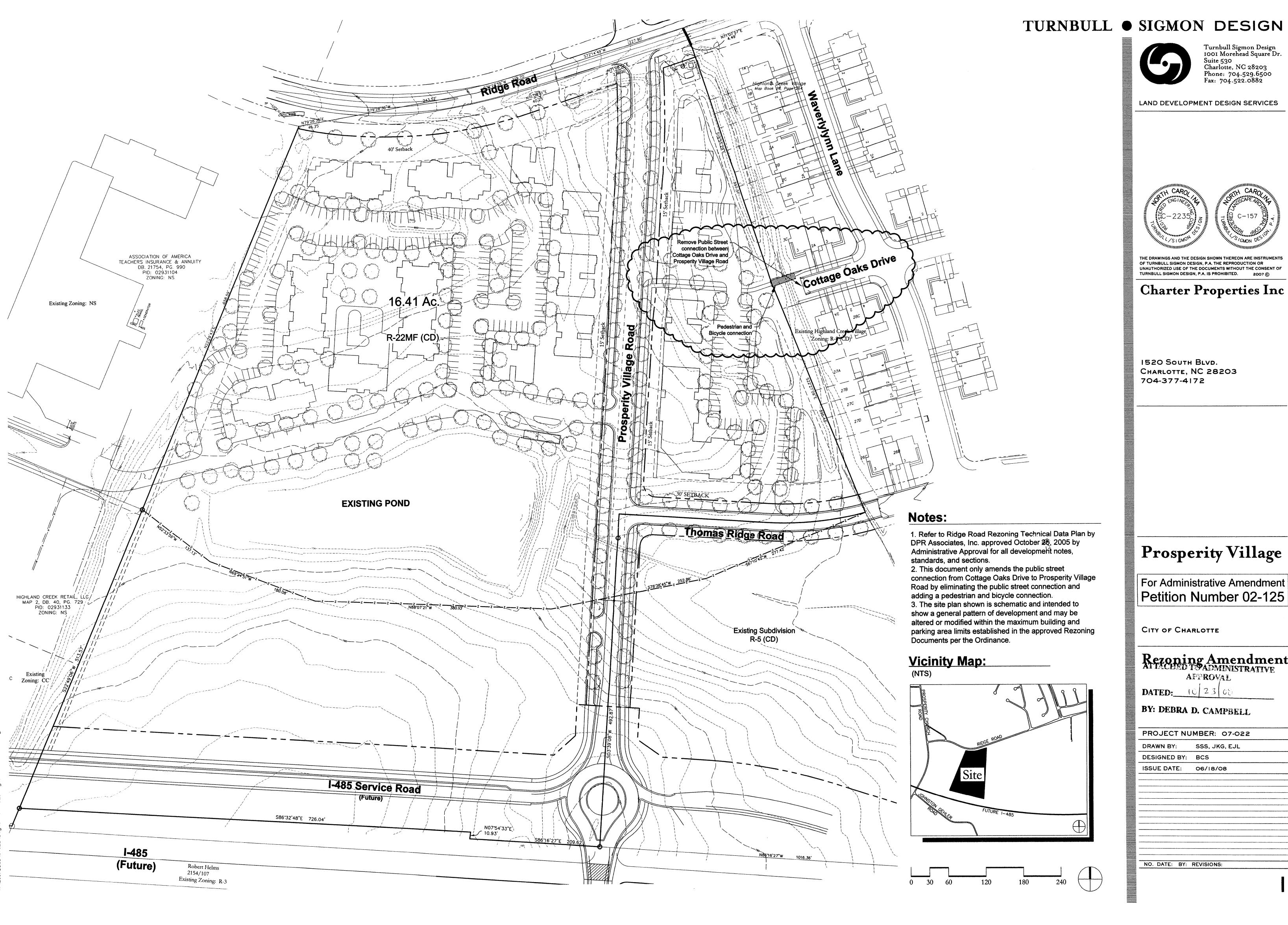
Interim Zoning Administrator

TO: Katrina Young

Attached is a revised plan for the above petition. The plan has been revised to shift a private street to the

Note that all other conditional notes and ordinance requirements still apply.

 \sqrt{V} REVISIONS PER STAFF COMMENTS (SEE REVISION CLOUDS) Project Number 02046.2 KEVISED:11/25/2002 10/18/2002 SCHEWATIC SITE PLAN
SIDGE ROAD REZONING RZ-2 ens.i emortwaH 0S. PROPOSED NORTH CHARLOTTE OUTER LOOP (I-485) **ENTURE COMMERCIAL ENLINKE COMMERCIAL** TRAFFIC CIRCLE DETACHED FAMILY EXIZIING ZINGFE THOWAS RIDGE ROAD EXIZIING FOND POSSIBLE LOCATION POR DUMPSTER W/ PUILDING
(3 STORY) 2. Sidemyik — (B) (S) ON IWGE BS-1



CHARLOTTE-MECKLENBURG
PLANNING COMMISSION INTER - OFFICE COMMUNICATION

October 23, 2008

TO: Gary Huss Zoning Coordinator Planning Director

SUBJECT: Administrative Approval for Petition No. 2002-125 by Charter Properties Inc.

Attached is a revised plan for the above petition. The plan has been revised to eliminate the public street extension of Cottage Oaks Drive from the existing Waverly Lynn Lane to its proposed connection to Prosperity Ridge Road due to environmental issues regarding crossing a regulated stream. A bike/pedestrian bridge will be constructed across the stream to provide the required connectivity indicated on the rezoning. Since this change is minor and does not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use this plan when evaluating requests for building permits and certificates of occupancy.

Note all other ordinance requirements still apply.

Rezoning Amendment