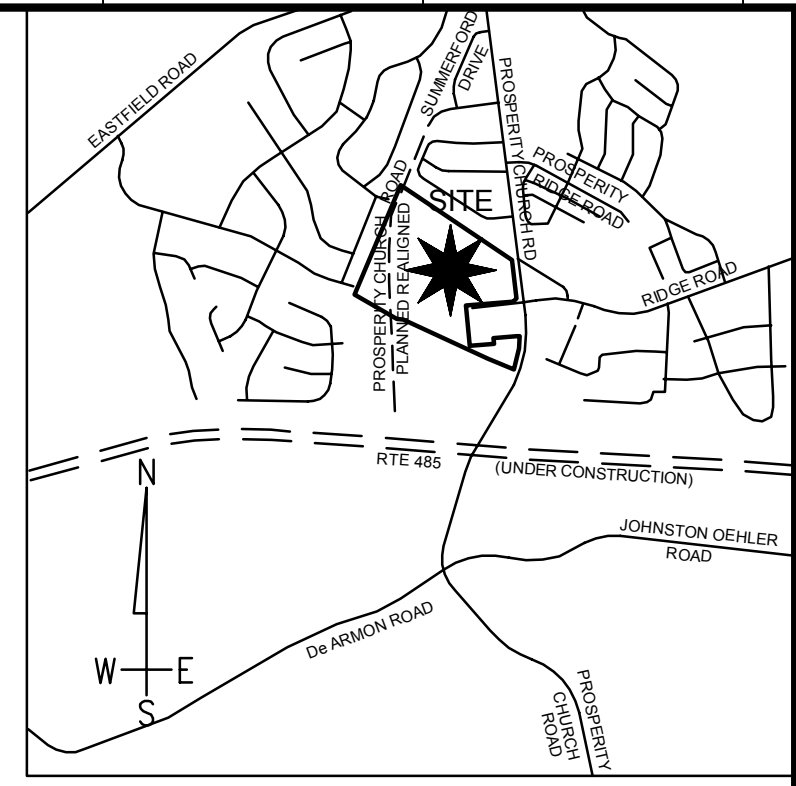


**HALVORSEN DEVELOPMENT CORPORATION**  
**DEVELOPMENT STANDARDS**  
**10/24/14**  
**REZONING PETITION NO. 2013-094 (PROSPERITY VILLAGE SQUARE)**

**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 AND RESTRICTED BELOW IN SECTION 2).
- **PROPOSED CONDITIONS:** 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, QUADRAPLEX, OR MULTIFAMILY 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.



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

**Kimley»Horn**  
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2000 SOUTH BOULEVARD  
SUITE 440  
CHARLOTTE, NORTH  
CAROLINA 28203  
PHONE: (704) 333-5131  
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NO.	DATE	REVISIONS
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

**TECHNICAL DATA SHEET**

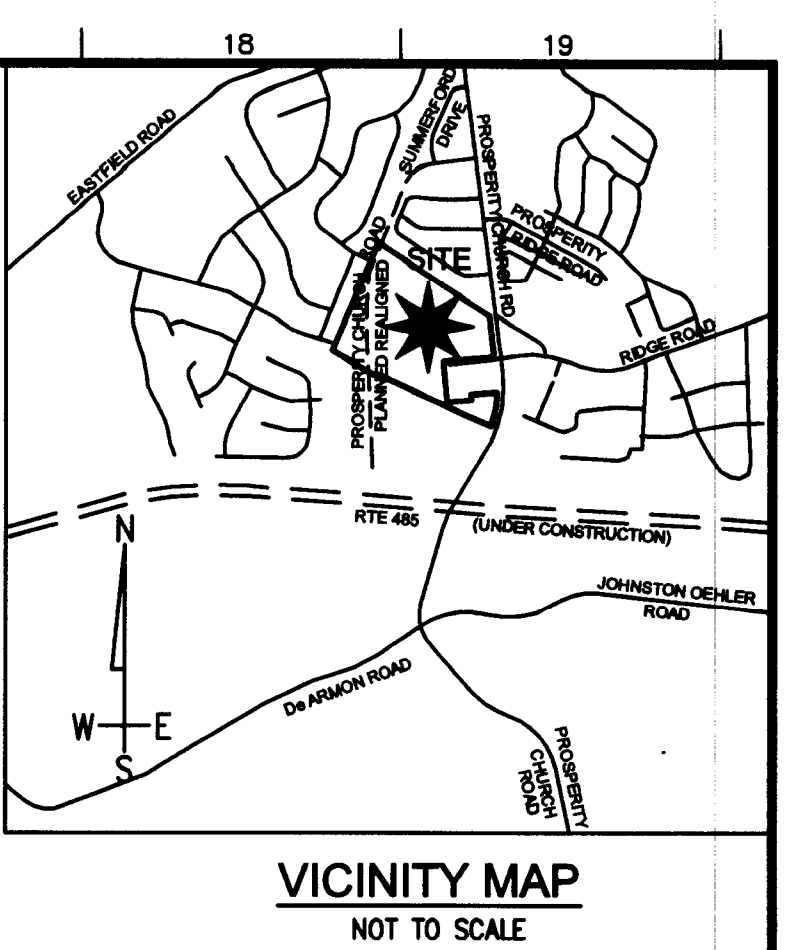
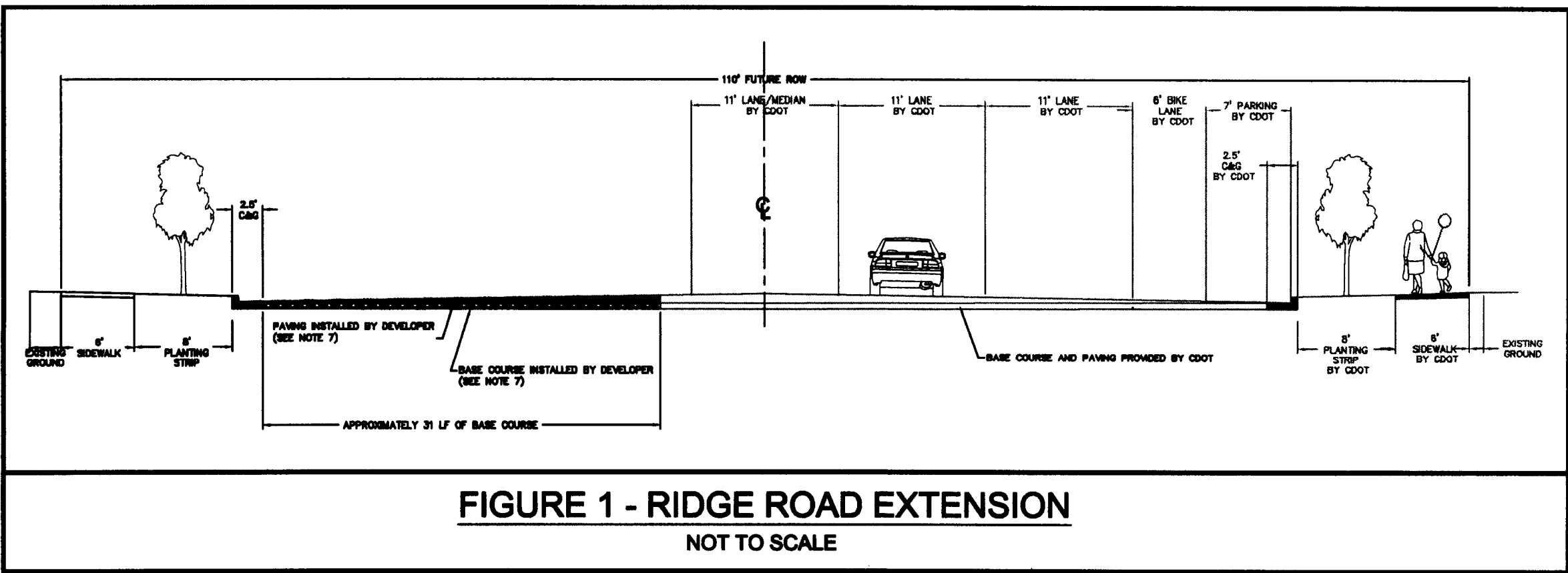
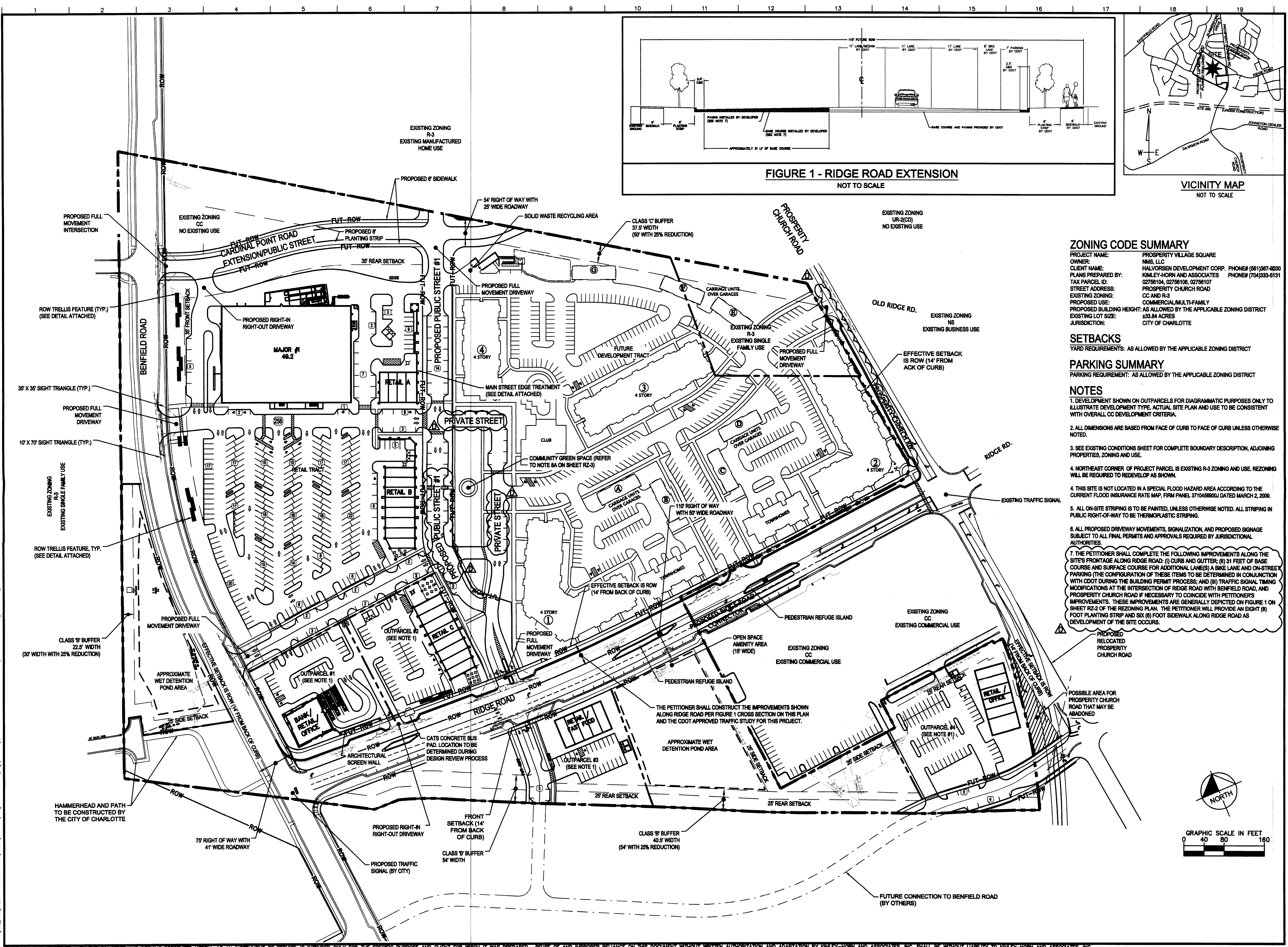
**DESIGNED BY:** LRB  
**DRAWN BY:** DMH  
**CHECKED BY:** ECH  
**DATE:** 04/03/14  
**PROJECT#:** 018667000

**RZ-1**



October 24, 2014 - 12:13pm By: moggie.jones

K:\CHL\_PRA\018667 Halvorsen Development\000 Prosperity Church Road\Draw\Exhibits\REZONING AND LEASE SITE PLANS\2014-10-24 Rezoning PRZ-2.dwg



**ZONING CODE SUMMARY**

PROJECT NAME: PROSPERITY VILLAGE SQUARE  
OWNER: NMS, LLC  
CLIENT NAME: HALVORSEN DEVELOPMENT CORP. PHONE# (561)387-6200  
PLANS PREPARED BY: KIMLEY-HORN AND ASSOCIATES PHONE# (704)333-5131  
TAX PARCEL ID: 0278104, 0278106, 0278107  
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 371045800J 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 CDDT 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.

**Kimley»Horn**

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CAROLINA 28203  
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D	10/24/14	REVISIONS PER CITY COMMENTS
C	08/22/14	REVISIONS PER CITY / RESIDENT 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**

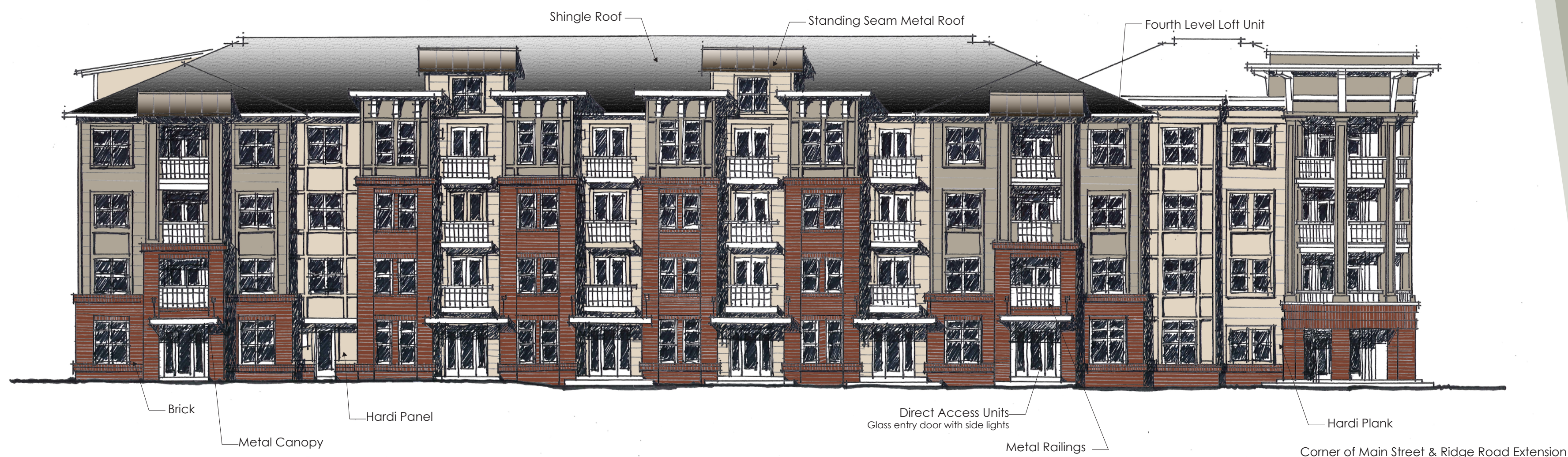
DESIGNED BY:	LRB
DRAWN BY:	DMH
CHECKED BY:	ECH
DATE:	04/03/14
PROJECT#:	018667000

**RZ-2**







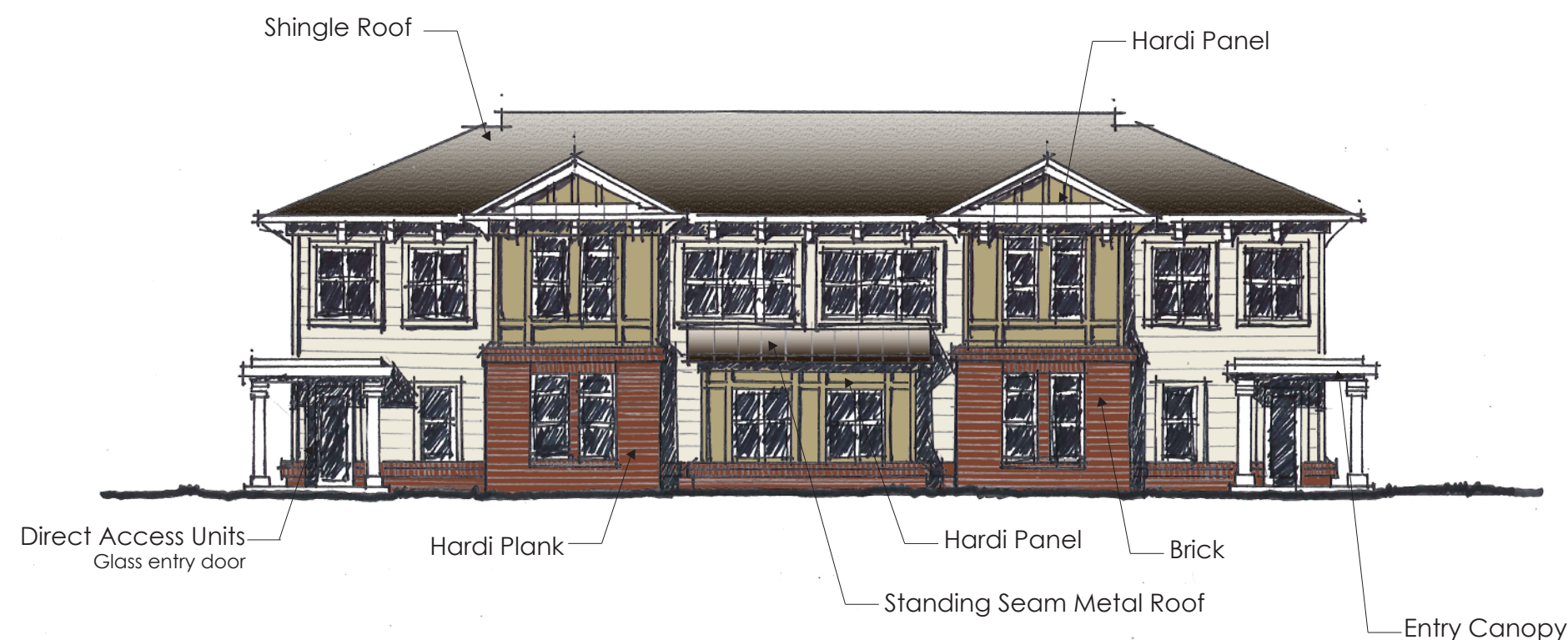


MAIN STREET ELEVATION

## 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).





CARRIAGE HOUSE ELEVATION

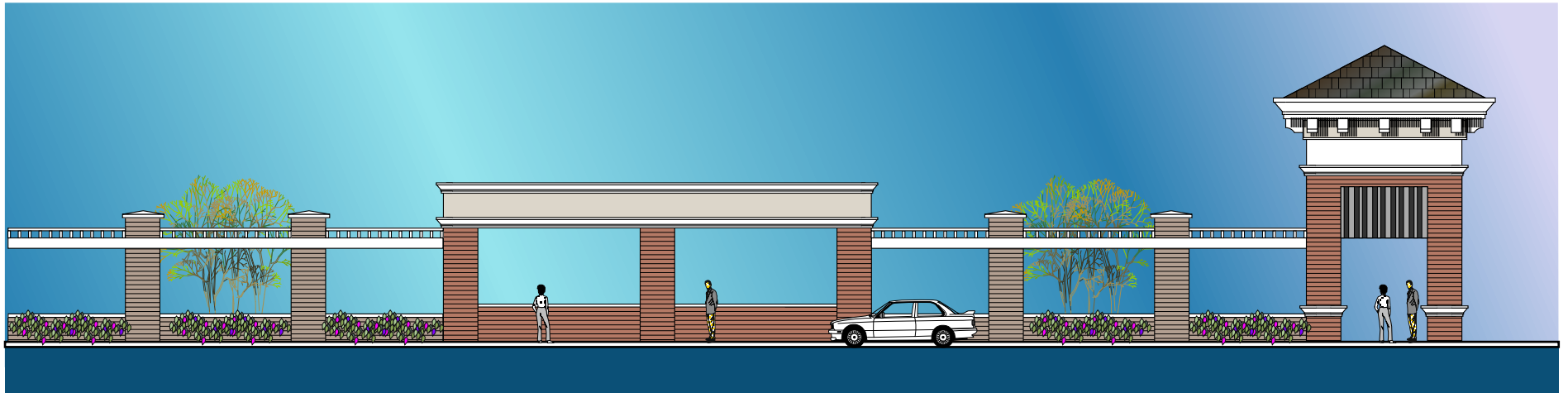


TOWN HOUSE ELEVATION

## 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).



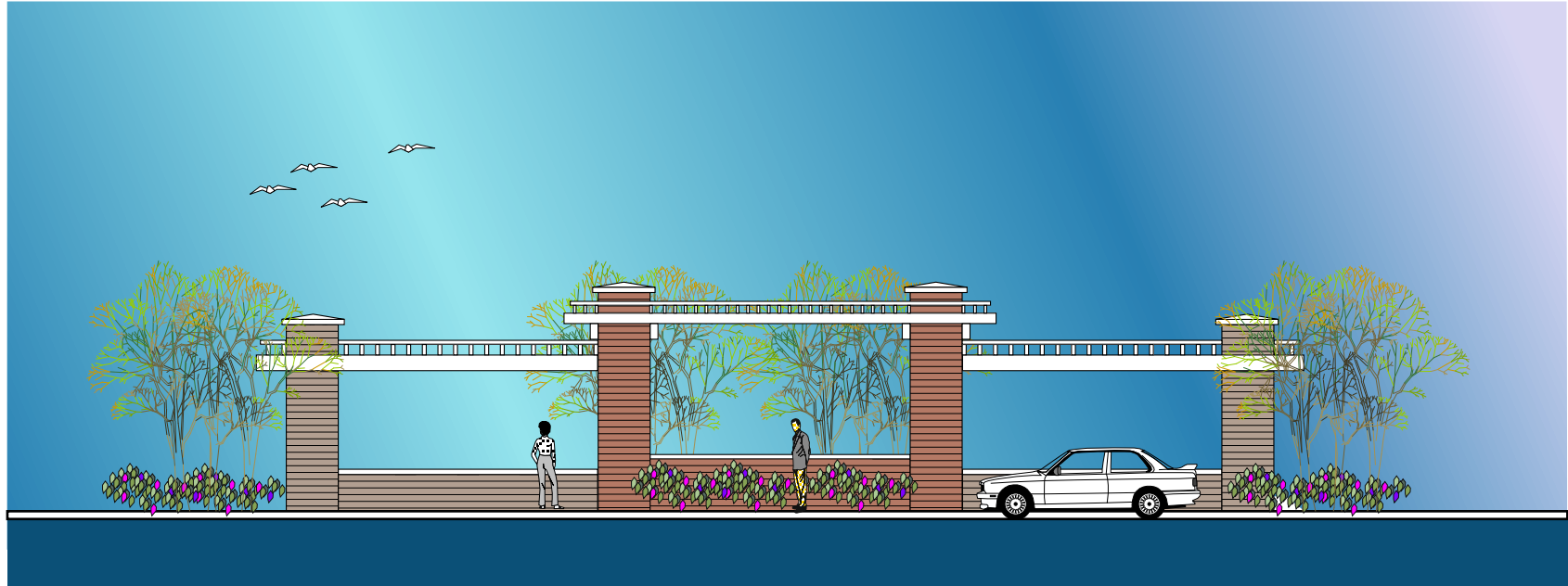


1

MAIN STREET EDGE TREATMENT ELEVATION

SCALE 1/16" = 1'-0"





1

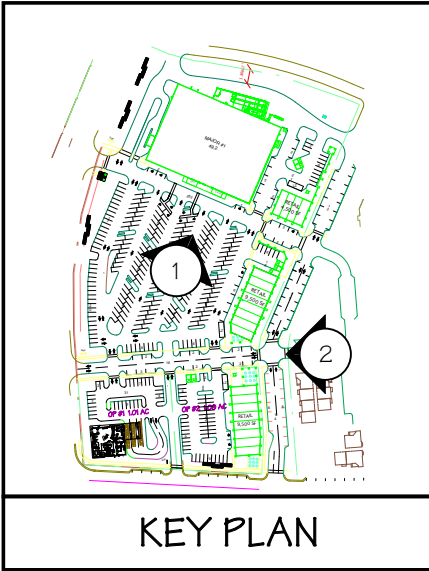
# ROW TRELLIS FEATURE ELEVATION

SCALE 1/16" = 1'-0"





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



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