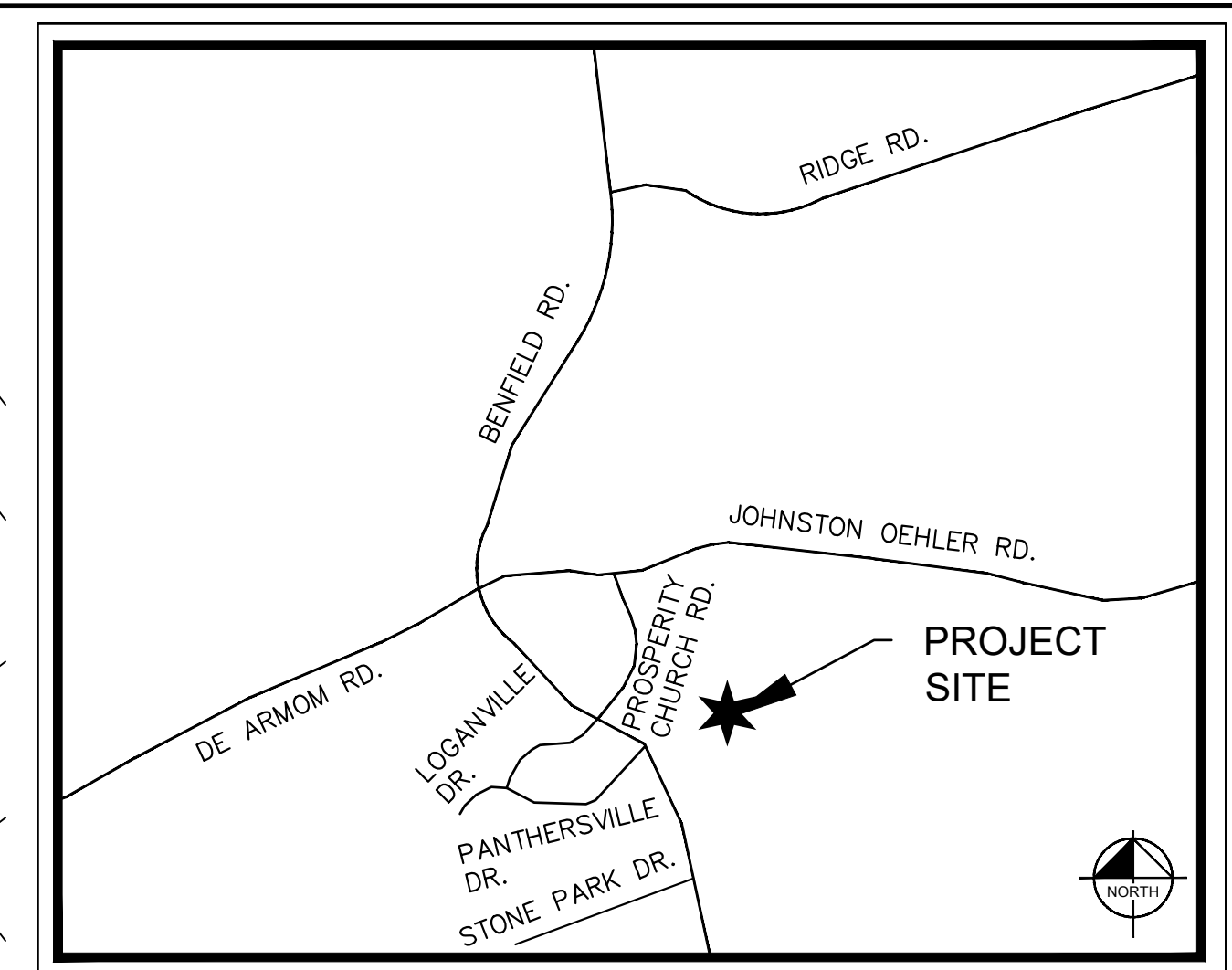
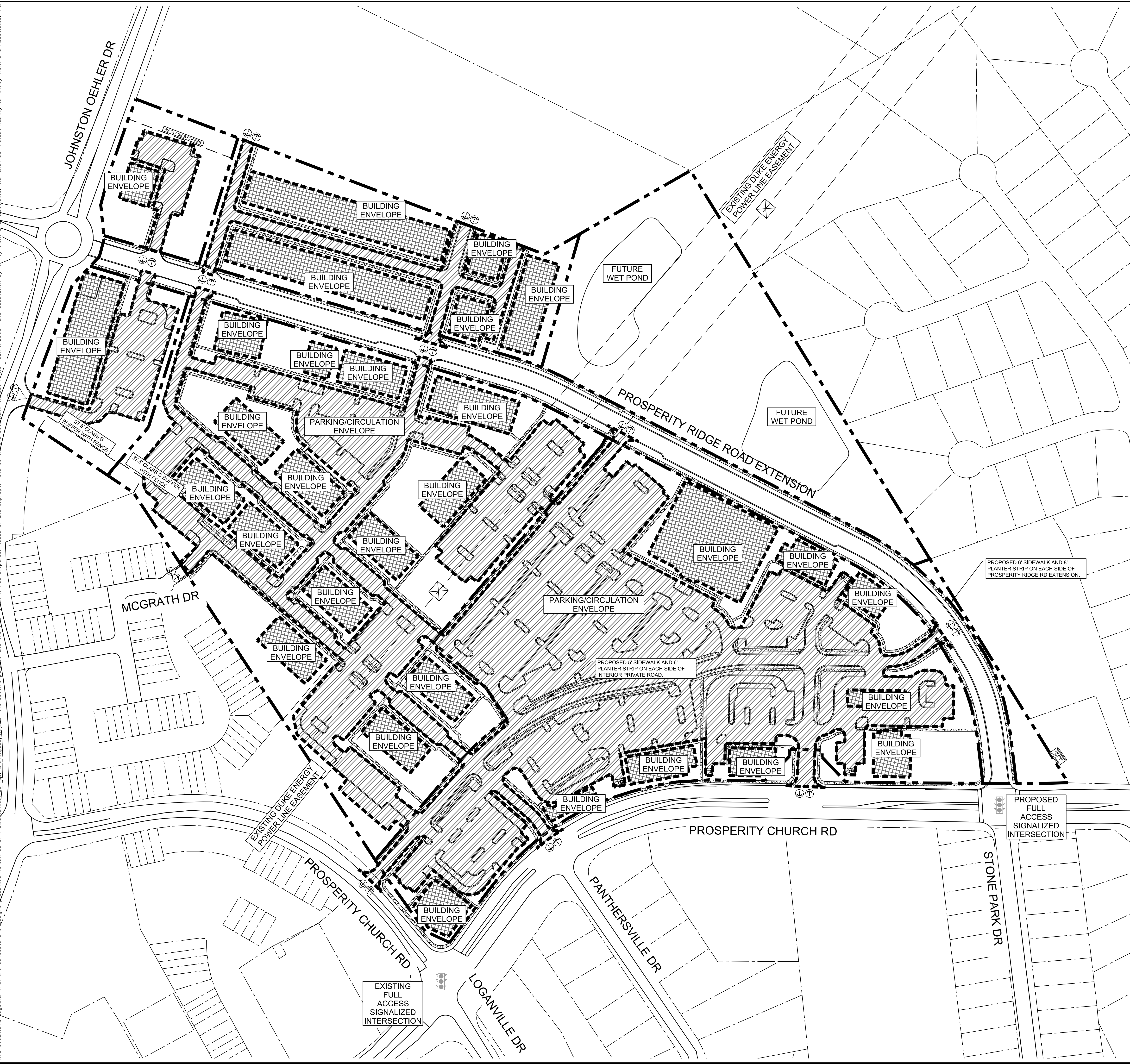
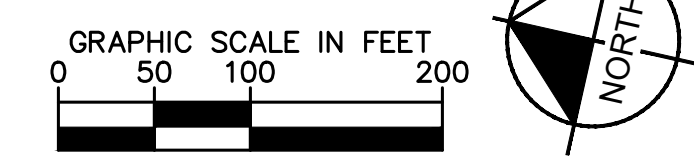


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VICINITY MAP
NOT TO SCALE

LEGEND	
	AREA OUTLINE / PROPERTY LINE
	POTENTIAL PARKING ENVELOPE
	POTENTIAL BUILDING ENVELOPE
	POTENTIAL MOVEMENT ACCESS POINTS



No.	REVISIONS	DATE	BY

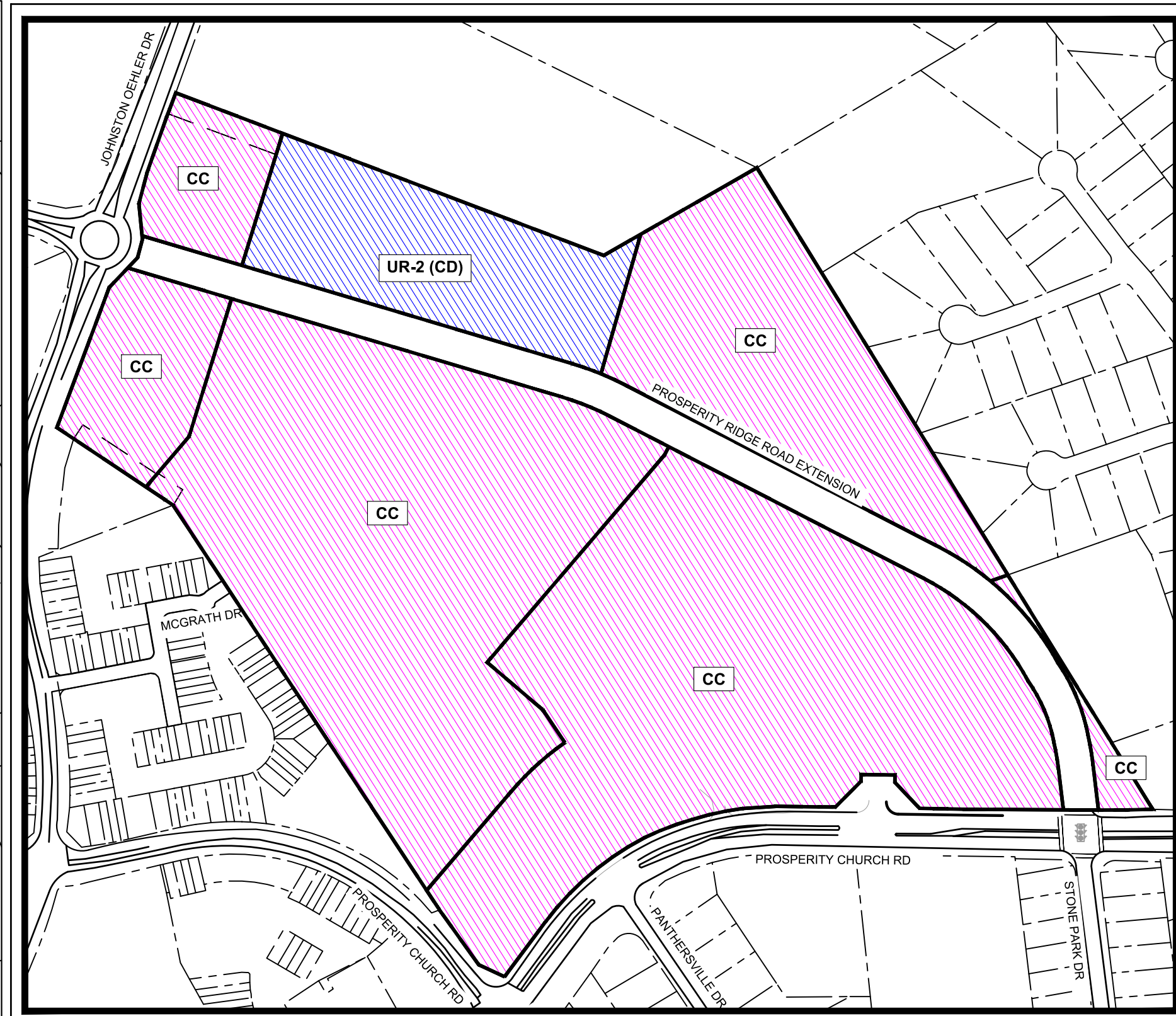
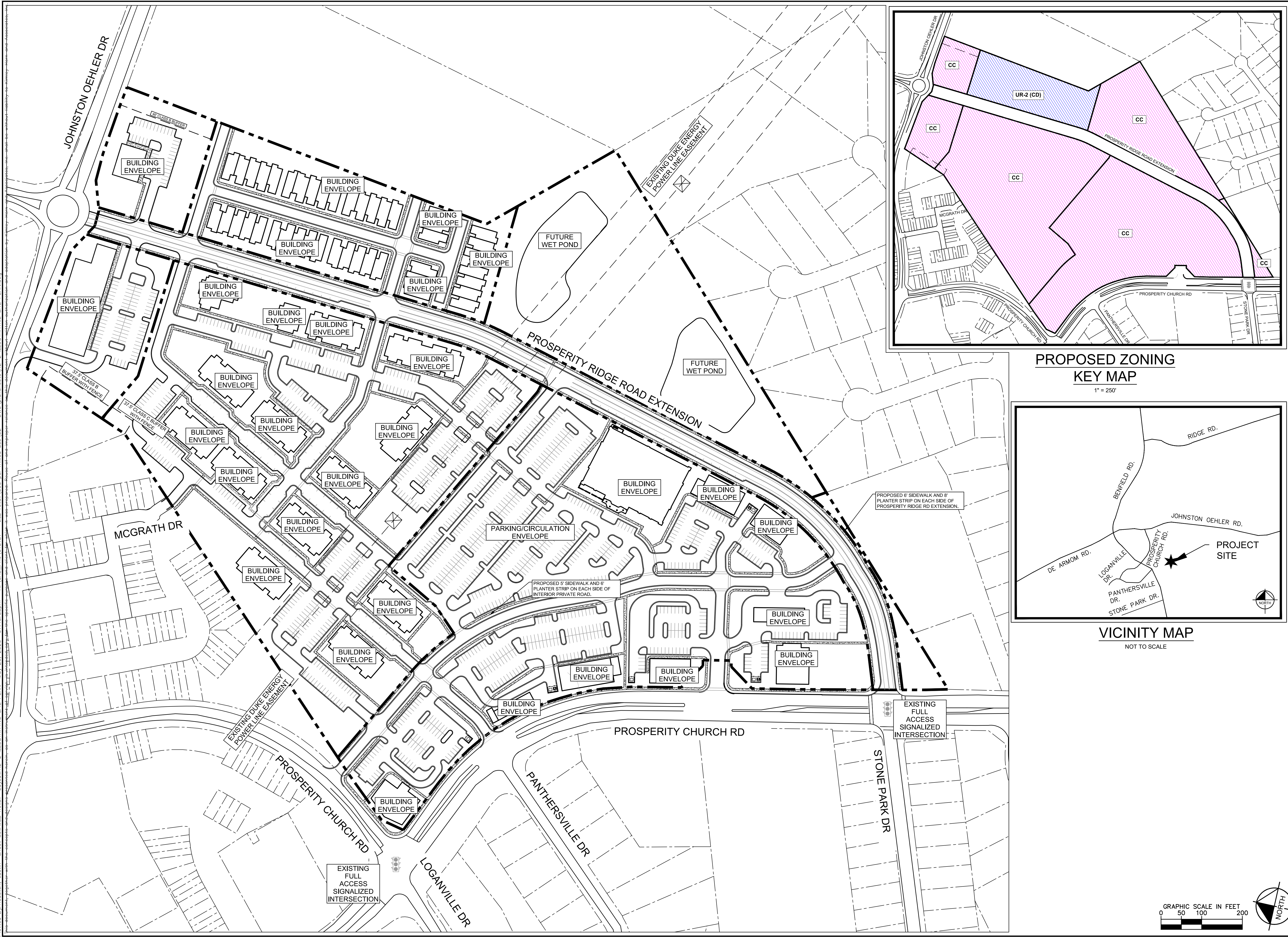
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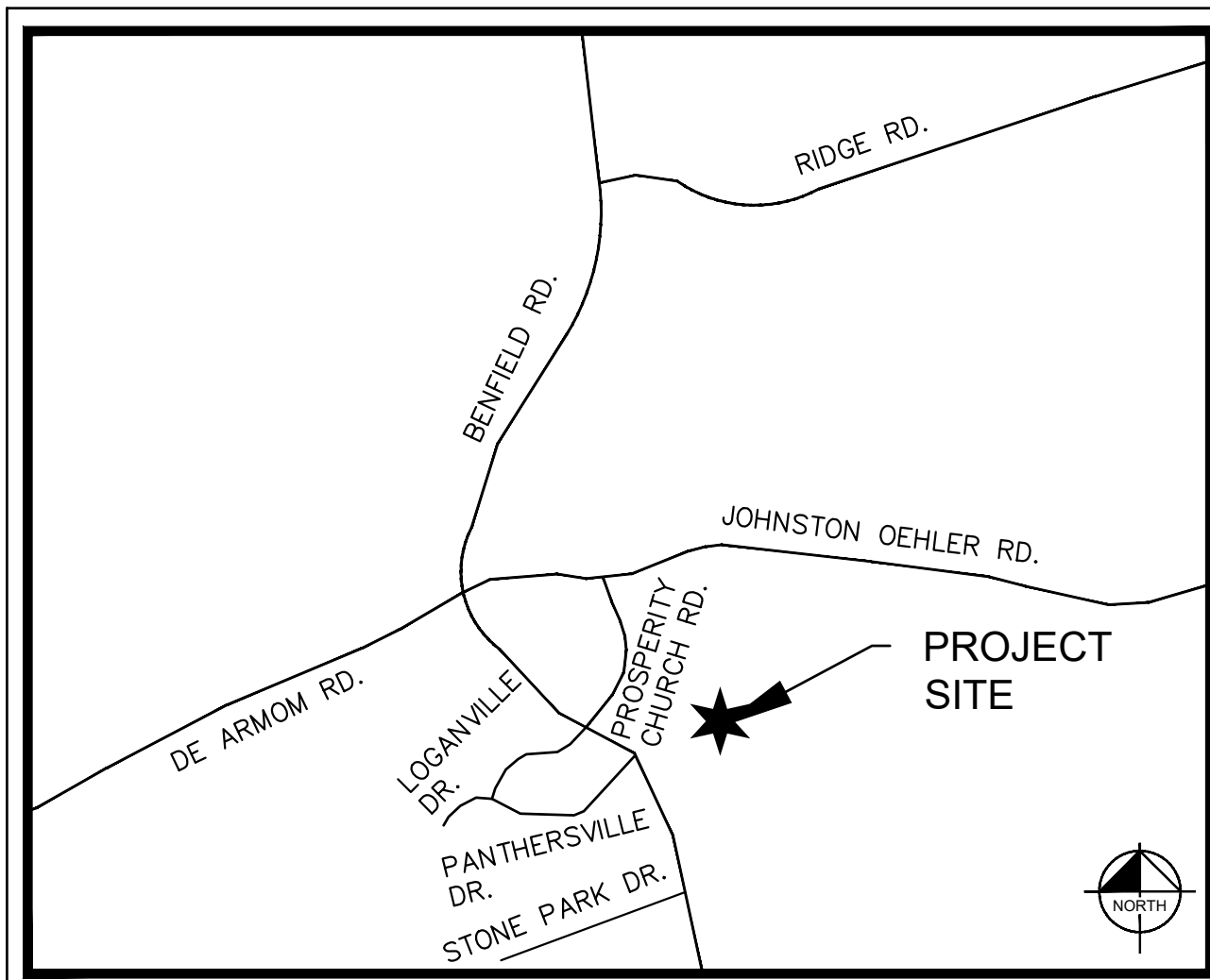
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 CITY OF CHARLOTTE, NC
 SHEET NUMBER
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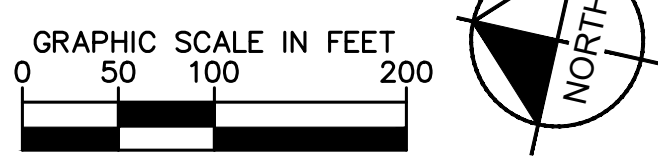
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PROPOSED ZONING KEY MAP
1" = 250'



VICINITY MAP
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ILLUSTRATIVE SITE PLAN

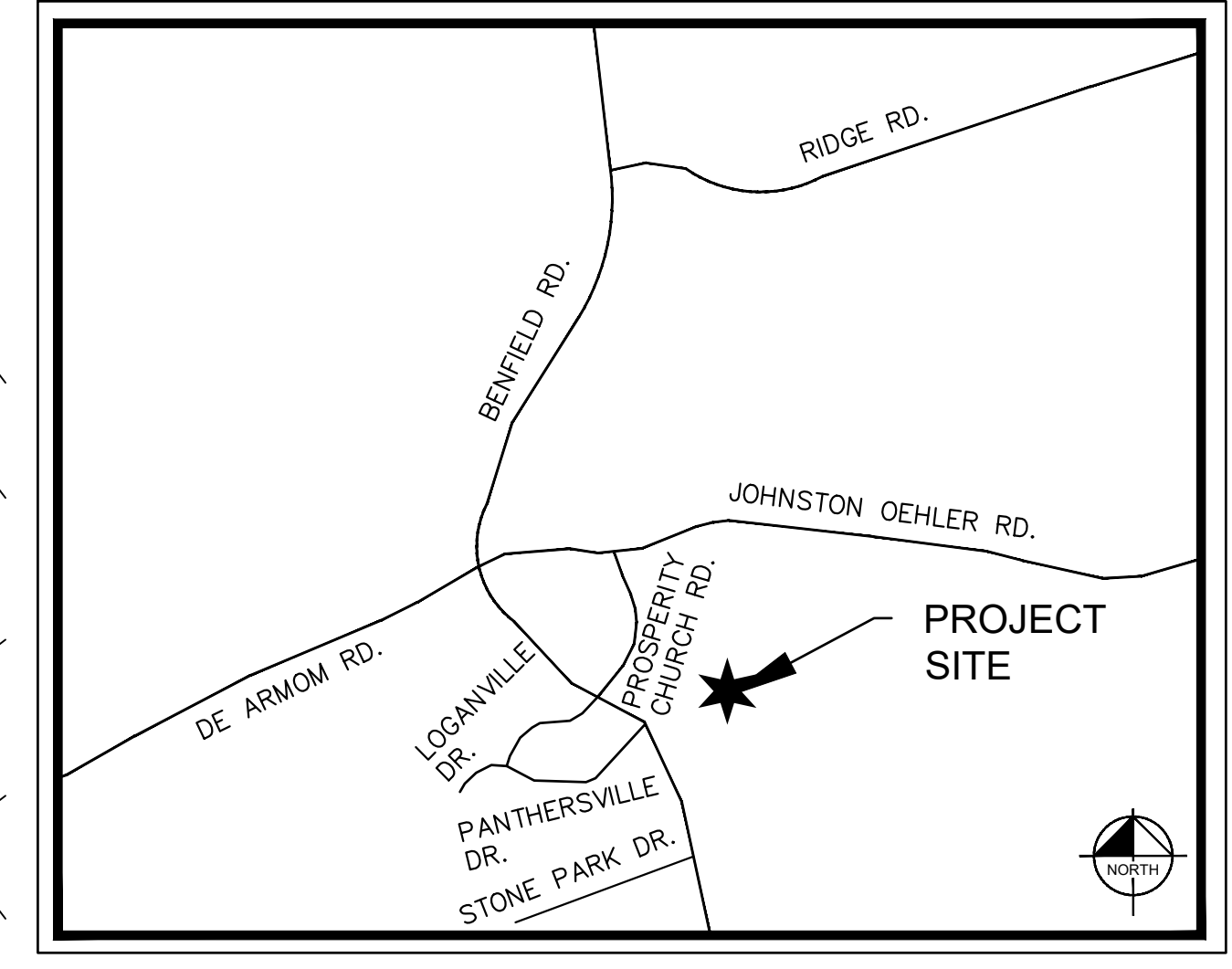
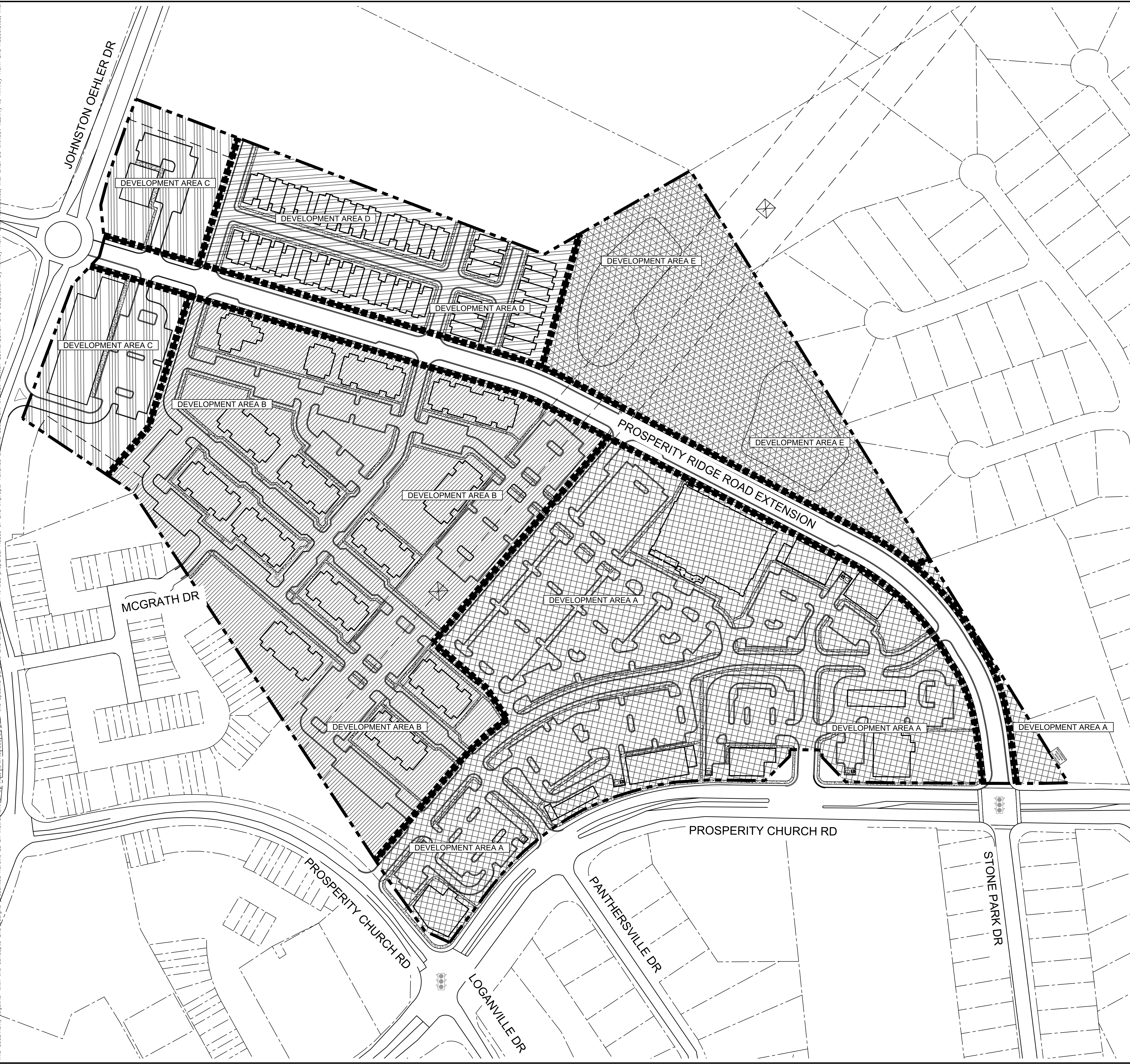
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REZONING PETITION NO. 2020-_____

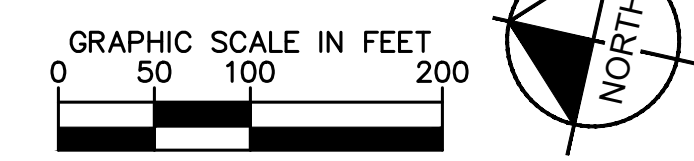
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RZ-2

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VICINITY MAP
NOT TO SCALE

LEGEND	
	AREA OUTLINE / PROPERTY LINE
	DEVELOPMENT AREA A
	DEVELOPMENT AREA B
	DEVELOPMENT AREA C
	DEVELOPMENT AREA D
	DEVELOPMENT AREA E



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DEVELOPMENT AREA PLAN
 REZONING PETITION NO. 2020-_____

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 SHEET NUMBER
RZ-3

DEVELOPMENT STANDARDS

MAY 19, 2020

TAX PARCEL #S: 029-321-21, 029-321-13, 029-321-06, 029-321-32, 029-321-33 AND 029-321-12
 EXISTING ZONING: R-3 AND MX-1
 PROPOSED ZONING: CC AND UR-2 (CD)
 TOTAL SITE ACREAGE: APPROXIMATELY 49.79 ACRES
 CC ACREAGE: APPROXIMATELY 45.18 ACRES
 UR-2 (CD) ACREAGE: APPROXIMATELY 4.61 ACRES
 EXISTING USES: RESIDENTIAL AND VACANT
 PROPOSED USES: SEE PERMITTED USES IN THE DEVELOPMENT STANDARDS
 MAX GROSS FLOOR AREA OF NON-RESIDENTIAL USES: 145,000 SQUARE FEET
 MAX RESIDENTIAL DENSITY: MAXIMUM OF 300 MULTI-FAMILY DWELLING UNITS AND MAXIMUM OF 72 SINGLE FAMILY ATTACHED DWELLING UNITS
 MAXIMUM BUILDING HEIGHT: SEE ARCHITECTURAL AND DESIGN STANDARDS IN THE DEVELOPMENT STANDARDS
 OPEN SPACE: OPEN SPACE AS REQUIRED BY THE ORDINANCE
 PARKING: PARKING AS REQUIRED BY THE ORDINANCE

1. GENERAL PROVISIONS

A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN (COMPRISED OF THE TECHNICAL DATA SHEET, ILLUSTRATIVE SITE PLAN, DEVELOPMENT AREA SHEET AND DEVELOPMENT STANDARDS SHEET) ASSOCIATED WITH THE REZONING PETITION FILED BY WSB RETAIL PARTNERS, LLC (HEREINAFTER REFERRED TO AS THE "PETITIONER") TO ACCOMMODATE A MULTI-USE DEVELOPMENT ON AN APPROXIMATELY 49.79 ACRE SITE LOCATED ON PROSPERITY CHURCH ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS COMPRISED OF THOSE PARCELS OF LAND DESIGNATED AS TAX PARCEL NOS. 029-321-12, 029-321-33, 029-321-32, 029-321-06, 029-321-13 AND 029-321-21.

B. FOR ENTITLEMENT PURPOSES, THE SITE IS DIVIDED INTO FIVE SEPARATE DEVELOPMENT AREAS THAT ARE DESIGNATED ON THE REZONING PLAN AS DEVELOPMENT AREA A, DEVELOPMENT AREA B, DEVELOPMENT AREA C, DEVELOPMENT AREA D AND DEVELOPMENT AREA E. BUILDING ENVELOPES AND PARKING ENVELOPES ARE LOCATED WITHIN DEVELOPMENT AREA A, DEVELOPMENT AREA B, DEVELOPMENT AREA C AND DEVELOPMENT AREA D AND ARE DEPICTED ON THE TECHNICAL DATA SHEET. ALL PRINCIPAL BUILDINGS AND ACCESSORY STRUCTURES LOCATED WITHIN DEVELOPMENT AREA A, DEVELOPMENT AREA B, DEVELOPMENT AREA C AND DEVELOPMENT AREA D SHALL BE LOCATED WITHIN A BUILDING ENVELOPE, AND ALL PARKING AREAS LOCATED WITHIN DEVELOPMENT AREA A, DEVELOPMENT AREA B, DEVELOPMENT AREA C AND DEVELOPMENT AREA D SHALL BE LOCATED WITHIN A PARKING ENVELOPE. THIS REZONING PLAN DOES NOT LIMIT THE NUMBER OF PRINCIPAL BUILDINGS AND ACCESSORY STRUCTURES THAT MAY BE LOCATED WITHIN A BUILDING ENVELOPE LOCATED IN DEVELOPMENT AREA A, DEVELOPMENT AREA B, DEVELOPMENT AREA C AND DEVELOPMENT AREA D. ANY REFERENCE HEREIN TO THE SITE SHALL BE DEEMED TO INCLUDE DEVELOPMENT AREA A, DEVELOPMENT AREA B, DEVELOPMENT AREA C, DEVELOPMENT AREA D AND DEVELOPMENT AREA E UNLESS OTHERWISE NOTED HEREIN.

C. THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE ("ORDINANCE"). THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE COMMERCIAL CENTER (CC) ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THOSE PORTIONS OF THE SITE DESIGNATED AS DEVELOPMENT AREA A, DEVELOPMENT AREA B, DEVELOPMENT AREA C AND DEVELOPMENT AREA E. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE UR-2 ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THAT PORTION OF THE SITE DESIGNATED AS DEVELOPMENT AREA D.

D. THE DEVELOPMENT AND USES DEPICTED ON THE ILLUSTRATIVE SITE PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE LAYOUT, LOCATIONS AND SIZES OF THE USES, IMPROVEMENTS AND SITE ELEMENTS DEPICTED ON THE ILLUSTRATIVE SITE PLAN AS WELL AS THE INTERNAL STREETS, DRIVES AND PARKING AREAS ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, ARE SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.

E. THE DEVELOPMENT OF THE SITE PROPOSED UNDER THIS REZONING PLAN SHALL BE CONSIDERED TO BE A PLANNED/UNIFIED DEVELOPMENT. THEREFORE, SIDE AND REAR YARDS, BUFFERS, BUILDING HEIGHT SEPARATION REQUIREMENTS AND OTHER SIMILAR ZONING STANDARDS SHALL NOT BE REQUIRED INTERNALLY BETWEEN IMPROVEMENTS, USES AND OTHER ELEMENTS LOCATED ON THE SITE. FURTHERMORE, THE PETITIONER AND/OR THE OWNER(S) OF THE SITE RESERVE THE RIGHT TO SUBMIT PORTIONS OR ALL OF THE SITE AND TO CREATE LOTS WITHIN THE INTERIOR OF THE SITE WITHOUT REGARD TO ANY SUCH INTERNAL SEPARATION STANDARDS, PROVIDED, HOWEVER, THAT THE DEVELOPMENT OF THE SITE SHALL BE REQUIRED TO MEET ANY APPLICABLE SETBACK, SIDE YARD, REAR YARD AND BUFFER REQUIREMENTS WITH RESPECT TO THE EXTERIOR BOUNDARIES OF THE SITE.

F. PURSUANT TO SECTION 1.110 OF THE ORDINANCE AND SECTION 160A-385.1 OF THE NORTH CAROLINA GENERAL STATUTES, THE REZONING PLAN, IF APPROVED, SHALL BE VESTED FOR A PERIOD OF 5 YEARS DUE TO THE SIZE AND PHASING OF THE DEVELOPMENT, THE LEVEL OF INVESTMENT, ECONOMIC CYCLES AND MARKET CONDITIONS.

G. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF A DEVELOPMENT AREA WITHOUT THE CONSENT OF THE OWNER OR OWNERS OF ANY OTHER DEVELOPMENT AREA IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

A. DEVELOPMENT AREA A AND DEVELOPMENT AREA C

(1) SUBJECT TO THE LIMITATIONS SET OUT BELOW IN PARAGRAPHS (2) THROUGH (9), THOSE PORTIONS OF THE SITE DESIGNATED AS DEVELOPMENT AREA A AND DEVELOPMENT AREA C ON THE REZONING PLAN MAY BE DEVOTED TO ANY USE OR USES ALLOWED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE CC ZONING DISTRICT (INCLUDING ANY COMBINATION OF SUCH USES) AND TO ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE FOR THE CC ZONING DISTRICT (INCLUDING, WITHOUT LIMITATION, OUTDOOR DINING). FOR PURPOSES OF THIS SECTION 2.A OF THE DEVELOPMENT STANDARDS, DEVELOPMENT AREA A AND DEVELOPMENT AREA C ARE HEREINAFTER COLLECTIVELY REFERRED TO AS THE "COMMERCIAL COMPONENT."

(2) NOTWITHSTANDING THE TERMS OF PARAGRAPH (1) ABOVE, THE USES SET OUT BELOW SHALL BE PROHIBITED ON THE COMMERCIAL COMPONENT.

(d) DWELLINGS, DETACHED, DUPLEX, TRIPLEX, QUADRAPLEX, ATTACHED, MULTI-FAMILY AND MIXED-USE BUILDINGS.

(b) DWELLINGS, MIXED USE.

(c) DWELLINGS, PLANNED MULTI-FAMILY AND ATTACHED DEVELOPMENT, A SINGLE MULTI-FAMILY OR ATTACHED BUILDING ON A LOT WITH MORE THAN 12 UNITS IN A BUILDING.

(e) FUNERAL HOMES AND EMBALMING.

(e) HOTELS AND MOTELS.

(f) LOCKSMITH AND GUNSMITHS.

(g) OUTDOOR RECREATION.

(h) PET SERVICES INDOOR/OUTDOOR.

(3) A MAXIMUM OF ONE AUTOMOTIVE SERVICE STATION MAY BE LOCATED ON THE COMMERCIAL COMPONENT.

(4) A MAXIMUM OF ONE CONVENIENCE STORE WITH OR WITHOUT GASOLINE SALES MAY BE LOCATED ON THE COMMERCIAL COMPONENT.

(5) SUBJECT TO THE TERMS OF PARAGRAPH (6) BELOW, A TOTAL MAXIMUM OF 4 USES LOCATED ON THE COMMERCIAL COMPONENT MAY HAVE DRIVE-IN AND DRIVE-THROUGH SERVICE LANES/WINDOWS AS AN ACCESSORY USE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 12.413 OF THE ORDINANCE.

(6) A MAXIMUM OF 2 EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1 AND/OR TYPE 2) LOCATED ON THE COMMERCIAL COMPONENT MAY HAVE ACCESSORY DRIVE-IN AND DRIVE-THROUGH SERVICE LANES/WINDOWS.

(7) IF A USE LOCATED ON THE COMMERCIAL COMPONENT HAS ACCESSORY DRIVE-IN AND DRIVE-THROUGH SERVICE LANES/WINDOWS, THEN NEITHER A MENU BOARD, NOR A SPEAKER BOX, NOR SERVICE WINDOW(S), NOR THE DRIVE-THROUGH VEHICULAR SERVICE LANE MAY BE LOCATED BETWEEN THE USE AND THE ADJACENT PUBLIC STREET.

(8) A TOTAL MAXIMUM OF 145,000 SQUARE FEET OF GROSS FLOOR AREA MAY BE DEVELOPED ON THE COMMERCIAL COMPONENT, OF WHICH A MAXIMUM OF 125,000 SQUARE FEET OF GROSS FLOOR AREA MAY BE DEVOTED TO RETAIL, SERVICE, CONVENIENCE STORE, INDOOR RECREATION (FITNESS) AND EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENT (TYPE 1 AND/OR TYPE 2) USES.

(9) PRINCIPAL USE ESTABLISHMENTS WITH AN ACCESSORY DRIVE-IN SERVICE WINDOW AND/OR OUTDOOR SERVICE WINDOW HAVING INDOOR SEATING ACCOMMODATIONS FOR FEWER THAN 50 PATRONS SHALL NOT BE PERMITTED ON THE COMMERCIAL COMPONENT.

B. DEVELOPMENT AREA B

(1) THAT PORTION OF THE SITE DESIGNATED AS DEVELOPMENT AREA B ON THE REZONING PLAN MAY ONLY BE DEVOTED TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 300 MULTI-FAMILY DWELLING UNITS AND TO ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE CC ZONING DISTRICT. INCIDENTAL AND ACCESSORY USES MAY INCLUDE, WITHOUT LIMITATION, A LEASING AND MANAGEMENT OFFICE AND AMENITIES SUCH AS A FITNESS CENTER, CLUBHOUSE, SWIMMING POOL, DOG PARK, PLAYGROUND, POCKET PARK AND OUTDOOR GRILLING AND GATHERING AREAS.

C. DEVELOPMENT AREA D

(1) THAT PORTION OF THE SITE DESIGNATED AS DEVELOPMENT AREA D ON THE REZONING PLAN MAY ONLY BE DEVOTED TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 72 SINGLE FAMILY ATTACHED DWELLING UNITS AND TO ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE UR-2 ZONING DISTRICT.

D. DEVELOPMENT AREA E

(1) THAT PORTION OF THE SITE DESIGNATED AS DEVELOPMENT AREA E ON THE REZONING PLAN MAY ONLY BE DEVOTED TO THE USES SET OUT BELOW (INCLUDING ANY COMBINATION OF SUCH USES) AND TO ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE CC ZONING DISTRICT.

(a) OPEN SPACE AREAS (PASSIVE AND ACTIVE).

(b) TREE SAVE AREAS.

(c) PARKS, GREENWAYS AND TRAILS.

(d) STORMWATER MANAGEMENT FACILITIES.

3. TRANSPORTATION

A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT") AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").

B. THE ALIGNMENTS AND CONFIGURATIONS OF THE INTERNAL PRIVATE STREETS, DRIVES, PARKING AREAS AND VEHICULAR CIRCULATION AREAS MAY BE MODIFIED BY PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

C. A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 6 FOOT WIDE SIDEWALK SHALL BE INSTALLED ALONG THE SITE'S FRONTAGES ON PROSPERITY CHURCH ROAD, PROSPERITY RIDGE ROAD AND JOHNSTON OEHLER ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. NOTWITHSTANDING THE FOREGOING, AN 8 FOOT WIDE PLANTING STRIP SHALL NOT BE PROVIDED IN THOSE LOCATIONS WHERE ON-STREET PARKING IS PROVIDED.

D. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL DEDICATE AND CONVEY TO THE CITY OF CHARLOTTE (SUBJECT TO A RESERVATION FOR ANY NECESSARY UTILITY EASEMENTS) THE RIGHT OF WAY NECESSARY TO ACCOMMODATE THE CROSS SECTION FOR THAT PORTION OF PROSPERITY RIDGE ROAD TO BE CONSTRUCTED ON THE SITE BETWEEN JOHNSTON OEHLER ROAD AND PROSPERITY CHURCH ROAD (HEREINAFTER "PROSPERITY RIDGE ROAD EXTENSION"). THE CROSS SECTION FOR PROSPERITY RIDGE ROAD EXTENSION IS SET OUT ON SHEET RZ -4 OF THE REZONING PLAN.

E. ANY REFERENCE TO THE TERM "SUBSTANTIALLY COMPLETE" IN THIS SECTION 3 OF THE DEVELOPMENT STANDARDS SHALL MEAN A DETERMINATION BY CDOT AND/OR NCDOT THAT THE APPLICABLE ROADWAY IMPROVEMENTS ARE DEEMED "SUBSTANTIALLY COMPLETE" FOR THE PURPOSE OF THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR BUILDING(S) ON THE SITE. HOWEVER, IN THE EVENT THAT CERTAIN NON-ESSENTIAL ROADWAY IMPROVEMENTS (AS REASONABLY DETERMINED BY CDOT) ARE NOT COMPLETED AT THE TIME THAT PETITIONER SEEKS TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR BUILDING(S) ON THE SITE, THEN CDOT WILL INSTRUCT APPLICABLE AUTHORITIES TO ALLOW THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE APPLICABLE BUILDINGS, AND IN SUCH EVENT PETITIONER MAY BE REQUIRED TO POST A LETTER OF CREDIT OR A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME SUCH CERTIFICATES OF OCCUPANCY ARE ISSUED TO SECURE THE COMPLETION OF THE RELEVANT IMPROVEMENTS.

F. PETITIONER SHALL, AT ITS COST AND EXPENSE, CONSTRUCT PROSPERITY RIDGE ROAD EXTENSION ON THE SITE IN ACCORDANCE WITH THE CROSS SECTION SET OUT ON SHEET RZ -4 OF THE REZONING PLAN. PROSPERITY RIDGE ROAD EXTENSION SHALL BE SUBSTANTIALLY COMPLETE PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE.

G. INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.

4. ARCHITECTURAL AND DESIGN STANDARDS

A. DEVELOPMENT AREA A AND DEVELOPMENT AREA C

(1) THE MAXIMUM HEIGHT OF ANY BUILDING DEVELOPED ON DEVELOPMENT AREA A OR ON DEVELOPMENT AREA C SHALL BE GOVERNED BY THE ORDINANCE.

(2) THE ARCHITECTURAL AND DESIGN STANDARDS SET OUT BELOW SHALL APPLY TO DEVELOPMENT AREA A AND DEVELOPMENT AREA C.

(a) BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT ON PUBLIC OR PRIVATE NETWORK REQUIRED STREETS THROUGH THE FOLLOWING:

(i) BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FACADE TO ALL STREETS.

(ii) FACADES FRONTING STREETS SHALL INCLUDE A COMBINATION OF WINDOWS AND OPERABLE DOORS FOR A MINIMUM OF 60% OF EACH FRONTAGE ELEVATION WITH TRANSPARENT GLASS BETWEEN 2' AND 10' ON THE FIRST FLOOR. UP TO 20% OF THIS REQUIREMENT MAY BE COMPRISED OF DISPLAY WINDOWS. THESE DISPLAY WINDOWS MUST MAINTAIN A MINIMUM OF 3'-0" CLEAR DEPTH BETWEEN WINDOW AND REAR WALL. 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 SIDEWALK.

(iii) THE FACADES OF THE FIRST/GROUND FLOOR OF THE BUILDINGS ALONG STREETS SHALL INCORPORATE A MINIMUM OF 30% MASONRY MATERIALS SUCH AS BRICK OR STONE.

(iv) A DIRECT PEDESTRIAN CONNECTION SHOULD BE PROVIDED BETWEEN STREET FACING DOORS AND CORNER ENTRANCE FEATURES TO SIDEWALKS ON ADJACENT STREETS.

(v) BUILDING ELEVATIONS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS, BUT TO LIMITED TO, BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.

(vi) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FEATURES WHICH SHALL INCLUDE A COMBINATION OF AT LEAST THREE 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.

(vii) BUILDINGS SHALL HAVE A MINIMUM HEIGHT OF 22 FEET.

(viii) MULTI-STORY BUILDINGS SHALL HAVE A MINIMUM OF 20% TRANSPARENCY ON ALL UPPER STORIES.

B. DEVELOPMENT AREA B

(1) THE MAXIMUM HEIGHT IN STORIES OF ANY BUILDING DEVELOPED ON DEVELOPMENT AREA B SHALL BE 3 STORIES.

(2) THE ARCHITECTURAL AND DESIGN STANDARDS SET OUT BELOW SHALL APPLY TO DEVELOPMENT AREA B.

(a) 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 FACADE FACING SUCH NETWORK STREET USING BRICK, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO OR OTHER MATERIAL APPROVED BY THE PLANNING DIRECTOR.

(b) PROHIBITED EXTERIOR BUILDING MATERIALS:

(i) VINYL SIDING (BUT NOT VINYL HAND RAILS, WINDOWS, DOORS OR DOOR TRIM).

(ii) CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED.

(c) BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT THROUGH THE FOLLOWING:

(i) BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FACADE TO ALL NETWORK REQUIRED STREETS (PUBLIC OR PRIVATE).

(ii) BUILDINGS SHALL FRONT A MINIMUM OF 50% OF THE TOTAL NETWORK REQUIRED STREET FRONTAGE ON DEVELOPMENT AREA B (EXCLUSIVE OF DRIVEWAYS, PEDESTRIAN ACCESS POINTS, ACCESSIBLE OPEN SPACE).

(iii) PARKING LOTS SHALL NOT BE LOCATED BETWEEN ANY BUILDING AND ANY NETWORK REQUIRED PUBLIC OR PRIVATE STREET.

(iv) DRIVEWAYS INTENDED TO SERVE SINGLE UNITS SHALL BE PROHIBITED ON ALL NETWORK REQUIRED STREETS.

(d) BUILDING MASSING AND HEIGHT SHALL BE DESIGNED TO BREAK UP LONG MONOLITHIC BUILDING FORMS AS FOLLOWS:

(i) BUILDINGS EXCEEDING 120 FEET IN LENGTH SHALL INCLUDE MODULATIONS OF THE BUILDING MASSING/FACADE 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 6 FEET EXTENDING THROUGH THE BUILDING.

(e) ARCHITECTURAL ELEVATION DESIGN -ELEVATIONS SHALL BE DESIGNED TO CREATE VISUAL INTEREST AS FOLLOWS:

(i) BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE 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.

(ii) 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 EXTERIOR BUILDING MATERIALS OR ARTICULATED ARCHITECTURAL FACADE FEATURES AND COLOR CHANGES.

(iii) 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 TO LIMITED TO BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.

(f) ROOF FORM AND ARTICULATION - ROOF FORM AND LINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF STRUCTURE AS FOLLOWS:

(i) 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.

(ii) FOR PITCHED ROOFS THE MINIMUM ALLOWED IS 4:12 EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS.

(iii) ROOF TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE FROM THE NEAREST STREET.

(g) 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 PERCENT PREFERRED EXTERIOR BUILDING MATERIALS OR A CLASS B BUFFER NOT LESS THAN 10' IN DEPTH AT ALL ABOVE GRADE PERIMETER NOT PAVED FOR ACCESS.

C. DEVELOPMENT AREA D

(1) THE MAXIMUM HEIGHT OF THE SINGLE FAMILY ATTACHED DWELLING UNITS TO BE CONSTRUCTED ON DEVELOPMENT AREA D SHALL BE THE MAXIMUM HEIGHT PERMITTED UNDER THE ORDINANCE.

(2) 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, EPS 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 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 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. 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.

(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. A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 6 FOOT WIDE SIDEWALK SHALL BE INSTALLED ALONG THE SITE'S PUBLIC STREET FRONTAGES AS GENERALLY DEPICTED ON THE REZONING PLAN. NOTWITHSTANDING THE FOREGOING, AN 8 FOOT WIDE PLANTING STRIP SHALL NOT BE PROVIDED IN THOSE LOCATIONS WHERE ON-STREET PARKING IS PROVIDED.

E. 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.

6. ENVIRONMENTAL FEATURES

A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE 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 CITY OF CHARLOTTE 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 CITY OF CHARLOTTE TREE ORDINANCE PROVIDED THAT THE SITE AS A WHOLE MEETS SUCH TREE SAVE REQUIREMENTS.

C. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE POST CONSTRUCTION CONTROLS ORDINANCE.

D. 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.

7. LIGHTING

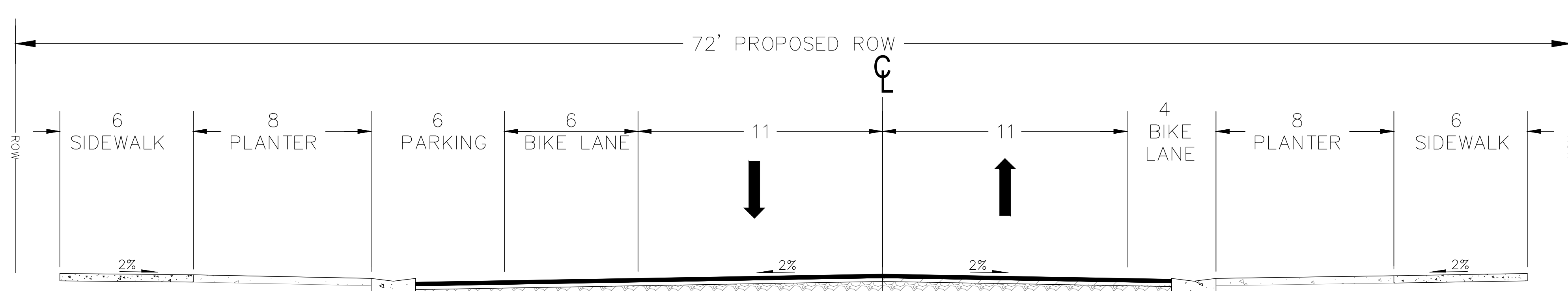
A. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING STREET LIGHTS AND LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS AND PARKING AREAS AND IN THE LANDSCAPED AREAS) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT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

B. 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.



PROSPERITY RIDGE ROAD EXTENSION TYPICAL SECTION

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