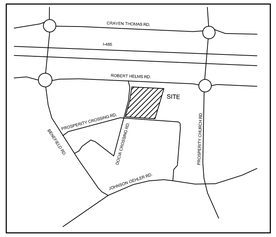
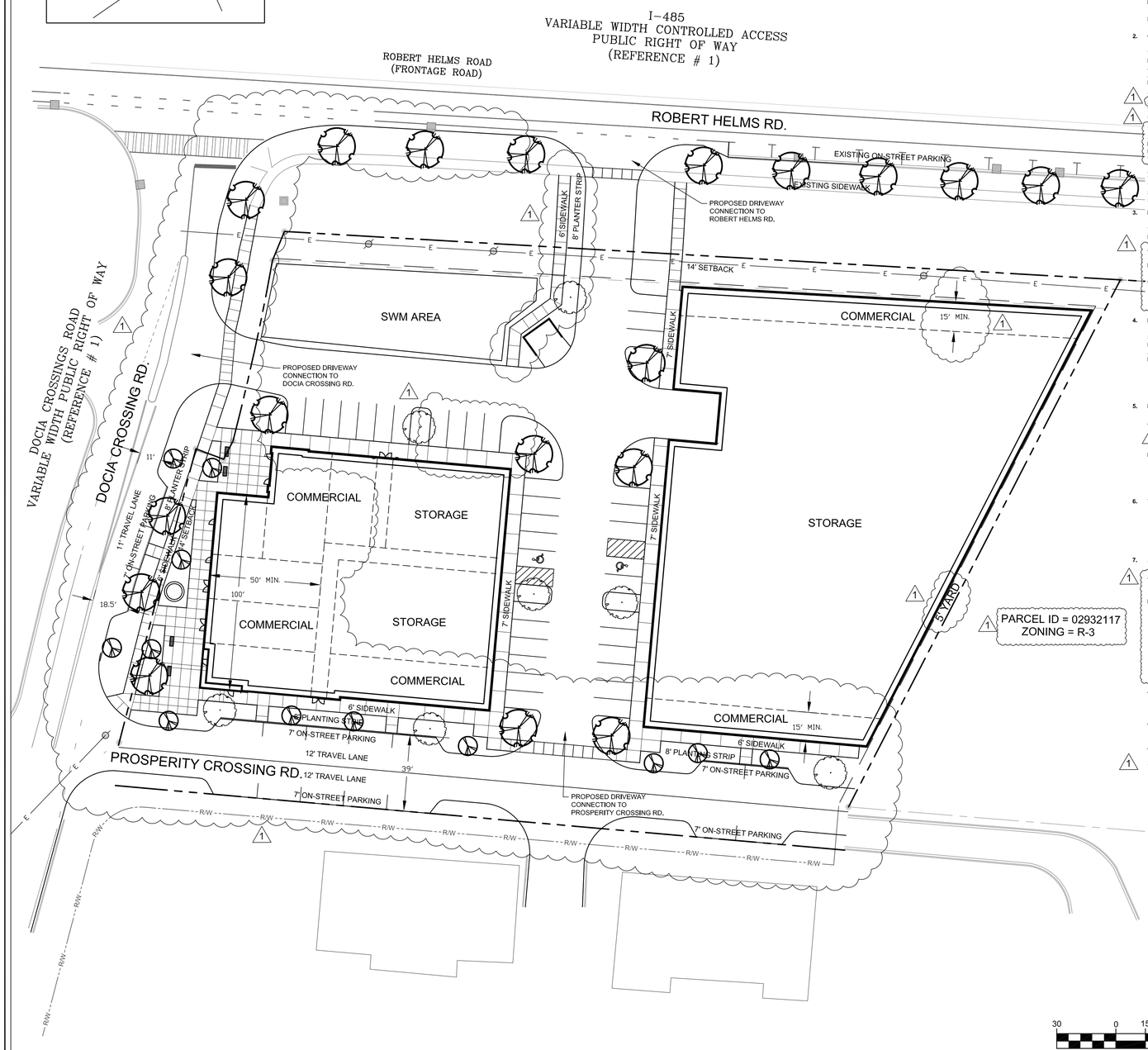
VICINITY MAP





PROSPERITY CROSSING ROAD
REAL ESTATE INVESTMENT FUND, LLC

REZONING PETITION NO. 2016-055

DEVELOPMENT STANDARDS

3/21/2016

1. DEVELOPMENT DATA TABLE

SITE AREA:	2.52 ACRES +/-
TAX PARCEL:	029-321-08
EXISTING ZONING:	R-3
PROPOSED ZONING:	MUDD-O
EXISTING USE:	VACANT
PROPOSED USES:	RETAIL, OFFICE, SELF-STORAGE
MAXIMUM DEVELOPMENT:	17,500 SQUARE FEET OF COMMERCIAL USES (INCLUDING OFFICE, RETAIL, EDEE, BREWERY, OR PERSONAL SERVICE USES. 101,000 S.F. OF SELF-STORAGE USES
MAXIMUM BUILDING HEIGHT (EXCLUSIVE OF ARCHITECTURAL FEATURES):	2 STORIES (45 FEET)
PARKING:	SHALL SATISFY OR EXCEED MUDD MINIMUM REQUIREMENTS

2. GENERAL PROVISIONS

THESE DEVELOPMENT STANDARDS FORM A PART OF THE TECHNICAL DATA SHEET ASSOCIATED WITH THE REZONING PETITION FILED BY REAL ESTATE INVESTMENT FUND, LLC TO REZONE THE PROPERTY FROM THE R-3 ZONING DISTRICT TO THE MUDD-O ZONING DISTRICT IN ORDER TO ACCOMMODATE REDEVELOPMENT OF AN APPROXIMATELY 2.52 ± ACRE TRACT AT THE CORNER OF ROBERT HELMS ROAD AND DOCIA CROSSING ROAD, AS DEPICTED ON THE TECHNICAL DATA SHEET (THE 'SITE').

THIS REZONING WILL ACCOMMODATE DEVELOPMENT ON THE SITE OF A MIXTURE OF OFFICE, RETAIL, PERSONAL SERVICE, EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENT AND SELF-STORAGE USES. THE PROJECT WILL BE ARCHITECTURALLY MODELED BASED UPON A WALKABLE TOWN CENTER MODEL WHICH INCORPORATES STREET FRONT RETAIL AND OFFICE USES IN A PEDESTRIAN FRIENDLY LAYOUT.

THE TECHNICAL DATA SHEET IS ALSO ACCOMPANIED BY: CONCEPTUAL ARCHITECTURAL RENDERINGS, WHICH ARE INTENDED TO CONVEY THE ARCHITECTURAL VISION AND DESIGN CONCEPTS PROPOSED FOR CERTAIN BUILDINGS WITHIN SITE. ULTIMATELY, BUILDINGS AND IMPROVED AREAS CONSTRUCTED WITHIN THE SITE MAY DEVIATE FROM CONCEPTUAL ARCHITECTURAL RENDERINGS, AS LONG AS ANY BUILDINGS ARE CONSISTENT WITH THE SPIRIT AND INTENT OF THE CONCEPTUAL EXHIBITS.

ALTERATIONS OR MODIFICATIONS WHICH, IN THE OPINION OF THE PLANNING DIRECTOR, SUBSTANTIALLY ALTER THE CHARACTER OF THE DEVELOPMENT PROPOSED OR SIGNIFICANTLY ALTER THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARD, CONSTITUTE CHANGES WHICH INCREASE THE INTENSITY OF DEVELOPMENT SHALL NOT BE DEEMED TO BE MINOR AND MAY ONLY BE MADE IN ACCORDANCE WITH THE PROVISIONS OF SUBSECTIONS 6.207(1) OR (2) OF THE ORDINANCE, AS APPLICABLE.

3. MUDD-OPTIONAL PROVISIONS

THIS PETITION PROPOSES UTILIZATION OF THE MUDD-O PROVISIONS TO ALLOW FOR THE FOLLOWING OPTIONAL DEVIATIONS:

a) UP TO 150 SQUARE FEET OF WALL-MOUNTED SIGNAGE SHALL BE PERMITTED ON EACH BUILDING FACADE FACING ROBERT HELMS ROAD AND DOCIA CROSSING ROAD.

b) A FIVE FOOT REAR YARD DUE TO THE FACT THAT ADOPTED LAND USE PLANS DO NOT RECOMMEND RESIDENTIAL USES ON THE ADJACENT PROPERTY.

c) IN ORDER TO ACCOMMODATE CDOT'S REQUEST FOR DEDICATION OF ENOUGH AREA TO EXPAND PROSPERITY CROSSING DRIVE TO A STREET WIDTH OF 39', THE SITE'S SETBACK ALONG PROSPERITY CROSSING DRIVE MAY BE REDUCED TO 10' MEASURED FROM THE FUTURE BACK OF CURB AT THAT LOCATION.

4. PERMITTED USES

SUBJECT TO THE MAXIMUM DEVELOPMENT PROVISIONS SET FORTH UNDER SECTION 5 BELOW, THE SITE MAY BE DEVOTED TO ANY COMMERCIAL USES PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE MUDD ZONING DISTRICT TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH EXCEPT FOR THE FOLLOWING:

CAR WASHES
AUTOMOBILE SERVICE STATIONS
EDEES WITH DRIVE-THROUGH SERVICE WINDOWS

5. MAXIMUM DEVELOPMENT

a) THE SITE MAY BE DEVELOPED WITH UP TO 17,500 SQUARE FEET OF COMMERCIAL USES (INCLUDING OFFICE, RETAIL, EDEE, BREWERY, OR PERSONAL SERVICES) USES, AND UP TO 101,000 SQUARE FEET OF SELF-STORAGE USES.

b) FLOOR AREA CALCULATIONS FOR USES SHALL NOT INCLUDE AREAS USED FOR BUILDING AND EQUIPMENT ACCESS (SUCH AS STAIRS, ELEVATOR SHAFTS AND MAINTENANCE CRAWL SPACE), SERVICE AREAS, ROOFTOP EQUIPMENT ROOMS, LOADING DOCKS, TRASH/RECYCLING STORAGE AREAS, AND MECHANICAL AND ELECTRICAL ROOMS. AREAS DEVOTED TO PARKING, OUTDOOR DINING, COURTYARDS AND PLAZAS ARE NOT INCLUDED IN THE SQUARE FOOTAGE LIMITATIONS.

6. TRANSPORTATION

VEHICULAR ACCESS WILL BE AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET. THE PLACEMENTS AND CONFIGURATIONS OF THE VEHICULAR ACCESS POINTS SHOWN ON THE TECHNICAL DATA SHEET ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED BY CDOT FOR APPROVAL.

7. ARCHITECTURAL STANDARDS/STREETSCAPE AND LANDSCAPING

a) THE EXTERIOR BUILDING MATERIALS WILL CONSIST OF PRIMARILY GLASS, BRICK, STUCCO, METAL AND COMPOSITE PANELS, AND/OR CEMENTITIOUS SIDING.

b) DESIGN ELEMENTS TO BE INCORPORATED FOR CERTAIN STREET FRONT BUILDING FACADES WITHIN THE SITE INCLUDE THOSE THAT SEEK TO IMBUE A TRADITIONAL 'TOWN CENTER' CONCEPT TO THE SITE AND BUILDINGS. THERE WILL BE A MIX OF TRANSPARENT AND SOLID MATERIALS TO PROVIDE VISUAL INTEREST FOR THE COMMUNITY AND DURABILITY TO SERVE BUILDING OCCUPANTS. PRIMARY AMONG THESE ELEMENTS INCLUDE EXPANSES OF STREET-FRONT GLASS AND ACCESS DOORS. THE BUILDING FACADE WILL CONSIST OF BRICK VENEER IN A VARIETY OF COLORS WITH ACCENT MASONRY BANDING AT MID-HEIGHT, AND INCLUDE CANVAS AWNINGS, TENANT SIGNAGE, AND DECORATIVE ACCENT LIGHTING. SECOND FLOOR WINDOWS WILL HAVE SPANDREL GLASS, AND BE DESIGNED IN A TRADITIONAL CONFIGURATION WITH ELEMENTS SUCH AS MUNTINS, TRANSOMS, AND SILL BRICK AND HEADERS. THE BUILDING TOP WILL BE DEFINED BY CORNICE MOLDING AND STEPPED PARAPET HEIGHTS TO ENHANCE THE DIFFERENTIATION AMONG THE RETAIL BAYS.

c) DUMPSTER AREAS WILL BE ENCLOSED ON ALL FOUR SIDES AND ANY GATES OR DOORS SHALL BE OPAQUE. IF ONE OR MORE SIDES OF A DUMPSTER AREA ADJOIN A SIDE OR REAR WALL OF A BUILDING, THEN THE SIDE OR REAR WALL SHALL BE CONSIDERED AN ENCLOSURE.

d) ALL ROOF MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW FROM ADJOINING PUBLIC RIGHTS-OF-WAY AND ABUTTING PROPERTIES AS VIEWED FROM GRADE.

e) ALL OTHER SCREENING AND LANDSCAPING SHALL CONFORM TO THE STANDARDS OF THE ORDINANCE.

f) THE GROUND FLOORS OF BUILDING FACADES FACING DOCIA CROSSING ROAD AND PROSPERITY CROSSING ROAD WILL BE DESIGNED TO ENCOURAGE AND COMPLEMENT PEDESTRIAN INTEREST AND ACTIVITY. ANY EXTERIOR DOORS IN THOSE LOCATIONS SHALL REMAIN OPEN DURING BUSINESS HOURS. TRANSPARENT GLASS SHALL BE USED ON GROUND FLOOR WINDOWS SO THAT THE USES ARE VISIBLE FROM THE STREET. AT THE BUILDING OCCUPYING THE DOCIA CROSSING/PROSPERITY CROSSING CORNER, THE EXTENT OF STOREFRONT GLASS AND DOORS TO ACCESS TENANTS SHALL CONSTITUTE A MINIMUM OF 60% OF FIRST FLOOR FRONTAGE ALONG DOCIA CROSSING ROAD. EACH BUSINESS WILL HAVE AT MINIMUM ONE 3'-0"X7'-0" FULL GLASS ENTRY DOOR. IN ADDITION, EACH STOREFRONT WINDOW/DOOR SHALL HAVE A TRANSPARENT GLASS TRANSOM ABOVE OF AT LEAST ONE FOOT IN HEIGHT. THE DOCIA CROSSING STREET ELEVATION WILL ALSO BE ENHANCED WITH COLORED CANVAS AWNINGS FOR AT LEAST 25% OF THE STOREFRONT BAYS. TENANT SIGNAGE WILL BE INCORPORATED INTO A BAND ABOVE THE GLAZING, SUSPENDED ABOVE THE AWNING, OR BE APPLIED DIRECTLY TO THE GLAZING OR AWNINGS. THE PROSPERITY CROSSING ELEVATION WILL INCLUDE MORE TRADITIONAL WINDOWS FOR VIEWING ACCESS FROM THE OFFICE ACTIVITIES WITHIN. IT WILL HAVE 2 SETS OF DOORS TO ACCESS OFFICES AND BACK-OF-HOUSE RETAIL FUNCTIONS.

g) METER BOXES, BACK FLOW PREVENTERS, AND SIMILAR ITEMS WILL BE SCREENED FROM PUBLIC VIEW.

h) A MINIMUM SETBACK OF AT LEAST FOURTEEN (14) FEET FROM THE FUTURE BACK OF CURB SHALL BE PROVIDED ALONG THE SITE'S ROBERT HELMS ROAD AND DOCIA CROSSING ROAD FRONTAGES.

i) COMMERCIAL SERVICE AND LOADING AREAS SHALL NOT BE PERMITTED ALONG ROBERT HELMS ROAD OR DOCIA CROSSING ROAD. HOWEVER, DROP-OFF, VALET, AND TRASH ROLL OUT AREAS SHALL BE PERMITTED.

j) DRIVE-THROUGH SERVICE WINDOWS SHALL NOT BE PERMITTED.

8. OPEN SPACE

PETITIONER SHALL PROVIDE AT LEAST 1,200 SQUARE FEET OF AMENITIZED URBAN OPEN SPACE ADJACENT TO THE INTERSECTION OF DOCIA CROSSING ROAD AND PROSPERITY CROSSING ROAD. OPEN SPACE AREA WILL INCLUDE PLANTER AREAS WITH LANDSCAPING AND TREES, AS WELL AS PUBLIC SEATING. THE WALKING SURFACE OF THE DESIGNATED OPEN SPACE ALONG DOCIA CROSSING IN FRONT OF THE BUILDING WILL INCORPORATE A DIFFERENT COLOR AND/OR TEXTURE TO DIFFERENTIATE IT FROM THE PUBLIC SIDEWALK.

9. ENVIRONMENTAL FEATURES

a) THE PETITIONER SHALL SATISFY THE REQUIREMENTS OF THE 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. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

c) AREA FOR WATER QUALITY AND DETENTION BMPS, AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET, SHALL BE AESTHETICALLY APPEALING THROUGH THE USE OF GRASS, LANDSCAPING, WATER FEATURES, RAIN GARDENS OR LIKE OTHER FORMS.

d) THE PETITIONER SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE. THE SITE IS LOCATED IN A DESIGNATED MIXED USE ACTIVITY CENTER AND TREE SAVE REQUIREMENTS MAY BE SATISFIED THROUGH OFF-SITE MITIGATION OR PAYMENT IN LIEU.

10. SIGNAGE

ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF THE MUDD ZONING DISTRICT, UNLESS OTHERWISE STATED IN THE OPTIONAL PROVISIONS ABOVE IN SECTION 3.

11. LIGHTING

ALL STREET AND PARKING AREA LIGHTING FIXTURES WILL BE SHIELDED WITH FULL CUT-OFF FIXTURES.

PEDESTRIAN SCALE LIGHTING WILL BE PROVIDED WITHIN THE SITE. LIGHT POLES WILL BE DECORATIVELY CONFIGURED, WITH A WIDENED BASE, FLUTED SHAFT, AND ORNAMENTAL TOP WITH A MATCHING LIGHT HOUSING. ON DOCIA CROSSING RD, THE SHAFT WILL INCLUDE BRACKETS TO MOUNT ELEMENTS SUCH AS FLOWER POTS OR BANNERS. LIGHT POLES WILL BE MAXIMUM 18' IN HEIGHT, AND WILL BE SPACED AT MAXIMUM 60' ON CENTER.

12. INTERNAL SIDE YARDS AND REAR YARDS

THE PETITIONER MAY SUBDIVIDE THE SITE AND CREATE LOTS WITHIN SITE WITH NO SIDE OR REAR YARDS AS PART OF A UNIFIED DEVELOPMENT PLAN.

13. PARKING

PARALLEL OR PERPENDICULAR PARKING MAY BE PROVIDED ALONG INTERNAL DRIVES WITHIN THE SITE AS WELL AS ALONG DOCIA CROSSING ROAD, ROBERT HELMS ROAD AND PROSPERITY CHURCH ROAD.

14. AMENDMENTS TO REZONING PLAN

FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF A PARTICULAR TRACT WITHIN THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

15. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE TECHNICAL DATA SHEET AND THESE DEVELOPMENT STANDARDS WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.

THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF ANY PART OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

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GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 INCH = 30 FT.

NO.	DATE	DESCRIPTION
#1	3-21-16	REZONING COMMENTS

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REZONING DRAWINGS
FOR
PROSPERITY CROSSING
CITY OF CHARLOTTE
CHARLOTTE, NORTH CAROLINA

REZONING SITE PLAN

DATE: 1-22-16

SCALE: 1" = 30'

JOB NO. 2016-1

SHEET: 1 OF 1

dmi

REZONING DRAWINGS FOR PROSPERITY CROSSING
CHARLOTTE, NORTH CAROLINA

CONCEPTUAL RENDERING

adwarchitects
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