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Existing Zoning "R-3"
Proposed Zoning "CC"



VICINITY MAP
NOT TO SCALE

JDH
CAPITAL

Prosperity Church Road
New Urban Village

date: February 16, 2001
status: REZONING DOCUMENTS
revisions:
May 21, 2001
June 8, 2001
September 6, 2001
SEPTEMBER 17, 2001

01-070

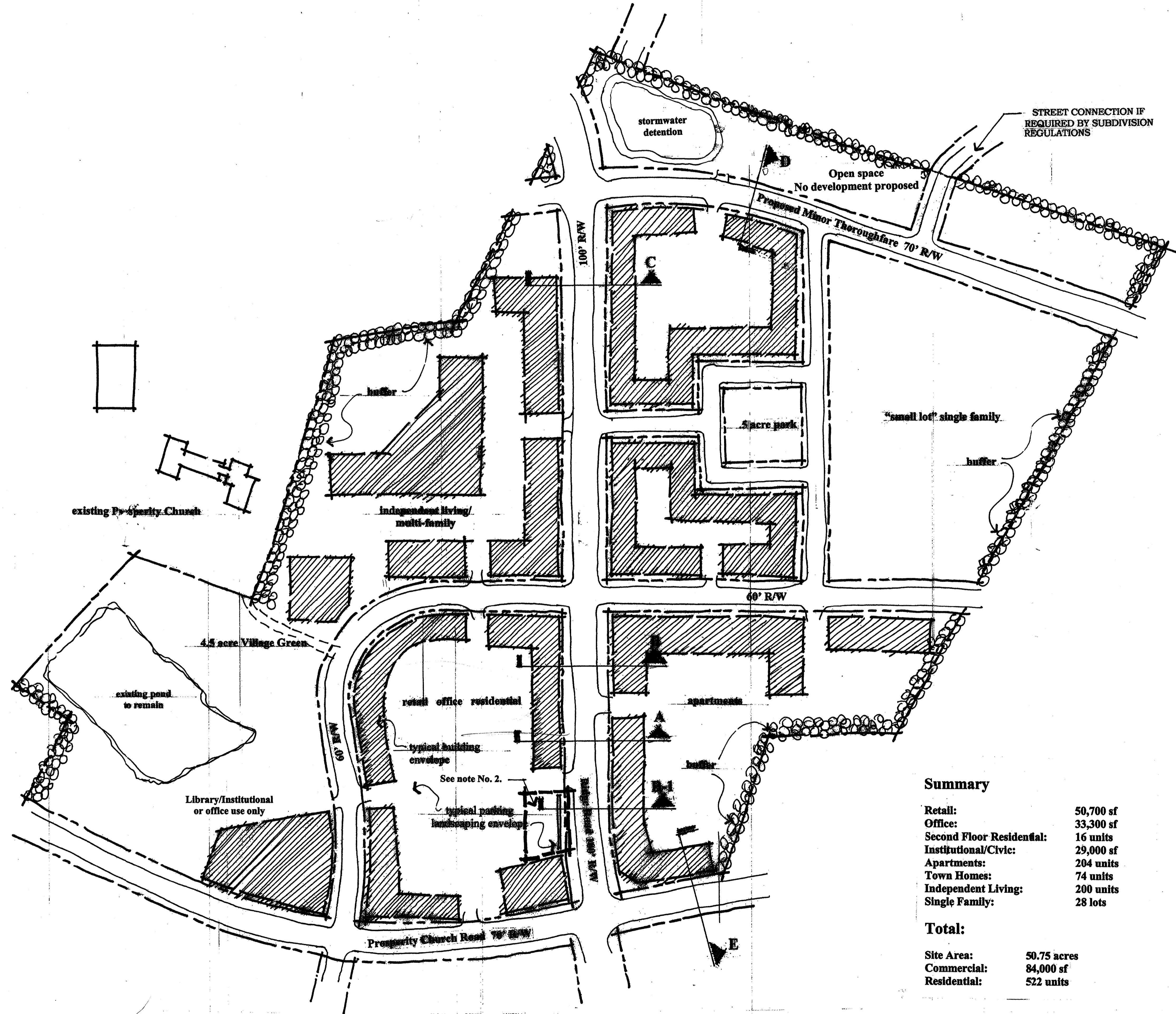
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TECHNICAL DATA
SHEET

APPROVED BY CITY COUNCIL

DATE 9/7/01

A-1

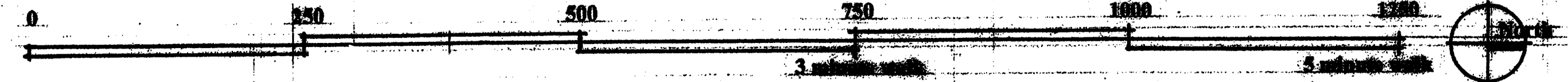


Summary

Retail:	50,700 sf
Office:	33,300 sf
Second Floor Residential:	16 units
Institutional/Civic:	29,000 sf
Apartments:	204 units
Town Homes:	74 units
Independent Living:	200 units
Single Family:	28 lots

Total:

Site Area:	50.75 acres
Commercial:	84,000 sf
Residential:	522 units





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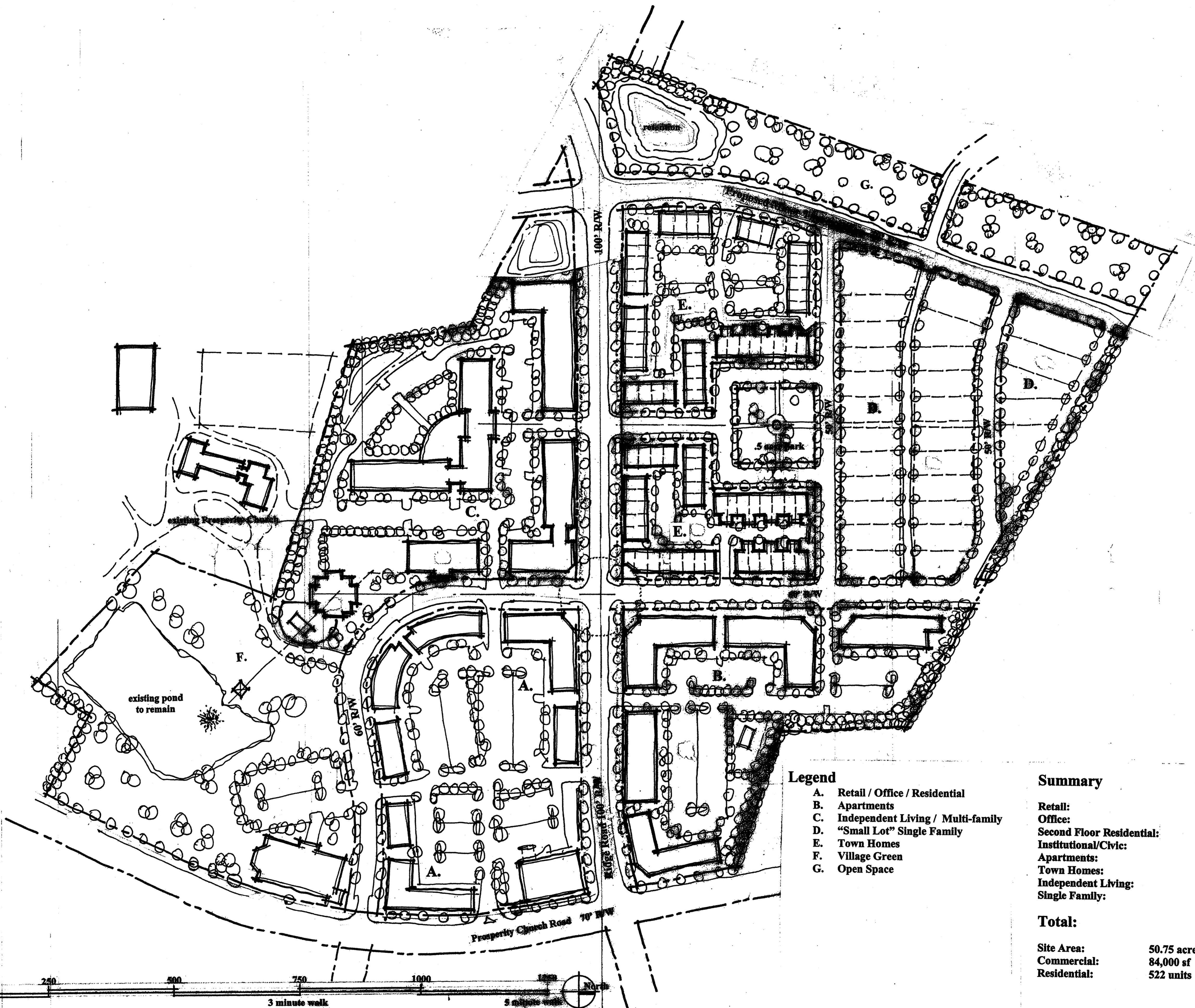
01-070

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ILLUSTRATIVE
SITE PLAN

APPROVED BY CITY COUNCIL
DATE 9/17/01 **A-2**

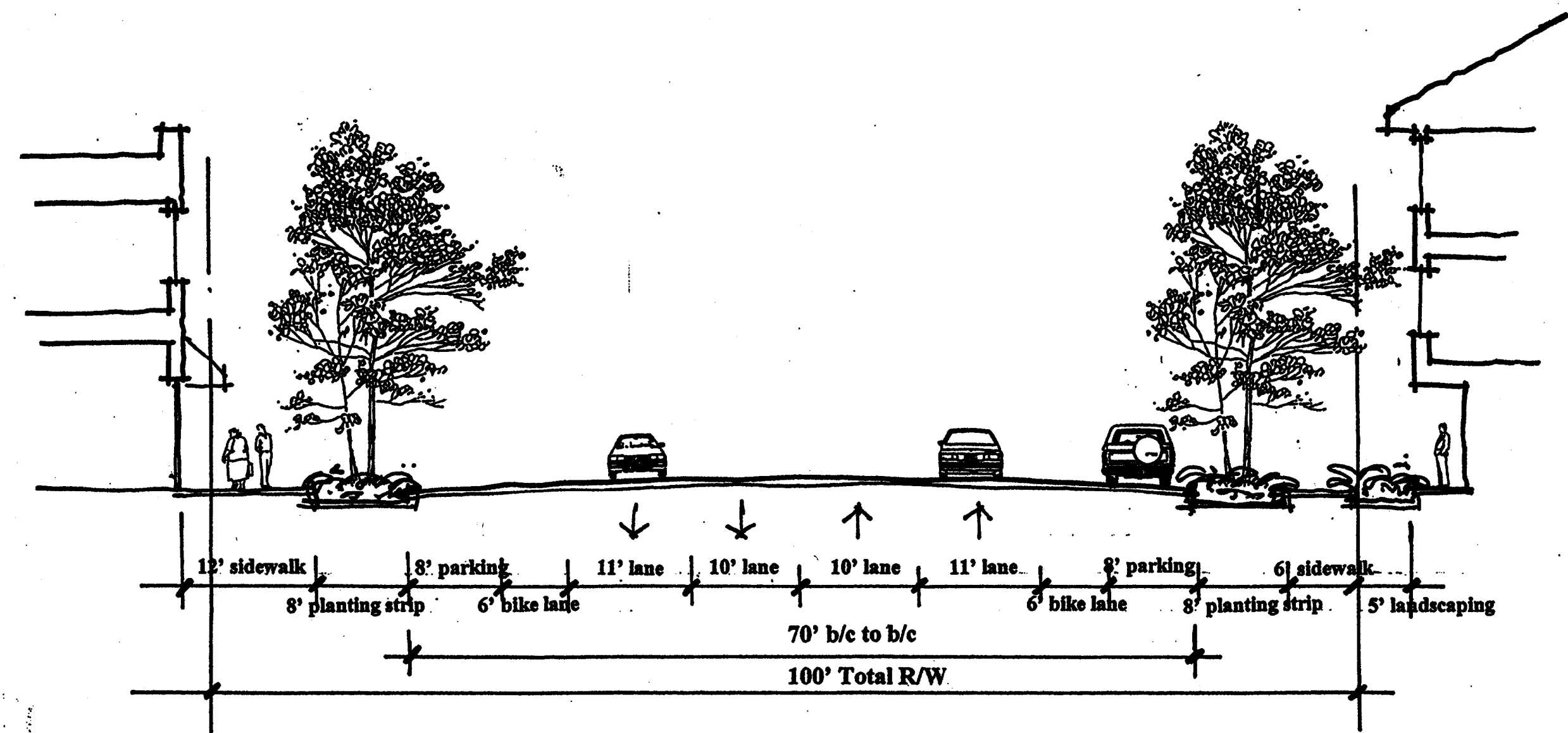
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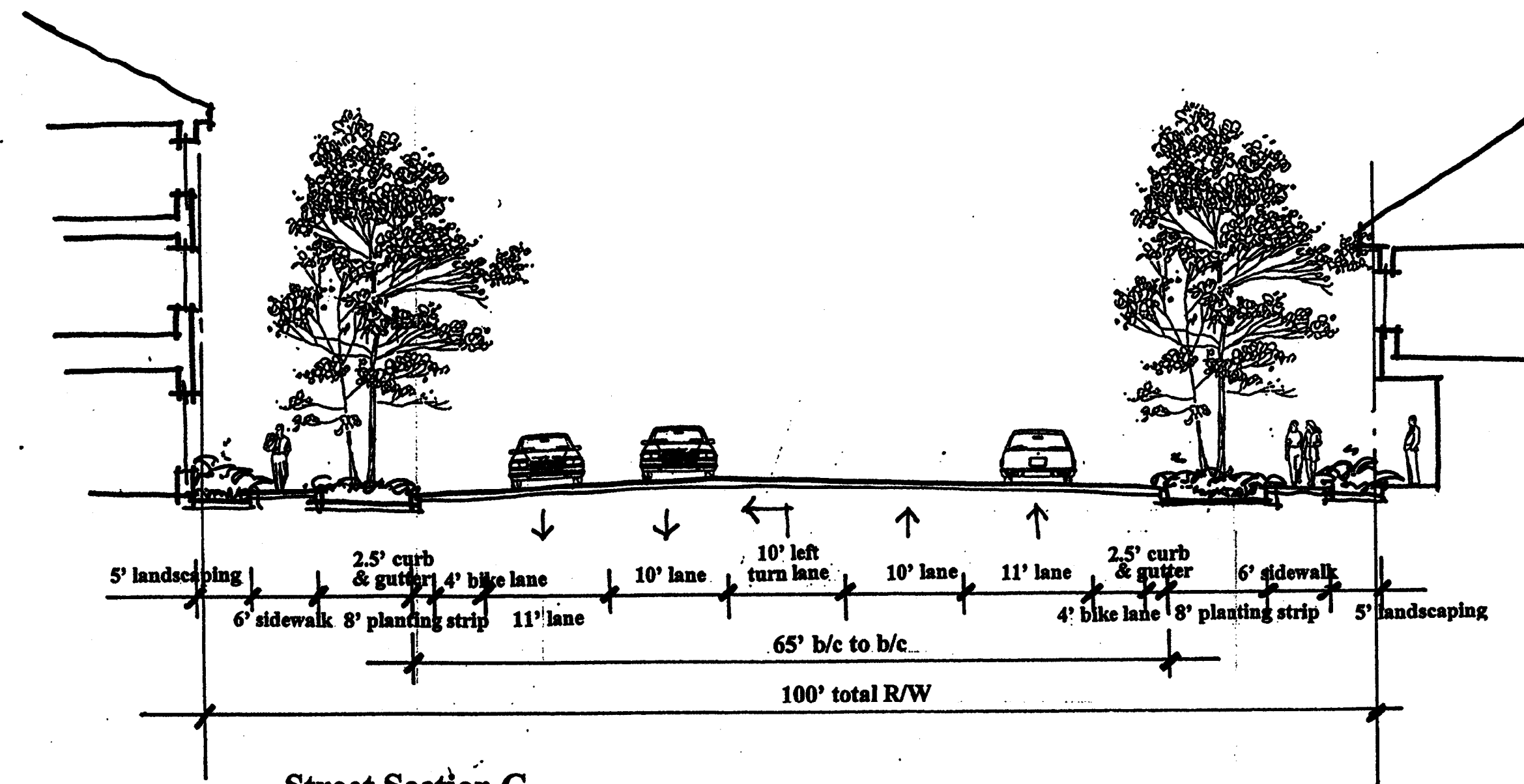
- Legend**
- A. Retail / Office / Residential
 - B. Apartments
 - C. Independent Living / Multi-family
 - D. "Small Lot" Single Family
 - E. Town Homes
 - F. Village Green
 - G. Open Space

Summary

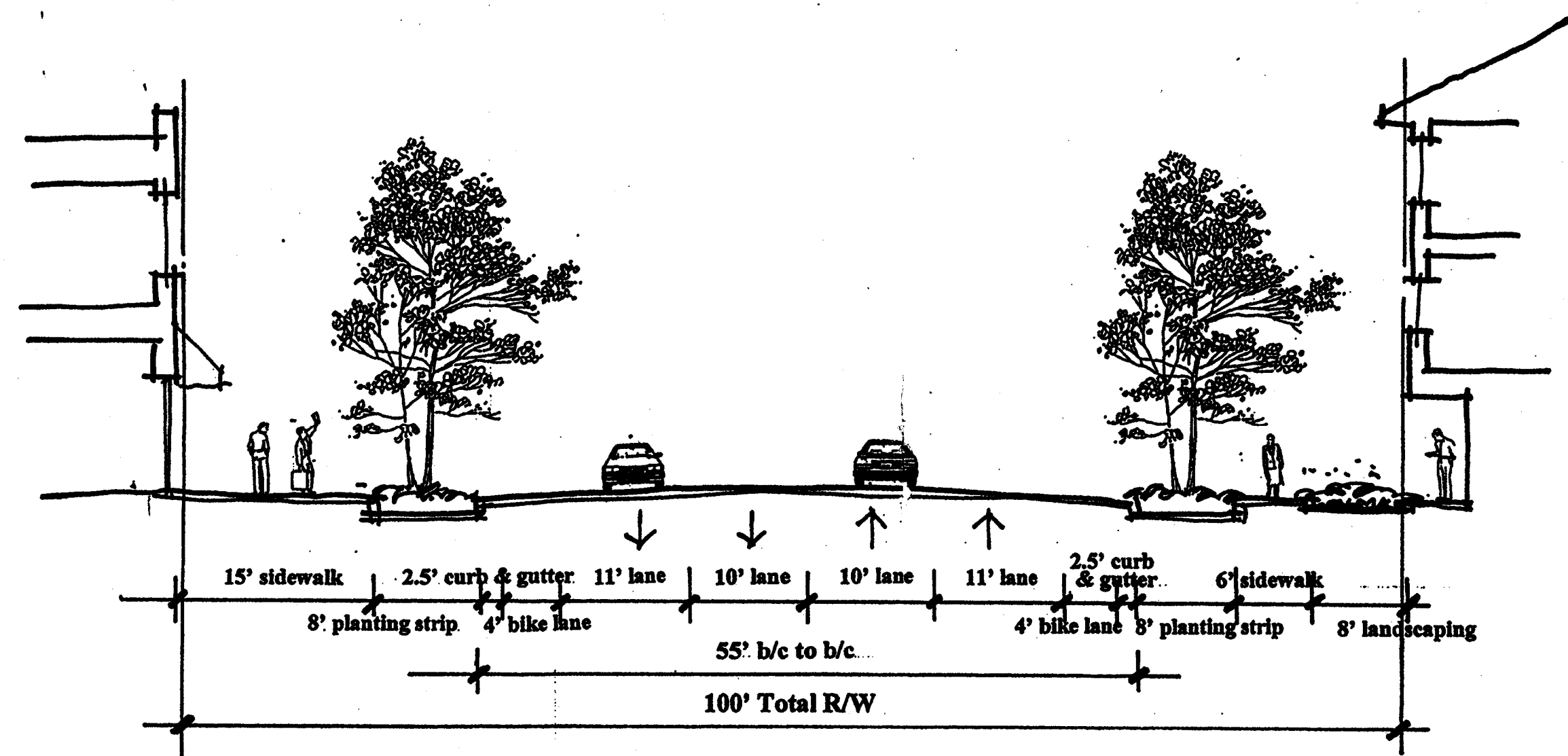
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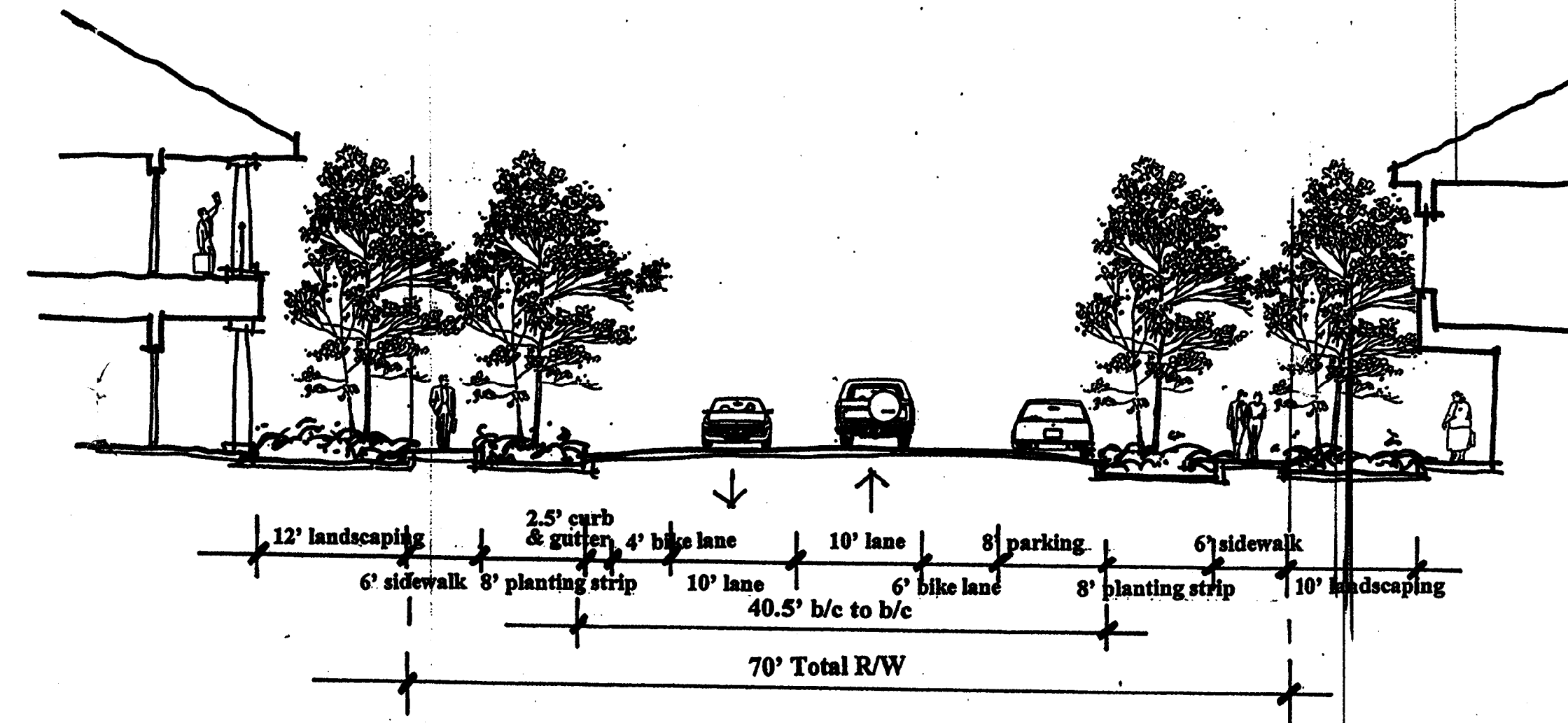
Street Section A



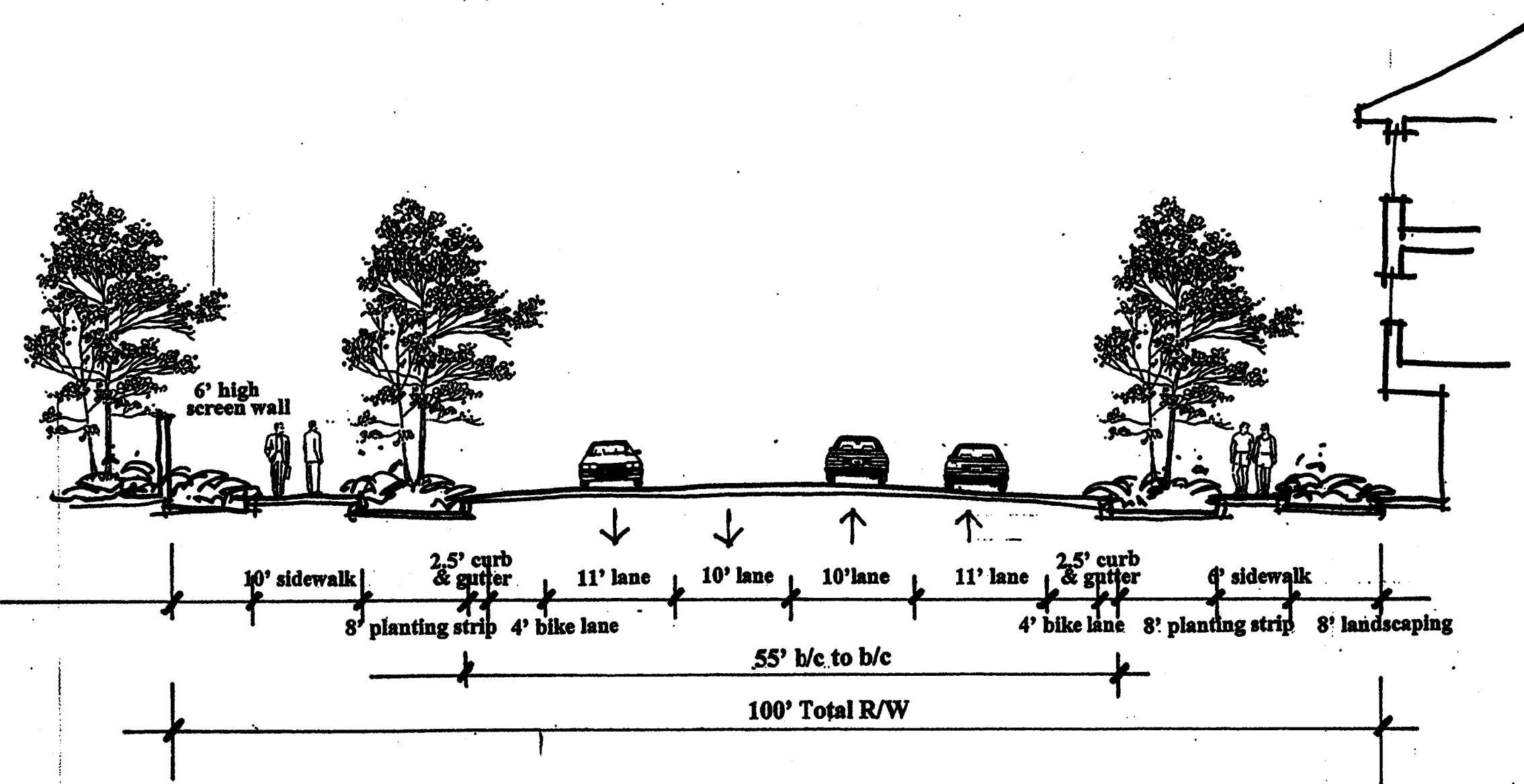
Street Section C



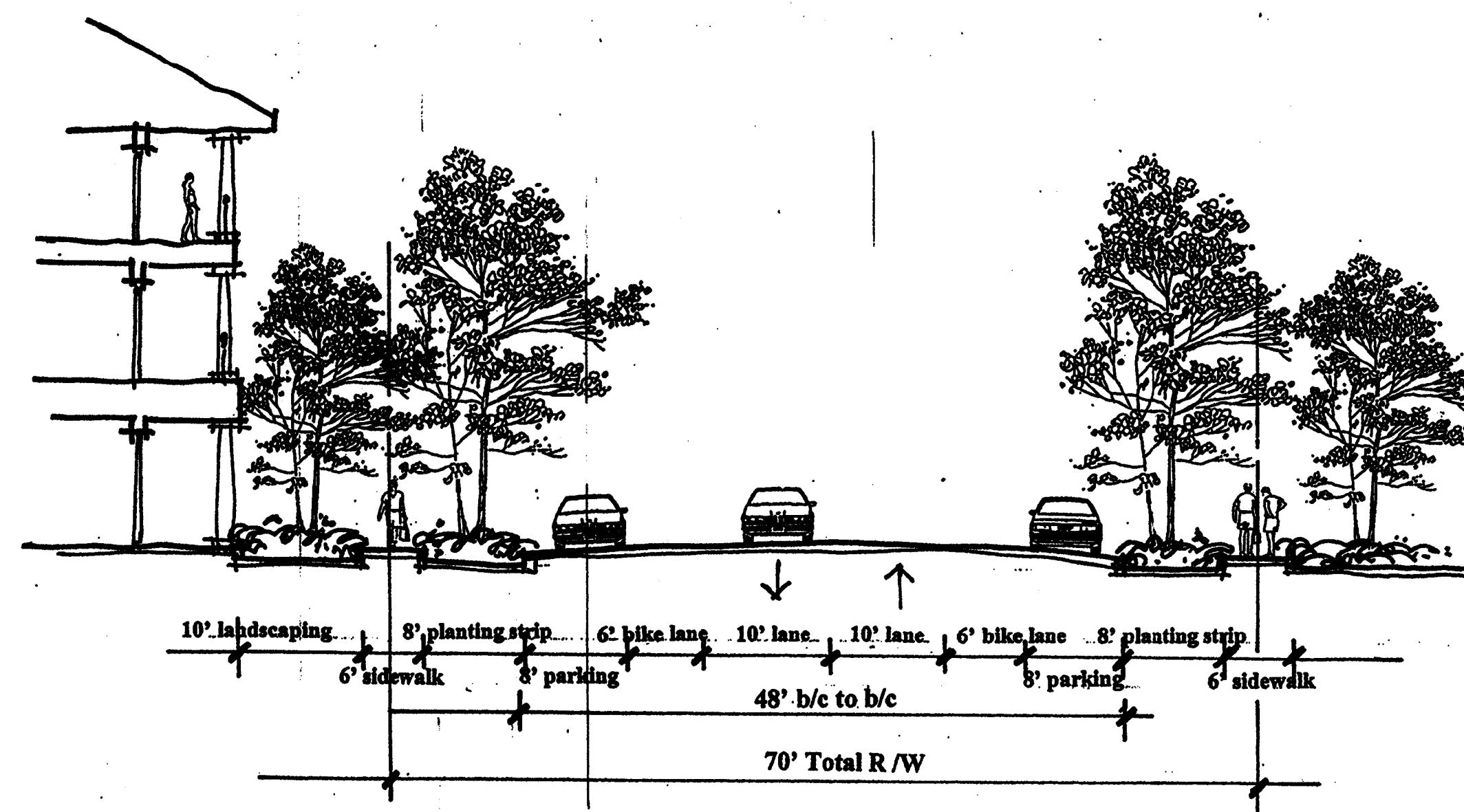
Street Section B



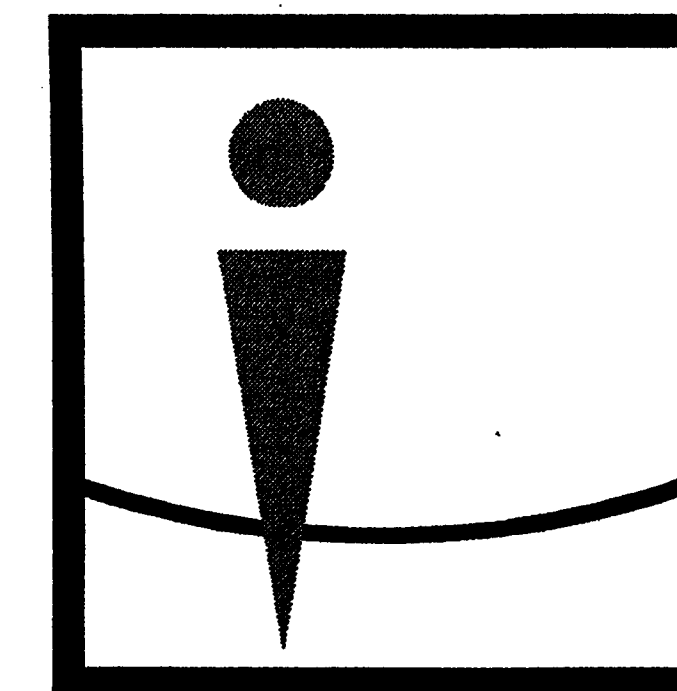
Street Section D



Street Section B-1



Street Section E



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TYPICAL STREET
CROSS SECTIONS

APPROVED BY CITY COUNCIL
DATE 9/17/01

A-3

Prosperity Church Rd./Ridge Rd. Site Development Notes

1. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the City of Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the general arrangement of proposed uses on the site, but the exact details of configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance as specified in Section 6.206(2) during the design development and construction phases. This Proposal is intended to enable the development of a mixed-use community composed of office, residential, and limited neighborhood retail and service uses.
2. The site may be developed for any use allowed in the CC district as allowed by the ordinance in accordance with the standards of that district and the restrictions of this site plan as noted below. The Petitioner will construct a mixed-use development in general conformity with the schematic plan and in keeping with the concept embodied in the Prosperity Village Plan. 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. Uses that are proposed for institutional or civic uses, if not used for such, may be used for office uses. However, no portion of the site may be used for a gas station, convenience store, or for any restaurant with a drive-in window. All utilities serving the uses on the site will be placed underground. Setbacks may be reduced to 14' from the curb and will be no greater than 25' from the right-of-way. No parking will be located between buildings and the street. The Petitioner reserves the right to seek a variance from the standard setback requirement in the CC district for the areas where surface parking may adjoin the street as shown sheet A-1.
3. Residential densities may vary in different portions of the site in keeping with the various dwelling types. Residential uses may be located within any portion of the site including commercial areas as a mixed use on the site and within mixed-use structures. Parking areas to serve uses on the site will be sited generally toward the center of development sites so that buildings may orient to either internal or external streets.
4. Access to the site will be provided by connections to Prosperity Church Rd. and by connections to both the extension of Ridge Rd and the new minor thoroughfare as shown on the Technical Data Sheet. All driveway and street connections are subject to approval by N.C.DOT and/or CDOT depending on jurisdiction. The objective of the various connections is to enhance the accessibility and connectivity between the site and adjoining uses and streets and for the safe provision of access for service and delivery vehicles.
5. Buffer areas will be developed in accordance with Sect. 12.302. Required buffers on the site may be eliminated if the adjoining parcels are rezoned such that buffers are no longer required. Detailed buffer specifications will be submitted with individual site components at the time of development approval. This will enable the Petitioner to develop buffers that are designed for the particular site situation rather than a blanket requirement.
6. Stormwater detention facilities will be designed to meet the applicable standards of Charlotte/Mecklenburg Stormwater Services. It is the Petitioner's intent to preserve and use the existing pond on the site, both as an amenity and as part of the overall storm water management for the site.
7. The Petitioner will dedicate 100' of right-of-way for the new alignment of Ridge Rd. and 70' of right-of way for the new minor thoroughfare that falls on the site as the site develops or in conjunction with a public/private venture for the construction of any or all of these roads. The Petitioner will also dedicate additional right-of-way for the portion of Prosperity Church Rd. along the frontage of the site sufficient to provide 35' from the centerline.
8. Development on the site may utilize public, private, or a combination of public and private streets within the site. Setbacks from public or private streets anywhere on the site may be reduced in accordance with the provisions of the CC district. Street trees planted on the site will be of a large maturing variety. Streets will also be designed and constructed with sidewalks and pedestrian scale lighting. No wall "pak" lighting will be permitted on the site.
9. Any detached lighting on the site will be limited to 20 feet in height.
10. Signage will be permitted in accordance with applicable Zoning standards for the type of use for which the signage is proposed. Detached signs will be ground mounted monument type signs limited to 7' in height and 50 sq. ft. in area.
11. Parking will be provided which will meet or exceed the standards of the Zoning ordinance.
12. Screening will conform to the applicable standards of Sect. 12.303 of the Zoning ordinance.
13. All dumpsters on the site will be screened with a solid enclosure with gates.
14. All buildings on the site will be no further than 750' from a fire hydrant measured as the truck travels. Buildings will be designed to orient to the streets within and adjoining the site, including the provision of windows and doors that connect the buildings to the public sidewalk to enhance the pedestrian environment.
15. Buildings within the retail portion of the site will be one to three stories in height. Residential uses may be incorporated within retail buildings. Only one single tenant retail out parcel will be permitted on the site and no single retail use may exceed 25,000 sq. ft. in floor area.

16. The Petitioner has contacted the Mecklenburg County Library regarding a potential site within the development. The Petitioner will reserve a site for consideration by the Library Board for a period of 5 years from the date of the approval of this request.

17. Areas on the site plan labeled "village green" including an existing pond that is intended to remain on the site and to be used for storm water detention, will remain as an open space element for the community. It may include pathways, sidewalk, passive and/or active recreation areas. In addition, the Petitioner will provide for a future access to the adjoining church site.

18. The Petitioner will contact CATS regarding future transit service that may serve the site.

19. The Petitioner acknowledges that the alignment of existing Prosperity Church Rd. will be shifted in conjunction with the construction of the I-485 interchange. In that context, the Petitioner may shift the placement of buildings of other site features to relate those uses to the new alignment. In addition, the Petitioner acknowledges that even though the site plan was drawn with the best information furnished by CDOT for the alignment of other thoroughfares, these other thoroughfares as shown on the site plan may also shift in alignment and minor adjustments of site elements may be appropriate. These changes will be subject to administrative approval by the Planning Staff and will be focused on establishing appropriate building relationships on both sides of the realigned road. It is further acknowledged that the realignment of the existing Prosperity Church Rd. along the front of the site will also involve another parcel that is covered by a conditional plan. All of the previously granted development rights of each site will be preserved and the apportionment of those rights will be included in the administrative approval for building relocation with the concurrence of the property owners.

20. Parcel G on the site plan will not be developed with and structures or other uses. The Petitioner reserves the right to construct berms or other landscape improvements and storm water detention facilities within this area of the site. However, if required by the Planning Staff, the Petitioner will construct an extension of Cardinal Point Rd. to connect with the future thoroughfare through Parcel G as the development on the western portion of the site, phased with other site development on the western edge of the site.

21. Roads within the site will be constructed by the Petitioner as the site develops consistent with existing City policies. Nothing related to this Petition will require the Petitioner to construct streets that are part of the adopted Thoroughfare Plan if the Petitioner is not developing the portion of the site through which the thoroughfare runs. In addition, nothing related to this Petition will prevent the City, NCDOT, or the Petitioner from constructing any of these thoroughfares if any of these parties chooses to construct any such road, either individually or in concert with any other of the parties.

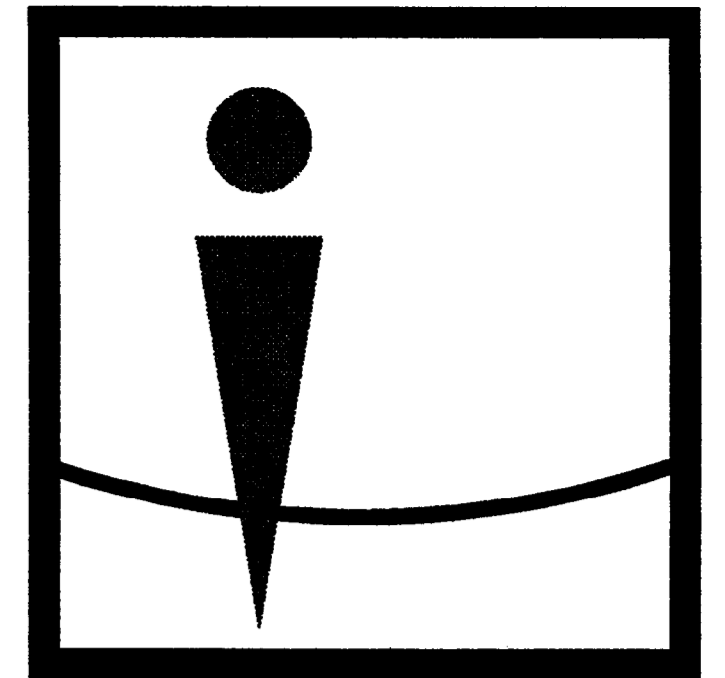
22. The Petitioner will commit to contribute \$50,000.00 to the City of Charlotte as follows:

- The Petitioner will contribute a total of \$50,000.00 to the City for the installation of a northbound right turn lane on Prosperity Church Rd. at its intersection with Eastfield Rd.

- This amount will be contributed on a phased basis as the site develops. For example, if development equal to 25% of the total traffic is approved for construction, then 25% of the total \$50,000.00 is due from the developer. These funds will be transferred to the City prior to the issuance of a final certificate of occupancy for the development on the site.

- The City will place the programming for the Prosperity Church Rd./Eastfield Rd. intersection improvements, for which these funds are committed, on its list of road or intersection projects in a timely fashion. If the City has not funded all or a portion of the intersection project by the adoption of the City's FY 2006 budget, then the Petitioner may request and, if requested, the City will refund all monies paid pursuant to the conditions on this Petition paid to the City by that time.

Initial Submission 2/26/01
Revised per staff comments May, August, September
Revised per City Council approval



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GENERAL NOTES

APPROVED BY CITY COUNCIL
DATE 7/7/01

A-4