

CONDITIONAL DEVELOPMENT STANDARDS
(From Rezoning Petition #2003-102)

1. 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.

2. 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.

3. 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.

4. Parking will be provided to meet that required by the Zoning Ordinance.

5. 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%.

6. 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.

7. The Apartment Buildings will have controlled access to all entry portals.

8. 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.

9. 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.

10. The Petitioner will provide sidewalks throughout the site connecting the buildings with the parking areas, with each other, and with the proposed amenities.

11. 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.

12. 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.

13. 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.

14. Trash Compactor and recycle stations will be provided and screened in accordance with Chapter 12 of the City Code.

15. 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.

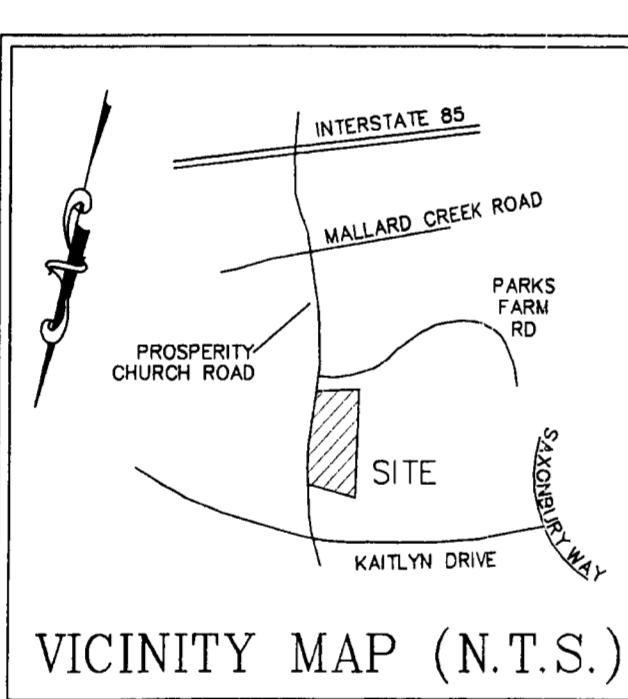
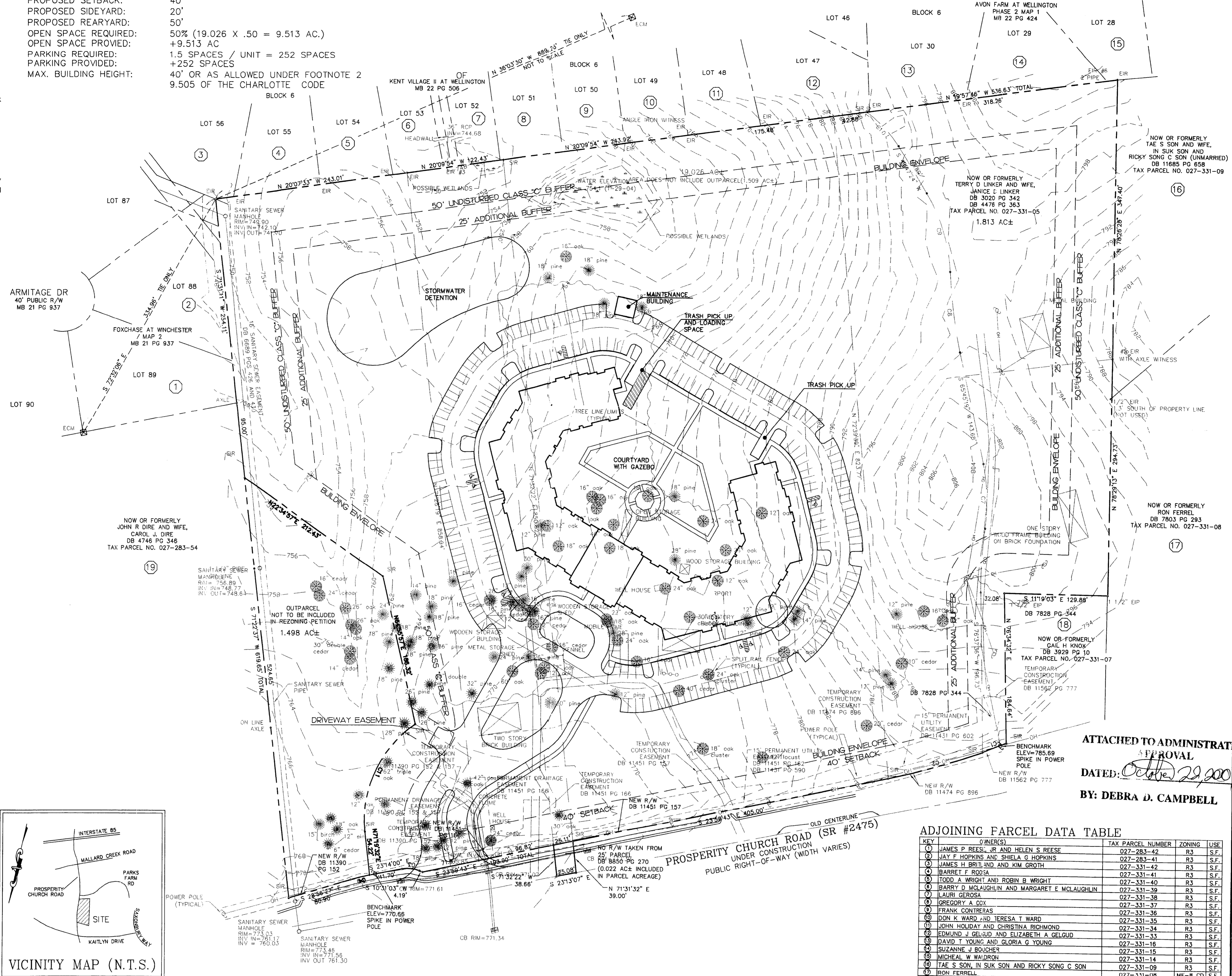
16. The proposed R.O.W. for Prosperity Church Road is proposed to be greater than 50' from the new centerline. In the event R.O.W. is not 50' from the proposed R.O.W. at the completion of the current road improvements the developer/petitioner with convey such R.O.W. in fee simple title.

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: 19.026 ACRES
 ZONING: INSTITUTIONAL (CD)
 PROPOSED UNITS: 169 ACTIVE ADULT RETIREMENT COMMUNITY RENTAL UNITS
 168 UNITS FOR AGE RESTRICTED RESIDENTS
 1 UNIT FOR RESIDENT MANAGER OR PUBLIC SAFETY OFFICER UNDER AGE 55

DENSITY: 8.83 DUA
 PROPOSED SETBACK: 40'
 PROPOSED SIDEYARD: 20'
 PROPOSED REARYARD: 50'
 OPEN SPACE REQUIRED: 50% (19.026 X .50 = 9.513 AC.)
 OPEN SPACE PROVIDED: +9.513 AC
 PARKING REQUIRED: 1.5 SPACES / UNIT = 252 SPACES
 PARKING PROVIDED: +252 SPACES
 MAX. BUILDING HEIGHT: 40' OR AS ALLOWED UNDER FOOTNOTE 2
 9.505 OF THE CHARLOTTE CODE

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	DELTA
C1	994.25	34.08	34.06	0°15'58"
C2	984.25	123.26	123.18	0°7'19"
C3	38.78	22.22	21.92	32°50'03"
C4	243.44	24.43	24.42	0°5'45.00"
C5	485.89	79.79	79.70	0°12'06"
C6	223.59	79.16	78.75	37°57'52"
C7	639.63	99.79	99.69	0°8'56.20"
C8	211.62	103.31	102.29	5°0'42.31"
C9	167.15	58.45	58.15	3°42'45"
C10	144.15	156.69	156.99	37°32'06"
C11	144.15	156.69	156.99	62°16'44"



ADJOINING PARCEL DATA TABLE

KEY	OWNER(S)	TAX PARCEL NUMBER	ZONING	USE
1	JAMES P. REESE, JR. AND HELEN S. REESE	027-283-42	R3	S.F.
2	JAY F. HOPKINS AND SHEILA G. HOPKINS	027-283-41	R3	S.F.
3	JAMES H. BRIT AND KIM GROTH	027-331-42	R3	S.F.
4	BARRY T. ROSS	027-331-41	R3	S.F.
5	TODD A. WRIGHT AND ROBIN B. WRIGHT	027-331-41	R3	S.F.
6	BARRY D. MCLAUGHLIN AND MARGARET E. MCLAUGHLIN	027-331-39	R3	S.F.
7	LAURI GENOSA	027-331-38	R3	S.F.
8	GREGORY A. GOX	027-331-37	R3	S.F.
9	FRANK CONTRERAS	027-331-36	R3	S.F.
10	DOAN K. WARD AND TERESA T. WARD	027-331-35	R3	S.F.
11	JOHN HOLIDAY AND CHRISTINA RICHMOND	027-331-34	R3	S.F.
12	EDMUND J. GELUID AND ELIZABETH A. GELUID	027-331-33	R3	S.F.
13	DAVID T. YOUNG AND GLORIA G. YOUNG	027-331-16	R3	S.F.
14	SUZANNE J. BOUCHER	027-331-15	R3	S.F.
15	MICHAEL W. WALDRON	027-331-14	R3	S.F.
16	RON FERRELL	027-331-09	R3	S.F.
17	TAE S. SON, IN SUK SON AND RICKY SONG C. SON	027-331-08	MF-R (D)	S.F.
18	GARY H. KNOX	027-331-07	R3	S.F.
19	JOHN R. DIRE AND CAROL J. DIRE	027-283-54	R3	S.F.

PROSPERITY CREEK
 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
 www.drgp.com

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

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SKETCH PLAN

ATTACHED TO ADMINISTRATIVE APPROVAL
 DATED: October 29, 2004
 BY: DEBRA D. CAMPBELL

Scale: 1" = 60'
 Date: OCT. 20, 2004
 Project No: 041-062
 Revisions:

CHARLOTTE - MECKLENBURG PLANNING COMMISSION
INTER - OFFICE COMMUNICATION

DATE: October 22, 2004

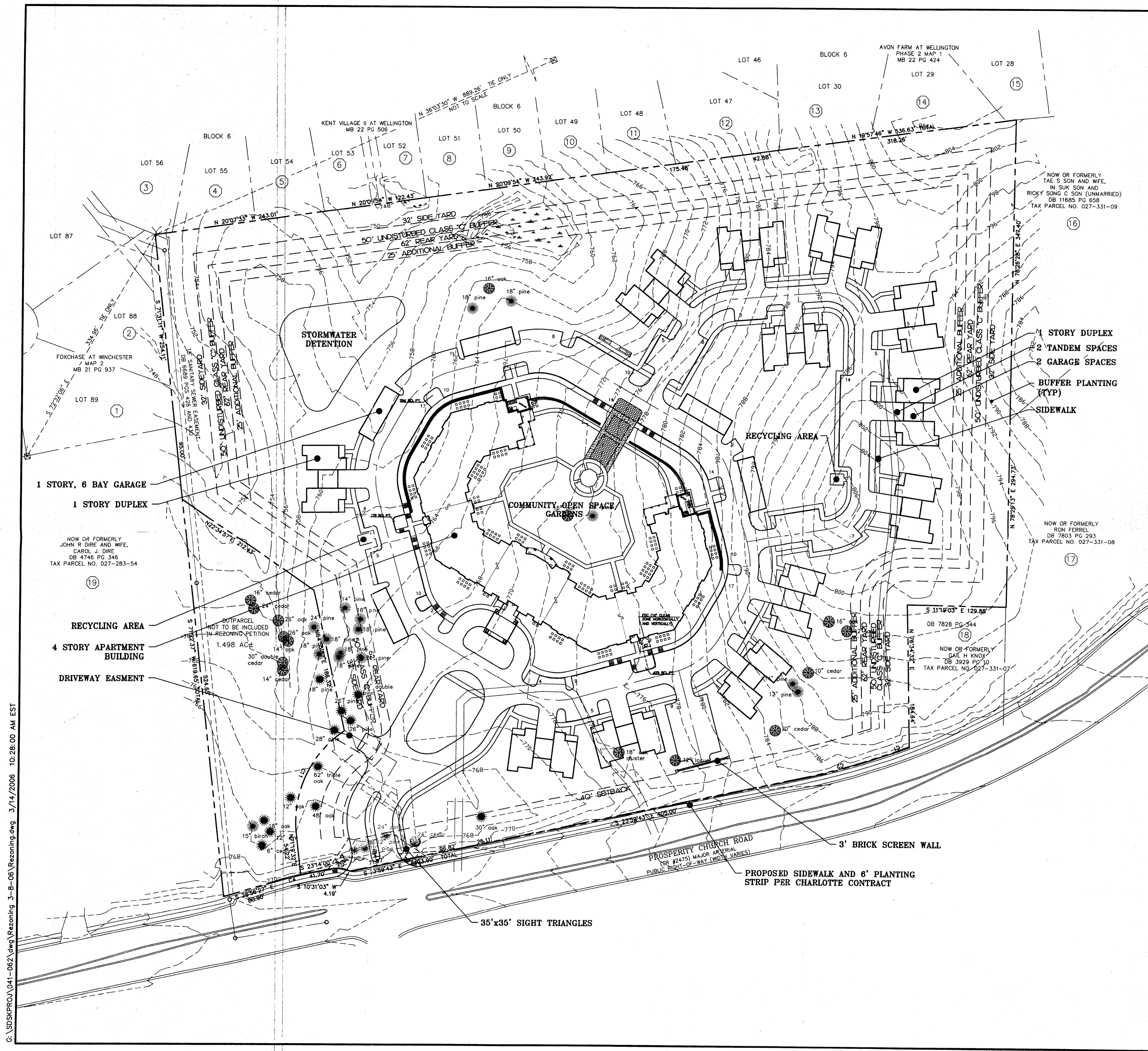
TO: Robert Brandon, Zoning Administrator

FROM: Debra Campbell, Planning Director

SUBJECT: Administrative Approval for Petition No. 2003-102 by W.P. East Acquisitions, LLC.

Attached is a revised conditional plan for the above referenced petition. The plan has been revised to reduce the number of allowed units, clarify that one unit will be occupied by a manager or public safety officer under age 55, and to combine the buildings into one structure. Since these changes are minor and do not alter the intent of the development, I am administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.

Note that all other ordinance requirements still apply.

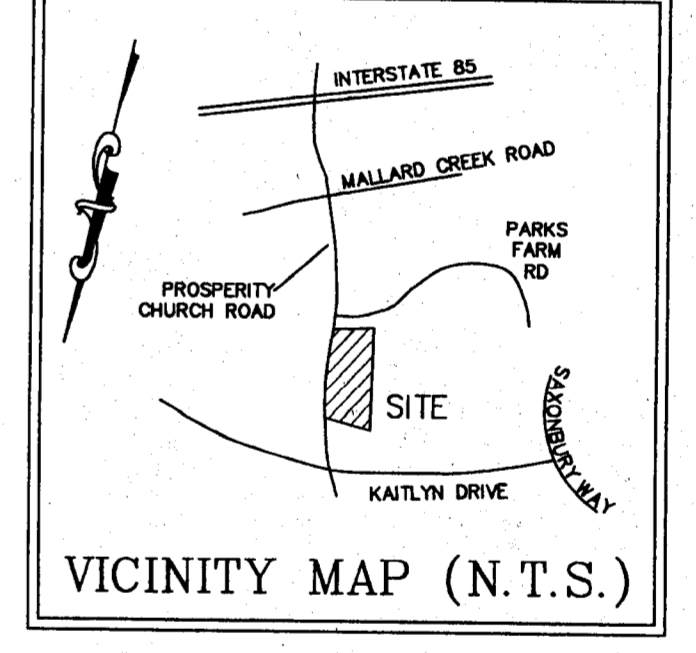


SITE DATA
 TAX PARCEL NO.: 027-331-01, 027-331-02, 027-331-03, 027-331-04, 027-331-05 & 027-331-06
 SITE AREA: 19.026 ACRES
 EXISTING ZONING: R4
 PROPOSED ZONING: INSTITUTIONAL (CD)
 PROPOSED UNITS: 168 ACTIVE ADULT RETIREMENT COMMUNITY RENTAL UNITS
 12 DUPLEX BUILDINGS (24 UNITS)
 192 TOTAL UNITS
 8.83 DUA

DENSITY:
 PROPOSED SETBACK: 40'
 PROPOSED SIDEYARD: 20'
 PROPOSED REAR YARD: 30'
 OPEN SPACE REQUIRED: 50% (19.026 X .50 = 9.513 AC.)
 OPEN SPACE PROVIDED: 15.85 AC (83%)
 PARKING REQUIRED: 1.5 SPACES/UNIT = 288 SPACES
 PARKING PROVIDED: 253 REGULAR SPACES
 24 TANDEM SPACES
 54 GARAGE SPACES
 331 TOTAL SPACES

MAX BUILDING HEIGHT: 40' OR AS ALLOWED UNDER FOOTNOTE 2 OF 9.505 OF THE CHARLOTTE CODE

- 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 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 points.
 - 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 Petitioner 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.
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 - 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 as defined by those of the 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 a 5% or less grades.
 - The proposed 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.



PROSPERITY CREEK SENIOR APARTMENTS
 CHARLOTTE, NORTH CAROLINA
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REZONING PETITION #2003-102
FOR PUBLIC HEARING

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ATTACHED TO ADMINISTRATIVE APPROVAL
 DATE: *Feb 15, 2006*
 BY: **DEBRA D. CAMPBELL NORTH**

Scale:	1" = 60'
Date:	9 MARCH 2006
Project No.:	041-062
Revisions:	
1.	0/10/03 PER STAFF REVIEW
2.	11/20/03 PER NEIGHBORHOOD COMMENTS - FOR SALE DUPLEX
3.	1/14/04 PER CMC STAFF COMMENTS
4.	9 MARCH 06 PER SITE PLAN REVISIONS
5.	14 MARCH 06 REASON FOR COMMENTS
Sheet	

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
INTER-OFFICE COMMUNICATION

DATE: March 15, 2006
TO: Gary Huss
 Zoning Coordinator
FROM: Debra Campbell
 Planning Director
SUBJECT: Site plan to clarify administrative approval for Petition No. 2003-102 by W.P. East Acquisitions, LLC approved October 22, 2004.

Attached is a revised conditional plan for the above referenced petition. The plan has been revised to show the previously approved duplex units. The administrative approval dated October 22, 2004 did not show these units although they were still allowed. Since this is a clarification, I am approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.
Note that all other ordinance requirements still apply.

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