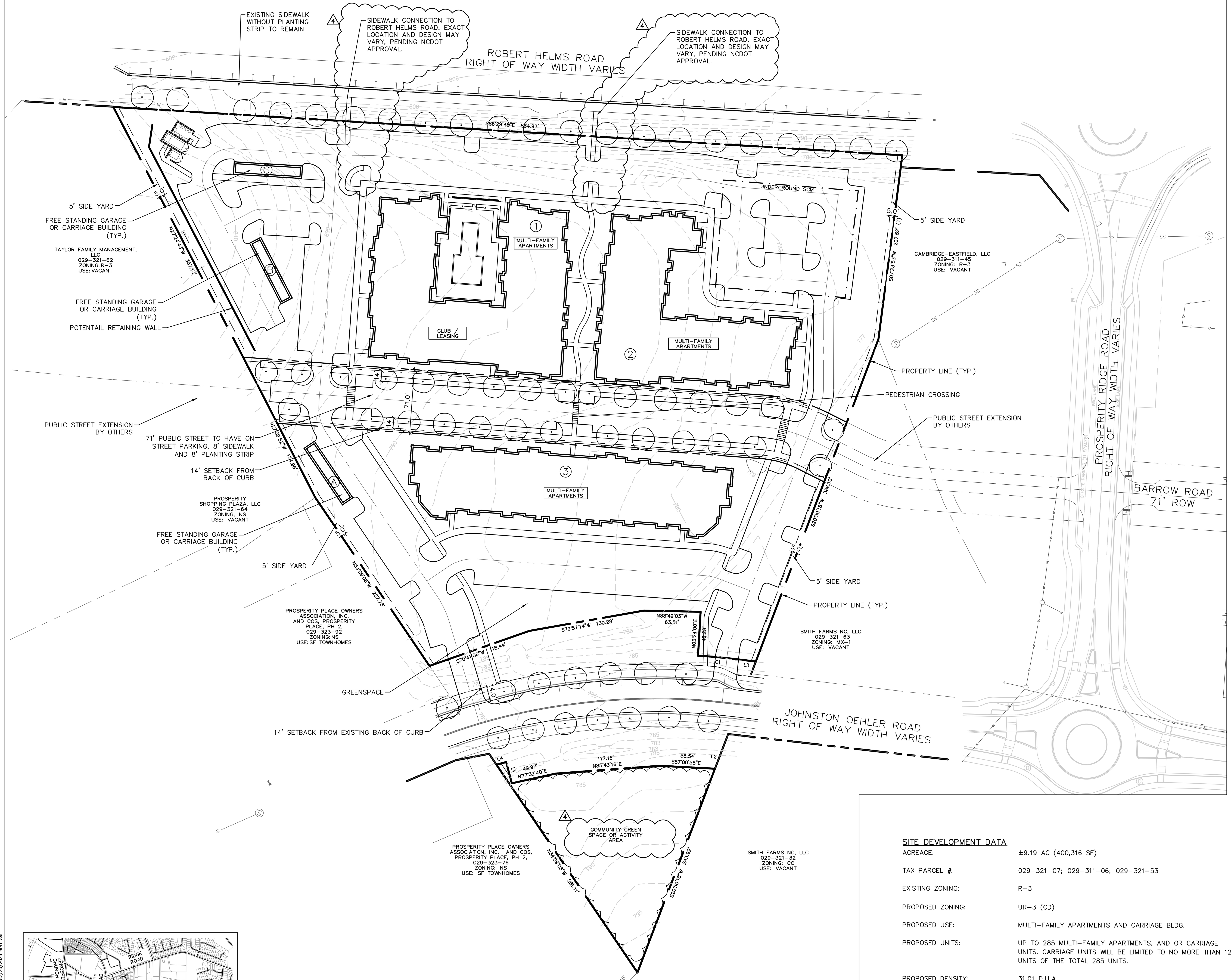

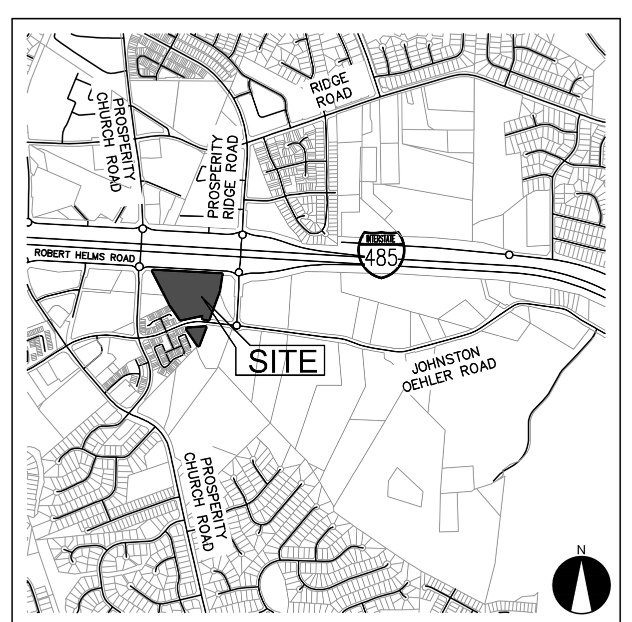

VICINITY MAP
SCALE: NTS

LINE	BEARING	DISTANCE
L1	S14°52'30"E	24.61'
L2	S83°52'00"E	3.31'
L3	N83°04'26"W	19.90'
L4	N74°37'55"E	11.29'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	754.60'	45.15'	45.14'	N84°47'17"W	3°25'42"

SITE DEVELOPMENT DATA

ACREAGE:	±9.19 AC (400,316 SF)
TAX PARCEL #:	029-321-07; 029-311-06; 029-321-53
EXISTING ZONING:	R-3
PROPOSED ZONING:	UR-3 (CD)
PROPOSED USE:	MULTI-FAMILY APARTMENTS AND CARRIAGE BLDG.
PROPOSED UNITS:	UP TO 285 MULTI-FAMILY APARTMENTS, AND OR CARRIAGE UNITS. CARRIAGE UNITS WILL BE LIMITED TO NO MORE THAN 12 UNITS OF THE TOTAL 285 UNITS.
PROPOSED DENSITY:	31.01 D.U.A
FAR ALLOWED:	2.0 MAX.
SIDE YARD:	5'
SETBACKS:	14' FROM BACK OF CURB
MAX. BUILDING HEIGHT:	MAXIMUM OF 70'
PARKING REQUIRED:	SHALL MEET ORDINANCE REQUIREMENT, WITH A COMBINATION OF SURFACE, GARAGE AND OR POSSIBLE STRUCTURE PARKING
BIKE PARKING:	SHALL MEET ORDINANCE REQUIREMENTS
TREE SAVE AREA:	SHALL MEET ORDINANCE REQUIREMENTS FOR CENTER
SOLID WASTE:	SHALL MEET ORDINANCE REQUIREMENTS

DEVELOPMENT STANDARDS

GENERAL PROVISIONS:

a. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SCHEMATIC SITE PLAN SHEET (SITE PLAN) AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS SITE PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE.

b. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN. UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.

c. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", "PETITIONER" OR "PETITIONERS," SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.

PURPOSE:

THE PURPOSE OF THIS PETITION IS TO PROVIDE FOR THE DEVELOPMENT OF A MIXED RESIDENTIAL COMMUNITY WITH SUBURBAN MULTIFAMILY HOUSING, AND/OR CARRIAGE UNITS AND FREESTANDING GARAGES. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS TO REZONE THE SITE TO THE UR-3(CD) CLASSIFICATION.

PERMITTED USES:

USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION WILL BE UP TO 285 MULTIFAMILY DWELLING HOUSING AND/ CARRIAGE UNITS, AND FREESTANDING GARAGES AND RELATED ACCESSORY USES AS ARE PERMITTED IN THE UR-3 DISTRICT. THE TOTAL NUMBER OF CARRIAGE UNITS WILL BE LIMITED TO NO MORE THAN 12 UNITS OF THE TOTAL OF A TOTAL OF 285 UNITS, THE LOCATION OF WHICH ON THE SITE WILL BE DETERMINED DURING THE DESIGN AND DEVELOPMENT REVIEW PROCESS.

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AFFORDABLE HOUSING:

THE PETITIONER WILL INCLUDE AFFORDABLE HOUSING UNITS AS PART OF THE PROJECT TO SERVE RESIDENTS AT 80% OF THE AREA AMI. THE NUMBER OF UNITS WILL EQUAL 6% OF THE TOTAL NUMBER OF UNITS THAT ARE APPROVED FOR CONSTRUCTION ON THE SITE.

4

TRANSPORTATION:

a. THE SITE WILL HAVE ACCESS VIA ONE OR TWO DRIVEWAYS TO JOHNSTON OEHLER ROAD AS GENERALLY IDENTIFIED ON THE SITE PLAN. THE SITE PLAN WILL ALSO INCLUDE CONNECTIVITY FOR FUTURE STREET CONNECTIONS TO THE ADJOINING PROPERTIES LOCATED TO THE EAST AND WEST OF THE SITE.
PARKING AREAS ARE GENERALLY INDICATED ON THE SITE PLAN AND THE EXACT CONFIGURATION OF THE PARKING ALONG THE PROPOSED NETWORK STREET WILL BE DETERMINED DURING THE DESIGN AND DEVELOPMENT REVIEW PROCESS.

b. THE PETITIONER WILL COORDINATE WITH CATS ON THE LOCATION AND THE CONSTRUCTION OF A BUS STOP PAD (TYPE 60.03A) DURING THE DESIGN AND DEVELOPMENT REVIEW PROCESS. THE PETITIONER WILL CONSTRUCT AN 8' PLANTING STRIP AND AN 8' SIDEWALK ON THE INTERNAL PUBLIC ROADWAY EXTENSION. FURTHER, THE INTERNAL PUBLIC STREET (THE EXTENSION OF BARROW ROAD) WILL BE CONSTRUCTED TO PUBLIC STREET STANDARDS AND SHALL REMAIN PRIVATE UNTIL THE CONNECTION TO ANOTHER PUBLIC STREET IS MADE AT WHICH TIME IT WILL BE TURNED OVER TO CDOT.

c. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, 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.

d. THE PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS-OF-WAY TO THE CITY IF ADEQUATE RIGHT OF WAY IS NOT ALREADY PRESENT, BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

e. 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 WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD NORTH EASTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

f. THE PETITIONER WILL CONSTRUCT 2 PEDESTRIAN CONNECTIONS FROM THE SITE TO ROBERT HELMS ROAD THAT WILL CONNECT THROUGH THE SITE TO JOHNSON OEHLER ROAD. THE EXACT DESIGN AND LOCATION OF THESE SIDEWALKS WILL BE DETERMINED DURING THE DESIGN DEVELOPMENT AND REVIEW FOR THE SITE AND COORDINATED WITH CDOT AND NCDOT IF APPROPRIATE.

ARCHITECTURAL STANDARDS:

THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE DISTRICT REGULATIONS OF THE ZONING ORDINANCE FOR THE UR-3 DISTRICT AND THE FOLLOWING SPECIFIC STANDARDS.

a) ALL PRINCIPAL AND ACCESSORY BUILDINGS SHALL HAVE EXTERIOR FINISHES COMPRISED OF BRICK, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO OR OTHER DURABLE MATERIAL SUCH AS CEMENTITIOUS BOARD SUCH AS HARDIE BOARD.
b) VINYL SIDING (EXCLUDING VINYL HAND RAILS, WINDOWS OR DOOR TRIM) AND UNFINISHED CONCRETE MASONRY MATERIALS MAY NOT BE USED AS EXTERIOR FINISHES.
c) 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
d) BUILDINGS WILL BE DESIGNED WITH A RECOGNIZABLE ARCHITECTURAL BASE ON ALL FACADES FACING NETWORK REQUIRED PUBLIC STREETS. SUCH BASE MAY BE EXECUTED THROUGH USE OF PREFERRED EXTERIOR BUILDING MATERIALS OR ARTICULATED ARCHITECTURAL FAÇADE FEATURES AND COLOR CHANGES
e) BUILDING ELEVATIONS FACING NETWORK REQUIRED PUBLIC STREETS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS.
f) FOR PITCHED ROOFS THE MINIMUM ALLOWED IS 4:12 EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS. ROOF TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE FROM THE NEAREST STREET.
g) 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.
h) DRIVEWAYS INTENDED TO SERVE SINGLE UNITS SHALL BE PROHIBITED ON ALL NETWORK REQUIRED STREETS.
i) ANY GARAGE UNITS CONSTRUCTED ON THE SITE WILL BE COMPOSED OF THE SAME BUILDING MATERIALS AS THE PRINCIPAL BUILDINGS.
j) IN ADDITION TO THE OTHER MULTIFAMILY, AND/OR CARRIAGE UNITS, UP TO AS MANY AS 50 FREESTANDING ONE STORY PARKING GARAGE STRUCTURES MAY BE PLACED IN PORTIONS OF THE SITE THAT WOULD OTHERWISE BE USED FOR SURFACE PARKING. THE EXACT LOCATION WILL BE DETERMINED DURING THE DESIGN AND DEVELOPMENT REVIEW FOR THE SITE. THE PARKING GARAGES WILL BE CONSTRUCTED OF THE SAME MATERIALS AS THE PRINCIPAL BUILDINGS ON THE SITE. ALL REQUIREMENTS FOR REQUIRED PARKING WILL BE MAINTAINED.

STREETSCAPE AND LANDSCAPING:

THE PETITIONER WILL CONSTRUCT AN 8' PLANTING STRIP AND AN 8' SIDEWALK ALONG WITH STREET TREES ALONG THE INTERNAL PUBLIC STREET. PARKING AREAS ARE GENERALLY INDICATED ON THE SITE PLAN AND THE EXACT CONFIGURATION OF THE PARKING ALONG THE PROPOSED NETWORK STREET WILL BE DETERMINED DURING THE DESIGN AND DEVELOPMENT REVIEW PROCESS.

ENVIRONMENTAL FEATURES:

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.

4

PARKS, GREENWAYS, AND OPEN SPACE:

THE PETITIONER WILL COORDINATE WITH THE APPROPRIATE AGENCIES REGARDING A PROPOSED OVERLAND CONNECTOR AS PART OF THE CLARK CREEK GREENWAY PROJECT. AMENITIES ON THE SITE MAY INCLUDE BUT NOT BE LIMITED TO FEATURES SUCH AS A POOL, AMENITY CENTER, OUTDOOR COOKING AND GATHERING SPACES, DOG PARK, SEATING AREAS, AND PATHWAYS.

IN SPECIFIC RESPONSE TO A REQUEST FROM THE COMMUNITY, THE PORTION OF THE SITE SOUTH OF JOHNSON OEHLER ROAD WILL BE DEVELOPED, MANAGED AND IMPROVED WITH AMENITIES AND OPEN SPACE THAT IS READILY ACCESSIBLE AND AVAILABLE FOR USE BY ALL OF RESIDENTS OF THE PROSPERITY VILLAGE COMMUNITY.

LIGHTING:

a. FREESTANDING LIGHTING ON THE SITE WILL UTILIZE FULL CUT-OFF LUMINARIES.

b. POWER LINES AND EASEMENTS WILL BE RELOCATED CONSISTENT WITH DUKE ENERGY STANDARDS SO AS TO ACCOMMODATE THE DEVELOPMENT OF THE SITE.

INITIAL SUBMISSION- 6-24-22, 1. 0, REVISED 10/26/22, 1.2, REVISED 2-13-23, 1.3, REVISED 2-13-23, 1.4, REVISED 2-13-23, 1.4A, REVISED 5-15-23, 1.5A, REVISED 7-20-23, 1.6.1A

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REZONING PETITION FOR PUBLIC HEARING
2022 - 119

REZONING DOCUMENTS

PROSPERITY JUNCTION
CHARLOTTE, NORTH CAROLINA

BLACKBURN COMMUNITIES, LLC
825 SISK AVENUE, SUITE 200
OXFORD, MS 38655

SCHEMATIC SITE PLAN

30 0 30 60
SCALE: 1" = 60'
N

PROJECT #:	926-005
DRAWN BY:	VA
CHECKED BY:	SK

JUNE 24, 2022

REVISIONS:
1. NOV. 4, 2022 SITE PLAN ADJUSTMENTS
2. FEB. 9, 2023 SITE PLAN ADJUSTMENTS
3. MAY 15, 2023 SITE PLAN ADJUSTMENTS
4. JULY 20, 2023 SITE PLAN ADJUSTMENTS

RZ1.00

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