

VICINITY MAP
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Plotted By: Houston, Justin Sheet Set: WSB Retail Layout: RZ-2 ILLUSTRATIVE SITE PLAN November 16, 2020 03:31:45pm K:\CHL_PRA\01187 web retail\000 pcr mixed usa\02 - DWG\plan sheets\RZ-2 ILLUSTRATIVE SITE PLAN.dwg

NO.	REVISIONS	DATE	BY

Kimley»Horn
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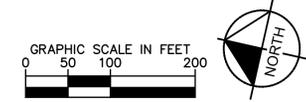
KHA PROJECT	013187000
DATE	05/15/2020
SCALE	AS SHOWN
DESIGNED BY	
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ILLUSTRATIVE SITE PLAN

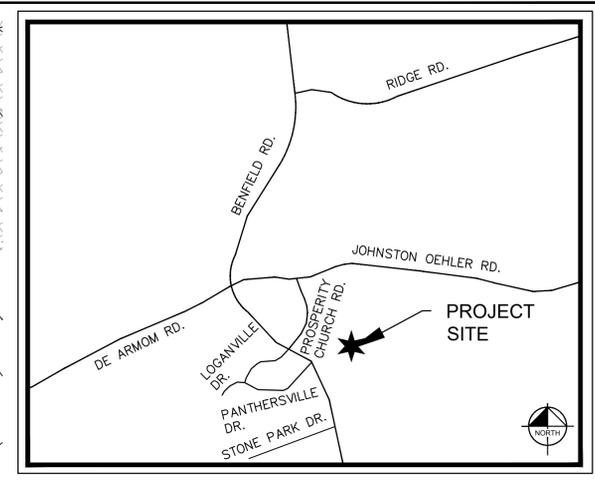
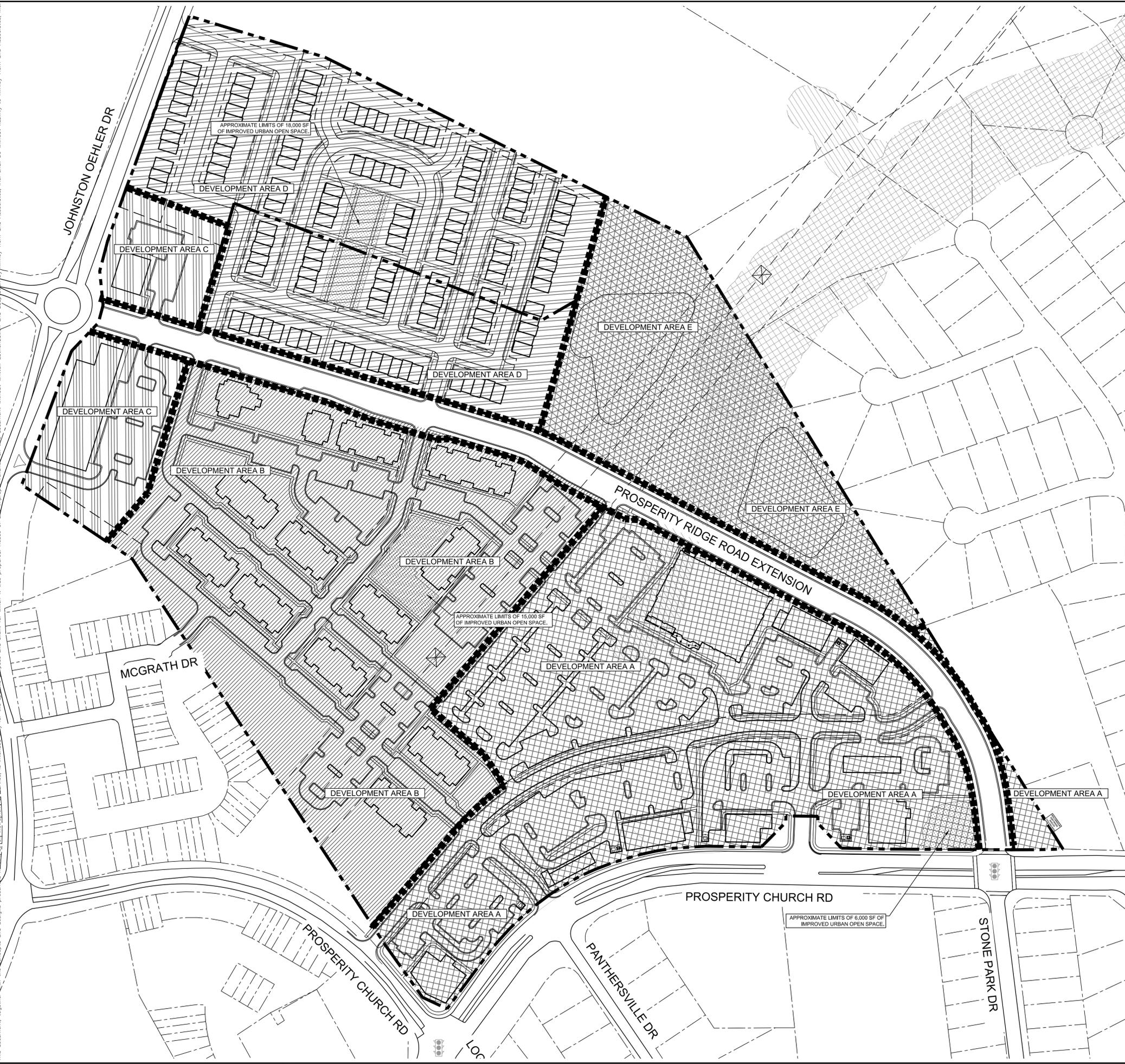
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CITY OF CHARLOTTE, NC
 REZONING PETITION NO. 2020-088

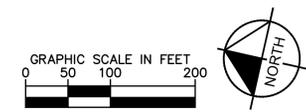
SHEET NUMBER
RZ-2



Plotted By: Houston, Justin Sheet Set: WSB Retail Layout: RZ-3 DEVELOPMENT AREA PLAN November 15, 2020 03:52:02pm 45 VCH_PRA\013187000 - web retail\0000 per mixed use 02 - DWG\plans\retail\RZ-3 DEVELOPMENT AREA SITE PLAN.dwg
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LEGEND	
	AREA OUTLINE / PROPERTY LINE
	DEVELOPMENT AREA A
	DEVELOPMENT AREA B
	DEVELOPMENT AREA C
	DEVELOPMENT AREA D
	DEVELOPMENT AREA E



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	<p>KHA PROJECT 013187000</p> <p>DATE 05/15/2020</p> <p>SCALE AS SHOWN</p> <p>DESIGNED BY _____</p> <p>DRAWN BY _____</p> <p>CHECKED BY _____</p>
<p>PCR MIXED USE PREPARED FOR WSB RETAIL</p>	<p>DEVELOPMENT AREA PLAN</p>
<p>CITY OF CHARLOTTE NC</p> <p>SHEET NUMBER RZ-3</p>	<p>REZONING PETITION NO. 2020-088</p>

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C. DEVELOPMENT AREA D

- (1) THE ARCHITECTURAL AND DESIGN STANDARDS SET OUT BELOW SHALL APPLY TO DEVELOPMENT AREA D.
- (a) THE PRIMARY EXTERIOR BUILDING MATERIALS FOR THE SINGLE FAMILY ATTACHED DWELLING UNITS TO BE DEVELOPED ON DEVELOPMENT AREA D WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK VENEER OR SIMILAR MASONRY PRODUCTS, STONE, MANUFACTURED STONE, STUCCO AND CEMENTITIOUS SIDING.
- (b) VINYL, EIFS OR MASONITE MAY NOT BE USED AS AN EXTERIOR BUILDING MATERIAL ON SINGLE FAMILY ATTACHED DWELLING UNITS DEVELOPED ON DEVELOPMENT AREA D. NOTWITHSTANDING THE FOREGOING, VINYL MAY BE UTILIZED ON WINDOWS, DOORS, GARAGE DOORS, SOFFITS, TRIM AND RAILINGS.
- (c) THE ACTUAL WIDTHS OF THE SINGLE FAMILY ATTACHED DWELLING UNITS TO BE DEVELOPED ON DEVELOPMENT AREA D MAY VARY FROM THE WIDTHS DEPICTED ON THE REZONING PLAN.
- (d) PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 5:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SHEDS MAY BE NO LESS THAN 2:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.
- (e) EACH SINGLE FAMILY ATTACHED DWELLING UNIT SHALL HAVE A COVERED FRONT STOOP. THE FRONT STOOP MAY BE COVERED BY AN AWNING, CANOPY, ROOF EXTENSION OR OTHER ARCHITECTURAL FEATURE CHOSEN BY PETITIONER.
- (f) ALL CORNER OR END SINGLE FAMILY ATTACHED DWELLING 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 10 FEET ON ALL BUILDING LEVELS.
- (g) TO PROVIDE PRIVACY, ALL RESIDENTIAL ENTRANCES WITHIN 15 FEET OF THE SIDEWALK LOCATED ALONG DEVELOPMENT AREA D'S FRONTAGE ON PROSPERITY RIDGE ROAD EXTENSION OR DEVELOPMENT AREA D'S FRONTAGE ON JOHNSTON OEHLER ROAD MUST BE RAISED FROM THE AVERAGE SIDEWALK GRADE A MINIMUM OF 12 INCHES.
- (h) WALKWAYS SHALL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC AND PRIVATE STREETS.
- (i) EACH SINGLE FAMILY ATTACHED DWELLING UNIT SHALL HAVE A GARAGE.
- (j) THE SINGLE FAMILY ATTACHED DWELLING UNITS THAT FRONT PROSPERITY RIDGE ROAD EXTENSION OR JOHNSTON OEHLER ROAD SHALL BE ALLEY LOADED DWELLING UNITS. THIS REQUIREMENT SHALL NOT APPLY TO A SINGLE FAMILY ATTACHED DWELLING UNIT THAT HAS A SIDE FACADE THAT IS ADJACENT TO PROSPERITY RIDGE ROAD EXTENSION OR JOHNSTON OEHLER ROAD. EXCEPT AS PROVIDED ABOVE, ALL SINGLE FAMILY ATTACHED DWELLING UNITS ON DEVELOPMENT AREA D MAY BE FRONT LOADED OR ALLEY LOADED DWELLING UNITS.
- (k) BUILDINGS THAT ARE ADJACENT TO AND FRONT A PUBLIC STREET SHALL NOT CONTAIN MORE THAN 5 INDIVIDUAL SINGLE FAMILY ATTACHED DWELLING UNITS. THIS REQUIREMENT SHALL NOT APPLY TO BUILDINGS THAT ARE ADJACENT TO AND FRONT A PRIVATE ALLEY, PRIVATE STREET OR PRIVATE DRIVE OR BUILDINGS THAT ARE ADJACENT AND PERPENDICULAR TO A PUBLIC STREET.

D. DESIGN STANDARDS APPLICABLE TO THE ENTIRE SITE

- (1) THE MINIMUM BUILDING AND PARKING SETBACK SHALL BE 14 FEET FROM THE BACK OF CURB (EXISTING OR PROPOSED). IF THE RIGHT OF WAY IS GREATER THAN THE MINIMUM SETBACK FROM THE BACK OF CURB, THE RIGHT OF WAY LINE WILL BECOME THE MINIMUM SETBACK.
 - (2) NO SURFACE PARKING OR MANEUVERING SPACE SHALL BE LOCATED BETWEEN ANY BUILDING LINE AND THE STREET, EXCEPT THAT DRIVEWAYS PROVIDING ACCESS TO THE PARKING AREA MAY BE INSTALLED ACROSS THESE AREAS. IT IS THE INTENT THAT THESE DRIVEWAYS BE AS NEARLY PERPENDICULAR TO THE STREET RIGHT OF WAY AS POSSIBLE.
 - (3) PARKING AREAS MUST REMAIN BEHIND THE ESTABLISHED BUILDING SETBACK.
 - (4) NO SERVICE OR LOADING AREAS MAY BE ORIENTED TOWARDS THE STREET OR WITHIN THE AREA BETWEEN ANY BUILDING LINE AND THE STREET.
- 5. STREETScape/BUFFERS**
- A. BUFFERS SHALL BE ESTABLISHED ON THE SITE AS REQUIRED BY THE ORDINANCE AND AS DEPICTED ON THE REZONING PLAN, AND SUCH BUFFERS SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE. PURSUANT TO THE ORDINANCE, PETITIONER MAY REDUCE THE REQUIRED WIDTH OF A BUFFER BY 25% BY INSTALLING A WALL, FENCE OR BERM THAT MEETS THE STANDARDS OF SECTION 12.302(B) OF THE ORDINANCE.
 - B. IN THE EVENT THAT AN ADJACENT PARCEL OF LAND IS EITHER REZONED TO A ZONING DISTRICT OR DEVOTED TO A USE THAT ELIMINATES OR REDUCES THE BUFFER REQUIREMENTS ON THE SITE, PETITIONER MAY REDUCE OR ELIMINATE, AS THE CASE MAY BE, THE RELEVANT BUFFER AREAS ACCORDINGLY.
 - C. PURSUANT TO SECTION 11.405(5) OF THE ORDINANCE, INTERIOR BUFFERS BETWEEN USES LOCATED ON THE SITE ARE WAIVED AND SHALL NOT BE REQUIRED.

- D. PETITIONER SHALL INSTALL A MINIMUM 6 FOOT TALL SOLID WOODEN FENCE ALONG THAT PORTION OF THE SITE'S SOUTHERN BOUNDARY LINE LOCATED SOUTH OF THE DUKE ENERGY EASEMENT AS GENERALLY DEPICTED ON THE REZONING PLAN. THIS FENCE MAY MEANDER TO SAVE EXISTING TREES AND TO ACCOMMODATE TOPOGRAPHY.
- E. PETITIONER SHALL INSTALL A MINIMUM 6 FOOT TALL SOLID WOODEN FENCE ALONG THE EASTERN BOUNDARY LINE OF DEVELOPMENT AREA D AS GENERALLY DEPICTED ON THE REZONING PLAN. THIS FENCE MAY MEANDER TO SAVE EXISTING TREES AND TO ACCOMMODATE TOPOGRAPHY.

6. ENVIRONMENTAL FEATURES

- A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE (THE "TREE ORDINANCE").
- B. AS NOTED ABOVE IN PARAGRAPH 1.E., THE DEVELOPMENT OF THE SITE SHALL BE CONSIDERED TO BE A PLANNED/UNIFIED DEVELOPMENT. ACCORDINGLY, THE TREE SAVE REQUIREMENTS OF THE TREE ORDINANCE SHALL BE CALCULATED AND SATISFIED OVER THE ENTIRE SITE, RATHER THAN WITHIN EACH INDIVIDUAL DEVELOPMENT AREA. AS A RESULT, EACH INDIVIDUAL DEVELOPMENT AREA SHALL NOT BE REQUIRED TO MEET THE TREE SAVE REQUIREMENTS OF THE TREE ORDINANCE PROVIDED THAT THE SITE AS A WHOLE MEETS SUCH TREE SAVE REQUIREMENTS. NOTWITHSTANDING THE FOREGOING, THE AREA OF THE SITE LOCATED WITHIN THE DUKE ENERGY EASEMENT AND THE AREA OF THE SITE LOCATED WITHIN THE TO BE DEDICATED RIGHT OF WAY FOR PROSPERITY RIDGE ROAD EXTENSION SHALL NOT BE CONSIDERED TO BE PART OF THE SITE WHEN CALCULATING THE REQUIRED TREE SAVE AREA FOR THE SITE.
- C. THE TREE SAVE AREAS DEPICTED ON THE REZONING PLAN ARE CONCEPTUAL AND THE ACTUAL TREE SAVE AREAS PROVIDED ON THE SITE MAY DIFFER FROM WHAT IS DEPICTED ON THE REZONING PLAN PROVIDED THAT THE SITE COMPLIES WITH THE REQUIREMENTS OF THE TREE ORDINANCE.
- D. PETITIONER ACKNOWLEDGES THAT THE PARKING AREAS LOCATED WITHIN THE DUKE ENERGY EASEMENT SHALL BE REQUIRED TO MEET THE REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE AND THE REQUIREMENTS OF DUKE ENERGY. AS A RESULT, THE FINAL DESIGN OF THESE PARKING AREAS SHALL BE DETERMINED DURING THE PERMITTING PROCESS AND MAY VARY FROM WHAT IS DEPICTED ON THE REZONING PLAN.
- E. THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE POST CONSTRUCTION CONTROLS ORDINANCE.
- F. 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. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- G. DEVELOPMENT WITHIN ANY SWIM/PCSO BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE.

7. PARK SITE

- A. PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE SIXTH NEW BUILDING CONSTRUCTED ON THE SITE AND SUBJECT TO THE APPROVAL OF MECKLENBURG COUNTY, PETITIONER SHALL CONVEY A MINIMUM 2 ACRE PORTION OF DEVELOPMENT AREA E (THE "PARK SITE") TO MECKLENBURG COUNTY FOR A FUTURE PASSIVE PUBLIC PARK (THE "PUBLIC PARK"). THE SITE'S STORM WATER DETENTION PONDS SHALL NOT BE LOCATED WITHIN THE PARK SITE. PRIOR TO THE CONVEYANCE OF THE PARK SITE TO MECKLENBURG COUNTY, PETITIONER SHALL HAVE THE RIGHT TO INSTALL AND LOCATE A STORM WATER PIPE OR PIPES THROUGH THE PARK SITE AND TO RESERVE SUCH EASEMENTS OVER THE PARK SITE THAT ARE NECESSARY TO MAINTAIN, REPAIR AND REPLACE SUCH STORM WATER PIPE OR PIPES.
- B. THE PUBLIC PARK SHALL BE A PASSIVE PARK.
- C. THE PARK SITE SHALL COUNT TOWARDS THE SITE'S MINIMUM TREE SAVE REQUIREMENTS.
- D. THE PARK SITE SHALL COUNT TOWARDS THE SITE'S REQUIRED OPEN SPACE.
- E. IN THE EVENT THAT MECKLENBURG COUNTY DOES NOT APPROVE AND ACCEPT THE CONVEYANCE OF THE PARK SITE, THEN THE PARK SITE SHALL BE A PART OF THE SITE'S TREE SAVE AND OPEN SPACE AREA, AND THE PARK SITE SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER OR A PROPERTY OWNERS ASSOCIATION.

8. LIGHTING

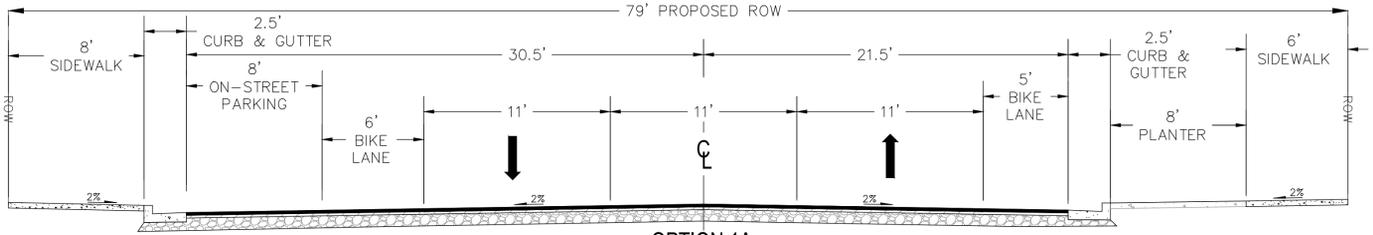
- A. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING STREET LIGHTS AND LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS AND PARKING AREAS AND IN THE LANDSCAPED AREAS) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.

9. OPEN SPACE/AMENITY AREAS

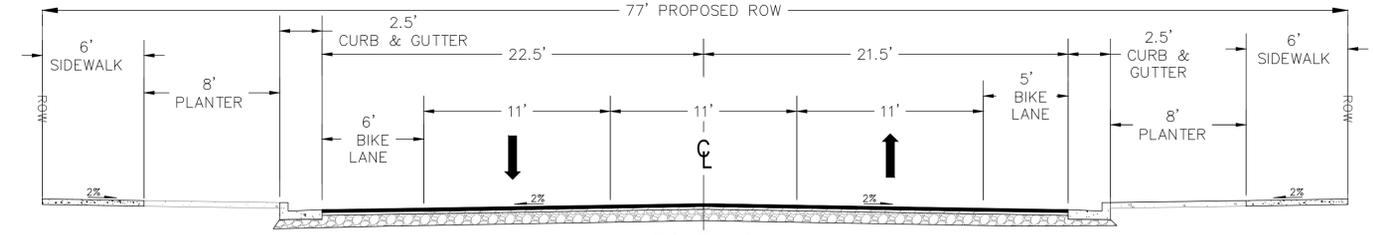
- A. AN URBAN OPEN SPACE AREA SHALL BE LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF PROSPERITY CHURCH ROAD AND PROSPERITY RIDGE ROAD EXTENSION AS GENERALLY DEPICTED ON THE REZONING PLAN. THIS URBAN OPEN SPACE AREA SHALL HAVE A MINIMUM SIZE OF 6,000 SQUARE FEET AND IT SHALL CONTAIN, AT A MINIMUM, LANDSCAPING, HARDSCAPE AND SEATING ELEMENTS.
- B. AN "AMENITY AREA" SHALL BE PROVIDED ON DEVELOPMENT AREA B AND AT A MINIMUM, THE AMENITY AREA SHALL CONTAIN A CLUBHOUSE WITH A FITNESS CENTER AND A SWIMMING POOL.
- C. THE MINIMUM 15,000 SQUARE FOOT URBAN OPEN SPACE ON DEVELOPMENT AREA B SHALL CONTAIN, AT A MINIMUM, PEDESTRIAN WALKWAYS, LANDSCAPING AND SEATING.
- D. THE MINIMUM SIZE OF THE CENTRAL GREEN/URBAN OPEN SPACE ON DEVELOPMENT AREA D SHALL BE 18,000 SQUARE FEET AND THE CENTRAL GREEN/OPEN SPACE SHALL CONTAIN, AT A MINIMUM, PEDESTRIAN WALKWAYS, LANDSCAPING AND SEATING.

1. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

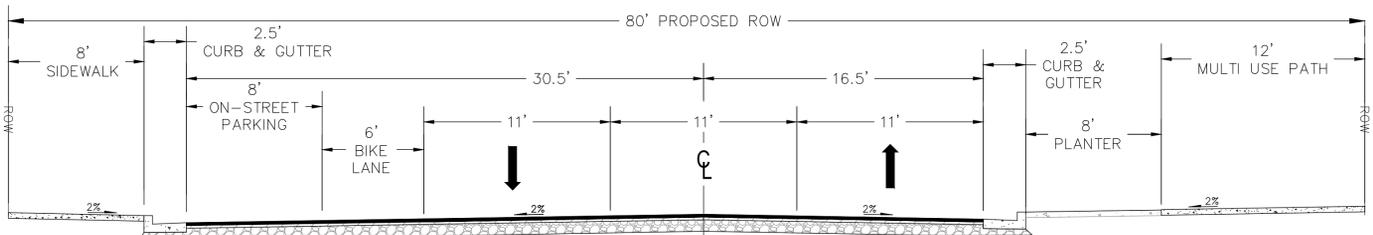
- A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
- B. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
- C. ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.



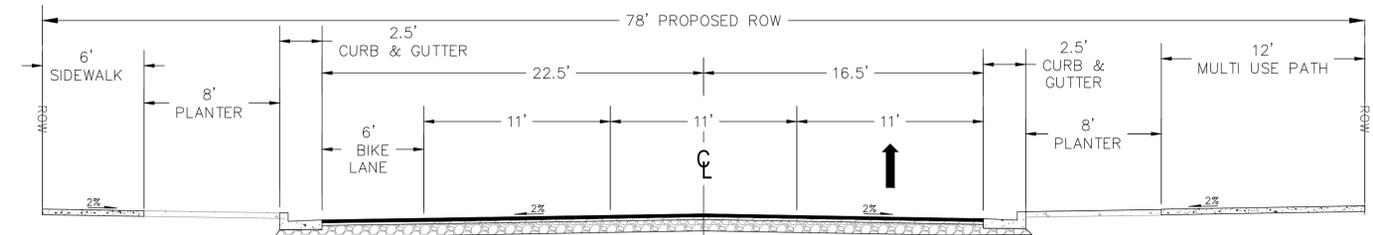
**OPTION 1A:
PROSPERITY RIDGE ROAD EXTENSION SECTION WITH BICYCLE LANES (SHOWN WITH ON STREET PARKING WHERE APPLICABLE)**



**OPTION 1B:
PROSPERITY RIDGE ROAD EXTENSION SECTION WITH BICYCLE LANES (WITHOUT ON STREET PARKING)**



**OPTION 2A:
PROSPERITY RIDGE ROAD EXTENSION SECTION WITH MULTI-USE PATH (SHOWN WITH ON STREET PARKING WHERE APPLICABLE)**



**OPTION 2B:
PROSPERITY RIDGE ROAD EXTENSION SECTION WITH MULTI-USE PATH (WITHOUT ON STREET PARKING)**

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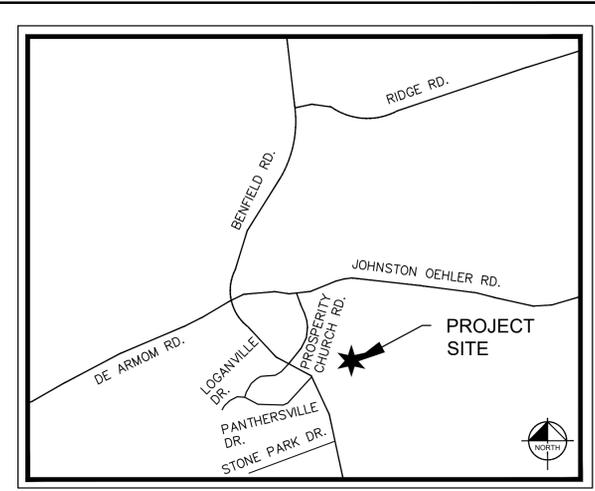
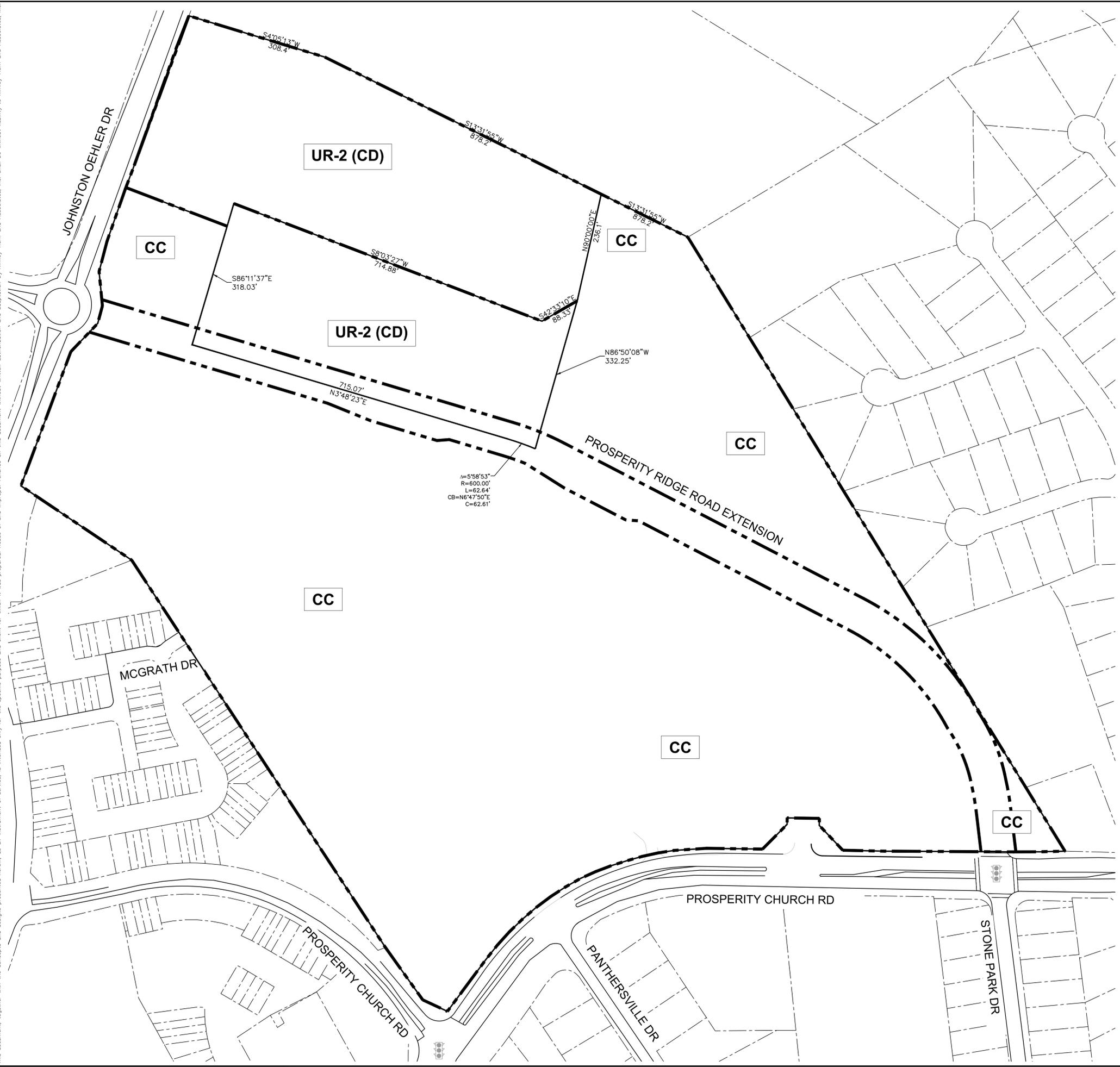
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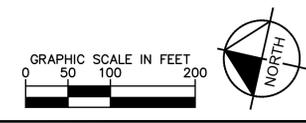
SITE NOTES
 REZONING PETITION NO. 2020-088

PCR MIXED USE
 PREPARED FOR
 WSB RETAIL
 CITY OF CHARLOTTE

Plotted By: Houston, Justin Sheet: WSB Retail Layout: RZ-5 PROPOSED ZONING MAP November 16, 2020 03:52:40pm K:\CHL\PRJ\013187 - web retail\000 per mixed use\02 - DWG\plansheets\RZ-5 PROPOSED ZONING KEY MAP.dwg
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**PROPOSED ZONING
KEY MAP**

PCR MIXED USE
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