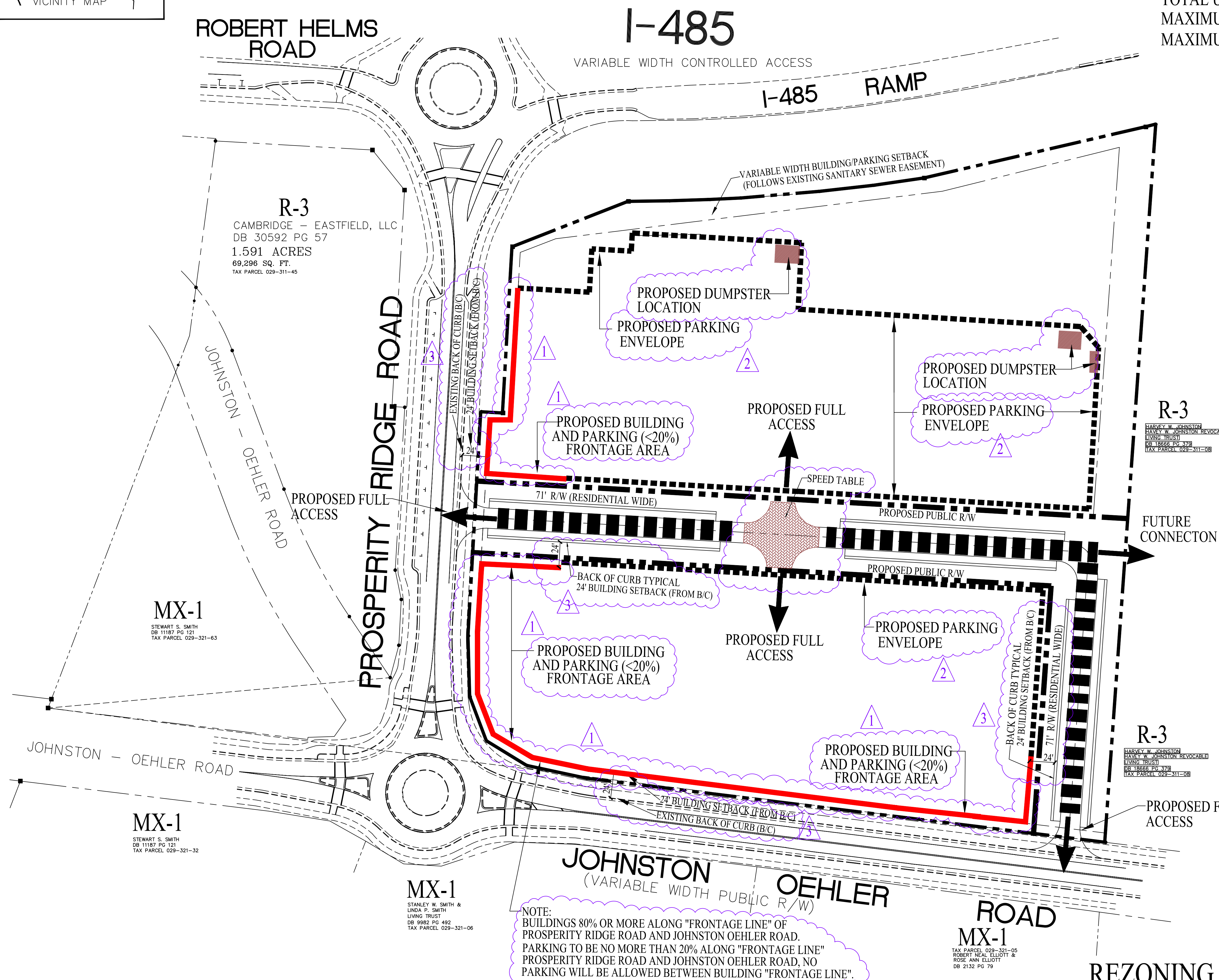
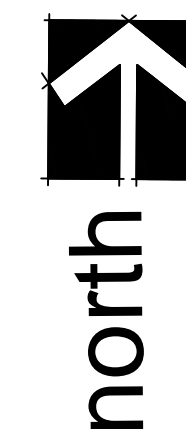


SITE DATA:

OWNER: CAMBRIDGE-EASTFIELD, LLC  
TAX PARCEL: 02931107, DB 30592, PG 57  
TOTAL SITE AREA: ±9 ACRES  
EXISTING ZONING: UR-2(CD)  
PROPOSED ZONING: UR-2(CD) SPA  
TOTAL UNITS: 260, 29 DUA/ACRE  
MAXIMUM BUILDING HEIGHT PER ORDINANCE.  
MAXIMUM NUMBER OF STORY: 4



REVISIONS:

- 1 CLARIFY BUILDING ENVELOPE.
- 2 CLARIFY PARKING ENVELOPE.
- 3 ADD BACK OF CURB NOTE AND BUILDING SETBACK.
- 4 ADD SPEED TABLE .
- 5 REVISE STREET FROM 56' TO 71' ROW.
- 6 ADD NOTE

REZONING PETITION: 2017-96

**CAMBRIDGE  
PROPERTIES**

PROSPERITY RIDGE  
CITY OF CHARLOTTE, NC

TECHNICAL DATA SHEET

[illegible]



## Prosperity Ridge Development Standards

## 1. General Provisions:

- a. Development of the Site will be controlled by the Standards depicted on the Technical Data Sheets and by the standards of the Charlotte Zoning Development Ordinance. The development depicted on the Illustrative Site Plan is intended to reflect the arrangement of proposed uses on the Site, but the exact configuration, placement, and size of individual Site elements may be altered or modified within the limits prescribed by the ordinance and the Development Standards during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.
- b. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and Site development, may apply to the development of this Site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by the Illustrative Site Plan. Unless specifically noted in the Development Standards for this Rezoning Petition, these other standard development requirements will be applied to the development of this Site as defined by those other city ordinances.
- c. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

2. Purpose:

The purpose of this Rezoning Petition is to allow for the development of a multifamily community on the Site. To achieve this purpose, this Rezoning Petition is to amend the current approved zoning plan for the Site to a modified UR-2 (CD) district with a Site Plan Amendment.

### 3. Permitted Uses:

Uses allowed on the Site included in this Petition will be multifamily dwelling units and related accessory uses as are permitted in the UR-2 district.

4. Transportation:

- a. The Site will have full turn access via an access permit Prosperity Ridge Road and an access permit to Johnston-Oehler Road.
  1. Petitioner will dedicate a 71 foot Right of Way and construct Public Street 1 to CDOT standards connecting from Prosperity Ridge Road to the Eastern edge of the Site as depicted on RZ-1.
  2. Petitioner will dedicate a 71 foot Right of Way and construct Public Street 2 to CDOT standards connecting from Johnston-Oehler Road North to Public Street 1 as depicted on RZ-1.
  3. The Petitioner will dedicate and convey fee simple interest to CDOT for any right-of-way along the Site frontage that does not already comply with City standards before a certificate of occupancy is issued. If the CDOT standard right-of-way is not dedicated, the additional right-of-way will be set at two feet behind the back edge of existing sidewalk on Johnston-Oehler Road and Prosperity Ridge Road.
  4. Petitioner shall submit all transportation improvement plans to CDOT for approval and complete such improvements before the first building C.O. is issued.
  5. The Petitioner reserves the right to install a "speed table" or raised intersection on Street 1 to serve as a traffic calming device and to define and identify the entrances to the Site, subject to CDOT approval.
- b. Parking areas are generally indicated on the Illustrative Site Plan (RZ-3).

### 5. Architectural and Site Design:

- a. The development of the Site will be governed by the district regulations of the Zoning Ordinance for the UR-2 district.
- b. Preferred Exterior Building Materials: All principal and accessory buildings abutting Johnston-Oehler Road and Prosperity Ridge Road shall comprise a minimum of 30% of that building's entire façade facing such roads using brick, pre-cast concrete, natural stone (or its synthetic equivalent), stucco or other material approved by the Planning Director.
- c. Prohibited Exterior Building Materials:
  1. Vinyl siding (but not vinyl hand rails, windows or door trim).
  2. Concrete Masonry Units not architecturally finished.

Site Design Standards:

- a. Building Placement and Site Design shall focus on and enhance the pedestrian environment through the following:
    1. Buildings shall be placed so as to present a front or side façade to Johnston-Oehler Road and Prosperity Ridge Road.
    2. Buildings shall front a minimum of 80% of the Site along Johnston-Oehler Road and Prosperity Ridge Road (exclusive of driveways, pedestrian access, points, accessible open space, tree save or natural areas, tree replanting areas and storm water facilities).
    3. Parking areas shall not be located between any building and Johnston-Oehler Road and Prosperity Ridge Road. Parking areas shall front no more than 20% of the Site along Johnston-Oehler Road and Prosperity Ridge Road.
    4. Buildings and parking shall be a minimum of 24 feet behind the existing back of the curb of Johnston-Oehler Road and Prosperity Ridge Road.
    5. The specific standards in Paragraphs 2, 3 and 4 above apply specifically to the areas denoted by a red line, the Proposed Building and Parking Frontage Area, on RZ-1. This red line does NOT represent a 'build to' line. Additional open space may be placed between the buildings and rights of way of Johnston-Oehler Road and Prosperity Ridge Road.
    6. The multi-family development shall include the following amenities: club house for social gathering, meetings, game rooms, media center and exercise; and outdoor pool and pool deck area and passive open space
  - b. Building Massing and height shall be designed to break up long monolithic building forms as follows:
    1. Buildings exceeding 120 feet in length shall include modulations of the building massing/ façade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of 10 feet wide and shall project or recess a minimum of 3 feet extending through the building.
- Architectural Elevation Design – Elevations shall be designed to create visual interest as follows:
- a. Building elevations shall be designed with vertical bays or articulated architectural façade features which may include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors.
  - b. Buildings shall be designed with a recognizable architectural base on all facades facing Johnston-Oehler Road and Prosperity Ridge Road. Such base may be executed through use of Preferred Exterior Building Materials or articulated architectural façade features and color changes.
  - c. Buildings facing Johnston-Oehler Road and Prosperity Ridge Road shall not have expanses of blank walls greater than 40 feet in all directions and architectural features such as but not limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
- d. Roof Form and Articulation – Roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:
1. Long pitched roof lines shall avoid continuous expanses without variation by including changes in height and/ or roof form, to include but not be limited to gables, hips, dormers or parapets.
  2. For pitched roofs, the minimum allowed is 4:12 excluding buildings with a flat roof and parapet walls.
  3. Roof top HVAC and related mechanical equipment will be screened from public view at grade from the nearest street.

- e. Service Area Screening – Service areas such as dumpsters, refuse areas, recycling and storage shall be screened from view with materials and design to be compatible with principal structures. Such design shall include a minimum 20% Preferred Exterior Building Materials or a Class B buffer not less than 10' in depth along the above grade perimeter of such service areas that are not paved for access. The location of dumpster and recycling facilities will be determined during the design and review phase of the project and may be different from those shown on Sheet RZ-1.

### 7. Environmental Features:

- a. The tree save area shall be calculated and defined on the Site during the design development and review phase.
- b. The Open Space Area shall include, but not be limited to, urban spaces, pool and pool deck, BMP, open areas between buildings, passive areas, and public and private streets and will be determined during the design development and review phase.
- c. Flooding and surface water quality impacts associated with impervious surfaces on this Site are being addressed through compliance with the Post-Construction Stormwater Ordinance. Compliance may include installing devices that hold and slowly release runoff over time to reduce flooding potential, devices that filter pollutants from runoff before release to streams, preservation of vegetated stream buffer zones, preservation of upland trees and forested areas, or paying a mitigation fee in-lieu-of onsite stormwater control devices. If surface BMP devices are used, the area shall be landscaped with low lying plants/ vegetation that will enhance the visual aesthetics.

8. Lighting:

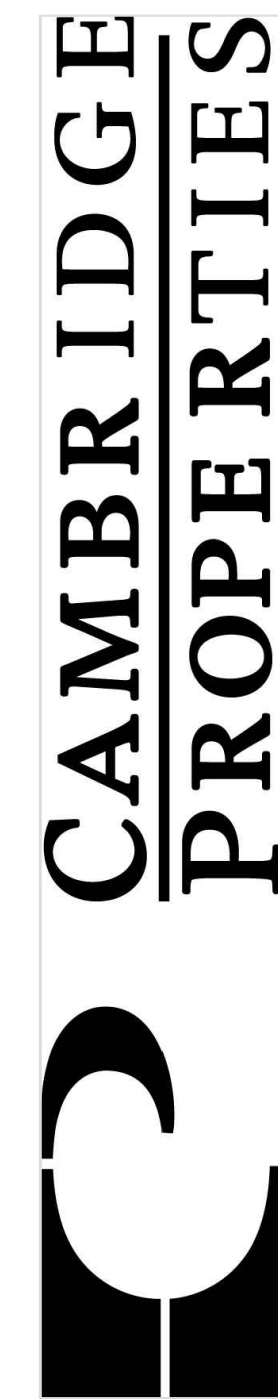
- a. Freestanding lighting on the Site will utilize full cut-off luminaires.

Initial Submission- 5/22/17, 1.1

Resubmission based on staff comments, 8/14/17, 2.3

REVISIONS:

1 NOTE REVISED.

704/333-2393  
cambridgeprop.com

831 East Morehead Street • Suite 245  
Charlotte, North Carolina 28202

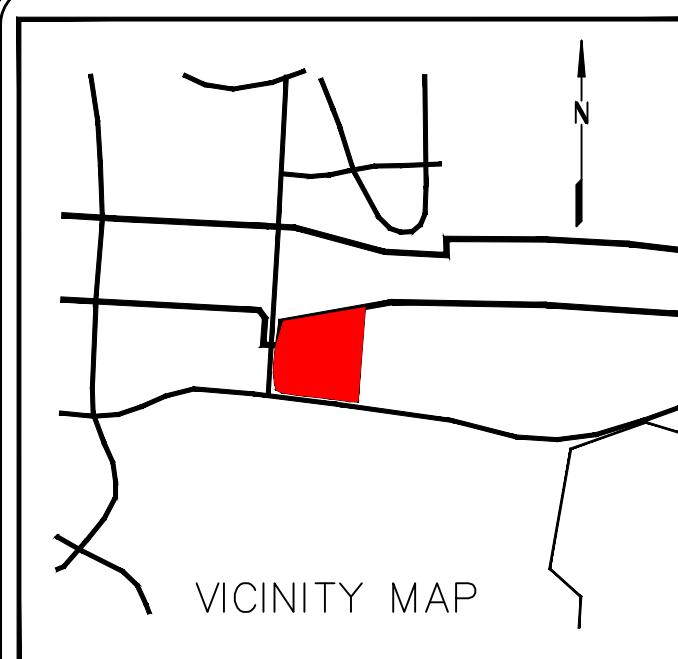
PROSPERITY RIDGE  
CITY OF CHARLOTTE, NC

DEVELOPMENT STANDARDS

[illegible]

REZONING PETITION: 2017-96





1-485

### Illustrative Site Plan Qualifications:

The proposed Multi-Family Development depicted on this Illustrative Site Plan is intended to reflect the arrangement of proposed uses on this Site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the Ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.



north

REVISIONS:

1 ADD NOTE.

2 REVISED SITE PLAN.

REZONING PETITION: 2017-096

**CAMBRIDGE**  
**PROPERTIES**  
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PROSPERITY RIDGE  
CITY OF CHARLOTTE, NC

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ILLUSTRATIVE SITE PLAN

REVISIONS	
DATE	ITEM
DATE 8-14-17	
SCALE 1"=50'	
DRAWN BY D. T.	
CHECKED BY CPI	
SHEET # RZ-3	