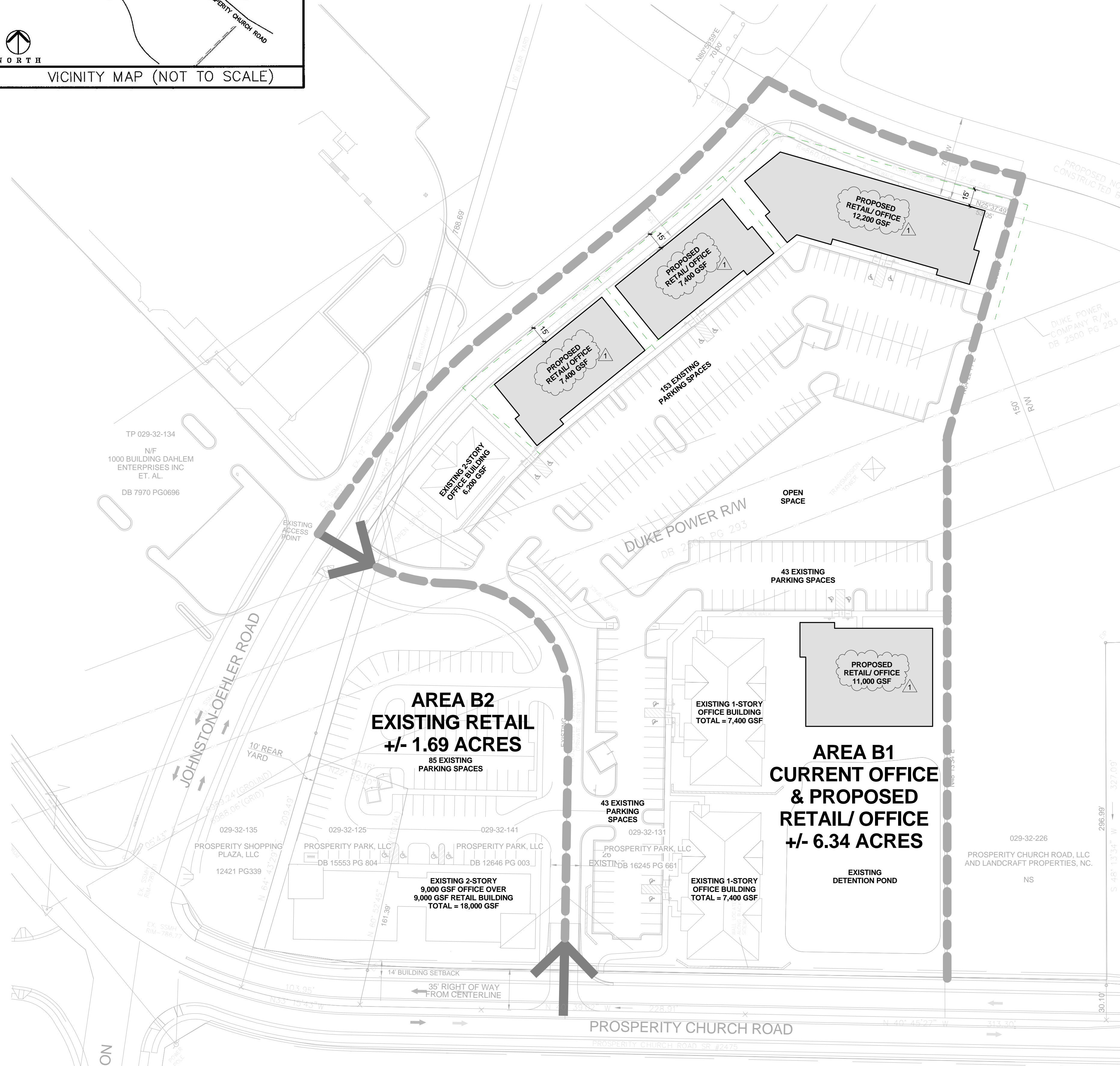


VICINITY MAP (NOT TO SCALE)



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

**SITE USAGE:**

**CURRENT**  
**B1** 70,000 SF OFFICE  
ZONED: NS  
WITH ALL PAST RESTRICTIONS  
OF APPROVED PETITION #2000-78  
**B2** 9,000 SF RETAIL  
9,000 SF OFFICE  
ZONED: NS  
MEETING ALL CURRENT NS ZONING  
STANDARDS

**FUTURE - PROPOSED**

**B1** 21,000 SF EXISTING OFFICE  
38,000 SF PROPOSED RETAIL/ OFFICE  
ZONED: NS  
WITH ALL PAST RESTRICTIONS OF APPROVED  
PETITION #2000-78 AND PETITION #2004-138  
PARCELS: 02932131 AND 02932139  
**B2** EXISTING TO REMAIN - NO CHANGE

**SITE DATA:**

**TOTAL AREA**  
**B1** 6.34 ACRES  
**B2** 1.69 ACRES  
**TOTAL** 8.03 ACRES

**ZONING:**

NS PETITION # 2000-78  
NS PETITION # 2004-138

**SUMMARY:**

PROPOSE RETAIL/ OFFICE. MAINTAIN NS ZONING WITH  
REMOVAL OF OFFICE LIMITATIONS/ RESTRICTIONS. SEE  
(B) PERMITTED USES AND (2) BUILDING FORM BELOW.

**General Notes**

- The Site shall be developed as a pedestrian friendly mixed-use site with residential, office and 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.
- No wall pack lighting shall be allowed.
- 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.
- Driveways shown on conceptual plan are for reference only, the actual number shall be two or less and the locations shall be along the existing Prosperity Park Drive only and may change in the final design.
- Buildings to be placed along streets and to have two story neighborhood look with preference for mixed use. All buildings will be architecturally compatible and rear of buildings to be of some finish type as the fronts. Expected uses are governmental buildings, restaurant, retail, general office including medical. Excluded uses are gas stations / convenience stores and restaurants with drive through service.

**DEVELOPMENT STANDARDS**

**A. 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 Technical Plan below. The scenario depicted on the Schematic Plan is schematic in nature and the building configurations, placements and sizes, as well as the locations of streets and parking areas within the maximum building limit lines established on the Technical plan may be altered or modified during design, development and construction document phases.

**B. Permitted Uses**

- The Site shall be developed as a pedestrian friendly mixed-use site with residential, office and 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 (+/- 6.35 Acres) consists of 21,000 SF of office, three existing office buildings. Remainder of parcel shall be retail or office uses of up to 38,000 square feet between four 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.

**C. Right of Way Dedication**

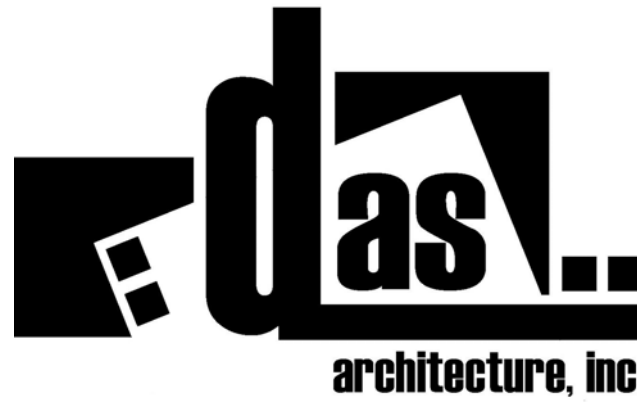
- The petitioner shall dedicate right of way along Prosperity Church Road measuring 35' from existing centerline.
- The petitioner shall dedicate a 70' right of way for the proposed extension of Johnston-Oehler/DeArmon Road that traverses the property.
- The petitioner shall dedicate a 70' right of way for the proposed North-South Connector to allow future construction by others.

**D. Road Improvements**

- The petitioner shall construct the extension of DeArmon Road / Johnston-Oehler Road relocation from the northern boundary of the site to the eastern boundary generally as depicted on the Technical Plan below. The road extension shall conform to the cross section as noted. The Johnston-Oehler Road / DeArmon Road extension shall be constructed concurrently with the development of parcels with road frontage. The Petitioner shall construct the road as needed for access.
- Left turn lanes shall be installed by the petitioner at the driveway cuts for Prosperity Church Road.
- Internal Roads for all development other than the proposed Johnston - Oehler and North South Connector Relocations, may be either private or public at the discretion of the petitioner.
- The first full movement access driveway to DeArmon Road shall align with the 1st / driveway in front of B1-Lo as indicated on the Technical Plan.
- The first full movement access driveway to Prosperity Church Road shall be located at least 500' away from the DeArmon Road intersection as shown on the Technical Plan.
- All public streets shall meet the minimum requirements as provided for in the Charlotte Mecklenburg Land Development Standards Manual.
- Any widening to Prosperity Church Road shall include a 14' outside lane width to comply with the Charlotte Mecklenburg Bike Plan.
- The Petitioner shall address the B1-Lo service area driveway entrance when final designs of the DeArmon Road extension are engineered.
- The proposed alignments indicated on the plan for the relocation of the Johnston-Oehler Road and the proposed North-South Connector are schematic in nature. The Petitioner shall incorporate final alignment of these proposed roads per Charlotte Department Of Transportation and North Carolina Department Of Transportation design standards.

**E. 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.
  - 8'-10' 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 access to the buildings via breezeways and exterior patio areas between retail/ office buildings.
  - The rear of the buildings will have the same finishes (brick & stucco) as the front of the buildings.
  - All buildings will be designed to be compatible in character with the surrounding retail/office development (brick & stucco).
  - Buildings will be designed as one-story and match the existing retail/ office building in Area B2.
- Landscaped Areas and Screening.**
  - Landscaped areas and screening shall conform with the standards and treatments specified in Section 12303 of the Ordinance as a minimum. Computers or computers 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 the 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 Technical Data Sheet.
  - 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.
- 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 poles shall not exceed 20' in height. Lighting shall be pedestrian scale in nature and shall conform to current Prosperity Church Road Villages Small Area Plan.
  - 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 Schematic Site Plan may vary but in all events will exceed the minimum offstreet parking standards established under the Ordinance requirements for the NS (Neighborhood Services) zoning category.
  - No on-site parking spaces will be located between the buildings and the public streets.
- Signs**
  - A uniform signage and graphics system will be employed throughout the site which will comply with section 1509 (recently adopted petition #2004-133) of the Ordinance. No flashing signs of any kind will be permitted. The maximum height of ground mounted / monument signs will be 7' feet above the average grade at the edge of the right - of - way. Signage will be consistent with the Prosperity Church Road Villages Small Area Plan with no pole signs allowed.
- Fire Protection**
  - Adequate fire protection in the form of fire hydrants will be provided to the City of Charlotte Fire Marshal's specifications.
- Design Standards**
  - Landscaped islands will be provided in parking area 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 positive 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.
- Building Height**
  - Building height shall be limited to three stories.
- No on-site parking spaces will be located between the buildings and the public streets, including all thoroughfares.
- The petitioner shall seek a variance from the Charlotte Outer Loop Corridor maps to comply with the Mecklenburg -Union Thoroughfare Plan.
- The right-of-way for the North-South connector shall be dedicated as parcels along the right-of-way are developed and shall occur prior to the issuance of certificates of occupancy for said parcels.
- No adult entertainment establishments shall be allowed on the site.
- The Petitioner shall provide a 20' buffer of existing vegetation along the exterior perimeter of Area A unless the adjacent property is zoned for multi-family or a more intense use.
- When 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-foot sidewalk and an 8-foot planting strip along the project frontage along Prosperity Church Road if the subject property is developed prior to construction of Phase II of the Prosperity Church Road project.



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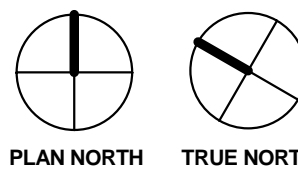


Prosperity  
Investment I, LLC

SITE PLAN AMENDMENT  
PETITION #2015-000

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

| No. | Description         | Date    |
|-----|---------------------|---------|
| 1   | SITE PLAN AMENDMENT | 9.22.15 |
|     |                     |         |
|     |                     |         |
|     |                     |         |



**Site Plan and Notes**

|                    |            |
|--------------------|------------|
| Petition Number    | 2015-000   |
| DAS Project Number | 15 212 00  |
| Date               | 09/23/2015 |

RZ1.00

Scale As indicated