SITE DEVELOPMENT DATA:

- --ACREAGE: ± 19.492 ACRES --TAX PARCEL #: 027-561-08
- -EXISTING ZONING: N1-A
- -PROPOSED ZONING: N2-C (CD) AND NC (CD)
- -EXISTING USES: RESIDENTIAL/MANUFACTURE HOME PARK. -PROPOSED USES: RESIDENTIAL USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE N2-C ZONING DISTRICT AND NON-RESIDENTIAL USES AS PERMITTED BY RIGHT AND UNDER A. h. THE NUMBER AND LOCATIONS OF PROPOSED DRIVEWAYS FROM THE CARDINAL POINT ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN
- SECTION 2). -MAXIMUM DEVELOPMENT LEVELS: UP TO 395 RESIDENTIAL UNITS AS ALLOWED BY $1\sqrt{}$ right and under prescribed conditions in the N2-C zoning district and up to 25,000 SQUARE FEET OF GROSS FLOOR AREA OF NON-RESIDENTIAL USES AS ALLOWED BY ALTERED, AND REQUIREMENTS DESCRIBED IN THIS SECTION ARE MET. THE NC ZONING DISTRICT, ALL AS MORE SPECIFICALLY DESCRIBED OR RESTRICTED IN 🕌 SECTION 2 BELOW.
- --MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE UDO. HEIGHT TO BE MEASURED AS DEFINED BY THE UDO.

--PARKING: AS REQUIRED BY THE UDO.

GENERAL PROVISIONS

SITE LOCATION. THESE DEVELOPMENT STANDARDS, AND THE TECHNICAL DATA SHEET SET FORTH ON ATTACHED RZ SHEETS FORM THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE ("REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY WOOD PARTNERS ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY AND A SMALL NEIGHBORHOOD CENTER AS ALLOWED IN THE N2-C AND NC ZONING DISTRICTS ON AN APPROXIMATELY 19.492-ACRE SITE LOCATED BETWEEN PROSPERITY CHURCH RD. AND BENFIELD RD. NORTH OF CARDINAL POINT RD. IN CHARLOTTE NC (THE "SITE").

ZONING DISTRICTS/UDO. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT ORDINANCE FOR THE CITY OF CHARLOTTE (THE "UDO"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS THAN THE REGULATIONS ESTABLISHED UNDER THE UDO FOR THE N2-C AND NC ZONING DISTRICTS AND THE OTHER APPLICABLE PROVISIONS OF THE UDO SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

DEVELOPMENT AREAS. FOR EASE OF REFERENCE AND AS AN ORGANIZING PRINCIPAL ASSOCIATED WITH THE MASTER PLANNED COMMUNITY, THE REZONING PLAN SETS FORTH THREE (3) GENERAL DEVELOPMENT AREAS (AND OTHER SUB-AREAS WITHIN THE DEVELOPMENT AREAS) AS GENERALLY DEPICTED ON THE REZONING PLAN AS DEVELOPMENT AREAS 1, 2, AND 3 (EACH A "DEVELOPMENT AREA" AND COLLECTIVELY THE "DEVELOPMENT

d. <u>Graphics and Alterations/Modifications</u>. The schematic depictions of sidewalks, driveways, streets, and other development matters and site elements (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT. STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY ARTICLE 37.3 OF THE UDO.

SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE MINOR AMENDMENT PROCESS PER ARTICLE 37.3 OF THE UDO. THESE INSTANCES WOULD INCLUDE / CHANGES TO GRAPHICS IF THEY ARE:

) MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN, SUCH AS MINOR MODIFICATIONS TO THE CONFIGURATIONS OF THE STREET DIMENSIONS AND THE ALIKE.

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE MINOR AMENDMENT PROCESS PER ARTICLE 37.3 OF THE UDO; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE

2. <u>PERMITTED USES:</u>

WITHIN DEVELOPMENT AREA 1 AND 2 RESIDENTIAL USES AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE (4,000 SQUARE FEET OF COMMON OPEN SPACE, ENHANCED PLANTING TO INCLUDE

a. WITHIN DEVELOPMENT AREA 1 AND 2 UP TO 395 RESIDENTIAL DWELLING UNITS ARE ALLOWED. THE RESIDENTIAL UNITS CONSTRUCTED WITHIN DEVELOPMENT AREA 1 MUST BE CONSTRUCTED AS MULTI-FAMILY ATTACHED DWELLING UNITS, THE RESIDENTIAL UNITS CONSTRUCTED IN DEVELOPMENT AREA 2 MAY BE ANY RESIDENTIAL UNIT TYPE ALLOWED IN THE N2-C ZONING DISTRICT.

WITHIN DEVELOPMENT AREA 3 UP TO 25,000 SQUARE FEET OF GROSS FLOOR AREA OF NON-RESIDENTIAL USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE NC ZONING DISTRICT, EXCEPT AS 5. ENHANCED PLANTING STANDARDS BEQUIRED.

c. <u>THE FOLLOWING USES ARE NOT ALLOWED WITHIN DEVELOPMENT AREA 3</u>: VEHICLE FUELING STATION, AUTOMOBILE REPAIR, HOMELESS SHELTER, GROUP HOME, LIVE PERFORMANCE VENUE-INDOOR, RECEPTION FACILITY, VEHICLE RENTAL-ENCLOSED. BENEFICIAL FILL SITE, PARKING LOT, PUBLIC TRANSIT FACILITY, TEMPORARY OUTDOOR ENTERTAINMENT, AND ACCESSORY OUTDOOR ENTERTAINMENT.

d. WORKFORCE HOUSING FOR RENT: THE PETITIONER SHALL VOLUNTARILY PROVIDE A WORKFORCE HOUSING PROGRAM TO ENSURE THAT UNITS ARE REASONABLY PRICED FOR PERSONS EARNING LESS THAN AREA MEDIAN INCOME. THE PETITIONER SHALL ENSURE THAT NO FEWER THAN 5% OF THE TOTAL NUMBER RESIDENTIAL UNITS WITHIN DEVELOPMENT AREA 2 ON THE SITE, FOR A PERIOD OF NOT LESS THAN 15 YEARS, MAINTAIN MONTHLY RENTS OR COMPARABLE SALES PRICE THAT ARE INCOME RESTRICTED FOR HOUSEHOLDS EARNING 80% OR LESS OF THE AREA MEDIAN INCOME. IT IS UNDERSTOOD THAT THIS VOLUNTARY PROVISION IS SPECIFIC TO RENT AND/OR SALES COST AND DOES NOT INCLUDE

LITILITIES. $\sqrt{5}$ e. Workforce housing for sale. The Petitioner shall provide a voluntary $\sqrt{5}$ HOUSING PROGRAM TO ENSURE THAT A MINIMUM OF FOURTEEN OF THE NEW RESIDENTIAL UNITS CONSTRUCTED IN DEVELOPMENT AREA 1 ARE REASONABLY PRICED FOR SALE FOR PERSONS FARNING LESS THAN THE MEDIAN INCOME FOR THE AREA. THE PETITIONER SHALL ENSURE THAT THE FOURTEEN PROPOSED ATTACHED MULTI-FAMILY UNITS CONSTRUCTED IN DEVELOPMENT AREA I ON THE SITE, FOR A PERIOD OF NOT LESS THAN 15 YEARS, MAINTAIN SALES PRICE THAT ARE INCOME RESTRICTED FOR HOUSEHOLDS EARNING 80% OR LESS OF THE AREA MEDIAN INCOME.

IF FINANCING IS NOT APPROVED FOR A MINIMUM OF FOURTEEN (14) UNITS THROUGH THE HOUSING TRUST FUND (HTF) AFTER TWO (2) REQUEST FOR PROPOSAL CYCLES OR AFTER A MAXIMUM OF EIGHTEEN (18) MONTHS FROM REZONING APPROVAL; THE SITE MAY BE DEVELOPED WITH ALL RESIDENTIAL USES PERMITTED AS DESCRIBED ABOVE. THE AREA MEDIAN INCOME (OR AMI) IS THE MIDPOINT OF A REGION'S INCOME DISTRIBUTION, MEANING THAT HALF OF THE HOUSEHOLDS IN A REGION EARN MORE THAN THE MEDIAN AND HALF EARN LESS THAN THE MEDIAN, BASED ON APPLICABLE STANDARDS AS ESTABLISHED BY U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ("HUD") FOR THE CHARLOTTE-CONCORD-GASTONIA. NC AREA.

ACCESS & STREETS. VEHICULAR ACCESS TO THE SITE WILL BE FROM PROSPERITY CHURCH RD., BENFIELD D. AND BY THE EXTENSION OF CARDINAL POINT RD. AS GENERALLY DEPICTED ON THE

REZŎNINĞ PLAN AND SUBJECT TO ADJUSTMENTS AS SET FORTH BELÖW.

b. THE SITE'S FRONTAGE ALONG PROSPERITY CHURCH RD. AND BENFIELD RD. WILL BE IMPROVED AS REQUIRED BY THE UDQ. C. THE PETITIONER WILL COORDINATE WITH COOT ON THE PROSPERITY CHURCH ROAD IMPROVEMENTS AS IT RELATES TO THE CAPITAL IMPROVEMENT PROJECT (PROSPERITY MILLAGÉ NČIPY. IF THE CONSTRUCTION FOR THE SITE COMMENCES PRIOR TO THE COMPLETION OF THE CIP PROJECT A FEE-IN-LIEU MAY BE PAID FOR ANY IMPROVEMENTS) REQUIREMENT. REQUIRED ALONG PROSPERITY CHURCH RD. UPON RAYMENT OF THE FEE-IN-LIEU TO TH CLTY A CERTIFICATE OF OCCUPANCY WILL NOT BE WITHHELD FOR ANY IMPROVEMENTS THAT ARE TO BE COMPLETED BY THE CITY AS PART OF ITS CIP PROJECT.

d. THE PROSPERITY CHURCH ROAD DISTANCE FROM THE CENTERLINE TO THE FUTURE a. THE BUILDINGS ON THE SITE WILL COMPLY WITH THE APPLICABLE RESIDENTIAL SITE BACK OF CURB IS A MINIMUM OF TWENTY-FOUR (24) FEET RIGHT-OF WAY MEASURING LAYOUT, BUILDING DESIGN STANDARDS, AND BUILDING MATERIAL RESTRICTIONS FOUND IN ÍFORTY-FOUR (44) FEET SHALL BE DEDICATED FROM THE ROAD CENTERLINE. THE PETITIONER WILL CONSTRUCT BICYCLE FACILITIES IN ACCORDANCE WITH THE $ar{ar{}}$ COUNCIL-ADOPTED CHARLOTTE STREETS MAP ALONG PROSPERITY CHURCH ROAD AND AND DESIGNS AS THE PRINCIPAL BUILDING(S) LOCATED ON THE SITE. RESTRIPE THE BIKE LANE TO INSTALL A BUFFERED BIKE LANE OR PAY A FEE IN LIEU IN

CONJUNCTION WITH C. ABOVE. e. THE PETITIONER WILL EXTEND CARDINAL POINT RD., AS A PUBLIC STREET BUILT TO/

(OFFICE/COMMERCIAL WIDE STREET STANDARDS. THE REQUIRED DISTANCE FROM THE EQUIPMENT SHALL NOT BE IN THE ESTABLISHED SETBACK ALONG EXISTING OR PROPOSED. 2027 PHASE 1 & 2029 PHASE 2 BUILD SUGGESTED IMPROVEMENTS: CENTERLINE TO THE FUTURE BACK OF CURB IS A MINIMUM OF SEVENTEEN AND ONE-HALF (17.5) FEET. RIGHT—OF—WAY MEASURING THIRTY—FIVE AND ONE—HALF (35.5) FEET SHALL BE DEDICATED FROM THE ROAD CENTERLINE.

STREET A AND STREET B ARE NETWORK REQUIRED STREETS AND WILL BE EXTENDED AS PUBLIC STREETS AND BUILT TO THE OFFICE/COMMERCIAL WIDE STREET CROSS-SECTION. RIGHT-OF-WAY MEASURING SEVENTY-SEVEN (77) FEET TOTAL SHALL BE DEDICATED.

THE REQUIRED DISTANCE FROM THE CENTERLINE TO THE FUTURE BACK OF CURB IS A MINIMUM OF TWENTY-SEVEN (27) FEET FOR BENFIELD LANE. RIGHT-OF-WAY MEASURING FORTY-THREE (43) FEET SHALL BE DEDICATED FROM THE ROAD CENTERLINE. THE PETITIONER WILL CONSTRUCT BICYCLE FACILITIES IN ACCORDANCE WITH THE COUNCIL-ADOPTED CHARLOTTE STREETS MAP ALONG BENFIELD ROAD AND RESTRIPE THE BIKE LANE TO INSTALL A BUFFERED BIKE LANE.

PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE NC/1/RD, AND STREET A AND B, MAY BE MODIFIED DURING THE LAND DEVELOPMENT REVIEW (AND APPROVAL PROCESS FOR THE SITE AS ALLOWED BY CDO $^{\circ}$

THE EXACT ALIGNMENT, DIMENSIONS, AND LOCATIONS OF THE ACCESS POINTS TO THE 6. SIGNAGE: SITE AND THE DRIVEWAYS ON THE SITE MAY BE MODIFIED FROM THE ELEMENTS SHOWN ON THE REZONING PLAN PROVIDED THAT THE OVERALL DESIGN INTENT IS NOT MATERIALLY a. AS ALLOWED BY THE UDO.

ALTHOUGH NOT DEPICTED ON THE REZONING PLAN, FIRE APPARATUS ACCESS POINTS. AS REQUIRED BY THE FIRE DEPARTMENT, MAY BE ADDED TO THE EXISTING AND PROPOSED

THE PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FOR ANY OF THE PROPOSED SIDEWALKS LOCATED ALONG THE PUBLIC STREETS LOCATED OUTSIDE OF THE RIGHT-OF-WAY WHERE ROW DEDICATION IS NOT PROVIDED. THE PERMANENT SIDEWALK PRESERVATION OF THE UDO. 1\EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE (FEASIBLE.

 ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING ON THE SITE SUBJECT TO THE PETITIONER ABILITY REQUEST THAT CDOT ALLOW A BOND TO BE POSTED FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME OF THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

m. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, \ 9. AMENDMENTS TO THE REZONING PLAN: BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY-MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO CONSTRUCTION/INSTALLATION. CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.

ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH MPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD (NORTHWESTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT) DEVELOPMENT AREAS, AS APPLICABLE, AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL OR OTHER PUBLIC SECTOR PROJECT SUPPORT

THE PETITIONER WILL DEDICATE VIA FEE SIMPLE CONVEYANCE ANY ADDITIONAL RIGHT-OF-WAY INDICATED ON THE REZONING PLAN AS RIGHT-OF-WAY TO BE DEDICATED AND THE ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. THE PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FOR ANY OF THE PROPOSED SIDEWALKS THAT ARE LOCATED ALONG PUBLIC STREETS AND OUTSIDE OF THE RIGHT-OF-WAY. THE PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.

ACCESS #1 SHALL BE RIGHT-IN RIGHT-OUT. PETITIONER SHALL CONSTRUCT A MEDIAN THAT EXTENDS 50-FEET PAST THE CURB RETURN OF THE SITE ENTRANCE AND CONNECT TO THE PROPOSED MEDIAN ASSOCIATED WITH THE CIP PROJECT (PROSPERITY VILLAGE

4. <u>STREETSCAPE, SETBACKS AND OPEN SPACE</u>.

SETBACKS AS MEASURED FROM THE FUTURE BACK OF CURB AND AS REQUIRED BY THE UDO WILL BE PROVIDED ALONG PROSPERITY CHURCH RD., BENFIELD RD., CARDINAL POINT RD., STREET A AND B AS GENERALLY DEPICTED ON THE REZONING PLAN. STREETSCAPE IMPROVEMENTS AS REQUIRED BY THE UDO WILL BE PROVIDED ALONG PROSPERITY CHURCH RD., BENFIELD RD., CARDINAL POINT RD., STREET A AND B AS

GENERALLY DEPICTED ON THE REZONING PLAN. c. OPEN SPACE WILL BE PROVIDED PER THE N2-C REQUIREMENTS FOUND IN ARTICLE 5.4 angle and the NC requirements found in article 10.4 along with the on-site open ${}^{<}$ SPACE DESIGN REQUIREMENTS FOUND IN ARTICLE 16.5. IN AREAS WHERE COMMON OPEN SPACE IS PROVIDED. SUCH AREAS WILL BE AMENITIZED WITH USABLE OUTDOOR HARDSCAPE FEATURES, SUCH AS COURTYARDS, SEATING AREAS, AND INCLUDE VARIOUS LANDSCAPE FEATURES, SUCH AS GRASS, GROUNDCOVER, TREES, AND SHRUBS. COMMON OPEN SPACE AREAS WILL CONTAIN SEATING OPTIONS THAT INCLUDE A MINIMUM OF ONE BENCH PER N2-C ZONING DISTRICT AND WITHIN DEVELOPMENT AREA 3 NON-RESIDENTIAL USE AS MINIMUM OF 18 TREES PER ONE ACRE OF COMMON OPEN SPACE. AND THE COMMON OPEN PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY (SPACE AREAS WILL HAVE A MINIMUM DIMENSION OF 20 FEET OR MORE MEASURED IN ALL USES, AS ALLOWED IN THE NC ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND DIRECTIONS. MORE DETAIL IS PROVIDED IN NOTE 4.D BELOW FOR PUBLIC OPEN SPACE.

RESTRICTED BELOW). POBLIC PARK AREAS THAT WILL BE PROVIDED WITH A PUBLIC ACCESS EASEMENT. THE

PUBLIC PARK AREAS WILL BE IMPROVED AS PART OF THE DEVELOPMENT OF THE SITE 5 THÈSE PUBLIC OPEN SPACE AREAS SHALL BE DYNAMIC AND PROGRAMMABLE OPEN SPACE) $oxed{\left(}$ AREAS CENTRALLY ACCESSIBLE TO NEIGHBORHOOD RESIDENTS THAT PROVIDE A LAYERING $oxed{\left(}$ DE ACTIVITIES DESIGNED FOR MULTIPLE USERS TO ACCOMPLISH THIS. THE DESIGN OF THE OPEN SPACE AREAS SHALL CONSIST OF FOUR (A) OR MORE OF THE FOLL MING POTENTIAL COMPONENTS (MICH WILL BE COMMITTED TO AS THE PLANS ARE FINALIZED DURING THE LAND DEVELOPMENT PERMITTING PROCESS:

THE ORDINANCE (THIS MAY BE ENHANCED LANDSCAPE YARDS, TREE SAVE, E ENHANCED PLANTINGS MAXX ALSO TAKE THE FORM OF TREES AND OR PLANTING BEDS (STANDARD, RAISED AND OR TERRACED WITH NATIVE SPECIES). ENHANCED PLANTING WILL 5 INCLUDE A MINIMUM OF 18 TREES PER ONE ACRE OF COMMON AND PUBLIC OPEN SPACE. 2. SPECIALTY PAVING MATERIALS (NOT INCLUDING STANDARD FINISHED CONCRETE OR ASPHALT) PRIMARY OR ACCENT BUILDING MATERIALS MAY BE USED AS SPECIALTY PAVER 5

OPTIONS. ALTERNATE CONCRETE FINISHING (ETCHING, SALT CURING, BOARD FORMING, ETC.) IS ACCEPTABLE. DETAILS AND TECHNICAL NOTES ON THE MATERIALS WILL BE PROVIDED DURING THE LAND DEVELOPMENT REVIEW PROCESS IF CHOSEN AS ONE OF THE FOUR (4) OPEN SPACE COMPONENTS. SHADING ELEMENTS SUCH AS SHADE STRUCTURES OR ADDITIONAL TREES PLANTED IN

A MANNER TO PROVIDE CONSISTENT SHADE IN THE SPACE. SEATING OPTIONS INCLUDE MOVEABLE TABLES AND CHAIRS. OTHER SEATING ELEMENTS TO BE CONSIDERED INCLUDE SEATING WALLS SWINGS OR INTERACTIVE FURNITURE, AND SIMMOVABLE BENGLES. SEATING REQUIREMENTS FOR PUBLICLY ACCESSIBLE OPEN SPACE SHALL BE PROVIDED AT 1 LINEAR FOOT OF SEATING PER 300 SQUARE FEET OF PUBLIC $\$ OPEN SPACE. SEATING SHALL BE A MIXTURE OF MOVEABLE AND FIXED. DETAILS AND $^{\circ}$ TECHNICAL NOTES ON THE SEATING OPTIONS WILL BE PROVIDED DURING THE LAND ullet

AND THE CONTROL OF TH PUBLIC OPEN SPACE WILL HAVE A MINIMUM DIMENSION OF 30 FEET OR MORE 6. PUBLIC ART/SCULPTURE (PUBLIC ART, EITHER IN THE FORM OF MURALS, SCULPTURE, OR OTHER MEDIUMSALONGSIDE THE DETAILS OF THE ART INTERVENTION (INCLUSIVE OF ho type, size, and location) shall be provided during land development review. The ι PETITIONER MAY USE THE CITY OF CHARLOTTE'S CREATIVE ARTIST POOL TO UTILIZE FOR

DEVELOPMENT REVIEW PROCESS IF CHOSEN AS ONE OF THE FOUR (4) OPEN SPACE $\hat{\ }$

IMPLEMENTING ANY PUBLIC ART.

7. INTERACTIVE ELEMENTS THAT (PROVIDE USERS WITH THE ENJOYMENT OF SENSORY STIMULATION THESE FLEMENTS SHOULD INCLUDE BUT NOTES ON 5 THE ELEMENTS WILL BE PROVIDED DURING THE LAND DEVELOPMENT REVIEW PROCESS IF CHOSEN AS ONE OF THE FOUR (4) OPEN SPACE COMPONENTS.

DECORATIVE LIGHTING ELEMENTS THAT INCLUDE UPLIGHTING OF TREES OR OTHER OPEN SPACE ELEMENTS AND ADDITIONAL AMBIENT LIGHTING FLEMENTS TO ENHANCE THE STATE SPACE WHEN THIS ELEMENT IS UTILIZED, THE PETITIONER SHALL PROVIDE A LIGHTING PLAN TO PLAN REVIEW STAFF THAT PROVIDES DETAILS/TECHNICAL NOTES ON THE ELEMENT ALONG WITH THE LOCATION OF INSTALLATION. AT LEAST ONE OPEN SPACE AREA SHALL BE ACCESSIBLE FROM ALL RESIDENTIAL LOTS IN THE RESIDENTIAL DEVELOPMENT WITHIN A 1,000-FOOT RADIUS OF THE COMMON OPEN SPACE AREA. THIS RADIUS IS MEASURED IN A STRAIGHT LINE FROM THE LOT LINE, WITHOUT REGARD FOR STREET. SIDEWALK OR TRAIL CONNECTIONS. TO THE NEAREST POINT

OF THE OPEN SPACE. MULTIPLE OPEN SPACE AREAS MAY BE NEEDED TO MEET THIS

5. <u>ARCHITECTURAL STANDARDS.</u>

ARTICLE 5 OF THE ORDINANCE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS,

b. METER BANKS WILL BE SCREENED FROM ADJOINING PROPERTIES AND FROM PUBLIC STREETS.

HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AND FROM VIEW OF ADJACENT PROPERTIES AT GRADE. GROUND-MOUNTED MECHANICAL

PUBLIC OR PRIVATE STREET FRONTAGES. ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY AN ARCHITECTURAL ELEMENT SO THAT IT IS NOT VISIBLE FROM AN ABUTTING FRONTAGE.

DUMPSTER AND RECYCLING AREA WILL BE ENCLOSED BY A SOLID WALL OR FENCE WITH ONE SIDE BEING A DECORATIVE GATE. THE WALL OR FENCE USED TO ENCLOSE THE DUMPSTER WILL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING MATERIALS AND COLORS USED ON THE PRINCIPAL BUILDINGS.

e. THE SITE WILL COMPLY WITH THE ARCHITECTURAL STANDARDS OF THE UDO. f. ATTACHED DWELLING UNITS THAT ARE CORNER/END UNITS AND FACE A PUBLIC OR/ PRIVATE NETWORK REQUIRED STREET SHOULD HAVE A GROUND FLOOR PORCH OR STOOP THAT WRAPS A PORTION OF THE FRONT AND SIDE OF THE UNIT OR PROVIDE BLANK WALL! PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO 10 FEET ON ALL BUILDING LEVELS.

a. AS ALLOWED AND REGULATED BY THE UDO.

8. <u>ENVIRONMENTAL FEATURES.</u> THE SITE WILL COMPLY WITH ARTICLE 20 LANDSCAPE, SCREENING & TREE

THE SITE WILL COMPLY WITH ARTICLE 24 DRAINAGE AND ARTICLE 25(POST-CONSTRUCTION STORMWATER REGULATIONS OF THE UDO.

THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL. DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING PETITION. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM ATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

5. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA OR PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN angleACCORDANCE WITH THE PROVISIONS HEREIN AND OF ARTICLE 37 OF THE UDO. BINDING EFFECT OF THE REZONING APPLICATION:

a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED HEREIN AND UNDER THE UDO, BE BINDING UPON AND INURE TO /THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE OF REPRESENTATIVES. SUCCESSORS IN INTEREST OR ASSIGNS.

PROSPERITY CHURCH ROAD & ACCESS #1 (UNSIGNALIZED) 2027 PHASE 1

WE PROPOSE THE FOLLOWING RIGHT-IN/RIGHT-OUT ACCESS CONFIGURATION: • ONE INGRESS LANE AND ONE EGRESS LANE (A TERMINATING EASTBOUND RIGHT TURN LANE ON PROPOSED ACCESS #1). • NO SUGGESTED IMPROVEMENTS

O. PROSPERITY CHURCH ROAD & ACCESS #2 (UNSIGNALIZED)

WE PROPOSE THE FOLLOWING FULL MOVEMENT ACCESS CONFIGURATION:

• ONE INGRESS LANE AND ONE EGRESS LANE (A COMBINED EASTBOUND LEFT-RIGHT TURN LANE ON PROPOSED ACCESS #2). • CONSTRUCT A NORTHBOUND LEFT TURN LANE ON PROSPERITY CHURCH ROAD WITH 100 FEET OF STORAGE.

2029 PHASE 2 • NO SUGGESTED IMPROVEMENTS

11. CARDINAL POINT ROAD & BRICE KNOLL LANE/ACCESS #3 (UNSIGNALIZED)

WE PROPOSE THE FOLLOWING FULL MOVEMENT ACCESS CONFIGURATION: • ONE INGRESS LANE AND ONE EGRESS LANE (A COMBINED WESTBOUND LEFT-THRU-RIGHT TURN LANE ON PROPOSED ACCESS #2) [FREE-FLOW]. • ONE INGRESS LANE AND ONE EGRESS LANE (A COMBINED SOUTHBOUND LEFT-THRU-RIGHT TURN LANE ON PROPOSED ACCESS #3) [STOP CONTROLLED].

2029 PHASE 2
• NO SUGGESTED IMPROVEMENTS

MULTIMODAL ASSESSMENT (MA) — LOW INTENSITY DEVELOPMENT AREA (LIDA)
FOR THE VILLAGE PARK PROSPERITY SITE, THE FOLLOWING IMPROVEMENT MEETS THE 9-POINT MITIGATION REQUIREMENT:

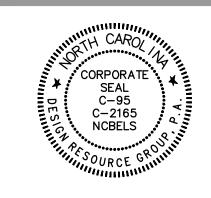
• CONSTRUCT BICYCLE FACILITIES IN ACCORDANCE WITH THE COUNCIL-ADOPTED CHARLOTTE STREETS MAP ALONG PROSPERITY CHURCH ROAD AND RESTRIPE THE BIKE LANE ? INSTALL A BUFFERED BIKE LANE OR PAY A FEE IN LIEU FOR ANY IMPROVEMENTS REQUIRED ALONG PROSPERITY CHURCH ROAD AS IT RELATES TO THE CAPITAL IMPROVEMENT PROJECT (PROSPERITY VILLAGE NCIP) IF THE CONSTRUCTION FOR THE SITE COMMENCES PRIOR TO THE COMPLETION OF THE CIP PROJECT. THE BICYCLE FACILITIES WILL ACCOUNT FOR APPROXIMATELY 1,300 FEET ALONG THE SITE'S FRONTAGE ON PROSPERITY CHURCH ROAD (26 MITIGATION POINTS).

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DESIGN

LANDSCAPE ARCHITECTURE CIVIL ENGINEERING TRANSPORTATION PLANNING

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REZONING PETITION FOR PUBLIC HEARING 2024-127

REZONING PETITION

TECHNICAL

041-310

SVK

SCALE: N.T.S.

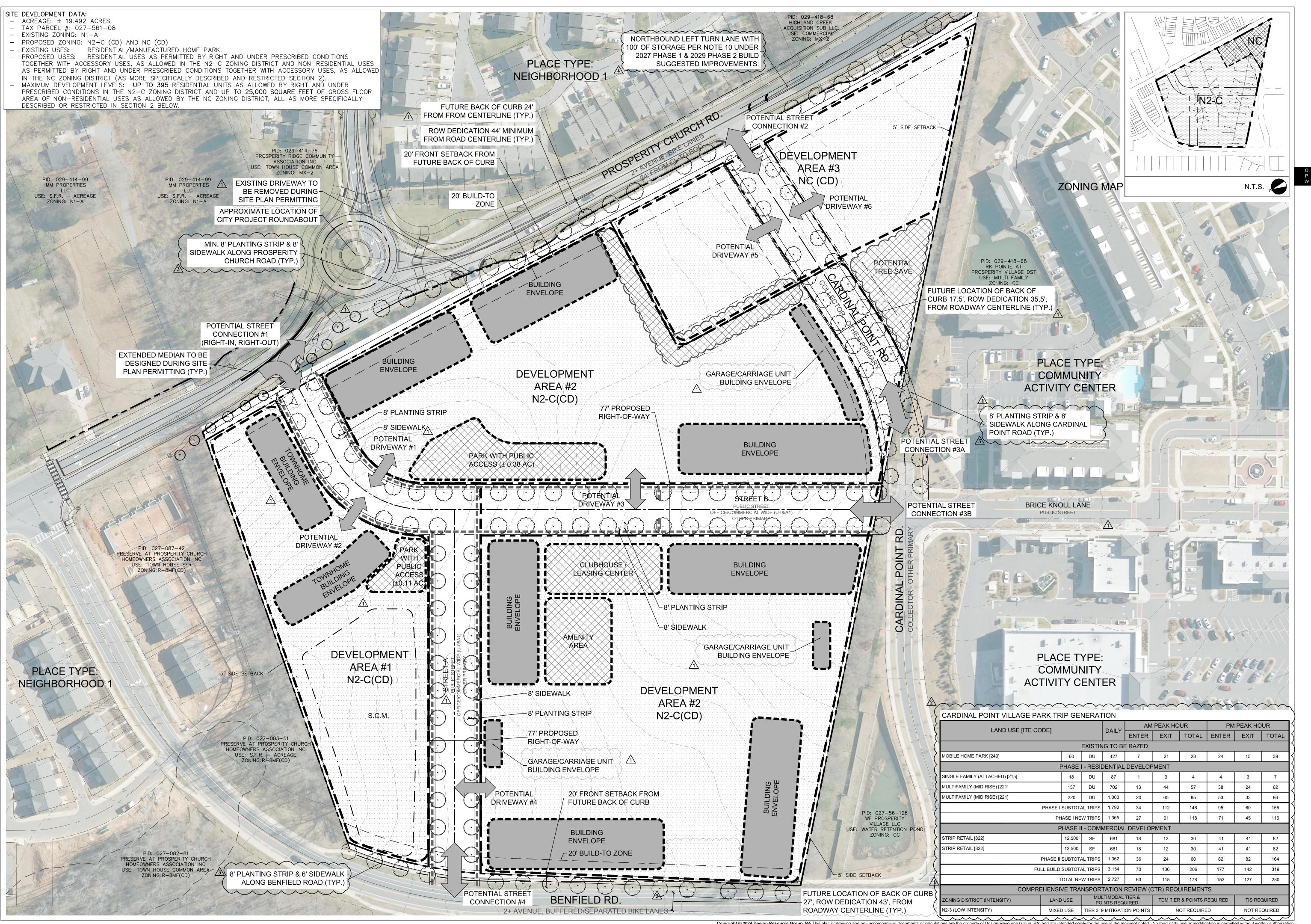
PROJECT #: DRAWN BY CHECKED BY:

NOVEMBER 13. 2024

REVISIONS:

1. STAFF COMMENTS 12.10.24 2. STAFF COMMENTS 01.13.25 4. TIS NOTES 05.08.25 /5\REVISED DEV. STANDARDS 10.23.25

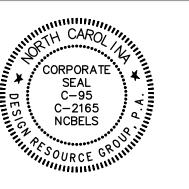
RZ1.00





LANDSCAPE ARCHITECTURE CIVIL ENGINEERING TRANSPORTATION PLANNING

1111 Hawthorne Lane, Charlotte, NC 28205 704.343.0608 www.drgrp.com



REZONING PETITION FOR PUBLIC HEARING 2024-127

REZONING PETITION

TTE, NORTH CAROLINA

OD PARTNERS

SCHEMATIC SITE PLAN

0 0 30 60 SCALE: 1" = 60'

PROJECT #: 041-7
DRAWN BY: DK
CHECKED BY: SVK

NOVEMBER 13, 2024

REVISIONS:

1. STAFF COMMENTS 12.10.24
2. STAFF COMMENTS 01.10.25
3. STAFF COMMENTS 03.10.25
4. TIS NOTES 05.08.25

RZ2.00