



Charlotte-Mecklenburg Planning, Design, & Development

DATE: August 2, 2018

TO: Donald Moore
Zoning Supervisor

FROM: Taiwo Jaiyeoba
Planning Director

SUBJECT: Administrative Approval for Petition No. 2017-096 Cambridge-Eastfield LLC,

Attached is the revised site plan for the petition above. This request allows the modification of the proposed site plan as listed below. Since these changes do 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 these plans when evaluating requests for building permits and certificates of occupancy.

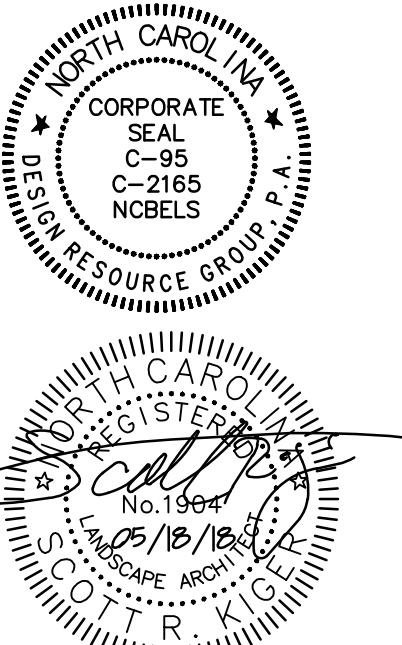
- Site plan with modified building locations
- Building Elevations

Staff supports of the request because:

- The site plan complies with the conditional notes and still meets the intent of the original approval by the City Council.

Note: All other Zoning, Subdivision, Tree Ordinances and conditional requirements still apply.

- **Signage was not reviewed as part of this request.**

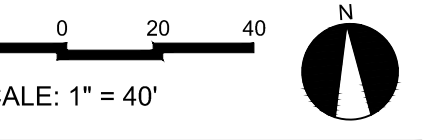


ADMIN APPROVAL



ALTA CROFT
CHARLOTTE, NORTH CAROLINA
WP EAST ACQUISITIONS
521 E. MOREHEAD ST., SUITE 350
CHARLOTTE, NC 28202
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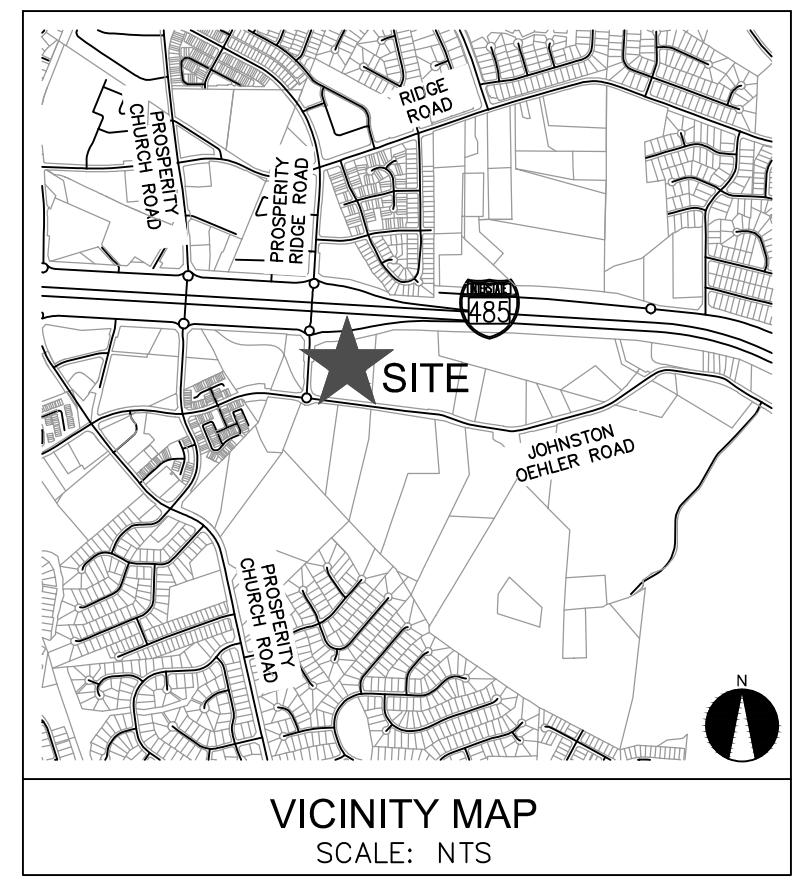
SITE PLAN



PROJECT #: 041-217
DRAWN BY: LD
CHECKED BY: SK

JUNE 26, 2018

REVISIONS:



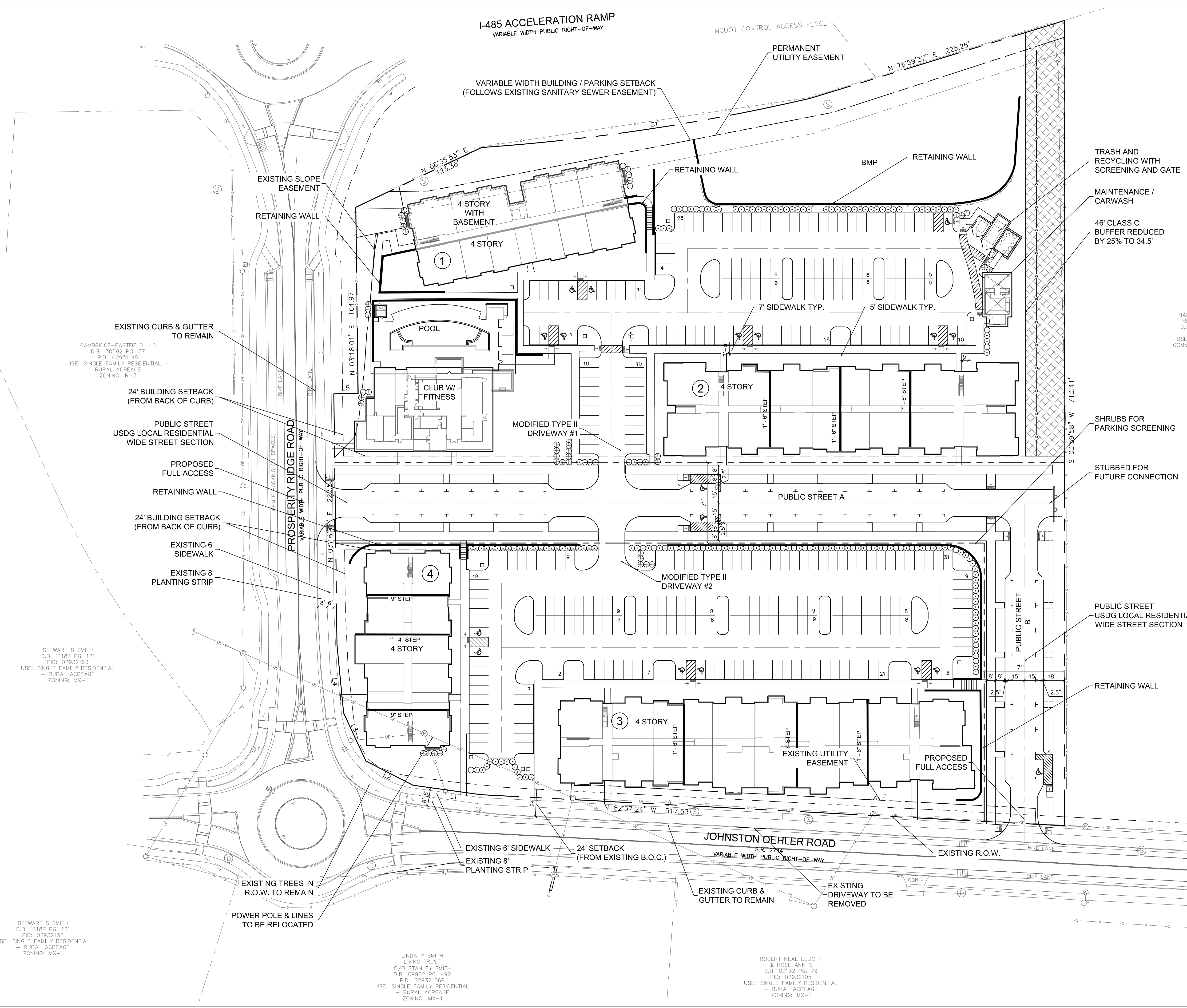
HARVEY W. JOHNSTON
REVOCABLE TRUST
D.B. 18656 PG. 379
PID: 02931108A
USE: AGRICULTURAL -
COMMERCIAL PRODUCTION
ZONING: R-3

Attached to Administrative
Approval

Solomon A. Fortune
Solomon A. Fortune

SITE DATA

TAX MAP #:	02931107
SITE AREA:	390,099 SF (8.96 AC)
ZONING:	UR-2(CD) REZONING 2017-96
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
TOTAL UNITS:	238
FRONT YARD SETBACK:	24' FROM BACK OF CURB
SIDE YARD SETBACK:	5' / 40' FOR BUILDING 2
REAR YARD SETBACK:	10'
TREE SAVE REQUIRED:	15% OR MITIGATION
FLOOR AREA RATIO:	1.0
BUILDING HEIGHT:	PER ORDINANCE
PARKING REQUIRED:	1 SPACE PER UNIT MIN = 238 2 SPACES PER UNIT MAX = 476
PARKING PROVIDED:	MEET ORDINANCE
JOHNSTON OEHLER ROAD CALCULATION:	596' R.O.W. - 86'-510' (80% X 510') = 408' REQUIRED PROVIDED: 444'
PROSPERITY RIDGE ROAD CALCULATION:	485' R.O.W. - 86' = 399' (80% X 399') = 319' REQUIRED PROVIDED: 384'



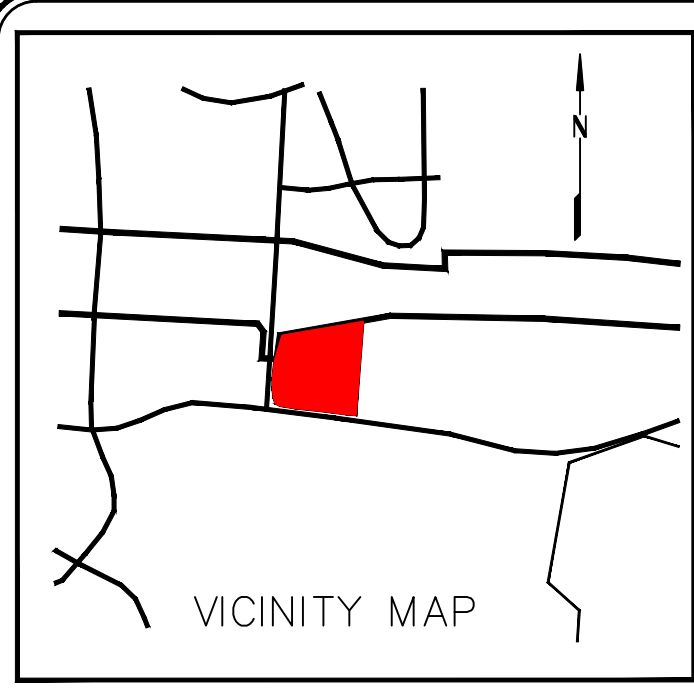
CAMBRIDGE-EASTFIELD LLC
D.B. 30592 PG. 57
PID: 02931145
USE: SINGLE FAMILY RESIDENTIAL -
RURAL ACREAGE
ZONING: R-3

STEWART S. SMITH
D.B. 11187 PG. 121
PID: 02932163
USE: SINGLE FAMILY RESIDENTIAL -
RURAL ACREAGE
ZONING: MX-1

STEWART S. SMITH
D.B. 11187 PG. 121
PID: 02932132
USE: SINGLE FAMILY RESIDENTIAL -
RURAL ACREAGE
ZONING: MX-1

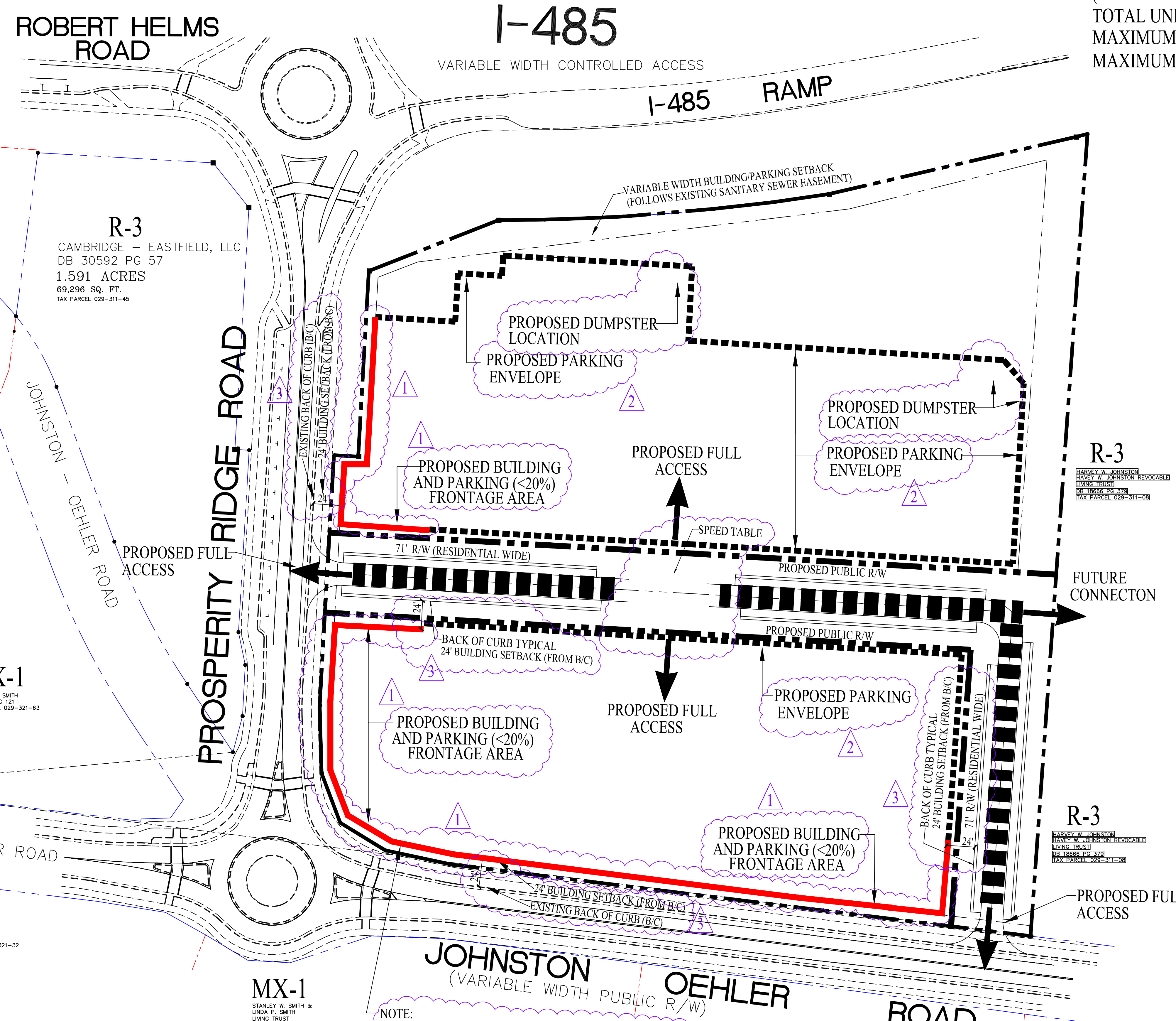
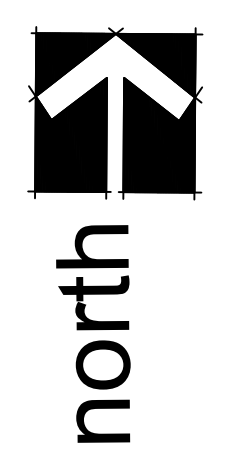
LINDA P. SMITH
LIVING TRUST
C/O STANLEY SMITH
D.B. 09982 PG. 492
PID: 02932106B
USE: SINGLE FAMILY RESIDENTIAL -
RURAL ACREAGE
ZONING: MX-1

ROBERT NEAL ELLIOTT
& ROSE ANN S.
D.B. 02132 PG. 79
PID: 02932105
USE: SINGLE FAMILY RESIDENTIAL -
RURAL ACREAGE
ZONING: MX-1



SITE DATA:

OWNER: CAMBRIDGE-EASTFIELD, LLC
 TAX PARCEL: 02931107, DB 30592, PG 57
 TOTAL SITE AREA: ±8.96 ACRES
 EXISTING ZONING: UR-2(CD)
 PROPOSED ZONING: UR-2(CD) SPA
 (WITH 5-YEAR VESTED RIGHTS)
 TOTAL UNITS: 260, 29 DUA/ACRE
 MAXIMUM BUILDING HEIGHT PER ORDINANCE.
 MAXIMUM NUMBER OF STORY: 4



REVISIONS:

- 1 CLARIFY BUILDING ENVELOPE.
- 2 CLARIFY PARKING ENVELOPE.
- 3 ADD BACK OF CURB NOTE AND BUILDING SETBACK.
- 4 ADD SPEED TABLE.
- 5 REVISE STREET FROM 56' TO 71' ROW.
- 6 ADD NOTE
- 7 Site Acreage revised.

NOTE:
 BUILDINGS 80% OR MORE ALONG "FRONTAGE LINE" OF PROSPERITY RIDGE ROAD AND JOHNSTON OEHLER ROAD. PARKING TO BE NO MORE THAN 20% ALONG "FRONTAGE LINE" PROSPERITY RIDGE ROAD AND JOHNSTON OEHLER ROAD. NO PARKING WILL BE ALLOWED BETWEEN BUILDING "FRONTAGE LINE".

R-3
 CAMBRIDGE - EASTFIELD, LLC
 DB 30592 PG 57
 1.591 ACRES
 69,296 SQ. FT.
 TAX PARCEL 029-311-45

MX-1
 STEWART S. SMITH
 DB 11187 PG 121
 TAX PARCEL 029-321-63

MX-1
 STEWART S. SMITH
 DB 11187 PG 121
 TAX PARCEL 029-321-32

MX-1
 STANLEY W. SMITH &
 LINDA P. SMITH
 LIVING TRUST
 DB 9982 PG 492
 TAX PARCEL 029-321-06

R-3
 HARVEY W. JOHNSON
 HARVEY W. JOHNSON REVOCABLE
 LIVING TRUST
 DB 1888 PG 379
 TAX PARCEL 029-311-08

R-3
 HARVEY W. JOHNSON
 HARVEY W. JOHNSON REVOCABLE
 LIVING TRUST
 DB 1888 PG 379
 TAX PARCEL 029-311-08

MX-1
 TAX PARCEL 029-321-05
 ROBERT NEAL ELLIOTT &
 ROSE ANN ELLIOTT
 DB 2132 PG 79

CAMBRIDGE PROPERTIES
 831 East Morehead Street • Suite 245
 Charlotte, North Carolina 28202
 704/333-2393
 cambridgeprop.com

PROSPERITY RIDGE
 CITY OF CHARLOTTE, NC
 TECHNICAL DATA SHEET

DATE	REVISIONS	ITEM
9-25-17	noted	

DATE	8-14-17
SCALE	1"=50'
DRAWN BY	D.T.
CHECKED BY	CPI
SHEET #	RZ-1

FOR PUBLIC HEARING
REZONING PETITION: 2017-96

Prosperity Ridge Development Standards

1. General Provisions:

- a. Development of the Site will be controlled by the Standards depicted on the Technical Data Sheets and by the standards of the Charlotte Zoning Development Ordinance. The 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 and the Development Standards during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.
- b. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, 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 by the Illustrative Site Plan. Unless specifically noted in the Development Standards for this Rezoning Petition, these other standard development requirements will be applied to the development of this Site as defined by those other city ordinances.
- c. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to 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.

2. Purpose:

The purpose of this Rezoning Petition is to allow for the development of a multifamily community on the Site. To achieve this purpose, this Rezoning Petition is to amend the current approved zoning plan for the Site to a modified UR-2 (CD) district with a Site Plan Amendment.

3. Permitted Uses:

Uses allowed on the Site included in this Petition will be multifamily dwelling units and related accessory uses as are permitted in the UR-2 district.

4. Transportation:

- a. The Site will have full turn access via an access permit to Prosperity Ridge Road and an access permit to Johnston-Oehler Road.
 - 1. Petitioner will dedicate a 71 foot Right of Way and construct Public Street 1 to CDOT standards connecting from Prosperity Ridge Road to the Eastern edge of the Site as depicted on RZ-1.
 - 2. Petitioner will dedicate a 71 foot Right of Way and construct Public Street 2 to CDOT standards connecting from Johnston-Oehler Road North to Public Street 1 as depicted on RZ-1.
 - 3. The Petitioner will dedicate and convey fee simple interest to CDOT for any right-of-way along the Site frontage that does not already comply with City standards before a certificate of occupancy is issued. If the CDOT standard right-of-way is not dedicated, the additional right-of-way will be set at two feet behind the back edge of existing sidewalk on Johnston-Oehler Road and Prosperity Ridge Road.
 - 4. Petitioner shall submit all transportation improvement plans to CDOT for approval and complete such improvements before the first building C.O. is issued.
 - 5. The Petitioner reserves the right to install a 'speed table' or raised intersection on Street 1 to serve as a traffic calming device and to define and identify the entrances to the Site, subject to CDOT approval.
 - 6. The Petitioner will install sidewalk connectors between the sidewalk and the curb on external streets that include parallel parking. These connectors will be spaced equidistant between street trees but in no case less than 40 feet apart.
- b. Parking areas are generally indicated on the Illustrative Site Plan (RZ-3). These locations and configurations are subject to alteration but in no case will any alteration result in more than 20% of the frontage of Johnson-Oehler or Prosperity Ridge being used for parking.

5. Architectural and Site Design:

- a. The development of the Site will be governed by the district regulations of the Zoning Ordinance for the UR-2 district.
- b. Preferred Exterior Building Materials: All principal and accessory buildings abutting Johnston-Oehler Road and Prosperity Ridge Road shall comprise a minimum of 30% of that building's entire façade facing such roads using brick, pre-cast concrete, natural stone (or its synthetic equivalent), stucco or other material approved by the Planning Director.
- c. Prohibited Exterior Building Materials:
 - 1. Vinyl siding (but not vinyl hand rails, windows or door trim).
 - 2. Concrete Masonry Units not architecturally finished.

Site Design Standards:

- a. Building Placement and Site Design shall focus on and enhance the pedestrian environment through the following:
 - 1. Buildings shall be placed so as to present a front or side façade to Johnston-Oehler Road and Prosperity Ridge Road.
 - 2. Buildings shall front a minimum of 80% of the Site along Johnston-Oehler Road and Prosperity Ridge Road (exclusive of driveways, pedestrian access, points, accessible open space, tree save or natural areas, tree replanting areas and storm water facilities).
 - 3. Parking areas shall not be located between any building and Johnston-Oehler Road and Prosperity Ridge Road. Parking areas beside and between buildings shall front no more than 20% of the Site along Johnston-Oehler Road and Prosperity Ridge Road.
 - 4. Buildings and parking shall be a minimum of 24 feet behind the existing back of the curb of Johnston-Oehler Road and Prosperity Ridge Road.
 - 5. The specific standards in Paragraphs 2, 3 and 4 above apply specifically to the areas denoted by a red line, the Proposed Building and Parking Frontage Area, on RZ-1. This red line does NOT represent a 'build to' line. Additional open space may be placed between the buildings and rights of way of Johnston-Oehler Road and Prosperity Ridge Road.
 - 6. The multi-family development shall include the following amenities: club house for social gathering, meetings, game rooms, media center and exercise; and outdoor pool and pool deck area and passive open space.
- b. Building Massing and height shall be designed to break up long monolithic building forms as follows:
 - 1. Buildings exceeding 120 feet in length shall include modulations of the building massing/ façade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of 10 feet wide and shall project or recess a minimum of 3 feet extending through the building.

6. Architectural Elevation Design – Elevations shall be designed to create visual interest as follows:

- a. Building elevations shall be designed with vertical bays or articulated architectural façade features which may include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors.
- b. Buildings shall be designed with a recognizable architectural base on all facades facing Johnston-Oehler Road and Prosperity Ridge Road. Such base may be executed through use of Preferred Exterior Building Materials or articulated architectural façade features and color changes.
- c. Buildings facing Johnston-Oehler Road and Prosperity Ridge Road shall not have expanses of blank walls greater than 20 feet along the street level and 40 feet in all other directions and architectural features such as but not limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
- d. Roof Form and Articulation – Roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:
 - 1. Long pitched roof lines shall avoid continuous expanses without variation by including changes in height and/ or roof form, to include but not be limited to gables, hips, dormers or parapets.
 - 2. For pitched roofs, the minimum allowed is 4:12 excluding buildings with a flat roof and parapet walls.
 - 3. Roof top HVAC and related mechanical equipment will be screened from public view at grade from the nearest street.

- e. Service Area Screening – Service areas such as dumpsters, refuse areas, recycling and storage shall be screened from view with materials and design to be compatible with principal structures. Such design shall include a minimum 20% Preferred Exterior Building Materials or a Class B buffer not less than 10' in depth along the above grade perimeter of such service areas that are not paved for access. The location of dumpster and recycling facilities will be determined during the design and review phase of the project and may be different from those shown on Sheet RZ-1.

7. Environmental Features:

- a. The tree save area shall be calculated and defined on the Site during the design development and review phase.
- b. The Open Space Area shall include, but not be limited to, urban spaces, pool and pool deck, BMP, open areas between buildings, passive areas, and public and private streets. The exact location, configuration, and contents of the open space areas will be determined during the design development and review phase.

8. Lighting:

- a. Freestanding lighting on the Site will utilize full cut-off luminaries.

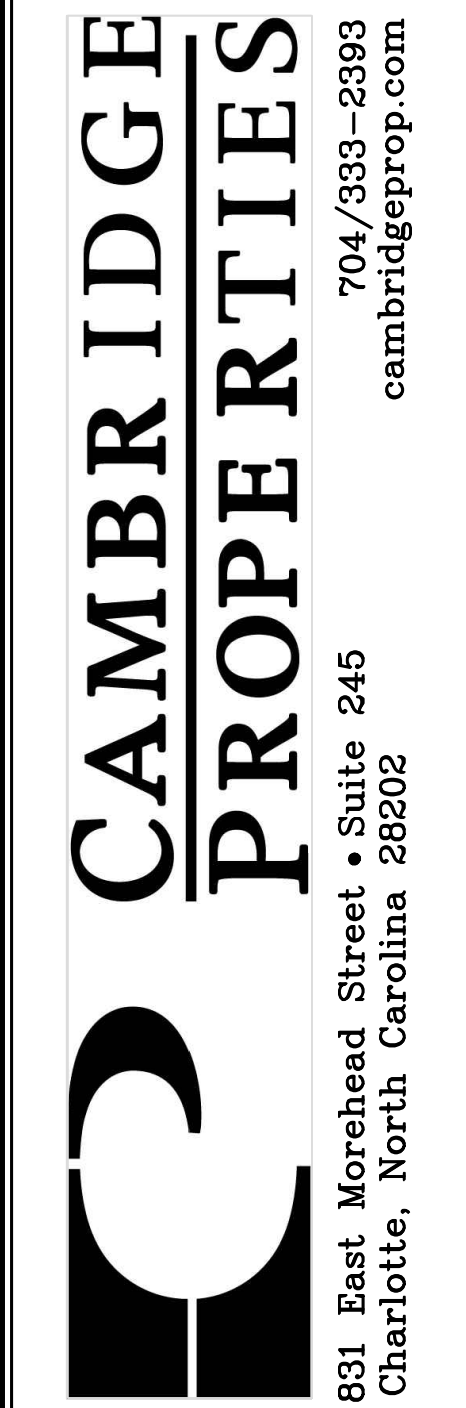
Initial Submission- 5/22/17, 1.1

Resubmission based on staff comments, 8/14/17, 2.3

Resubmission based on staff analysis and comments, 9/25/17, 2.4

REVISIONS:

- 1 NOTE REVISED.
- 2 NOTE REVISED.
- 3 NOTE REMOVED.
- 4 NOTE REVISED.



PROSPERITY RIDGE
CITY OF CHARLOTTE, NC
DEVELOPMENT STANDARDS

REVISIONS		
DATE		ITEM
9-25-17	△	noted
10-6-17	△	noted
10-10-17	△	noted

DATE
8-14-17

SCALE

DRAWN BY
D. T.

CHECKED BY
CPI


SHEET #
RZ-2

FOR PUBLIC HEARING
REZONING PETITION: 2017-96

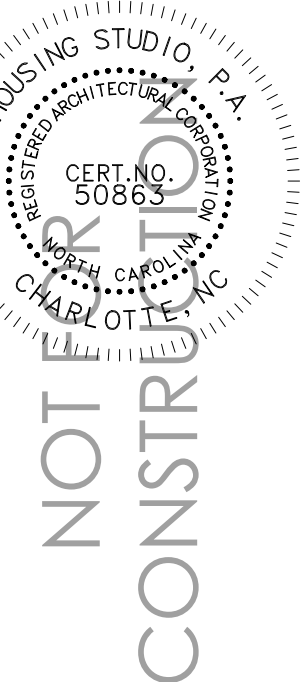


HOUSING STUDIO
 333 West Trade Street, Suite 300
 Charlotte, NC 28202
 T: 704.333.7862 F: 704.343.9380

Attached to Administrative
 Approval

Solomon A. Fortune 
 Solomon A. Fortune

WOOD PARTNERS
 ALTA CROFT
 CHARLOTTE, NC



Project No: 1731
 Issue Date: June 15, 2008
 Issued For: SD Set

Key Plan

BUILDING 02
 ELEVATIONS

A5.02



2 BUILDING 02 EAST ELEVATIONS
 1/16" = 1'-0"



1 BUILDING 02 SOUTH ELEVATION
 1/16" = 1'-0"

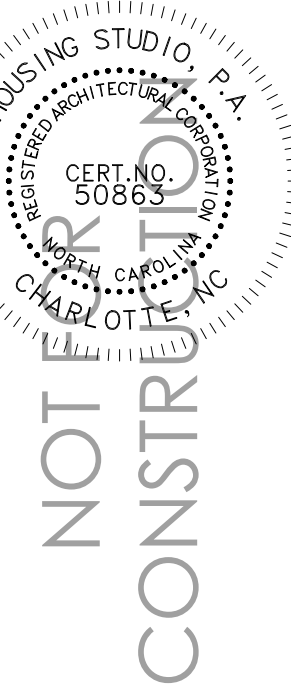


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Attached to Administrative
 Approval

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 Solomon A. Fortune

WOOD PARTNERS
 ALTA CROFT
 CHARLOTTE, NC



Project No: 1731
 Issue Date: June 15, 2008
 Issued For: SD Set

Key Plan

BUILDING 03
 ELEVATIONS

A5.03



2 BUILDING 02 EAST ELEVATIONS
 1/16" = 1'-0"



1 BUILDING 02 SOUTH ELEVATION
 1/16" = 1'-0"

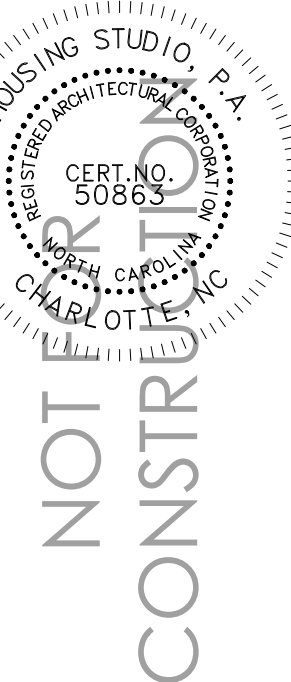


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Attached to Administrative
Approval

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Solomon A. Fortune

WOOD PARTNERS
ALTA CROFT
CHARLOTTE, NC



Project No: 1731
Issue Date: June 15, 2008
Issued For: SD Set

Key Plan

BUILDING 04
ELEVATIONS

A5.04



3 BUILDING 01 EAST ELEVATION
1/16" = 1'-0"



1 BUILDING 01 SOUTH ELEVATION
1/16" = 1'-0"

Attached to Administrative
Approval

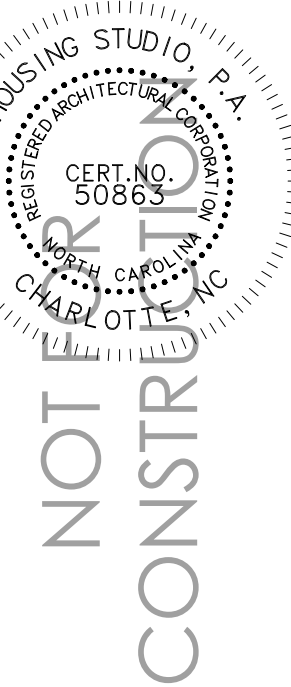
Solomon A. Fortune \$F
Solomon A. Fortune



Attached to Administrative
Approval

Solomon A. Fortune \$F
Solomon A. Fortune

WOOD PARTNERS
ALTA CROFT
CHARLOTTE, NC



Project No: 1731
Issue Date: July 23, 2018
Issued For: DD Check Set

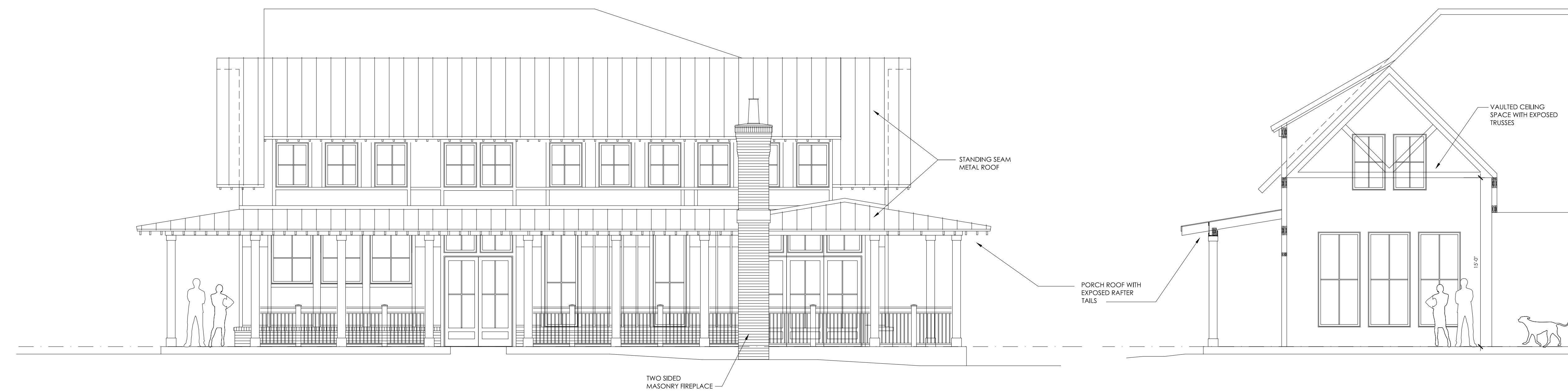
Key Plan

CLUBHOUSE
ELEVATIONS

A5.13



2 CLUBHOUSE - NORTH ELEVATION
3/16" = 1'-0"



1 CLUBHOUSE - EAST ELEVATION
3/16" = 1'-0"