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, PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE NC FEASIBLE.
- ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 2). -MAXIMUM DEVELOPMENT LEVELS: UP TO 395 RESIDENTIAL UNITS AS ALLOWED BY 25,000) SQUARE FEET OF GROSS FLOOR AREA OF NON-RESIDENTIAL USES AS ALLOWED BY A FIRST CERTIFICATE OF OCCUPANCY.

SECTION 2 BELOW. 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 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 (SIDEWALK EASEMENT FOR ANY OF THE PROPOSED SIDEWALKS THAT ARE LOCATED ALONG ESTABLISHES MORE STRINGENT STANDARDS THAN THE REGULATIONS ESTABLISHED UNDER 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 PROSPERITY CHURCH RD., BENFIELD RD., CARDINAL POINT RD., STREET A AND B AS REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE GENERALLY DEPICTED ON THE REZONING PLAN. 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:

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 JNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN TH N2-C ZONING DISTRICT AND WITHIN DEVELOPMENT AREA 3 NON-RESIDENTIAL USE AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE NC ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW).

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.

3. 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 (A. THE BUILDINGS ON THE SITE WILL COMPLY WITH THE APPLICABLE RESIDENTIAL SITE TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE NC ZONING DISTRICT, EXCEPT AS RESTRICTED BELOW.

C. THE FOLLOWING USES ARE NOT ALLOWED WITHIN DEVELOPMENT AREA 3: 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. <u>WORKFORCE HOUSING:</u> 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 UTILITIES. 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 \$ E. THE SITE WILL COMPLY WITH THE ARCHITECTURAL STANDARDS OF THE UDO. 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 LEVELS. RD. AND BY THE EXTENSION OF CARDINAL POINT RD. AS GENERALLY DEPICTED ON THE REZONING PLAN AND SUBJECT TO ADJUSTMENTS AS SET FORTH BELOW.

THE SITE'S FRONTAGE ALONG PROSPERITY CHURCH RD. AND BENFIELD RD. WILL BE IMPROVED AS REQUIRED BY THE UDO. THE PETITIONER WILL COORDINATE WITH COOT ON THE PROSPERITY CHURCH ROAD IMPROVEMENTS 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 A FEE-IN-LIEU MAY BE PAID FOR ANY IMPROVEMENTS REQUIRED ALONG PROSPERITY CHURCH RD. UPON PAYMENT OF THE FEE-IN-LIEU TO THE CITY 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 , BACK OF CURB IS A MINIMUM OF TWENTY—FOUR (24) FEET. RIGHT—OF—WAY MEASURING $^\circ$

FORTY-FOUR (44) FEET SHALL BE DEDICATED FROM THE ROAD CENTERLINE. THE PETITIONER WILL CONSTRUCT BICYCLE FACILITIES IN ACCORDANCE WITH THE) RESTRIPE THE BIKE LANE TO INSTALL A BUFFERED BIKE LANE OR PAY A FEE IN LIEU IN $\!\!\!\! \bigwedge$ 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 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 DÉDICATED FROM THE ROAD CENTERLINE.

F. 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. 10. BINDING EFFECT OF THE REZONING APPLICATION: RIGHT-OF-WAY MEASURING SEVENTY-SEVEN (77) FEET TOTAL SHALL BE DEDICATED.

FORTY-THREE (43) FEET SHALL BE DEDICATED FROM THE ROAD CENTERLINE. THE (PETITIONER) WILL CONSTRUCT BICYCLE FACILITIES IN ACCORDANCE WITH THE DEVELOPMENT AREAS, AS APPLICABLE, AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL COUNCIL—ADOPTED CHARLOTTE STREETS MAP ALONG BENFIELD ROAD AND RESTRIPE THE REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS. BIKE LANE TO INSTALL A BUFFERED BIKE LANE.

11 (H.) THE NUMBER AND LOCATIONS OF PROPOSED DRIVEWAYS FROM THE CARDINAL POINT RD. AND STREET A AND B, MAY BE MODIFIED DURING THE LAND DEVELOPMENT REVIEW AND APPROVAL PROCESS FOR THE SITE AS ALLOWED BY CDOT.

(I.) THE EXACT ALIGNMENT, DIMENSIONS, AND LOCATIONS OF THE ACCESS POINTS TO THE 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 ALTERED, AND REQUIREMENTS DESCRIBED IN THIS SECTION ARE MET.

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 ROAD NETWORK.

K. 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 EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE

ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED PRIOR 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 1 RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE N2-C ZONING DISTRICT AND UP TO POSTED FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME OF THE ISSUANCE OF THE

THE NC ZONING DISTRICT, ALL AS MORE SPECIFICALLY DESCRIBED OR RESTRICTED IN A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, --MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE UDO. HEIGHT TO BE MEASURED AS 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 X 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 IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION PARTNERS ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD NORTHWESTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT 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 angle first certificate of occupancy. The petitioner will provide a permanent PUBLIC STREETS AND OUTSIDE OF THE RIGHT-OF-WAY. THE PERMANENT SIDEWALK THE UDO FOR THE N2-C AND NC ZONING DISTRICTS AND THE OTHER APPLICABLE EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE

> . 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. STREETSCAPE, SETBACKS AND OPEN SPACE.

A. 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.

B. STREETSCAPE IMPROVEMENTS AS REQUIRED BY THE UDO WILL BE PROVIDED ALONG . WITH DEVELOPMENT AREA 1 AND 2 THE PETITIONER WILL PROVIDE TWO IMPROVED

PUBLIC 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. PUBLIC ACCESSIBLE OPEN SPACE SHALL CONSIST OF FOUR (4) OR MORE OF THE FOLLOWING POTENTIAL COMPONENTS:

ENHANCED PLANTINGS IN EXCESS OF MINIMUM PLANTING STANDARDS REQUIRED OF

ENHANCED PLANTINGS MAY TAKE THE FORM OF TREES AND/OR PLANTING BEDS (STANDARD, RAISED AND/OR TERRACED WITH NATIVE SPECIES).) MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE \ 3. SPECIALTY PAVING MATERIALS (NOT INCLUDING STANDARD FINISHED CONCRETE OR ASPHALT

> 4. SHADING ELEMENTS SUCH AS SHADE STRUCTURES OR ADDITIONAL TREES PLANTED IN A MANNER TO PROVIDE CONSISTENT SHADE IN THE SPACE. SEATING OPTIONS THAT INCLUDE MOVEABLE TABLES AND CHAIRS. OTHER SEATING ELEMENTS TO BE CONSIDERED INCLUDE SEATING WALLS, SWINGS OR INTERACTIVE FURNITURE, AND IMMOVABLE BENCHES. HAVE A MINIMUM DIMENSION OF 50FEET OR MORE MEASURED IN ALL DIRECTIONS.

PUBLIC ART/SCULPTURE. INTERACTIVE ELEMENTS THAT CHILDREN OR OTHERS TO EXPERIENCE SENSORY STIMULATION INCLUDING BUT NOT LIMITED TO MUSIC, WATER, AND LIGHT. DECORATIVE LIGHTING ELEMENTS THAT INCLUDE UPLIGHTING OF TREES OR OTHER OPEN SPACE ELEMENTS AND ADDITIONAL AMBIENT LIGHTING ELEMENTS TO ENHANCE

THE EXPERIENCE OF THE SPACE. 10. AT LEAST ONE COMMON OPEN SPACE AREA SHALL BE ACCESSIBLE FROM ALL RESIDENTIAL LOTS IN THE CONSERVATION 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

CONNECTIONS, TO THE NEAREST POINT OF THE OPEN SPACE. MULTIPLE COMMON OPEN SPACE AREAS MAY BE NEEDED TO MEET THIS REQUIREMENT.

ARCHITECTURAL STANDARDS.

LAYOUT, BUILDING DESIGN STANDARDS, AND BUILDING MATERIAL RESTRICTIONS FOUND IN ARTICLE 5 OF THE ORDINANCE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS, AND DESIGNS AS THE PRINCIPAL BUILDING(S) LOCATED ON THE SITE. B. METER BANKS WILL BE SCREENED FROM ADJOINING PROPERTIES AND FROM PUBLIC

HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW < AND FROM VIEW OF ADJACENT PROPERTIES AT GRADE. GROUND-MOUNTED MECHANICAL ert EQUIPMENT SHALL NOT BE IN THE ESTABLISHED SETBACK ALONG EXISTING OR PROPOSED ertPUBLIC OR PRIVATE STREET FRONTAGES. ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY AN ARCHITECTURAL ELEMENT SO THAT IT IS NOT VISIBLE FROM AN ,

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.

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

A. AS ALLOWED BY THE UDO.

A. AS ALLOWED AND REGULATED BY THE UDO.

8. <u>ENVIRONMENTAL FEATURES.</u>

A. THE SITE WILL COMPLY WITH ARTICLE 20 LANDSCAPE, SCREENING & TREE PRESERVATION OF THE UDO. B. THE SITE WILL COMPLY WITH ARTICLE 24 DRAINAGE AND ARTICLE 25

POST-CONSTRUCTION STORMWATER REGULATIONS OF THE UDO. C. 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 COUNCIL-ADOPTED CHARLOTTE STREETS MAP ALONG PROSPERITY CHURCH ROAD AND DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING PETITION. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

AMENDMENTS TO THE REZONING PLAN:

A. 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 ACCORDANCE WITH THE PROVISIONS HEREIN AND OF ARTICLE 37 OF THE UDO.

A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE G. THE REQUIRED DISTANCE FROM THE CENTERLINE TO THE FUTURE BACK OF CURB IS A DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED MINIMUM OF TWENTY-SEVEN (27) FEET FOR BENFIELD LANE. RIGHT-OF-WAY MEASURING 🗸 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 OR 2027 PHASE 1 & 2029 PHASE 2 BUILD SUGGESTED IMPROVEMENTS:

9. 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

10. 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.

<u>2029 PHASE 2</u> NO SUGGESTED IMPROVEMENTS

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

2027 PHASE 1
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

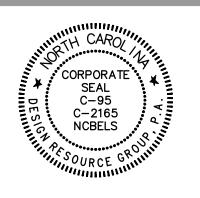
MULTIMODAL ASSESSMENT (MA) - LOW INTENSITY DEVELOPMENT AREA (LIDA)
FOR THE VILLAGE PARK PROSPERITY SITE, THE FOLLOWING IMPROVEMENT MEETS THE 9-POINT MITIGATION REQUIREMENT: CONSTRUCT BICYCLE FACILITIES IN ACCORDANCE WITH THE COUNCIL—ADOPTED CHARLOTTE

STREETS MAP ALONG PROSPERITY CHURCH ROAD AND RESTRIPE THE BIKE LANE TO 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).



LANDSCAPE ARCHITECTURE CIVIL ENGINEERING TRANSPORTATION PLANNING

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



REZONING PETITION FOR PUBLIC HEARING 2024-127

REZONING PETITION

TECHNICAL

041-310

SVK

SCALE: N.T.S.

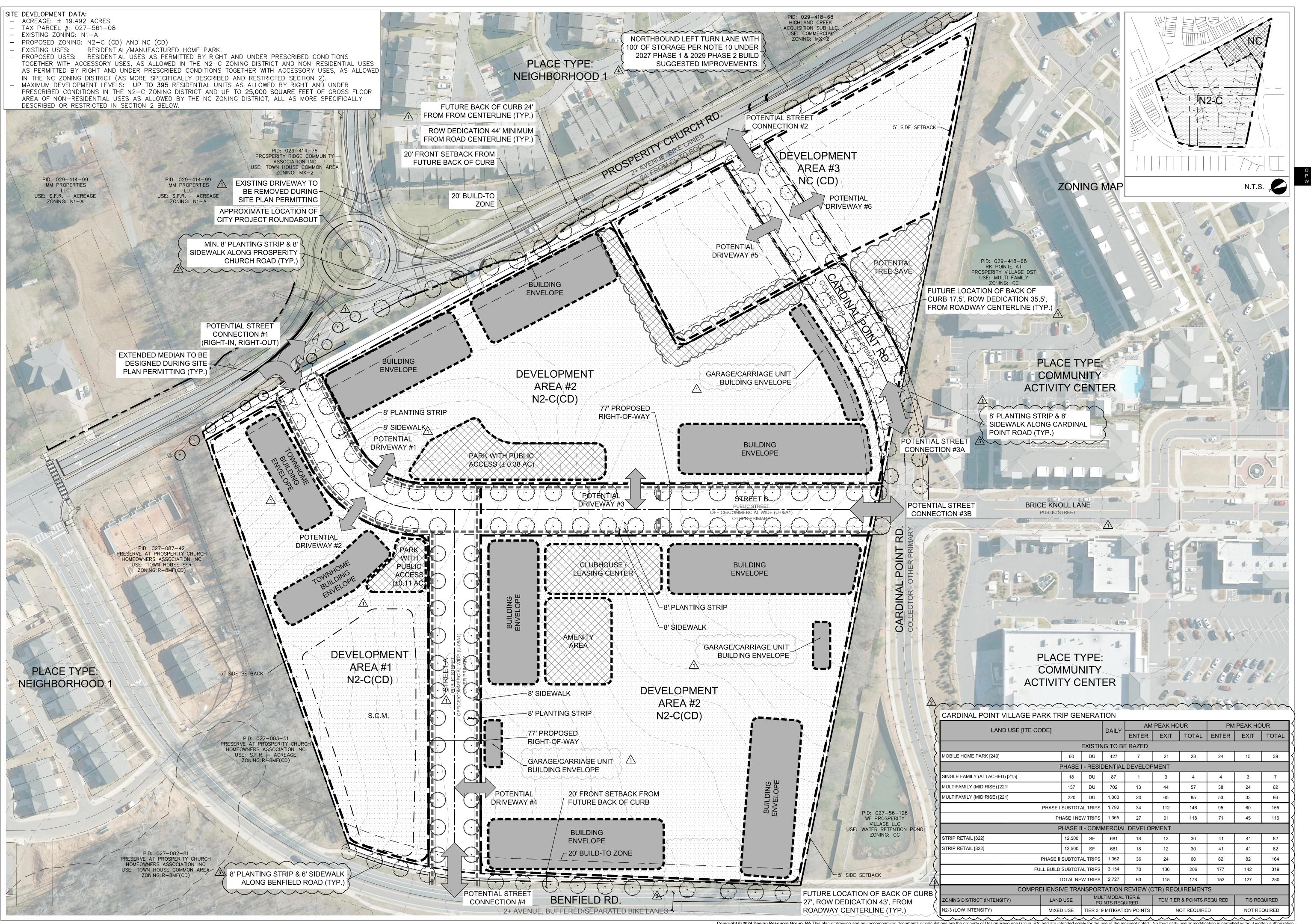
PROJECT #: DRAWN BY CHECKED BY:

NOVEMBER 13. 2024

REVISIONS:

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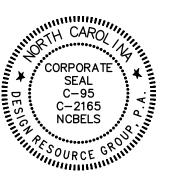
1. STAFF COMMENTS 12.10.24 2. STAFF COMMENTS 01.13.25 4. TIS NOTES 05.08.25





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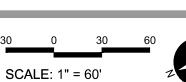
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REZONING PETITION FOR PUBLIC HEARING 2024-127

REZONING PETITION

SCHEMATIC SITE PLAN



PROJECT #:

DRAWN BY: CHECKED BY:

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

