

APPROVED ZONING (PETITION #2002-89): NS  
 PROPOSED ZONING: NS-SPA  
 APPROVED ZONING SUMMARY (PETITION #2002-89)  
 TOTAL RETAIL BUILDING ALLOWED: 79,000 SF  
 TOTAL OFFICE BUILDING ALLOWED: 5,000 SF  
 TOTAL RETAIL/OFFICE BUILDING ALLOWED: 84,000 SF

**EXISTING BUILDING SUMMARY**

BUILDING	BUILDING AREA
LOWE'S FOOD:	51,759 SF
BUILDING A:	11,999 SF
BUILDING B:	5,000 SF
BUILDING C:	8,000 SF
PARCEL 2 (BANK OF AMERICA)	4,700 SF
<b>TOTAL BUILDING AREA:</b>	<b>81,458 SF</b>

**PROPOSED BUILDING SUMMARY**  
 USE: OFFICE OR RETAIL (HATCHED)

PARCEL 1:	±6,433 SF
BUILDING AREA C:	±4,009 SF
BUILDING AREA D (PARCEL 4):	±6,800 SF
BUILDING AREA E:	±6,300 SF
<b>TOTAL NEW BUILDING AREA:</b>	<b>*23,542 SF</b>
<b>TOTAL EXISTING BUILDING AREA:</b>	<b>81,458 SF</b>
<b>TOTAL BUILDING AREA:</b>	<b>±105,000 SF</b>

\*TOTAL FLOOR AREA WITHIN CROSS-HATCHED PARCEL AND BUILDING AREAS MAY BE ADJUSTED BY PETITIONER.

**PARCEL SUMMARY**

PARCEL 1:	0.56 ACRES
PARCEL 2:(BANK OF AMERICA)	1.09 ACRES
PARCEL 3:(PRIMROSE DAYCARE)	1.27 ACRES
PARCEL 4:	0.43 ACRES
PARCEL 5:(SHOPPING CENTER)	9.46 ACRES
RIGHT-OF-WAY:	0.90 ACRES
<b>TOTAL SITE AREA:</b>	<b>13.71 ACRES</b>

**CONDITIONAL NOTES**

This petition proposes an amendment to Eastfield Village mixed-use development. This development has been approved to further the objectives of the adopted Prosperity Village Plan and the Northeast District Plan. It incorporates the extension and interconnection of needed street network and the improvement of Prosperity Church Rd. as called for in the Plan. It has been designed taking into account the topography of the site and has incorporated open space elements to protect environmentally sensitive areas. It will provide for a variety of residential types and densities, with higher densities focused toward the center of the site and lower densities transitioning to the existing community fabric. The purpose of this amendment is to rezone the NS portion of the previously approved Eastfield Village plan to NS Site Plan Amendment (S.P.A.) in order to add floor area previously identified for Eastfield Village.

- Development of the site will be controlled by the standards depicted on the Technical Data Sheet and by the standards of the Charlotte Zoning Ordinance. The schematic development depicted on the Illustrative Site Plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases. This proposal is intended to add retail and office floor area that was previously identified for the Eastfield Village development.
- The site may be developed for any uses allowed in the NS district as allowed by the ordinance in accordance with the standards of those districts and the restrictions of this site plan as noted below. The Petitioner will construct a mixed-use development in general conformity with the Illustrative Site Plan with a special emphasis on the use of reduced street front setbacks and arrangement of buildings along Prosperity Church Rd. and Eastfield Rd. to focus attention at the center of the site. Further, the Petitioner will provide pedestrian connections from within the site to other site elements and uses and to public sidewalks, balancing the need for vehicular as well as pedestrian access. The Petitioner may place retail uses within office buildings on the site as well as within the retail area in order to further the mixed-use nature of the site so long as the retail floor area does not exceed the total revised retail floor area for the site as stated on the site data table. Detailed description of floor area by type is provided on the site plan.
- Residential densities may vary in different portions of the site in keeping with the various dwelling types. However, within the NS area of the site the residential density shall be controlled by the standards of that district. As many as 15 residential units may be added within the NS portion of the site. Residential uses may be located within any portion of the site including retail and office areas as a mixed use on the site and within mixed use structures. Uses within the NS area of the site may include neighborhood oriented uses such as a supermarket, dry cleaners, personal services, restaurant, or similar uses. The site will be restricted from use as a gas station or any restaurant with a drive through service. There will be no direct access from any out parcel to the adjoining public street. The uses that may locate separated from the main structure will be designed as part of the overall development in terms of consistent landscaping, signage, and architectural style. More than one use or type of use may locate in any structure on the site.
- Buffer areas will be developed in accordance with Sect. 12.302. Required buffers on the site may be eliminated or reduced if the adjoining parcels are rezoned such that buffers are no longer required or are of less required width. Minimum required buffer widths may be reduced per Section 12.302(B). Additional landscape screening and/or berms will be used to screen any parking fields fronting on Eastfield Rd and Prosperity Church Rd.
- Stormwater detention facilities will be designed to meet the applicable standards of Charlotte/Mecklenburg Stormwater Services. Detention will not be located within any setbacks along Prosperity Church or Eastfield Roads or between the buildings and Prosperity Church or Eastfield Roads. The petitioner shall evaluate the change in downstream water surface elevation such that the 100+1 building restriction flood boundary will not be increased on adjacent properties, in particular the residential area along Arbor Creek Drive and Fairvista Drive. Any improvements.
- Any detached lighting in the non-residential portion of the site will be limited to 25' in height and will be limited to 20' within the residential portions of the site.
- Signage already installed on the site will remain and will be controlled by the standards that existed at the time of the initial Eastfield Village approval. New signage installed pursuant to the buildings covered by the amendment will comply with the applicable signage standards in force at the time of the approval of this site plan amendment.
- Parking will be provided which will meet or exceed the standards of the Zoning ordinance. Parking areas to serve uses on the site will be located between buildings and the street along Prosperity Church Rd., Arbor Creek Dr., and Eastfield Rd., except as shown on the schematic site plan.
- Screening will conform to the applicable standards of Sect. 12.303 of the Zoning Ordinance.
- No wall packs will be installed on buildings within the site.

REVISOR NOTES  
 11 AND 12.  
 DATE: 4/12/06

11. Access to the site will be provided by connections to Prosperity Church Rd., Eastfield Rd., and Arbor Creek Dr. as well as numerous connections to the newly constructed streets within the site as generally depicted on the Illustrative Site Plan. All driveway and street connections are subject to approval by NCDOT and/or CDOT depending on the jurisdiction. Transportation improvements that were approved as part of the original Eastfield Village plan have largely been accomplished and any that remain to be accomplished will be completed as originally approved.

12. All dumpsters on the site will be screened with either a solid enclosure with gates or incorporated into building architecture. New buildings to be constructed on the portions of the site covered by this site plan amendment will, to the greatest extent practical, be designed and constructed with windows and doors that orient to the streets within the site to enhance pedestrian opportunities within the site.

13. The Petitioner will provide a pedestrian network throughout the site with sidewalks and trails connecting the various uses.

14. Rooftop mechanical equipment will be screened from public view from public streets or adjoining properties. Buildings will have windows, doors, or both facing onto internal streets.

15. Bicycle parking will be provided per Section 12.202.

16. Federal and state wetland agencies will be contacted prior to any grading.

Throughout this Rezoning Petition, the terms "Petitioner", "Petitioners", "Owner" or "Owners", shall, with respect to each component or development area or type within the site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

December 27, 2005 initial submission.  
 Revised per staff comments February 16, 2006.  
 Revised per Zoning Committee Approval April 12, 2006

SHEET 1  
 ZONING PETITION #2006-43  
 FOR PUBLIC HEARING  
 ILLUSTRATIVE SITE PLAN

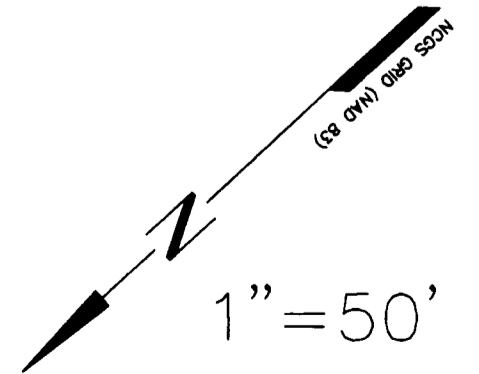
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 APR 13 2006  
 BY:

**EASTFIELD VILLAGE**

CITY OF CHARLOTTE, NORTH CAROLINA



1043 East Morehead Street Suite 202 704/333-2393  
 Charlotte, North Carolina 28204 Fax: 704/333-2394  
 DATE: 12/27/05  
 REVISED DATE: 2/16/06  
 REVISED DATE: 4/12/06



APPROVED BY  
 CITY COUNCIL  
 APR 17 2006

EASTFIELD ROAD (SR#2459)

PROSPERITY CHURCH ROAD (SR#2475)