

November 18, 2014 - 10:35am By: kch\_geller

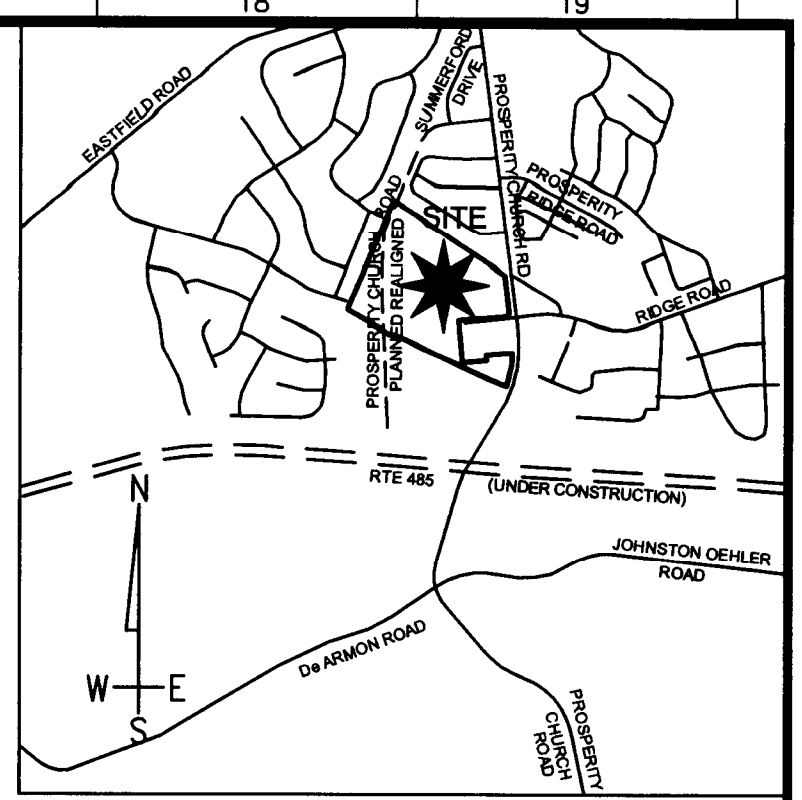
K:\CHL\_PRA\018667 Halvorsen Development\000 Prosperity Church Road\Draw\Exhibits\REZONING AND LEASE SITE PLANS\2014-1110 Rezoning PRZ-1 Zone Plan.dwg

HALVORSEN DEVELOPMENT CORPORATION  
DEVELOPMENT STANDARDS

REZONING PETITION NO. 2013-094 (PROSPERITY VILLAGE SQUARE)  
11/14/14

SITE DEVELOPMENT DATA:

- ACREAGE: ± 33.841 ACRES
- TAX PARCEL #S: 027-561-04, 06 AND 07
- EXISTING ZONING: CC AND R-3 (CC PORTION BY REZONING PETITION NO. 2001-070)
- PROPOSED ZONING: CC AND CC SPA; WITH FIVE (5) YEAR VESTED RIGHTS.
- EXISTING USES: VACANT AND A SINGLE-FAMILY HOME.
- PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE CC ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 2).
- MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: UP TO 100,000 SQUARE FEET OF GROSS FLOOR AREA OF USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE CC ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 2); AND UP TO 292 RESIDENTIAL DWELLING UNITS (EITHER: ATTACHED; DETACHED; DUPLEX; TRIPLEX; QUADRUPLEX; OR MULTI-FAMILY DWELLING UNITS OR ANY COMBINATION OF THESE).
- MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE, BUILDING HEIGHT TO BE MEASURED AS DEFINED BY THE ORDINANCE.
- PARKING: AS REQUIRED BY THE ORDINANCE.

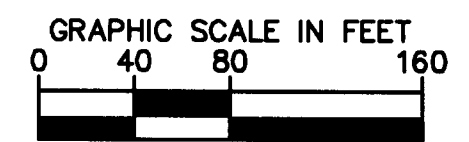
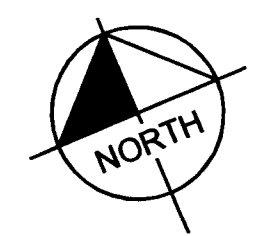
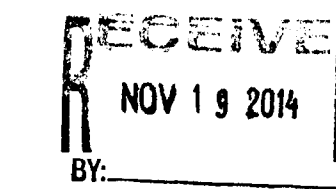
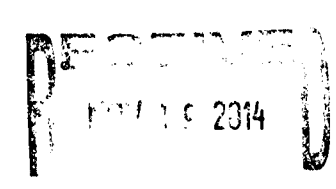
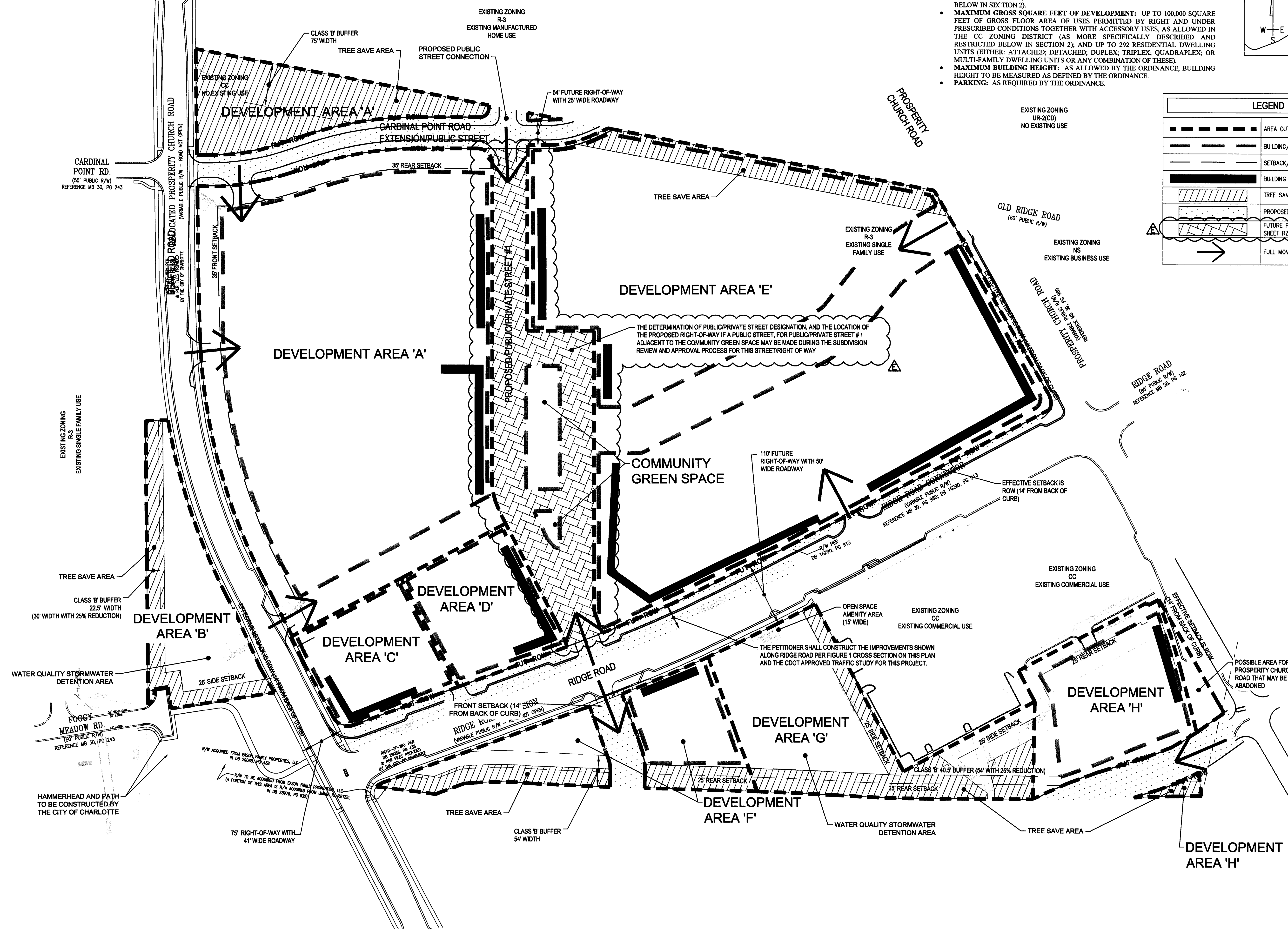


VICINITY MAP  
NOT TO SCALE

LEGEND	
	AREA OUTLINE
	BUILDING/PARKING ENVELOPE
	SETBACK/BUFFER LINE
	BUILDING EDGE
	TREE SAVE AREA
	PROPOSED RIGHT-OF-WAY AREA
	FUTURE PUBLIC/PRIVATE STREET (SEE NOTE 3B ON SHEET RZ-3)
	FULL MOVEMENT ACCESS POINTS

APPROVED BY  
CITY COUNCIL

NOV 17 2014



**Kimley»Horn**  
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2000 SOUTH BOULEVARD  
SUITE 440  
CHARLOTTE, NORTH  
CAROLINA 28203  
PHONE: (704) 333-5131  
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Petition No.  
2013-094

NO.	DATE	REVISIONS
E	11/14/14	REVISIONS PER CITY COMMENTS
D	10/24/14	REVISIONS PER CITY COMMENTS
C	09/22/14	REVISIONS PER CITY / RESIDENT COMMENTS
B	06/20/14	REVISIONS PER CITY COMMENTS
A	05/19/14	REVISIONS PER CITY COMMENTS

CLIENT:  
**HALVORSEN DEVELOPMENT CORPORATION**  
1877 S. FEDERAL HIGHWAY  
SUITE 200  
BOCA RATON, FLORIDA 33432

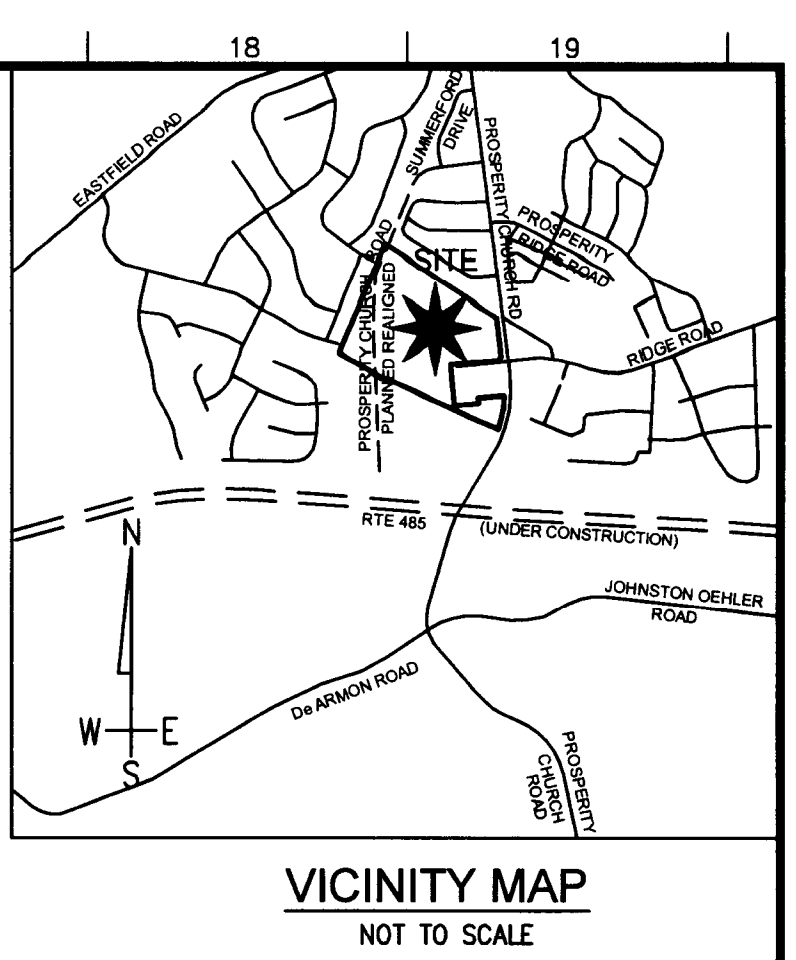
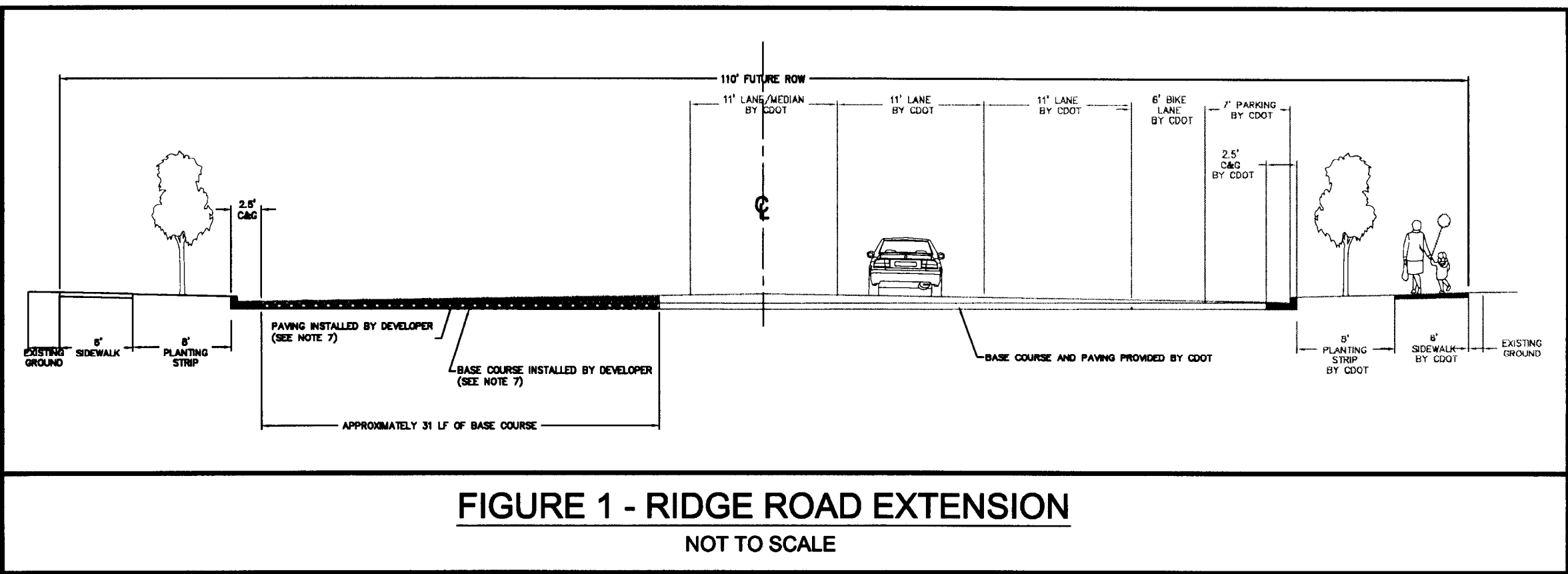
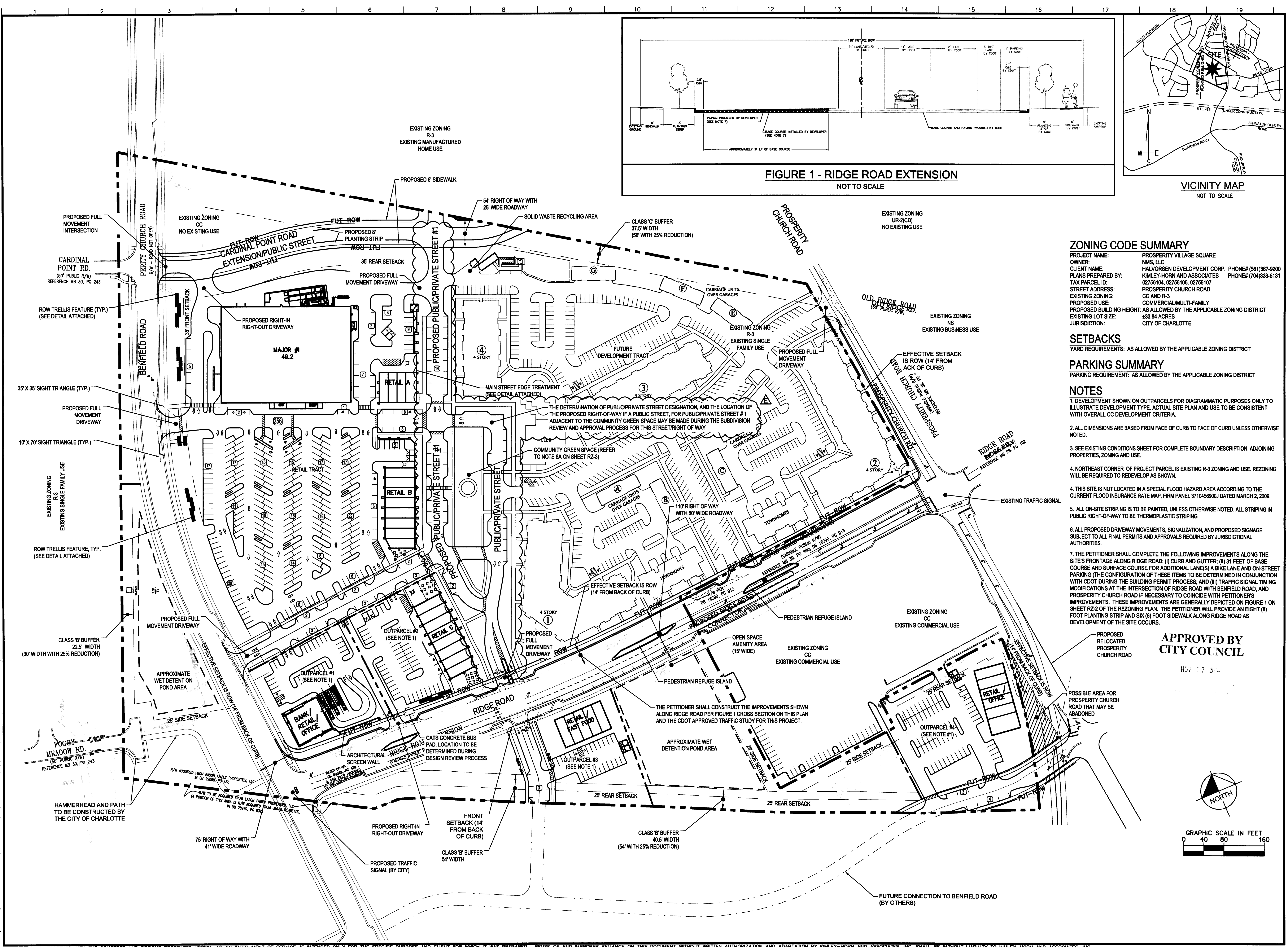
PROJECT:  
**PROSPERITY VILLAGE SQUARE**  
RIDGE ROAD  
CHARLOTTE, MECKLENBURG COUNTY  
NORTH CAROLINA

TITLE:  
**TECHNICAL DATA SHEET**

DESIGNED BY:	LRB
DRAWN BY:	DMH
CHECKED BY:	ECH
DATE:	04/03/14
PROJECT#:	018667000

**RZ-1**





### ZONING CODE SUMMARY

PROJECT NAME: PROSPERITY VILLAGE SQUARE  
OWNER: NMS, LLC  
CLIENT NAME: HALVORSEN DEVELOPMENT CORP. PHONE# (561)367-9200  
PLANS PREPARED BY: KIMLEY-HORN AND ASSOCIATES PHONE# (704)333-5131  
TAX PARCEL ID: 02756104, 02756105, 02756107  
STREET ADDRESS: PROSPERITY CHURCH ROAD  
EXISTING ZONING: CC AND R-3  
PROPOSED USE: COMMERCIAL/MULTI-FAMILY  
PROPOSED BUILDING HEIGHT: AS ALLOWED BY THE APPLICABLE ZONING DISTRICT  
EXISTING LOT SIZE: ±33.84 ACRES  
JURISDICTION: CITY OF CHARLOTTE

### SETBACKS

YARD REQUIREMENTS: AS ALLOWED BY THE APPLICABLE ZONING DISTRICT

### PARKING SUMMARY

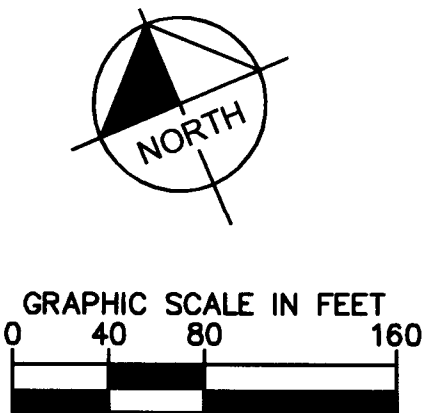
PARKING REQUIREMENT: AS ALLOWED BY THE APPLICABLE ZONING DISTRICT

### NOTES

1. DEVELOPMENT SHOWN ON OUTPARCELS FOR DIAGRAMMATIC PURPOSES ONLY TO ILLUSTRATE DEVELOPMENT TYPE. ACTUAL SITE PLAN AND USE TO BE CONSISTENT WITH OVERALL CC DEVELOPMENT CRITERIA.
2. ALL DIMENSIONS ARE BASED FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. SEE EXISTING CONDITIONS SHEET FOR COMPLETE BOUNDARY DESCRIPTION, ADJOINING PROPERTIES, ZONING AND USE.
4. NORTHEAST CORNER OF PROJECT PARCEL IS EXISTING R-3 ZONING AND USE. REZONING WILL BE REQUIRED TO REDEVELOP AS SHOWN.
4. THIS SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE CURRENT FLOOD INSURANCE RATE MAP, FIRM PANEL 3710456900J DATED MARCH 2, 2009.
5. ALL ON-SITE STRIPING IS TO BE PAINTED, UNLESS OTHERWISE NOTED. ALL STRIPING IN PUBLIC RIGHT-OF-WAY TO BE THERMOPLASTIC STRIPING.
6. ALL PROPOSED DRIVEWAY MOVEMENTS, SIGNALIZATION, AND PROPOSED SIGNAGE SUBJECT TO ALL FINAL PERMITS AND APPROVALS REQUIRED BY JURISDICTIONAL AUTHORITIES.
7. THE PETITIONER SHALL COMPLETE THE FOLLOWING IMPROVEMENTS ALONG THE SITE'S FRONTAGE ALONG RIDGE ROAD: (I) CURB AND GUTTER; (II) 31 FEET OF BASE COURSE AND SURFACE COURSE FOR ADDITIONAL LANE(S) A BIKE LANE AND ON-STREET PARKING (THE CONFIGURATION OF THESE ITEMS TO BE DETERMINED IN CONJUNCTION WITH CDOT DURING THE BUILDING PERMIT PROCESS; AND (III) TRAFFIC SIGNAL TIMING MODIFICATIONS AT THE INTERSECTION OF RIDGE ROAD WITH BENFIELD ROAD, AND PROSPERITY CHURCH ROAD IF NECESSARY TO COINCIDE WITH PETITIONERS IMPROVEMENTS. THESE IMPROVEMENTS ARE GENERALLY DEPICTED ON FIGURE 1 ON SHEET RZ-2 OF THE REZONING PLAN. THE PETITIONER WILL PROVIDE AN EIGHT (8) FOOT PLANTING STRIP AND SIX (6) FOOT SIDEWALK ALONG RIDGE ROAD AS DEVELOPMENT OF THE SITE OCCURS.

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NOV 17 2014



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E	11/14/14	REVISIONS PER CITY COMMENTS
D	10/24/14	REVISIONS PER CITY COMMENTS
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CLIENT:  
**HALVORSEN DEVELOPMENT CORPORATION**  
1877 S. FEDERAL HIGHWAY  
SUITE 200  
BOCA RATON, FLORIDA 33432

PROJECT:  
**PROSPERITY VILLAGE SQUARE**  
RIDGE ROAD, MECKLENBURG COUNTY  
CHARLOTTE, NORTH CAROLINA

TITLE:  
**REZONING SITE PLAN**

DESIGNED BY:	LRB
DRAWN BY:	DMH
CHECKED BY:	ECH
DATE:	04/03/14
PROJECT#:	018667000

**RZ-2**



## A

## NOV 17 2014

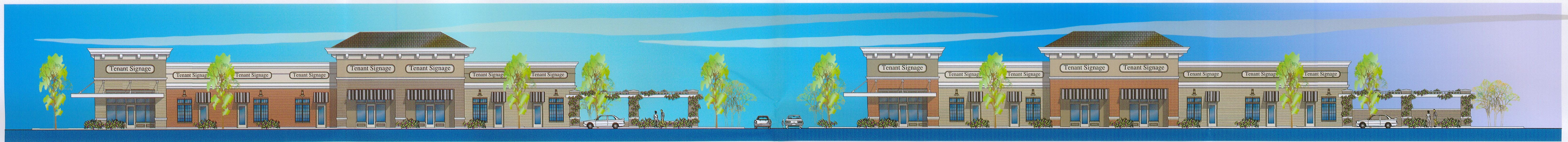
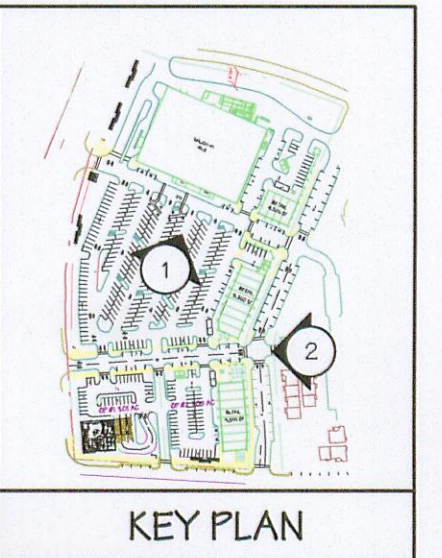
<b>Kimley»Horn</b>		
NC License #F-0102 2000 SOUTH BOULEVARD SUITE 440 CHARLOTTE, NORTH CAROLINA 28203 PHONE: (704) 333-5131		
(C) 2014		
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NO.	DATE	REVISIONS
PROJECT:		
CLIENT: <b>HALVORSEN DEVELOPMENT CORPORATION</b>		
PROJECT: <b>PROSPERITY VILLAGE SQUARE</b>		
TITLE DEVELOPMENT STANDARDS		
DRAWN BY: LRB		
CHECKED BY: DMH		
DATE: 04/03/14		
PROJECT #: 018667000		
RZ-3		
RISE ROAD CHARLOTTE, MECKLENBURG COUNTY NORTH CAROLINA		
1877 S. FEDERAL HIGHWAY SUITE 200 BOCA RATON, FLORIDA 33432		





1 SOUTHWEST ELEVATION  
SCALE 1/16" = 1'-0"

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2 SOUTHEAST STREETSCAPE ELEVATION  
SCALE 1/16" = 1'-0"

AC3.01

PROSPERITY VILLAGE SQUARE  
CHARLOTTE, NORTH CAROLINA

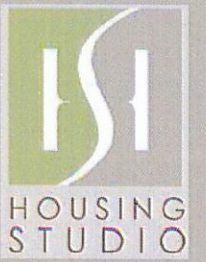
Architect :  
Marc Wiener, AIA  
33 SE 4th Street  
Boca Raton, FL 33432 USA  
561-758-4111 561-758-2208 Fax

12132 - AC3.01.02 - 14.07.04  
PLOT : 14.07.04



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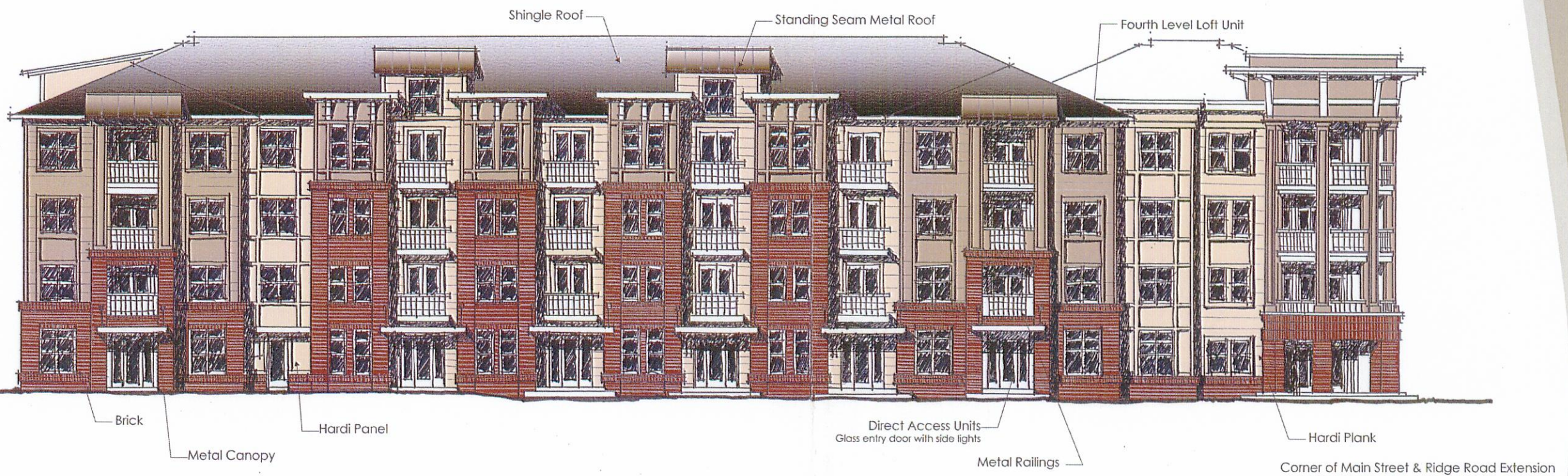
PROSPERITY VILLAGE SQUARE  
CHARLOTTE, NORTH CAROLINA

SCHEMATIC ELEVATION  
OCTOBER 13, 2014



WOOD  
PARTNERS

A1.1



MAIN STREET ELEVATION

### SCHEMATIC ELEVATION

This elevation is provided to reflect the architectural style and quality of the multi-family buildings that may be constructed on the Site (the actual buildings constructed on the Site may vary from this illustration as long as the general architectural concepts and intent are maintained).

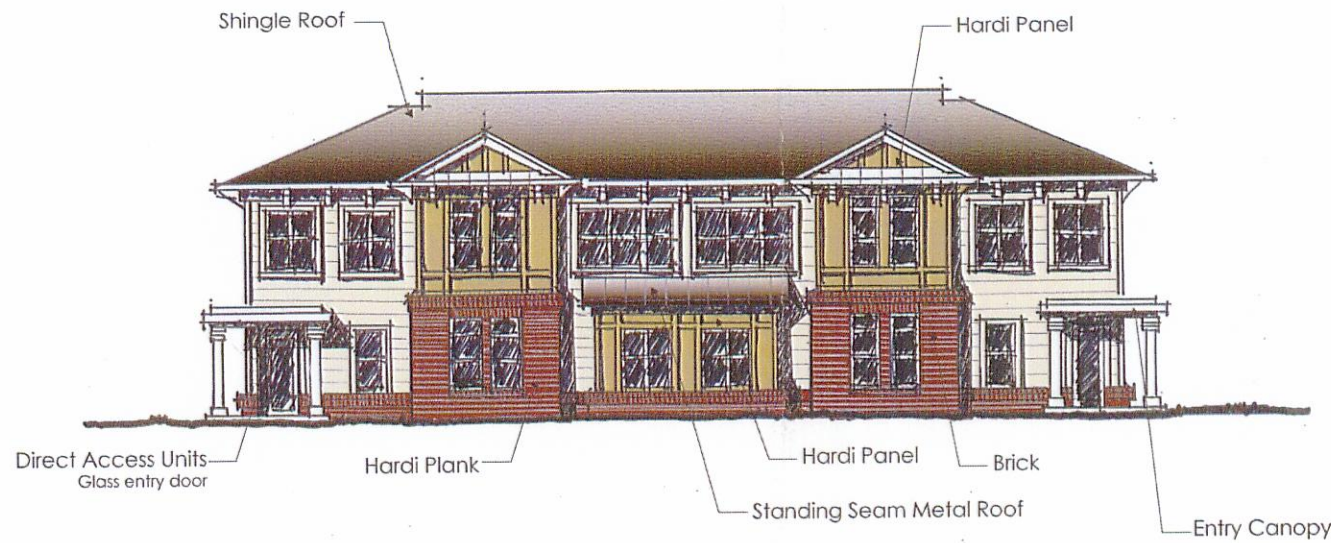


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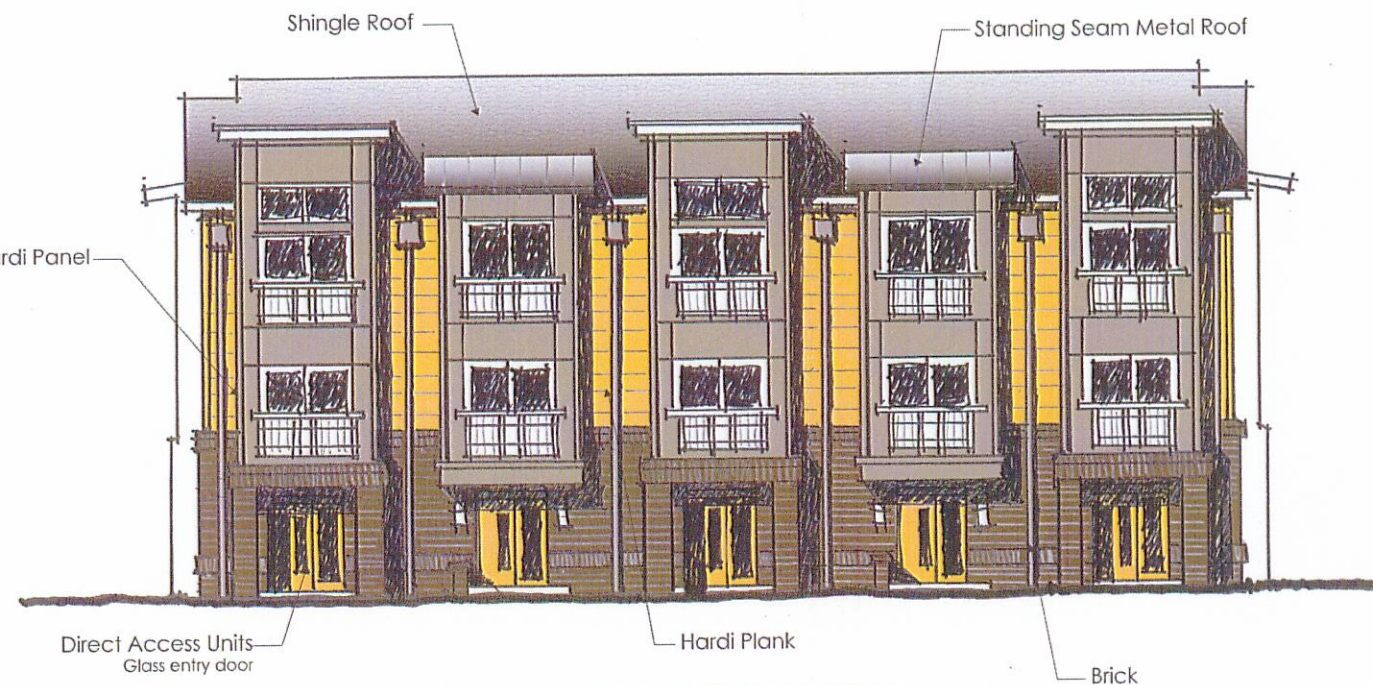
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CARRIAGE HOUSE ELEVATION



TOWN HOUSE ELEVATION

### SCHEMATIC ELEVATION

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PROSPERITY VILLAGE SQUARE  
CHARLOTTE, NORTH CAROLINA  
SCHEMATIC ELEVATION  
OCTOBER 13, 2014



WOOD  
PARTNERS

A1.2



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NOV 17 2014



1 ROW TRELLIS FEATURE ELEVATION

SCALE 1/16" = 1'-0"

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NOV 17 2014



1 MAIN STREET EDGE TREATMENT ELEVATION  
SCALE 1/16" = 1'-0"