






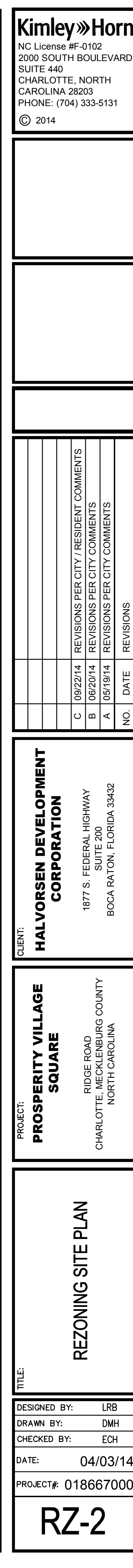


LEGEND	
	AREA OUTLINE
	BUILDING/PARKING ENVELOPE
	SETBACK/BUFFER LINE
	BUILDING EDGE
	TREE SAVE AREA
	PROPOSED RIGHT-OF-WAY AREA
	FULL MOVEMENT ACCESS POINTS

RZ-1



HALVORSEN DEVELOPMENT CORPORATION
DEVELOPMENT STANDARDS
09/22/14
REZONING PETITION NO. 2013-094 (PROSPERITY VILLAGE SQUARE)

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 BELOW).
- **MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT:** UP TO 100,000 SQUARE FEET OF GROSS FLOOR AREA OF OFFICE, RETAIL, RESTAURANT, PERSONAL SERVICES AND OTHER COMMERCIAL USES (AS MORE SPECIFICALLY DESCRIBED BELOW); AND UP TO 292 RESIDENTIAL DWELLING UNITS (EITHER: ATTACHED; DETACHED; DUPLEX; TRIPLEX; QUADRAPLEX; 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.

1. GENERAL PROVISIONS:

A. **SITE LOCATION:** THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY HALVORSEN DEVELOPMENT CORPORATION ("PETITIONER") TO ACCOMMODATE DEVELOPMENT OF A MIXED USE COMMERCIAL AND RESIDENTIAL COMMUNITY ON AN APPROXIMATELY 33.841 ACRE SITE LOCATED ON THE WEST SIDE OF PROSPERITY CHURCH ROAD AND NORTH AND SOUTH OF RIDGE ROAD (THE "SITE").

B. **ZONING DISTRICTS/ORDINANCE.** DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE CC ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON SUCH PORTION OF THE SITE.

C. **GRAPHICS AND ALTERATIONS.** THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, AND OTHER SITE ELEMENTS SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN AS WELL AS ANY SCHEMATIC BUILDING ELEVATIONS ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT AND SITE ELEMENTS PROPOSED, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD AND BUFFER REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, FURTHER THAT ANY ALTERATIONS OR MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN. CHANGES TO THE REZONING PLAN NOT PERMITTED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.

D. **NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY.** NOTWITHSTANDING THE NUMBER OF BUILDINGS SHOWN ON THE REZONING PLAN, THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE PORTION OF THE SITE DEVELOPED FOR COMMERCIAL USES SHALL NOT EXCEED 10 AND THE NUMBER OF BUILDINGS WITHIN SUCH PORTION OF THE SITE DEVELOPED FOR THE RESIDENTIAL USES SHALL NOT EXCEED 19. ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDINGS LOCATED WITHIN THE SAME DEVELOPMENT AREA AS THE ACCESSORY STRUCTURE/BUILDING.

E. **PLANNED/UNIFIED DEVELOPMENT.** THE SITE SHALL BE VIEWED AS A PLANNED/UNIFIED DEVELOPMENT PLAN AS TO THE ELEMENTS AND PORTIONS OF THE SITE GENERALLY DEPICTED ON THE REZONING PLAN. AS SUCH, SIDE AND REAR YARDS, SETBACKS, BUFFERS, BUILDING HEIGHT SEPARATION STANDARDS, FAR REQUIREMENTS, PUBLIC/PRIVATE STREET REQUIREMENTS (EXCEPT AS SET FORTH HEREIN) AND OTHER SIMILAR ZONING STANDARDS WILL NOT BE REQUIRED INTERNALLY BETWEEN IMPROVEMENTS AND OTHER SITE ELEMENTS LOCATED ON THE SITE. FURTHERMORE, THE PETITIONER AND/OR OWNER OF THE SITE RESERVE THE RIGHT TO SUBDIVIDE THE PORTIONS OR ALL OF THE SITE AND CREATE LOTS WITHIN THE INTERIOR OF THE SITE WITHOUT REGARD TO ANY SUCH INTERNAL SEPARATION STANDARDS, PUBLIC/PRIVATE STREET REQUIREMENTS AND FAR REQUIREMENTS, PROVIDED, HOWEVER, ALL SUCH SEPARATION STANDARDS ALONG THE EXTERIOR BOUNDARY OF THE SITE SHALL BE ADHERED TO AND ALL FAR REQUIREMENTS WILL BE REGULATED BY ANY DEVELOPMENT LIMITATIONS SET FORTH IN SECTION 2 BELOW AS TO THE SITE AS A WHOLE AND NOT INDIVIDUAL PORTIONS OR LOTS LOCATED THEREIN.

F. **FIVE YEAR VESTED RIGHTS.** PURSUANT TO THE PROVISIONS OF SECTION 1.110 OF THE ORDINANCE AND N.C.G.S. SECTION 160A-385.1, DUE TO THE MASTER PLANNED LARGE SCALE NATURE OF THE DEVELOPMENT AND/OR REDEVELOPMENT, THE LEVEL OF INVESTMENT, THE TIMING OF DEVELOPMENT AND/OR REDEVELOPMENT AND CERTAIN INFRASTRUCTURE IMPROVEMENTS, ECONOMIC CYCLES AND MARKET CONDITIONS, THIS PETITION INCLUDES VESTING OF THE APPROVED REZONING PLAN AND CONDITIONAL ZONING DISTRICTS ASSOCIATED WITH THE PETITION FOR A FIVE (5) YEAR PERIOD, BUT SUCH PROVISIONS SHALL NOT BE DEEMED A LIMITATION ON ANY OTHER VESTED RIGHTS WHETHER AT COMMON LAW OR OTHERWISE.

NOTE: THESE DEVELOPMENT STANDARDS REPLACE AND SUPERSEDE THE PREVIOUS DEVELOPMENT STANDARDS APPROVED AS PART OF THE PRIOR REZONING PETITION FOR THIS SITE.

2. PERMITTED USES, DEVELOPMENT AREA LIMITATIONS, TRANSFER & CONVERSION RIGHTS, AND CERTAIN BUILDING EDGE TREATMENTS:

A. FOR EASE OF REFERENCE, THE REZONING PLAN SETS FORTH EIGHT (8) DEVELOPMENT AREAS AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET AS DEVELOPMENT AREAS A, B, C, D, E, F, G AND H (EACH A "DEVELOPMENT AREA" AND COLLECTIVELY THE "DEVELOPMENT AREAS").

B. SUBJECT TO THE RESTRICTIONS, LIMITATIONS, LISTED BELOW, THE PRINCIPAL BUILDINGS CONSTRUCTED WITHIN DEVELOPMENT AREAS A, C, D, F, AND H ON THE SITE MAY BE DEVELOPED WITH 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.

FOR PURPOSES OF THE DEVELOPMENT LIMITATIONS SET FORTH IN THESE DEVELOPMENT STANDARDS (BUT NOT TO BE CONSTRUED AS A LIMITATION ON FAR REQUIREMENTS), THE TERM "GROSS FLOOR AREA" OR "GFA" SHALL MEAN AND REFER TO THE SUM OF THE GROSS HORIZONTAL AREAS OF EACH FLOOR OF A PRINCIPAL BUILDING ON THE SITE MEASURED FROM THE OUTSIDE OF THE EXTERIOR WALLS OR FROM THE CENTER LINE OF PARTY WALLS; PROVIDED, HOWEVER, SUCH TERM SHALL EXCLUDE ANY SURFACE OR STRUCTURED PARKING FACILITIES, AREAS USED FOR BUILDING AND EQUIPMENT ACCESS (SUCH AS STAIRS, ELEVATOR SHAFTS, VESTIBULES, ROOF TOP EQUIPMENT ROOMS AND MAINTENANCE CRAWL SPACES), ALL LOADING DOCK AREAS (OPEN OR ENCLOSED), OUTDOOR COOLERS AND OUTDOOR DINING AREAS WHETHER ON THE ROOF OF THE BUILDING(S) OR AT STREET LEVEL (PARKING FOR OUTDOOR DINING AREAS WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE OR THESE DEVELOPMENT STANDARDS).

C. SUBJECT TO THE RESTRICTIONS, LIMITATIONS NOTED HEREIN, DEVELOPMENT AREA E MAY BE DEVELOPED FOR UP TO 292 DWELLING UNITS (EITHER: ATTACHED; DETACHED; DUPLEX; TRIPLEX; QUADRAPLEX; OR MULTI-FAMILY OR ANY COMBINATION OF THESE), TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE CC ZONING DISTRICT.

D. UP TO THREE (3) USES, IN TOTAL, WITH AN ACCESSORY DRIVE-THROUGH WINDOW MAY BE DEVELOPED WITHIN DEVELOPMENT AREAS A, C, D, F AND H. ONLY ONE OF WHICH SHALL BE A RESTAURANT WITH AN ACCESSORY DRIVE-THROUGH WINDOW. THE ALLOWED RESTAURANT WITH AN ACCESSORY DRIVE-THROUGH WINDOW MAY BE LOCATED ON DEVELOPMENT AREA F OR H ONLY.

E. "BUILDING EDGES" HAVE BEEN PROVIDED WITHIN PORTIONS OF DEVELOPMENT AREAS A, C, D, E, F AND H AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET. [NOTE: THE BUILDING EDGES SHOWN CONSIST OF ONE (1) OR TWO (2) EDGES, AN EDGE FOR EACH ABUTTING STREET]. THE BUILDINGS CONSTRUCTED WITHIN DEVELOPMENT AREAS A, C, D, E, F AND H MUST ADHERE TO THE BUILDING EDGE(S) TO WHICH THEY ABUT AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET (PLAZA/OUTDOOR DINING AREAS WILL BE CONSIDERED PART OF THE BUILDINGS FOR THE PURPOSES OF COMPLIANCE WITH THIS PROVISION) SUCH THAT VEHICULAR PARKING AND MANEUVERING MAY NOT BE LOCATED BETWEEN THE PROPOSED BUILDINGS AND THE BUILDING EDGE(S) INDICATED; OTHER BUILDINGS CONSTRUCTED WITHIN THESE DEVELOPMENT AREAS THAT DO NOT ABUT THE BUILDING EDGES INDICATED SHALL NOT HAVE TO COMPLY WITH THIS RESTRICTION. WITHOUT LIMITING THE PROVISIONS OF SECTIONS 1 AND 2 ABOVE, THE SCHEMATIC REPRESENTATIONS OF THE DESIGN TREATMENT FOR THE DEVELOPMENT WITHIN DEVELOPMENT AREAS A, C, D, E, F, AND H GENERALLY DEPICTED ON SHEET RZ-2 ARE MERELY SCHEMATIC IN NATURE AND MAY BE ALTERED IN A MANNER CONSISTENT WITH THE BUILDING EDGE(S) PROVISIONS DESCRIBED ABOVE. IN ADDITION, THE PROVISIONS OF THIS SECTION MAY BE ALTERED TO PERMIT GREATER FLEXIBILITY IN DEVELOPMENT AS ALLOWED BY THE ADMINISTRATIVE AMENDMENT PROVISIONS OF THE ORDINANCE.

F. THE FOLLOWING USE WILL BE PROHIBITED ON THE SITE: A GAS STATION WITH OR WITHOUT A CONVENIENCE STORE.

G. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY FOR THE BUILDING LABELED "MAJOR #1" ON SHEET RZ-2, BOTH BUILDINGS LABELED "RETAIL A AND B" ON SHEET RZ-2 MUST HAVE RECEIVED A CERTIFICATE OF COMPLETION.

H. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY FOR MORE THAN 225 OF THE ALLOWED RESIDENTIAL DWELLINGS UNITS WITHIN DEVELOPMENT AREA E AT LEAST 35,000 SQUARE FEET OF GROSS FLOOR AREA OF NON-RESIDENTIAL USES ALLOWED ON THE SITE MUST HAVE RECEIVED A FINAL CERTIFICATE OF OCCUPANCY. ONCE MORE THAN 35,000 SQUARE FEET OF GROSS FLOOR AREA OF NON-RESIDENTIAL USES HAVE RECEIVED A FINAL CERTIFICATE OF OCCUPANCY THE REMAINDER OF RESIDENTIAL UNITS MAY RECEIVE A FINAL CERTIFICATE OF OCCUPANCY.

3. ACCESS:

A. ACCESS TO THE SITE WILL BE FROM RIDGE ROAD, PROSPERITY CHURCH ROAD, CARDINAL POINT ROAD (EXTENSION) AND BENFIELD ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.

B. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

C. THE ALIGNMENT OF THE INTERNAL DRIVES, VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS AND/OR PARKING LAYOUTS WITHIN THE VARIOUS DEVELOPMENT AREAS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) IN ACCORDANCE WITH PUBLISHED STANDARDS.

D. DUE TO THE RE-ALIGNMENT OF PROSPERITY CHURCH ROAD ALONG THE SITES FRONTAGE A PORTION OF THE EXISTING RIGHT-OF-WAY FOR PROSPERITY CHURCH ROAD ABUTTING DEVELOPMENT AREA H IS NO LONGER NEEDED. THE PETITIONER WILL FILE A PETITION TO ABANDON THIS PORTION OF RIGHT-OF-WAY AND INCORPORATE THE ABANDONED RIGHT-OF-WAY INTO DEVELOPMENT AREA H FOR USE AS PART OF THE DEVELOPMENT OF THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.

4. TRANSPORTATION IMPROVEMENTS:

I. PROPOSED IMPROVEMENTS:

THE PETITIONER PLANS TO PROVIDE OR CAUSE TO BE PROVIDED ON ITS OWN OR IN COOPERATION WITH OTHER PARTIES WHO MAY IMPLEMENT PORTIONS OF THE IMPROVEMENTS, THE IMPROVEMENTS SET FORTH BELOW TO BENEFIT OVERALL TRAFFIC PATTERNS THROUGHOUT THE AREA IN ACCORDANCE WITH THE FOLLOWING IMPLEMENTATION PROVISIONS:

A. THE PETITIONER SHALL COMPLETE THE FOLLOWING IMPROVEMENTS ALONG THE SITE'S FRONTAGE ALONG RIDGE ROAD: (i) CURB AND GUTTER; (ii) BASE COURSE AND SURFACE COURSE FOR TWO (2) ADDITIONAL LANES INCLUDING A SIX (6) FOOT BIKE LANE AND ON-STREET PARKING; 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.

B. THE PETITIONER WILL INSTALL TWO (2) PEDESTRIAN REFUGES ISLANDS ALONG THE SITES FRONTAGE ON RIDGE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PEDESTRIAN REFUGE ISLANDS WILL INCLUDE LANDSCAPING AND PLANTING STRIP.

II. STANDARDS, PHASING AND OTHER PROVISIONS:

A. **CDOT/NC DOT STANDARDS.** ALL OF THE FOREGOING PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NC DOT, 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, SOUTH MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

B. **SUBSTANTIAL COMPLETION.** REFERENCE TO "SUBSTANTIAL COMPLETION" FOR CERTAIN IMPROVEMENTS AS SET FORTH IN THE PROVISIONS OF SECTION 4.II ABOVE SHALL MEAN COMPLETION OF THE ROADWAY IMPROVEMENTS IN ACCORDANCE WITH THE STANDARDS SET FORTH IN SECTION 4.II.A ABOVE PROVIDED, HOWEVER, IN THE EVENT CERTAIN NON-ESSENTIAL ROADWAY IMPROVEMENTS (AS REASONABLY DETERMINED BY CDOT) ARE NOT COMPLETED AT THE TIME THAT THE PETITIONER SEEKS TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR BUILDING(S) ON THE SITE IN CONNECTION WITH RELATED DEVELOPMENT PHASING DESCRIBED ABOVE, THEN CDOT WILL INSTRUCT APPLICABLE AUTHORITIES TO ALLOW THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE APPLICABLE BUILDINGS, AND IN SUCH EVENT THE PETITIONER MAY BE ASKED TO POST A LETTER OF CREDIT OR A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME SUCH A CERTIFICATE OF OCCUPANCY IS ISSUED TO SECURE COMPLETION OF THE APPLICABLE IMPROVEMENTS.

C. **ALTERNATIVE IMPROVEMENTS.** CHANGES TO THE ABOVE REFERENCED ROADWAY IMPROVEMENTS CAN BE APPROVED THROUGH THE ADMINISTRATIVE AMENDMENT PROCESS UPON THE DETERMINATION AND MUTUAL AGREEMENT OF PETITIONER, CDOT, PLANNING DIRECTOR, AND AS APPLICABLE, NC DOT, PROVIDED, HOWEVER, THE PROPOSED ALTERNATE TRANSPORTATION IMPROVEMENTS PROVIDE (IN THE AGGREGATE) ARE COMPARABLE TRANSPORTATION NETWORK BENEFITS TO THE IMPROVEMENTS IDENTIFIED IN THIS PETITION.

5. ARCHITECTURAL STANDARDS:

A. THE PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE MAY USE A VARIETY OF BUILDING MATERIALS. THE BUILDING MATERIALS USED FOR BUILDINGS WILL BE A COMBINATION OF THE FOLLOWING: GLASS, BRICK, STONE, PRE-CAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, STUCCO, CEMENTATIONOUS SIDING (SUCH AS HARDI-PLANK), EIFS OR WOOD. VINYL AS A BUILDING MATERIAL WILL NOT BE ALLOWED EXCEPT ON WINDOWS, SOFFITS AND ON HANDRAILS/RAILINGS. THE USE OF EIFS WILL BE LIMITED TO THE COMMERCIAL BUILDINGS CONSTRUCTED ON THE SITE.

B. THE BUILDING CONSTRUCTED WITHIN DEVELOPMENT C WILL INCLUDE A PROMINENT ARCHITECTURAL FEATURE THAT MAY INCLUDE AN ENTRANCE ORIENTED TOWARD THE INTERSECTION OF RIDGE ROAD AND BENFIELD ROAD.

C. THE BUILDINGS LOCATED WITHIN DEVELOPMENT AREAS A AND D FRONTING ON PUBLIC/PRIVATE STREET # 1 SHALL HAVE A MINIMUM OF 40% OF THE STREET FACING FRONTAGE COMPOSED OF CLEAR GLASS WINDOWS AND/OR DOORS.

D. IN ADDITION TO ANY DOORS/ACCESS LOCATED ON THE PARKING LOT SIDE OF RETAIL BUILDINGS A, B AND C, THESE RETAIL SHOPS A, B, AND C WILL ALSO HAVE OPERABLE DOORS ORIENTED TOWARD PROPOSED PUBLIC STREET #1.

E. BUILDING # 1 WITHIN DEVELOPMENT AREA E WILL BE DESIGNED SO THAT THE UNITS ON THE GROUND FLOOR FACING RIDGE ROAD AND PUBLIC/PRIVATE STREET # 1 WILL HAVE: (i) AN ENTRANCE FROM EACH UNIT TO THE ABUTTING STREET; AND (ii) VERTICAL SHAPED WINDOWS WITH A HEIGHT GREATER THAN THEIR WIDTH. THE BUILDING FAÇADE FACING THESE STREETS WILL ALSO PROVIDE WINDOWS AND DOORS FOR AT LEAST 25% OF THE TOTAL FAÇADE AREA ALONG THESE STREETS. THE MAXIMUM CONTIGUOUS AREA WITHOUT WINDOWS OR DOORS ON ANY FLOOR SHALL NOT EXCEED 10 FEET IN HEIGHT OR 20 FEET IN LENGTH.

F. CONSTRUCTION PLANS WILL BE REVIEWED BY THE CHARLOTTE-MECKLENBURG DEPARTMENT PLANNING FOR COMPLIANCE WITH THE ARCHITECTURAL REQUIREMENTS OF THE REZONING PLAN PRIOR TO ISSUANCE A BUILDING PERMIT.

G. THE SERVICE AREAS OF THE BUILDINGS CONSTRUCTED WITHIN DEVELOPMENT AREAS A WILL BE SCREENED FROM THE EXTENSION OF CARDINAL POINT ROAD WITH LANDSCAPING AND WALLS OR LANDSCAPES AND BERMS DESIGNED TO COMPLEMENT THE BUILDING ARCHITECTURE OF THE ADJACENT BUILDINGS. ARCHITECTURAL FEATURES SUCH AS, BUT NOT LIMITED TO, BANDING, MEDALLIONS, CHANGES IN COLOR OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS. THE REAR FAÇADE OF THE BUILDING WITH DEVELOPMENT AREA A THAT ABUTS CARDINAL POINT ROAD WILL BE CONSTRUCTED WITH A FULL PARAPET WALL AND ANY PORTIONS OF THE REAR BUILDING WALL VISIBLE FROM CARDINAL POINT ROAD WILL BE TREATED WITH ARCHITECTURAL FINISHES SIMILAR TO THE BUILDING MATERIALS USED ON THE FRONT OF THE BUILDING.

H. A LOW MASONRY WALL (2.0 TO 2.5 FEET HIGH) AND LOW ACCENT PLANTINGS WILL BE PROVIDED IN DEVELOPMENT AREAS C AND D BETWEEN RIDGE ROAD AND: (i) PARKING AREAS LOCATED TO THE SIDE OF THE PROPOSED BUILDINGS; AND (ii) MANUEVERING FOR DRIVE-THRU LANES AS GENERALLY DEPICTED ON THE REZONING PLAN.

I. DUMPSTER AREAS AND RECYCLING AREAS WILL BE ENCLOSED BY A SOLID WALL OR FENCE WITH ONE SIDE BEING A DECORATIVE GATE. THE WALL OR FENCE USED TO ENCLOSE THE DUMPSTER WILL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING MATERIALS AND COLORS USED ON THE PRINCIPAL BUILDING. THE LOCATION OF THE PROPOSED DUMPSTER AND RECYCLING AREAS IS GENERALLY DEPICTED ON THE REZONING PLAN.

J. RETAINING WALLS LOCATED ON THE SITE WILL BE ACCOMPANIED BY LANDSCAPING TO HELP SOFTEN THEIR APPEARANCE.

K. METER BANKS WILL BE SCREENED WHERE VISIBLE FROM PUBLIC VIEW AT GRADE LEVEL.

L. ROOF TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE LEVEL WITHIN THE AREA OF THE SITE ADJACENT TO SUCH EQUIPMENT.

M. GROUND MOUNTED HVAC AND RELATED MECHANICAL EQUIPMENT MAY NOT BE LOCATED BETWEEN THE PROPOSED BUILDINGS AND AN ABUTTING PUBLIC STREET.

N. WITHIN DEVELOPMENT AREA E THE PETITIONER WILL CONSTRUCT A VARIETY OF BUILDING TYPES. A MINIMUM OF THREE BUILDING TYPES MUST BE CONSTRUCTED WITHIN DEVELOPMENT AREA E (E.G. MULTI-FAMILY BUILDINGS, TOWNHOME BUILDINGS, AND CARRIAGE HOUSE BUILDINGS).

O. IF THE REQUIRED 35 FOOT SETBACK IS REDUCED AS ALLOWED BY THE CC ZONING DISTRICT THE FOLLOWING DESIGN STANDARDS WILL APPLY TO NON-RESIDENTIAL BUILDINGS PLACED ALONG THE REDUCED SETBACK.

- THE FIRST FLOOR OF ALL BUILDINGS MUST BE DESIGNED TO ENCOURAGE AND COMPLEMENT PEDESTRIAN-SCALE INTEREST AND ACTIVITY;
- NO STREET WALLS IN EXCESS OF 20 FEET IN LENGTH WILL BE ALLOWED;
- DOORS, OTHER THAN EMERGENCY DOORS, MAY NOT SWING INTO THE 14 FOOT SETBACK;
- THE SERVICE OR LOADING AREA OF THE BUILDING MAY NOT BE ORIENTED TOWARD THE STREET OR BE LOCATED BETWEEN THE BUILDING AND STREET; AND
- A SIX (6) FOOT SIDEWALK WITH A PLANTING STRIP WILL BE PROVIDED ALONG THE STREET.

6. STREETScape, LANDSCAPING AND BUFFERS:

D. A SETBACK AS REQUIRED BY THE CC ZONING DISTRICT WILL BE ESTABLISHED ALONG EXISTING AND PROPOSED PUBLIC STREETS, PROVIDED, HOWEVER, THE PETITIONER RESERVES THE RIGHT TO REDUCE THE CC DISTRICT SETBACK FROM 35 FEET TO 14 FEET AS ALLOWED BY THE ORDINANCE.

E. THE PETITIONER WILL PROVIDE A SIX (6) FOOT SIDEWALK AND AN EIGHT (8) FOOT PLANTING STRIP ALONG THE SITE'S FRONTAGE ON EXISTING AND PROPOSED STREETS, WHERE A SIDEWALK AND PLANTING STRIP HAS NOT BEEN PROVIDED BY OTHERS.

C. ALONG THE SITE'S INTERNAL PRIVATE STREETS, THE PETITIONER WILL PROVIDE A SIDEWALK AND A CROSS-WALK NETWORK THAT LINKS ALL THE BUILDINGS ON THE SITE WITH ONE ANOTHER BY WAY OF LINKS TO SIDEWALKS ALONG THE ABUTTING PUBLIC AND PRIVATE STREETS AND/OR OTHER PEDESTRIAN FEATURES. THE MINIMUM WIDTH FOR THESE INTERNAL SIDEWALKS WILL BE FIVE (5) FEET. STREET TREES WILL ALSO BE PROVIDED ALONG THE SITE'S INTERNAL PUBLIC AND PRIVATE STREETS.

D. A BUFFER AS REQUIRED BY THE ORDINANCE WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN. THIS BUFFER MAY BE REDUCED IN WIDTH AS ALLOWED BY THE ORDINANCE BY THE INSTALLATION OF A FENCE OR WALL. THIS BUFFER MAY BE ELIMINATED WHEN THE USE OR ZONING ON THE ADJOINING PROPERTY CHANGES TO A USE OR ZONING CATEGORY THAT NO LONGER REQUIRES A BUFFER. STORM WATER DRAINAGE STRUCTURES MAY CROSS BUFFERS AT ANGLES NO LESS THAN 75 DEGREES.

E. A BUFFER WILL NOT BE REQUIRED BETWEEN THE DEVELOPMENT AREAS OF THE SITE DEVELOPED WITH COMMERCIAL USES AND THE DEVELOPMENT AREA OF THE SITE DEVELOPED WITH RESIDENTIAL USES AS DESCRIBED BY THE PROVISION OF THE CC ZONING DISTRICT.

7. ENVIRONMENTAL FEATURES:

A. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.

B. 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. ADJUSTMENT MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS. THE SITE WILL COMPLY WITH THE TREE ORDINANCE IN EFFECT AT THE TIME OF THIS REZONING PETITION.

C. THE SITE WILL COMPLY WITH THE TREE ORDINANCE.

8. PLAZAS AND OPEN SPACE:

A. THE PETITIONER WILL PROVIDE FOR A "COMMUNITY GREEN SPACE" TO BE LOCATED BETWEEN DEVELOPMENT AREA E AND DEVELOPMENT AREA A IN THE LOCATION GENERALLY DEPICTED ON RZ-2 OF THE REZONING PLAN. THE COMMUNITY GREEN SPACE" WILL BE DESIGNED AS A PEDESTRIAN FOCAL POINT AND AN AMENITY FOR THE OVERALL DEVELOPMENT. THE COMMUNITY GREEN SPACE MAY INCLUDE FEATURES SUCH AS BUT NOT LIMITED TO: WATER FEATURES, LANDSCAPING, SPECIALTY PAVING, SEATING AREAS, SIGNAGE, ART WORK AND/OR OTHER SITE ELEMENTS THAT HELP CREATE A VIBRANT PEDESTRIAN PLAZA AREA.

B. PRIOR TO THE COMPLETION OF THE DESIGN OF THE COMMUNITY GREEN SPACE THE PETITIONER WILL CONSULT WITH INTERESTED COMMUNITY RESIDENTS/GROUPS ON THE DESIGN OF THE COMMUNITY GREEN SPACE AND SEEK THEIR INPUT ON THE DESIGN AND USE OF THE OPEN SPACE AREA.

C. THE COMMUNITY GREEN SPACE WILL BE LOCATED WITHIN THE RIGHT-OF-WAY OF PUBLIC STREET #1. THE PETITIONER WILL ENTER INTO AN AGREEMENT WITH THE CITY OF CHARLOTTE TO MAINTAIN THE IMPROVED OPEN SPACE AREA ONCE IT HAS BEEN CONSTRUCTED.

D. A PORTION OF THE AREA ABUTTING THE WATER QUALITY/STORM WATER DETENTION POND LOCATED IN DEVELOPMENT AREA G WILL BE IMPROVED AS AN AMENITY AREA WITH LANDSCAPING AND SEATING AREAS AS THE ADJACENT PORTIONS OF THE SITE ARE DEVELOPED.

9. SIGNAGE:

A. SIGNAGE AS ALLOWED BY THE ORDINANCE MAY BE PROVIDED. THE SITE WILL BE VIEWED AS A PLANNED/UNIFIED DEVELOPMENT AS DEFINED BY THE ORDINANCE, CONSEQUENTLY SHOPPING CENTER SIGNS MAY BE LOCATED THROUGHOUT THE SITE AS ALLOWED BY THE ORDINANCE. THE ALLOWED SIGNS MAY CONTAIN BUSINESS AND IDENTIFICATION SIGNAGE FOR ANY OF THE BUSINESSES OR TENANTS LOCATED ON THE SITE. LOCATIONS FOR SOME OF THE ALLOWED SIGNS HAVE BEEN INDICATED ON THE REZONING PLAN THESE LOCATIONS ARE SUBJECT TO THE STANDARDS OF THE ORDINANCE AND MAY BE MODIFIED. THE FINAL LOCATIONS AND ALLOWED NUMBER WILL BE DETERMINED LATER DURING THE CONSTRUCTION PHASE OF THE DEVELOPMENT.

10. LIGHTING:

A. ALL NEW LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, AND PARKING AREAS.

B. DETACHED LIGHTING USED IN THE DEVELOPMENT AREAS DEVELOPED WITH THE COMMERCIAL USES SITE WILL BE LIMITED TO 30 FEET IN HEIGHT. DETACHED LIGHTING IN THE DEVELOPMENT AREA USED FOR RESIDENTIAL USES WILL BE LIMITED TO 20 FEET IN HEIGHT.

11. CATS SHELTER PAD AND COMMERCIAL SQUARE FOOTAGE TRACKING:

A. THE PETITIONER WILL CONSTRUCT A CATS SHELTER PAD ALONG RIDGE ROAD. THE LOCATION OF THE PAD TO BE DETERMINED IN CONJUNCTION WITH CATS DURING THE SUBDIVISION REVIEW PROCESS FOR THE SITE.

B. THE PETITIONER WILL TRACK AND KEEP A TALLY OF THE AMOUNT OF NON-RESIDENTIAL SQUARE FOOTAGE CONSTRUCTED ON THE SITE WITHIN EACH OF THE DEVELOPMENT AREAS. THE INFORMATION ON HOW MUCH SQUARE FOOTAGE HAS BEEN CONSTRUCTED WILL BE SHARED WITH PLANNING DEPARTMENT WHEN REQUESTED AND AS PART OF THE REVIEW OF ANY OF THE BUILDINGS LOCATED WITHIN DEVELOPMENT AREAS C, D, F AND H SO AS TO ENSURE THE TOTAL NON-RESIDENTIAL SQUARE FOOTAGE APPROVED FOR THE SITE HAS NOT BEEN EXCEEDED.

12. PRELIMINARY REVIEW BY THE PLANNING DEPARTMENT:

A. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY OF THE BUILDINGS LOCATED WITHIN DEVELOPMENT AREAS A, C, D, F, AND H A SET OF SITE PLANS AND BUILDING ELEVATIONS MUST BE SUBMITTED TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL BASED ON THE STANDARDS OF THE CC ZONING DISTRICT AND THE REZONING PLAN.

13. AMENDMENTS TO THE REZONING PLAN:

A. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF CHAPTER 6 OF THE ORDINANCE.

14. BINDING EFFECT OF THE REZONING APPLICATION:

A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

Kimley»Horn

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REVIEWS PER CITY / RESIDENT COMMENTS		REVIEWS PER CITY COMMENTS		REVIEWS PER CITY COMMENTS		NO.	DATE	REVISIONS
C	09/22/14	B	06/20/14	A	05/19/14			

CLIENT:
HALVORSEN DEVELOPMENT CORPORATION

1877 S. FEDERAL HIGHWAY
SUITE 200
BOCA RATON, FLORIDA 33432

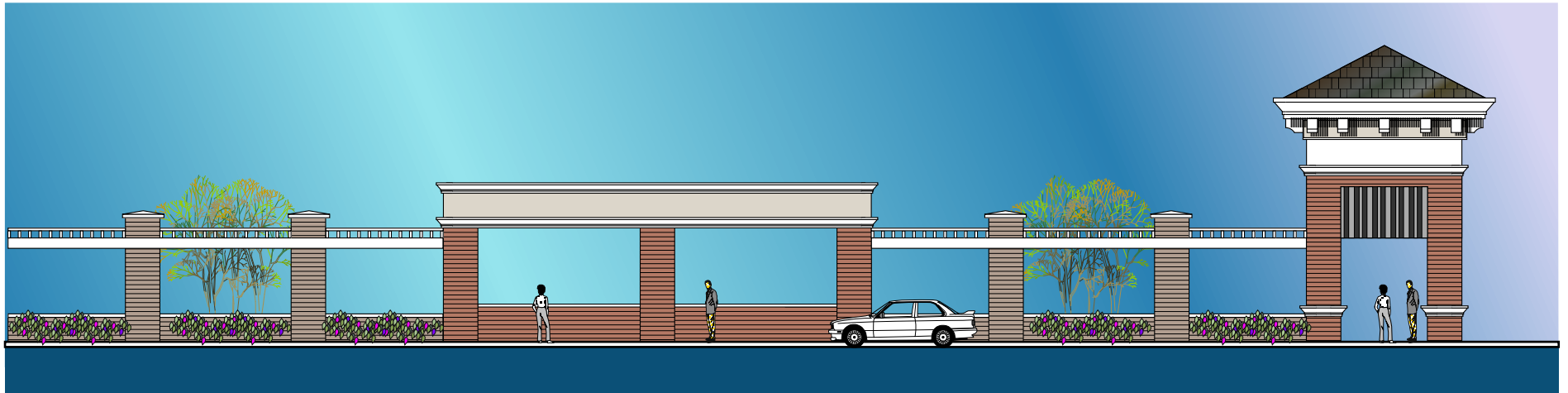
PROJECT:
PROSPERITY VILLAGE SQUARE

RIDGE ROAD
CHARLOTTE, MECKLENBURG COUNTY
NORTH CAROLINA

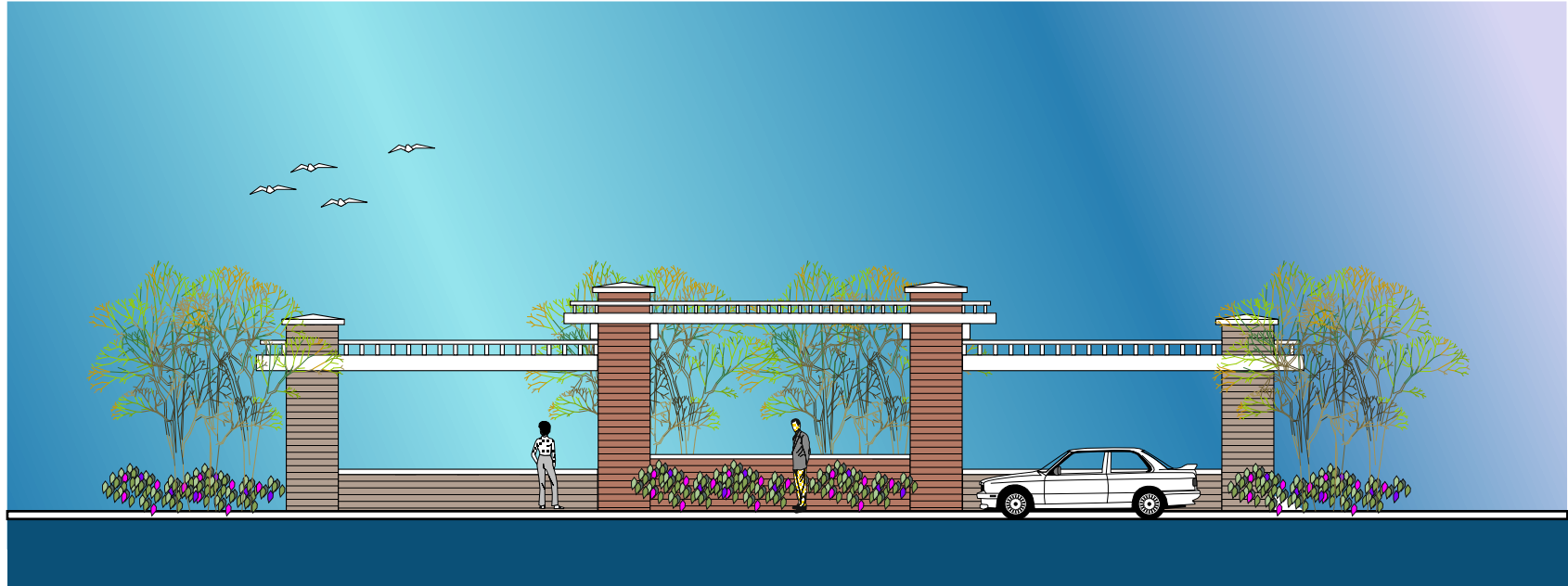
TITLE:
TITLE DEVELOPMENT STANDARDS

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

RZ-3



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



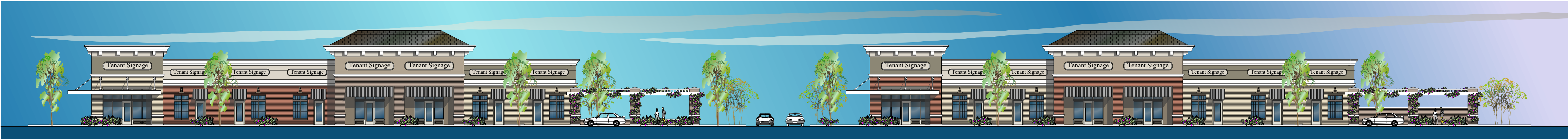
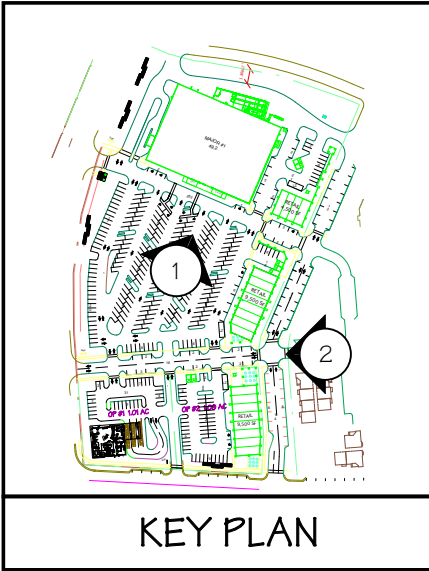
1

ROW TRELLIS FEATURE ELEVATION

SCALE 1/16" = 1'-0"



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



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