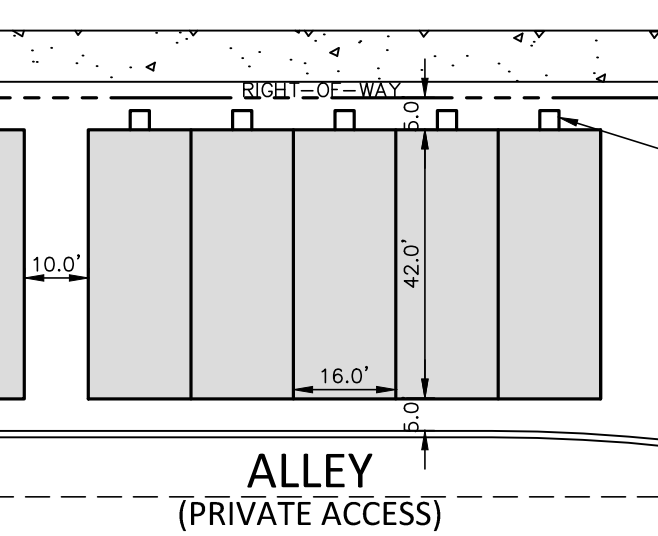


SITE LEGEND	
	SIGNAGE
	POWER POLE
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	CENTERLINE

TYPICAL BLDG LAYOUT
SCALE: 1"=30'



POSSIBLE FRONT STOOP LOCATION
PER ARCHITECT FOOTPRINT

LIMITS OF ROW DEDICATION, MEASURED
35' FROM CENTER OF PAVEMENT OF
PROSPERITY CHURCH ROAD

NISBET E P COMPANY
DB 02779 PG 294
PARCEL: 02756108
ZONING: R3
USE: RESIDENTIAL

PROSPERITY CHURCH RD
(VARIABLE PUBLIC R/W)

CENTER OF PAVEMENT OF PROSPERITY
CHURCH ROAD USED FOR REFERENCE
OF ROW DEDICATION

FUTURE ROAD IMPROVEMENTS SHOWN
FOR REFERENCE ONLY: DESIGN AND
CONSTRUCTION BY OTHERS (CITY OF
CHARLOTTE PROJECT NO. PMES191596)

PARKING AND/OR MANEUVERING AREAS SHALL BE SCREENED
FROM VIEW FROM NETWORK REQUIRED STREETS VIA A MIXTURE
OF LOW WALLS AND/OR SUPPLEMENTAL LANDSCAPING.

EX. ROW TO BE
ABANDONED

GOOSE CREEK DR
(72' PUBLIC R/W)

OLD RIDGE ROAD
(60' PUBLIC R/W)
MB 28, PG 102
ROW TO BE ABANDONED

RK POINTE AT PROSPERITY VILLAGE DST
DB 33945 PG 187
PARCEL: 02756104
ZONING: CC
USE: MULTI-FAMILY RESIDENTIAL

ALLEY 'D'
(PRIVATE ACCESS)

NCCFAT LLC
DB 32176 PG 430
PARCEL: 02931201
ZONING: NS
USE: RESTAURANT

RIDGE ROAD - SR 2601
(VARIABLE PUBLIC R/W)

PROSPERITY RIDGE COMMUNITY
ASSOCIATION INC
DB 14042 PG 191
MB 38, PG 325
PARCEL: 02941586
ZONING: MX-2
USE: COMMON AREA

PROSPERITY COMMONS DR
(50' PUBLIC R/W)

PROSPERITY COMMONS DR
(56' PUBLIC R/W)

ALLEY 'A'
(PRIVATE ACCESS)

ALLEY 'B'
(PRIVATE ACCESS)

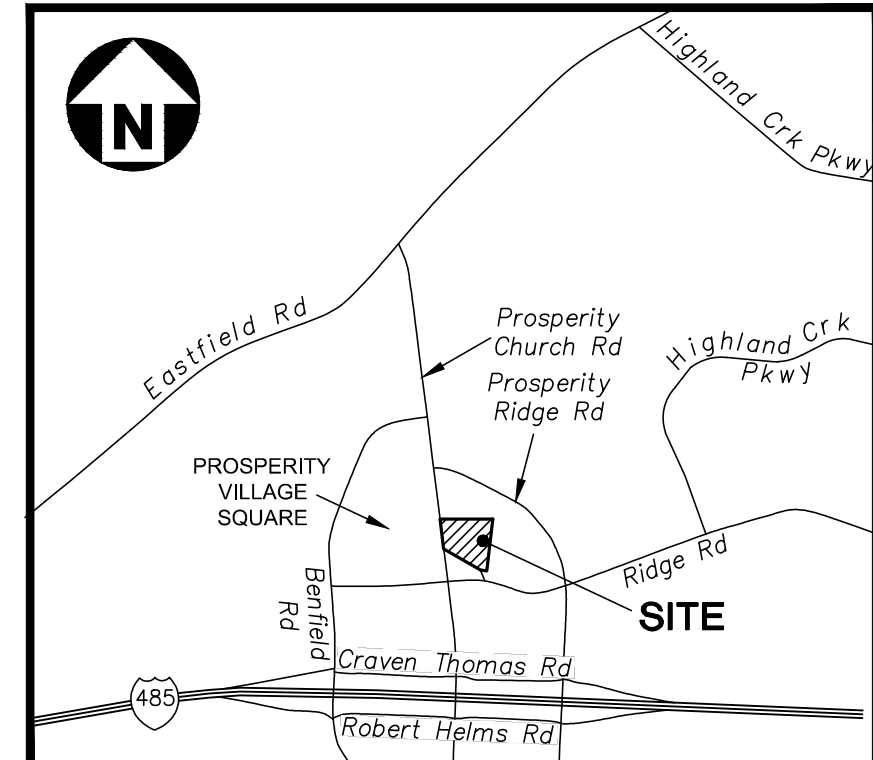
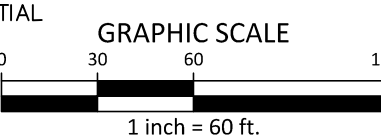
ALLEY 'C'
(PRIVATE ACCESS)

STREET 'A'
(VARIABLE WIDTH PUBLIC R/W)

PUBLIC STREET A
(2018-132)

CAROLINA STYLE PROPERTIES, LC
DB 18489 PG 553
DB 29040 PG 656
UNIT FILE NO. 831, PG 1
PARCEL: 02941190
ZONING: MX-2
USE: DETENTION POND

REESE & LINDA UNTZ
DB 20258 PG 498
PARCEL: 02941112
ZONING: R-3
USE: RESIDENTIAL



VICINITY MAP
N.T.S.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

REZONING CASE NUMBER: 2019-177	
DENSITY CALCULATION:	
TOTAL AREA: 7.00 AC	
NUMBER OF DWELLING UNITS: 79	
DWELLING UNITS/AC: 11.30	

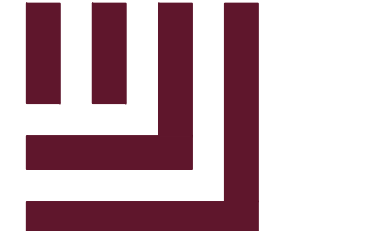
ACREAGE SUMMARY:	
NORTHWEST PARCEL: ±1.95 AC	
NORTHEAST PARCEL: ±1.17 AC	
SOUTHERN PARCEL: ±2.06 AC	

PARKING BREAKDOWN:	
NORTHWEST PARCEL:	
ON-STREET PARKING:	0
INTERNAL PARKING:	97
TOTAL:	97
NORTHEAST PARCEL (26 UNITS):	
ON-STREET PARKING:	18
INTERNAL PARKING:	8
GARAGE PARKING:	26
TOTAL:	52
SPACES/UNIT:	2.00
SOUTH PARCEL (63 UNITS):	
ON-STREET PARKING:	22
INTERNAL PARKING:	15
GARAGE PARKING:	53
TOTAL:	90
SPACES/UNIT:	1.70
TOTAL PARKING:	239

SITE DATA	
DEVELOPER:	ENCORE REAL ESTATE (PATRICK BUDRONIS) 100 MAIN STREET - SUITE 302 SAFETY HARBOR, FL 34695 813.495.6236
PREPARED BY:	MCADAMS COMPANY (JONATHAN WOODARD) 3430 TORINGDON WAY, SUITE 110 CHARLOTTE, NC 28277 704.527.0800 JWOODARD@MCADAMSCO.COM
TAX ID NUMBERS: 02941109	
GROSS SITE ACREAGE:	±7.00AC
RIGHT-OF-WAY DEDICATION:	±1.83 AC
NET SITE ACREAGE:	±5.17 AC (SEE ACREAGE SUMMARY)
EXISTING ZONING:	UR-(CD) & NS
PROPOSED ZONING:	MUDD-O
CURRENT USE:	MOSTLY VACANT WITH SMALL FARMER'S MARKET
PROPOSED USE:	MIXED-USE DEVELOPMENT*
PROPOSED DENSITY:	±11.30 DWELLING UNITS/AC
PROPOSED NUMBER OF UNITS:	79
MAXIMUM BUILDING HEIGHT ALLOWED:	50 FT**
SETBACKS:	
PUBLIC STREETS:	16 FT FROM PROPOSED BOC
SIDE YARD:	NONE, 10 FT BUILDING SEPARATION
REAR YARD:	NONE, 10 FT BUILDING SEPARATION
BUILDING SEPARATION:	10 FT MINIMUM
RESIDENTIAL AUTOMOBILE PARKING REQUIRED:	1.0 SPACES/UNIT (78 SPACES)
COMMERCIAL AUTOMOBILE PARKING REQUIRED:	1.0 SPACES/600 GROSS SF (22 SPACES)
AUTOMOBILE PARKING PROVIDED:	245 SPACES (SEE PARKING BREAKDOWN)
TREE SAVE AREA REQUIRED:	15 % OF SITE AREA (15% OF 5.17 AC) OR 0.77 AC
TREE SAVE AREA PROVIDED:	0.15 AC (3% OF SITE) MITIGATION WILL BE PROVIDED
SOLID WASTE AREA REQUIRED:	1X8 CY DUMPSTER PER 30 UNITS
RECYCLING AREA REQUIRED:	(3) 1X8 CY DUMPSTERS
RECYCLING AREA PROVIDED:	1X144 SF CONTAINER PER 80 UNITS (1) 1X144 SF CONTAINER

*INCLUDING MULTI-FAMILY, SINGLE-FAMILY ATTACHED, AND COMMERCIAL USES UP TO 79 TOWNHOMES,
AND MAXIMUM OF 15,000 SF OF COMMERCIAL USES PER NOTE IV OF THE DEVELOPMENT STANDARDS.

**TOWNHOMES MAY INCLUDE A 4TH STORY BALCONY OPTION WITH A MAXIMUM HEIGHT OF 50'.



McADAMS

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CONTACT: PATRICK BUDRONIS
100 MAIN STREET - SUITE 302
SAFETY HARBOR, FL 34695
PHONE: 813.495.6236



PROSPERITY CHURCH ROAD REZONING CONCEPT PLAN PROSPERITY CHURCH ROAD AND RIDGE ROAD CHARLOTTE, NORTH CAROLINA 28269

REVISIONS

NO.	DATE	PER 1ST SUBMITTAL COMMENTS
1	02.10.2020	PER 1ST SUBMITTAL COMMENTS
2	04.13.2020	PER 2ND SUBMITTAL COMMENTS
3	06.24.2020	PER 3RD SUBMITTAL COMMENTS

PLAN INFORMATION

PROJECT NO.	ERE-19000
FILENAME	ERE19000-R21
CHECKED BY	EM
DRAWN BY	JBW
SCALE	1"=60'
DATE	11.11.2019

SHEET

REZONING PLAN

RZ-1

V:\Projects\ERE\19000\Land\Rezoning\Construction Drawings\ERE19000-RZ1.dwg, 6/24/2020 1:00:21 PM, Woodard, Jonathan

PETITION NO. 2019-177
DEVELOPMENT STANDARDS

Encore Real Estate

6/23/2020

Site Development Data:

Tax Parcel Number: 029-411-09
Acreage: ± 7 acres
Existing Zoning: UR-2(CD) & NS
Proposed Zoning: MUDD-O
Existing Use: Vacant, commercial
Proposed Use: Mixed-Use Development including single-family attached residential and commercial uses
Proposed Development: Up to 79 single-family attached (townhome) residential units and 15,000 square feet of commercial uses as permitted in the MUDD zoning district and further described in Section III and IV of the attached development standards and subject to the conversion rights, below.
Maximum Building Height: Fifty (50) feet, as measured per MUDD Ordinance Standards

I. General Provisions

- These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Encore Real Estate (the “Petitioner”) to accommodate a mixed use development, including single-family attached (townhome) residential units and commercial uses on that approximately 7-acre site located near the intersection of Ridge Road and Prosperity Church Road, more particularly described as Tax Parcel Number 029-411-09 (the “Site”).
- Development of the Site shall be governed by the accompanying Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the “Ordinance”). The Rezoning Plan is intended reflect maximum development rights, building envelopes, the arrangements and locations of access points.
- Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the MUDD Zoning District shall govern all development taking place on the Site, subject to the Optional Provisions in Section II below.
- Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development proposed or significantly alter the

Rezoning Plan or these Development Standards, constitute changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

II. MUDD-Optional Provisions

The Petitioner proposes utilization of the MUDD-O provisions to allow for the following optional deviations:

- The Petitioner requests to allow parking and maneuvering between buildings and streets on the proposed commercial portion of the Site, as generally depicted on the Rezoning Plan. Such parking and/or maneuvering areas shall be screened from view from network required streets via a mixture of low walls and/or supplemental landscaping.
- The Petitioner requests to allow drive-through service for a financial institution remote ATM Kiosk’s, in the location as generally depicted on the Rezoning Plan. For the sake of clarity, this drive-through use is requested solely for a financial institution, not eating, drinking, and entertainment (EDEE) use.

III. Permitted Uses

Subject to the maximum development provisions set forth under Section III, below, the Site may be devoted to any residential or commercial uses permitted by right or under prescribed conditions in the MUDD Zoning District, together with any incidental or accessory uses associated therewith.

IV. Maximum Development

The Site may be devoted to a maximum of (i) seventy-nine (79) single-family attached (townhome) residential units and (ii) 15,000 square feet of commercial uses, including retail, office, financial institutions with drive-thru service, and Eating, Drinking, and Entertainment (EDEE) uses associated therewith as permitted in the MUDD Zoning District.

Conversion Rights.

- Unused residential units may be converted to additional commercial square footage at a rate of one (1) residential unit to 1,000 square feet of commercial use so converted.
- Unused commercial square footage may be converted to additional residential units at a rate of 1,000 square feet of commercial use to one (1) residential unit so converted. However, at no point shall the total number of residential units exceed one hundred (100) units, including conversions.

V. Transportation

- Vehicular access will be as generally depicted on the Rezoning Plan. The placements and configurations of the vehicular access points shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.
- The Petitioner shall commit to construct a turn lane at the intersection of Prosperity Church Road and Cooper Glen Drive in coordination with CDOT specifications per final TIA, in the location as generally depicted on the Rezoning Plan.
- As illustrated on the Prosperity Church Road Roundabout Plans (Project Number: PMES191596), Petitioner agrees to pay in lieu the cost of or install additional pavement, curb and gutter, and sidewalk along the Site side of Prosperity Church Road, as generally depicted on the Rezoning Plan.
- Petitioner shall contribute funds to CDOT for the purposes of improving the intersection at Ridge Road and Public Street A (as labeled on approved Rezoning Plan #2018-132 by Alliance Residential Company) Such funds shall be calculated based on CDOT’s proposed improvement so that Petitioner shall contribute 25% of the total improvement cost, not to exceed \$50,000.
- Where necessary, the Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the Site’s first building certificate of occupancy is issued.
- All transportation improvements shall be substantially completed before the Site’s first building certificate of occupancy is issued.

VI. Architectural Standards

- Preferred Exterior Building Materials: all principal and accessory buildings abutting a network-required public or private street shall comprise a minimum of 20% of that building’s entire façade facing such network street using brick, natural stone (or its synthetic equivalent), stucco, cementous products (such as HardiPlank, panel, shingles, or similar products), or other material approved by the Planning Director.
- Prohibited Exterior Building Materials:

- Vinyl siding (but not vinyl handrails, soffits, windows, door trim, other trim pieces, or fascia boards); and
- Concrete masonry units not architecturally finished.

- Building massing and height shall be designed to break up long monolithic building forms as follows:
 - 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 2 feet extending through at least a full floor.
- Architectural Elevation Design – elevations shall be designed to create visual interest as follows:
 - 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.
 - Buildings shall be designed with a recognizable architectural base on all facades facing network required public or private streets. Such base may be executed through use of Preferred Building Materials or articulated architectural façade features and color changes.
 - Building elevations facing network required public or private streets shall not have expanses of blank walls greater than 20 feet in all 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.
- Roof Form and Articulation – Roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:
 - Long pitched or flat 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.
 - For pitched roofs, the minimum pitch shall be 2:12 excluding buildings with a flat roof, features that break up a pitched roof, and parapet walls.
 - Roof top HVAC and related mechanical equipment will be screened from public view at grade from the nearest street.
- 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 at all above grade perimeter not paved for access.

- Additional architectural standards related to single family attached (townhome) units on the Site:

- To provide privacy, all residential entrances within fifteen (15) feet of the sidewalk must be raised or lowered from the average sidewalk grade a minimum of twenty four (24) inches.
- Rooftop terraces may be provided on some or all townhome units.
- If applicable, usable porches and stoops shall form a predominant feature of the building design and be located on the front and/or side of the building. Usable front porches shall be covered and be at least five (5) feet deep. Stoops and entry-level porches, if provided, may be covered but shall not be enclosed. Porches or stoops, if provided may encroach up to five (5) feet into the building separation area.
- All corner/end units that face a public or private street shall have a 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 ten (10) feet on all building levels.
- Garage doors fronting the public or private streets shall minimize the visual impact by providing a setback of 12 to 24 inches from the front wall plane and additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
- Walkways shall be provided to connect all residential entrances to sidewalks along public and private streets.
- Townhome buildings shall contain a maximum of six (6) units per building or fewer. The number of individual units per building shall be varied in adjacent buildings if multiple 6-unit buildings are adjacent.

- As related to commercial uses on the Site, building placement and site design shall focus on and enhance the pedestrian environment on public or private network-required streets through the following:
 - Buildings shall be placed so as to present a front or side façade to all public/private network-required streets.
 - Facades fronting streets shall include a combination of windows and operable doors for a minimum of 60% of each frontage elevation transparent glass between 2’ and 10’ on the first floor of commercial buildings. Up to 50% of this requirement may be comprised of display windows or spandrel glass fronting

- Prosperity Church Road. These display windows must maintain a minimum of 1’-0” clear depth between window and rear wall. Display windows within this zone shall not be screened by film, decals, and other opaque material, glazing finishes or window treatments. The maximum sill height for required transparency shall not exceed 4’-0” above adjacent street sidewalks.
- The facades of first/ground floor of the principal buildings along public/private network-required streets shall incorporate a minimum of 30% masonry materials such as brick or stone or other Preferred Exterior Building Materials.
 - Direct pedestrian connections shall be provided between street facing doors, corner entrance features to sidewalks on adjacent streets, which may be emergency doors.
 - Building elevations shall not have expanses of blank walls greater than twenty (20) feet in all directions and architectural features such as but not limited to banding, medallions or design features or materials to be provided to avoid a sterile, unarticulated blank treatment of such walls.
 - Building elevations shall be designed with vertical bays or articulated architectural features which shall include a combination of at least three (3) of the following: a combination of exterior wall offsets (projections and recesses), columns, pilasters, change in materials or colors, awnings, arcades, or other architectural elements.
 - Buildings shall be a minimum height of twenty-two (22) feet.
 - Buildings shall front a minimum of 50% of the street frontage on Prosperity Church Road (exclusive of driveways, pedestrian access points, accessible open space, tree save or natural areas, tree replanting areas and storm water facilities).

VII. Internal Side Yards and Rear Yards

The Petitioner may subdivide the Site and create lots within the Site with no side or rear yards as part of a unified development plan.

VIII. Environmental Features

- The Petitioner shall satisfy the requirements of the Post Construction Stormwater Ordinance and City of Charlotte Tree Ordinance.
- The location, size, and type of storm water management systems are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

IX. Lighting

- All parking area lighting fixtures will be shielded with full cut-off fixtures.

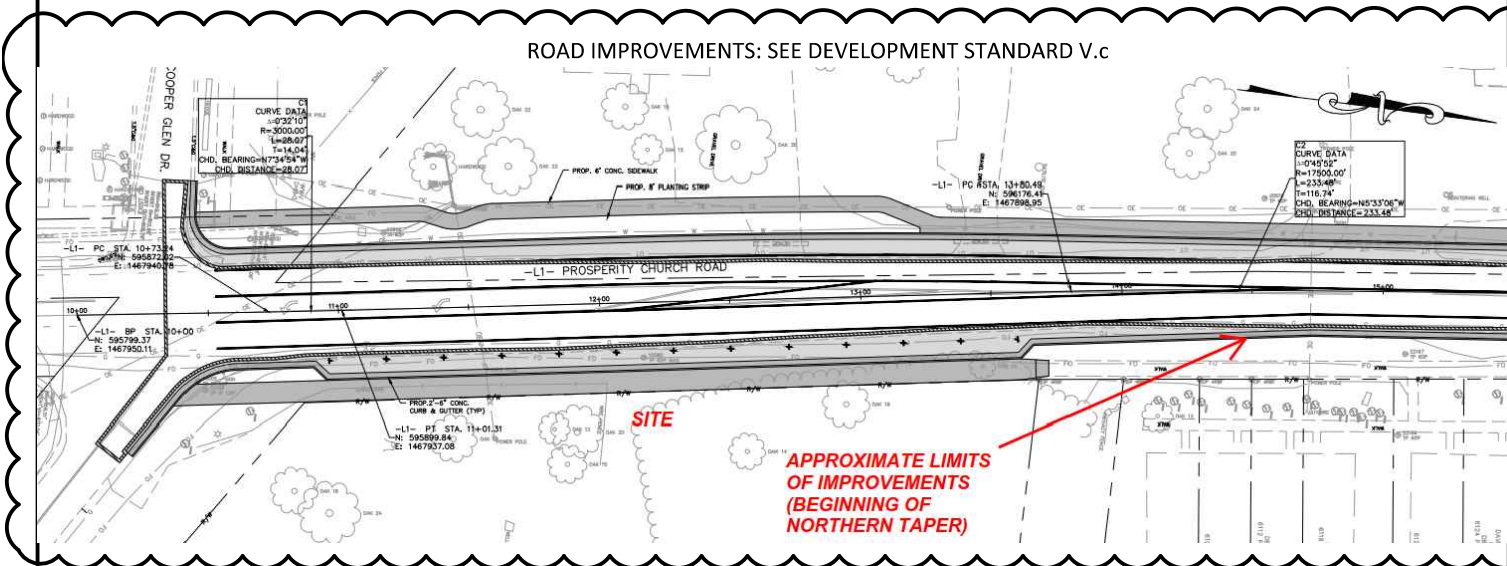
- Pedestrian scale lighting will be provided within the Site. Ground-mounted lighting fixtures will not exceed twenty-one (21) feet in height. Freestanding lighting will not exceed twenty-six (26) feet.

X. Amendments to Rezoning Plan

Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

XI. Binding Effect of the Rezoning Documents and Definitions

- If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.
- Throughout these Development Standards, the terms, “Petitioner” and “owner” or “owners” shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner(s) of any part of the Site from time to time who may be involved in any future development thereof.



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PROSPERITY CHURCH ROAD
REZONING CONCEPT PLAN
PROSPERITY CHURCH ROAD
AND RIDGE ROAD
CHARLOTTE, NORTH CAROLINA 28269

REVISIONS

NO.	DATE	
1	02. 10. 2020	PER 1ST SUBMITTAL COMMENTS
2	04. 13. 2020	PER 2ND SUBMITTAL COMMENTS
3	06. 24. 2020	PER 3RD SUBMITTAL COMMENTS

PLAN INFORMATION

PROJECT NO.	ERE-19000
FILENAME	ERE19000-RZ1
CHECKED BY	EM
DRAWN BY	JBW
SCALE	NA
DATE	11. 11. 2019

SHEET

REZONING NOTES

RZ-2