

1 Technical/ Schematic Site Plan  
1" = 50'-0"

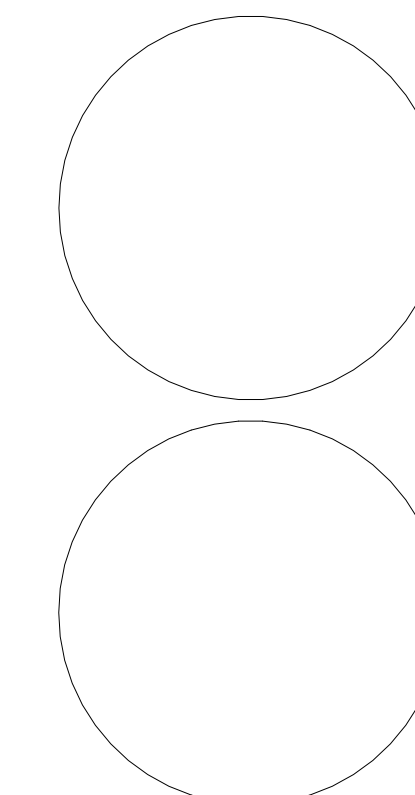
SITE USAGE:		PROPOSED	
<b>CURRENT</b>		<b>B1</b>	EXISTING TO REMAIN - NO CHANGE 21,000 SF OFFICE
<b>B1 &amp; B3</b>	70,000 SF OFFICE ZONED: NS WITH ALL PAST RESTRICTIONS OF APPROVED PETITION #2000-78	<b>B2</b>	EXISTING TO REMAIN - NO CHANGE 9,000 SF RETAIL 9,000 SF OFFICE
<b>B2</b>	9,000 SF RETAIL 9,000 SF OFFICE ZONED: NS MEETING ALL CURRENT NS ZONING STANDARDS	<b>B3</b>	<b>AREA OF SITE PLAN AMENDMENT</b> 49,000 SF PROPOSED RETAIL/ OFFICE (INCLUDES BUILDINGS ALONG ROAD/ SOUTHERN END NEAR POND) PROPOSED ZONING: NS SPA WITH ALL PAST RESTRICTIONS OF APPROVED PETITION #2000-78 AND PETITION #2004-138 PARCELS: 02932131 AND 02932139
<b>SITE DATA:</b>		<b>SUMMARY:</b>	
<b>TOTAL AREA</b>	<b>ZONING:</b>	PROPOSE RETAIL/ OFFICE. MAINTAIN NS ZONING WITH REMOVAL OF OFFICE LIMITATIONS/ RESTRICTIONS. SEE (B) PERMITTED USES AND (2) BUILDING FORM BELOW.	
B1	NS		
B2	NS		
B3	PETITION # 2000-78 PETITION # 2004-138		
<b>TOTAL</b>	<b>8.03 ACRES</b>		

**General Notes**

- The Site shall be developed as a pedestrian friendly mixed-use site with office and/or retail uses (including incidental or accessory uses) permitted under the Mecklenburg County Zoning Ordinance (the Ordinance) by right or under prescribed conditions in an NS Zoning District.
- Not used.
- At a minimum, all development will adhere to the standards established under the Neighborhood Services (NS) district section of the Ordinance. In addition, development will also be governed by this Rezoning Plan.
- Not Used
- Buildings to be placed along streets may be two stories in height. All buildings will be architecturally compatible and rear of buildings will be of same finish types as the fronts. Expected uses are governmental buildings, restaurant, retail, general office including medical. Excluded uses are gas station / convenience stores and restaurants with drive through service.
- No adult entertainment establishments shall be allowed on the site.

**Development Standards**

- General Provisions.** At a minimum, all development standards established under the Ordinance for the NS District shall be satisfied. In addition, development shall be governed by these Development Standards and the Rezoning Plan. The scenario depicted on the Rezoning Plan is schematic and may be altered or modified during design development and construction document phases. Alternations to approval, reference Section 6.207.
- Permitted Uses**
  - The Site shall be developed as a pedestrian friendly mixed-use site with residential, office and/or retail uses (including incidental and accessory uses) permitted under the Mecklenburg County Zoning Ordinance (the Ordinance) by right or under prescribed conditions in a NS Zoning District. Area B1 (+/- 2.69 Acres) consists of 21,000 SF of existing office (three buildings). Area B2 (+/- 1.69 Acres) is existing retail/ office uses, 9,000 SF of office over 9,000 SF of retail to remain unchanged. Area B3 (+/- 3.65 Acres) is proposed to be retail and/or office uses of up to 49,000 square feet distributed between a series of buildings located along Prosperity Church Road and the southern portion of the site in front of the pond.
- Right of Way Dedication**
  - The petitioner shall dedicate right of way along Prosperity Church Road measuring 35' from existing centerline.
  - The petitioner shall dedicate a 70' right of way for the proposed extension of Johnston-Oehler / DeArmon Road that traverses the property.
  - The petitioner shall dedicate a 70' right of way for the proposed North-South Connector to allow future construction by others.
- Road Improvements**
  - Not Used
  - Not Used
  - Not Used
  - Not Used
  - Not Used
  - All public streets shall meet the minimum requirements as provided for in the Charlotte Mecklenburg Land Development Standards Manual.
  - And widening to Prosperity Church Road shall include a 14' outside lane width to comply with the Charlotte Mecklenburg Bike Plan.
- Development Requirements**
  - Setbacks, Side Yards and Rear Yards**
    - All buildings constructed within the Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the NS district.
    - A 14' minimum setback from the proposed curb and gutter on all streets (including Prosperity Church Road) shall be required.
  - Building Form**
    - The development shall be designed as a pedestrian oriented development with buildings oriented to the street. Pedestrians shall have direct access to street fronts of buildings.
    - Building design shall incorporate the use of breezeways, patios and attractive entrances with windows on the street front and be up to two stories. The rear of the buildings will have the same finishes as the front of the buildings.
    - All buildings will be designed to be compatible in character with the surrounding office/retail developments. Furthermore, the office and retail building facades will be predominantly brick and stucco.
    - Buildings will be designed as one and/or two-story and match the existing building's glazing, exterior cladding, and trim material types with the existing retail/ office building in Area B2.
    - Street facing blank walls will be a maximum of 20'.
    - Building length will be a maximum length not to exceed 200' with a minimum 30' separation.
    - Building will have variations to the facade that will be achieved by height, color and type of materials and may include decorative features such as awnings and canopies.
  - Landscape Areas and Screening**
    - Landscape areas and screening shall conform with the standards and treatments specified in Section 12303 of the Ordinance as a minimum. Dumpsters or compactors will be screened with solid enclosures and gates.
  - Access Points**
    - The configuration and ultimate location of the access points within the site are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and are further subject to approval by the City of Charlotte and the North Carolina Department of Transportation. The number of access points shall not increase from the amount depicted on the Rezoning Plan.
    - Access from the proposed Johnston-Oehler and North South Connector Road (not shown) shall be allowed as permitted and approved by The City of Charlotte and the North Carolina Department of Transportation.
    - Internal access between Area A and Area B shall be provided for by the Petitioner. The Petitioner shall also provide internal access between the various uses within Area B, as appropriate.
    - Pedestrian access points will be provided in at least one location along Johnston-Oehler Road and Prosperity Church Road.
  - Lighting**
    - A uniform lighting system will be employed throughout the site. All lighting within the site except street lights which may be erected along Public Roads shall be designed such that direct illumination does not extend past property lines of the site. Detached light posts shall not exceed 20' in height. Lighting shall be pedestrian scale in nature.
    - Consideration will be given to the impact of lighting both within and without the perimeter of the site. Items for consideration will include intensity, cutoff angles, color, energy efficiency and shielding of sources of light, the intent being to eliminate glare towards adjacent streets and properties.
  - Parking**
    - The parking spaces depicted on the Rezoning Plan may vary but in all events will exceed the minimum off-street parking standards established under the Ordinance requirements for the NS (Neighborhood Services) zoning category.
    - No on-street parking spaces will be located between the buildings and the public streets.
  - Signage**
    - Signage will be Provided Per Ordinance
  - Fire Protection**
    - Adequate fire protection in the form of fire hydrants will be provided to the City of Charlotte Fire Marshall's specifications.
  - Design Standards**
    - Landscape islands will be provided in parking areas to avoid large expanses of pavement. The plan will meet the Tree Ordinance requirements.
    - If feasible, the pond shall remain or be reconfigured. The area surrounding the pond shall be enhanced with landscaping to create a pedestrian scale open space amenity.
    - Large maturing trees will be installed 50' on center along thoroughfares.
    - Internal sidewalks shall be provided to link buildings and parking areas.
  - Storm Drainage**
    - Storm water runoff from the site will be managed through proven techniques which satisfy the standards imposed by the City of Charlotte. Storm water detention shall not be installed within the buffers, setbacks or between buildings and streets.
    - The Petitioner reserves the right to use the existing pond for detention.
    - The Petitioner reserves the right to modify the existing pond based on final design, construction documents, and detention requirements.
    - If the pond is eliminated there will be no net loss of the Open Space that the pond currently represents. The Open Space constructed in lieu of the existing pond shall be passive in nature and shall include landscaping and pedestrian circulation with benches. In addition, the Petitioner may construct a small pond or water feature within the Open Space if feasible with final construction plans.
    - The Petitioner shall tie-in to the existing storm water system(s). The Petitioner shall have the receiving drainage system(s) analyzed to ensure that it will not be taken out of standard due to the development. If it is found that development will cause the storm drainage system(s) to be taken out of standard, the Petitioner shall provide alternate methods to prevent this from occurring.
    - If the petitioner utilizes the existing detention pond on site for storm water management requirements of the proposed development, the Petitioner shall include documentation in the formal plan submittal for permitting confirming the proper assessments have been established per City standards and that the pond was properly designed and constructed to manage storm water runoff from all parcels served by the pond.
  - Building Height**
    - Building height shall be limited to a maximum of three stories.
  - Walkways**
    - Where there is a sidewalk adjacent to 90-degree parking it shall be 7' wide at the minimum.
  - The Petitioner/ Developer will be responsible for providing a 6' sidewalk and an 8' planting strip along the project frontage along Prosperity Church Road if the subject property is developed prior to construction of Phase III of the Prosperity Church Road project.
  - Environment**
    - Building shall comply with the requirements of the City of Charlotte Tree Ordinance.
  - Transportation**
    - Provide and construct a bus stop waiting pad for an existing bus stop on Benfield Road per Charlotte City standard detail.
    - Existing sidewalk located along Prosperity Church Road frontage is outside the right-of-way. CDOT will require a sidewalk/ utility easement



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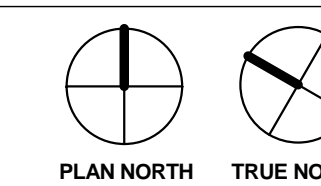


Prosperity  
Investment I, LLC

SITE PLAN AMENDMENT  
PETITION #2016-001

4815/4825/4835  
Johnston-Oehler Rd.  
Prosperity Church Rd./ Johnston-Oehler Rd.  
Charlotte, North Carolina 28269

No.	Description	Date
1	SITE PLAN AMENDMENT	09.22.15
2	SITE PLAN AMENDMENT	12.17.15
3	SITE PLAN AMENDMENT	01.20.16



**Site Plan and Notes**

Petition Number 2016-001  
DAS Project Number 15 212 00  
Date 09/23/2015

**RZ1.00**

Scale 1" = 50'-0"