

**PARCEL INFORMATION**

PARCEL 6C  
CITY OF CHARLOTTE PIN 029-29-144  
AREA = 0.638 AC

PARCEL 7E  
CITY OF CHARLOTTE PIN 029-29-143  
AREA = 0.484 AC

PORTION OF PARCEL 7B  
PARCEL 7B CITY OF CHARLOTTE PIN 029-29-127  
RECORDED ACREAGE = 1.708  
PORTION TO BE REZONED = 0.429 AC  
PARCEL 7B REMAINING ACREAGE = 1.279 AC

**PLAN AMENDMENT**

**SITE SUMMARY – LIVE/WORK AREA**

PARCEL 6C:	0.638 ACRES
PARCEL 7E:	0.484 ACRES
PORTION OF PARCEL 7B:	0.428 ACRES
<b>TOTAL SITE AREA:</b>	<b>1.550 ACRES</b>

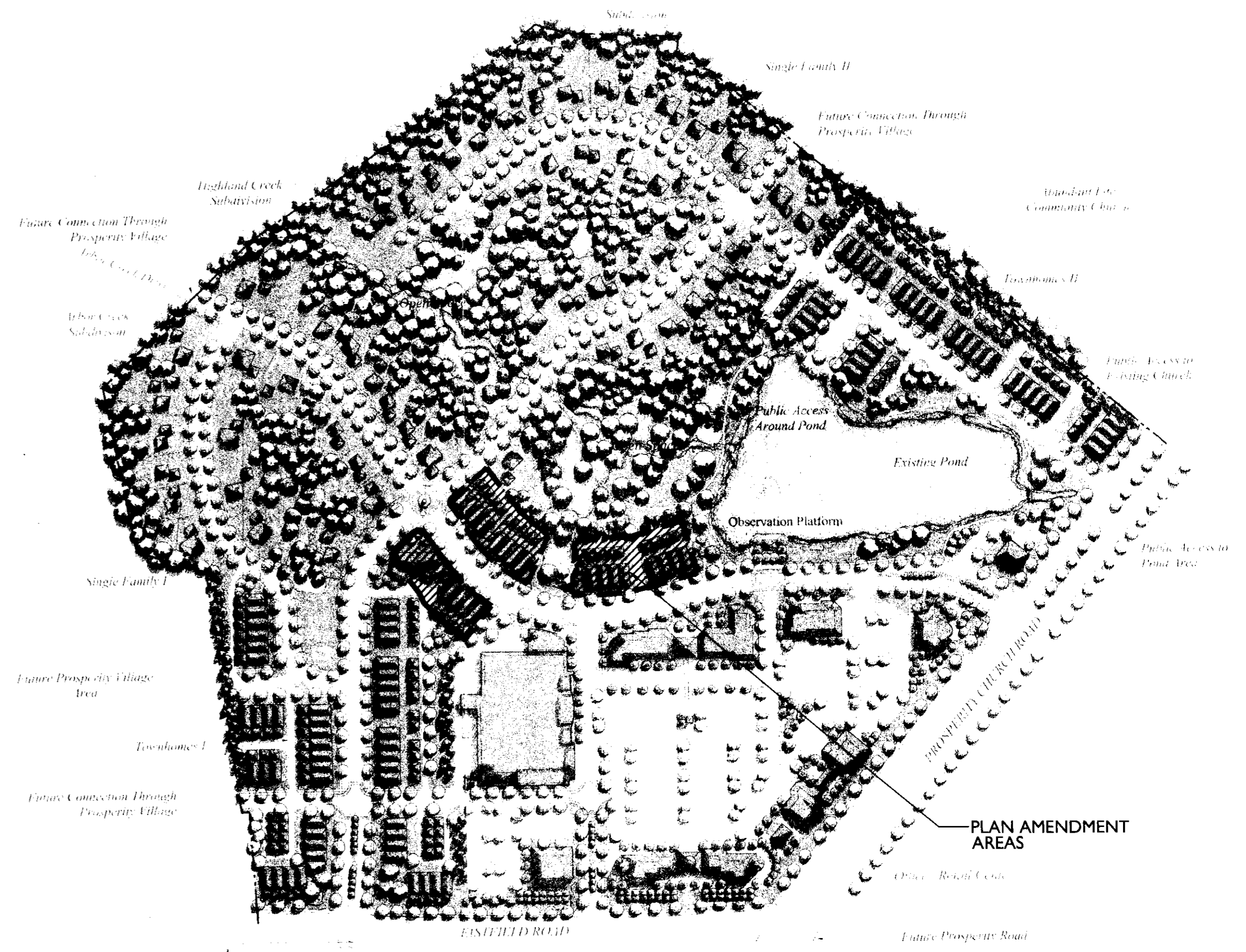
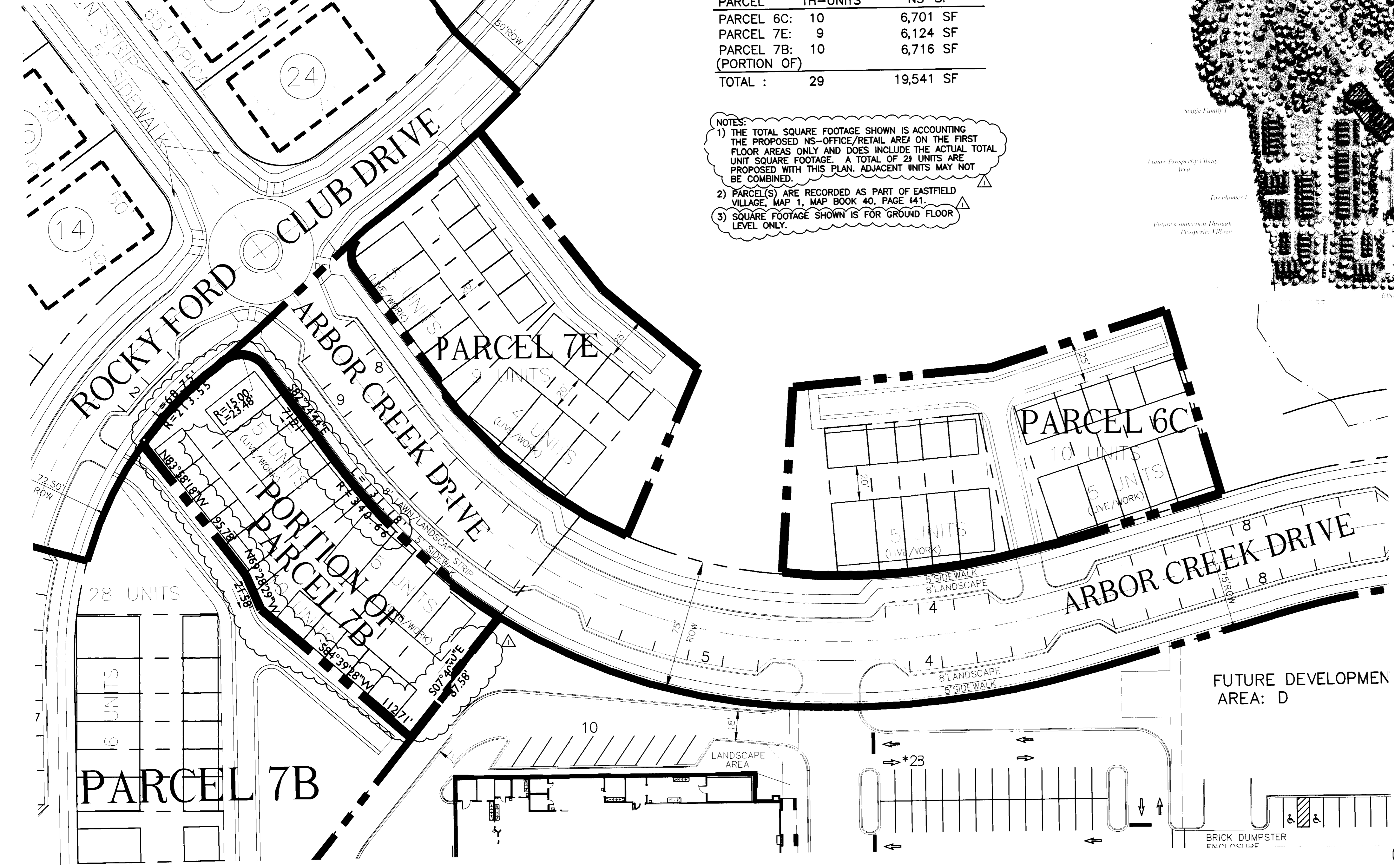
**BUILDING SUMMARY**

PARCEL	TH-UNITS	NS-SF
PARCEL 6C:	10	6,701 SF
PARCEL 7E:	9	6,124 SF
PARCEL 7B:	10	6,716 SF
<b>(PORTION OF)</b>		
<b>TOTAL :</b>	<b>29</b>	<b>19,541 SF</b>

**NOTES:**

- 1) THE TOTAL SQUARE FOOTAGE SHOWN IS ACCOUNTING THE PROPOSED NS-OFFICE/RETAIL AREA ON THE FIRST FLOOR AREAS ONLY AND DOES INCLUDE THE ACTUAL TOTAL UNIT SQUARE FOOTAGE. A TOTAL OF 29 UNITS ARE PROPOSED WITH THIS PLAN. ADJACENT UNITS MAY NOT BE COMBINED.
- 2) PARCEL(S) ARE RECORDED AS PART OF EASTFIELD VILLAGE, MAP 1, MAP BOOK 40, PAGE 441.
- 3) SQUARE FOOTAGE SHOWN IS FOR GROUND FLOOR LEVEL ONLY.

**SITE PLAN**  
SCALE 1"=30'



**VICINITY MAP**  
SCALE 1"=200'

**CONDITIONAL NOTES**

- This petition proposes an amendment to the Eastfield Village (Plan) multi-use development. The Plan has been approved to further the objectives of the adopted Prosperity Village Plan and the Northeast District Plan. The Plan incorporates the extension and interconnection of the adjoining street network and the additional lane improvements to Prosperity Church Rd, Eastfield Rd, and installation of a traffic signal as called for in the Plan. It has been designed to address existing topography of the site and has incorporated open space elements to protect environmentally sensitive areas. It will provide for a variety of residential types and densities, with higher densities focused toward the center of the site and lower densities transitioning to the existing community fabric. The purpose of this amendment is to rezone a portion of the previously approved Eastfield Village Plan to NS in order to substitute the opportunity for live/work uses in a portion of the site previously approved town houses.
1. Development of the site will be controlled by the standards depicted on the Technical Data Sheet and by the standards of the Charlotte Zoning Ordinance. The schematic development depicted on the illustrative 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. This proposal is intended to allow the development of live/work units as part of the approved multi-use development composed of retail and service uses, office uses, single family attached, and single family detached housing interconnected with open space, pedestrian, and vehicular linkages.
  2. The site may be developed for any uses allowed in the NS district as allowed by the ordinance in accordance with the standards of that district and the restrictions of this site plan as noted below. The Petitioner will be able to substitute live/work units in place of town house units in general conformity with the illustrative Site Plan. The Petitioner may place retail or office uses within live/work buildings on the site on the ground floor. The retail or office floor area will be in addition to the areas for retail and office approved as part of the Eastfield Village Plan as stated on the Site Data Table. Building height will be limited to 40' and the units may not be combined.
  3. Within the live/work area of the site the residential density shall be controlled by the standards of that district and the unit count shown on the site plan. The uses allowed in the live/work units will be limited to those listed below:
    - Barber and beauty shops
    - Business support services such as copy shops, etc
    - Clinics, medical, dental, and optical
    - Florist
    - Jewelers
    - Offices, professional and business
    - Restaurants, coffee houses, and similar uses without any drive in windows
    - Studios for artists, designers, photographers, musicians, sculptors, gymnasts, and similar uses as defined in the B-1 district
  4. Buffer areas, if required, will be developed in accordance with Sect. 12.302.
  5. Stormwater detention facilities have been designed and approved by Charlotte/Mecklenburg Stormwater Services and have been master planned as part of the overall Eastfield Village development.
  6. Any detached lighting in the nonresidential portion of the site will be limited to 25' in height and will be limited to 20' within the residential portions of the site.
  7. Signage will be permitted in accordance with applicable Zoning standards. No detached signage will be permitted and the size of wall signs will be limited to 3% of the building wall area or 30 square feet, whichever is less.
  8. Parking will be provided which will meet or exceed the standards of the Zoning ordinance with a combination of on-street parking and garages or on-site surface parking spaces. Bicycle parking will be provided for each of the three building areas shown on the site plan.
  9. No wall packs will be installed on buildings within the live/work area. All dumpsters on the site will be screened with solid enclosures with gates or incorporated into the building architecture.
  10. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, 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.
  11. Throughout this Rezoning Petition, the terms "Petitioner", "Petitioners", "Owner" or "Owners", shall, with respect to each component or development area or type within the site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the owner or owners of the site who may be involved in its development from time to time.

APPROVED BY CITY COUNCIL  
DATE 9/20/04

FOR PUBLIC HEARING  
PETITION NO. 2004-73

**LandDesign**

**Eastfield at Prosperity Village**

City of Charlotte North Carolina

SHEET 1 of 1

**CAMBRIDGE PROPERTIES**  
INCORPORATED  
1043 East Morehead Street • Suite 202 704/333-2393  
Charlotte, North Carolina 28204 Fax: 704/333-2394

Childrey Robinson Associates & Walter Fields Group

REVISIONS  
6-18-04: CITY COMMENTS

April 26, 2004 - LDI #1002065