



VICINITY MAP
NTS

SITE DEVELOPMENT DATA

Site Acreage:	+/- 9.054 AC.
Tax Parcel:	029-321-34
Existing Zoning:	NS
Proposed Zoning:	MUDD-O
Existing Uses:	RETAIL, RESTAURANT, NEIGHBORHOOD GROCERY SERVICE
Proposed Uses:	ALL USES ALLOWED WITHIN THE MUDD ZONING DISTRICT SHALL BE PERMITTED, WITH THE EXCEPTION OF THE FOLLOWING: STANDALONE RESIDENTIAL DWELLINGS (ANY RESIDENTIAL USE MUST BE VERTICALLY INTEGRATED); AUTOMOTIVE SERVICE STATIONS, INCLUDING MINOR ADJUSTMENTS, REPAIRS, LUBRICATION AND ACCESSORY CAR WASHES; AND WAREHOUSING IN AN ENCLOSED BUILDING.
Maximum Gross Square Feet of Development:	110,000 sq. ft.
Maximum Building Ht:	2 STORIES NOT TO EXCEED 40'
Parking Required:	SHALL SATISFY OR EXCEED MUDD MINIMUM REQUIREMENTS EXISTING PARKING = 320 SPACES
Setbacks:	MINIMUM SETBACK: 14 FEET MINIMUM FROM BACK OF EXISTING OR PROPOSED CURB, WHICHEVER IS GREATER. THE SETBACK APPLIES TO ALL STREET FRONTAGES, NOT JUST TO THE STREET TOWARD WHICH THE STRUCTURE IS ORIENTED.
Minimum Side Yards:	NONE, BUT 10' BUILDING SEPARATION REQUIRED ADJACENT TO A RESIDENTIAL USE.
Minimum Back Yards:	NONE, BUT 10' BUILDING SEPARATION REQUIRED ADJACENT TO A RESIDENTIAL USE.
EXISTING TREES	
	CRAPE MYRTLE
	SWEETGUM
	MAPLE
	ELM
	OAK



PROSPERITY MARKET
5336 DCCIA CROSSING, CHARLOTTE NC 28269
REZONING PETITION No. 2017-152
LOCKHART 4501 PRAIRIE PARKWAY, CEDAR FALLS, IOWA 50613

REVISIONS:
 11.13.17 RESUBMITTAL PER 1st CYCLE COMMENTS
 12.22.17 PER STAFF ANALYSIS
 DATE: 09/22/2017
 DESIGNED BY: JL
 DRAWN BY: JL
 CHECKED BY: JL
 SCALE: 1"=50'
 PROJECT #: 1017230
 SHEET #:

SITE DEVELOPMENT NOTES

4832-4296-1998.7

1. GENERAL PROVISIONS:

These development standards form a part of the technical data sheet associated with the rezoning petition filed by Lockard Midland Square, L.L.C., Midland Tower Properties, L.L.C. and Lockard Development, Inc., as tenants in common, to rezone the site from the NS zoning district to the MUDD-O zoning district in order to accommodate redevelopment of approximately 47,625.83 sq. ft. of existing grocery store space to a movie theater and development of up to a total of 110,000 square feet of interior space on an approximately 9.054-acre site near the intersection of Prosperity Church Road and Johnston Oehler Road.

Alterations or modifications which, in the opinion of the planning director, substantially alter the façade of the building constitute changes which shall not be deemed minor and may only be made in accordance with the provisions of Section 6.207 of the ordinance.

2. MUDD-OPTIONAL PROVISIONS:

This petition proposes utilization of the MUDD-O provisions to allow for the following optional deviations:

- a. Parking and maneuvering of vehicles between buildings and surrounding streets shall be permitted.
- b. Existing streetscape conditions may remain along Docia Crossing Road, the western portion of Johnston Oehler Road and the extension of Prosperity Crossing Drive abutting the site.
- c. A 10' building setback from the back-of-curb is allowed for the existing buildings along Prosperity Crossing Drive.
- d. A 14' building setback from back-of-curb is required for all future buildings along Prosperity Crossing Drive.
- e. One (1) accessory drive-through facility associated with a building containing not more than 2,600 square feet of interior space shall be permitted on the site within the building envelope indicated on the site plan.
- f. The existing pylon sign shall be removed from the Docia Crossing Road entrance to the site, and the same or a similar sign not to exceed 24' in height nor 110 square feet of signage panel space may be installed at the Johnston Oehler Road entrance to the site.

3. PERMITTED USES:

- a. All uses allowed within the MUDD zoning district shall be permitted, with the exception of the following: standalone residential dwellings (any residential use must be vertically integrated); automotive service stations, including minor adjustments, repairs, lubrication and accessory car washes; and warehousing in an enclosed building.
- b. A total of 110,000 square feet of interior space (as of the date hereof, 69,783 of existing space (including the proposed movie theater) plus 40,217 of future development space (including the building containing the drive-through facility)).
- c. In the event of any redevelopment of the site that includes demolition of the largest existing building (formerly grocery store, proposed movie theater) on the site, either (i) future local streets bisecting east/west and north/south through the site will be provided and match a local commercial wide (CLDSM U-05) cross section, or (ii) a new rezoning will be required.

4. ROAD IMPROVEMENTS:

Prior to the issuance of a certificate of occupancy for future development of the first new building constructed on the site along the frontage of Prosperity Crossing Drive to the north of the site, Prosperity Crossing Drive shall be extended by petitioner, in accordance with Charlotte Department of Transportation Standards, from its current point of completion to Prosperity Church Road. [SUBJECT TO DISCUSSION - The northern curb line of the extension of Prosperity Crossing Drive shall run along the northern property line of the site and transition to tax parcel 02932108.] Upon completion of Prosperity Crossing Drive, petitioner shall dedicate fee simple title to the Charlotte Department of Transportation to the road right-of-way located on the site to a line set at 2' behind the back of sidewalk.

5. SIGNAGE:

All signage shall meet the requirements of the MUDD zoning district, unless otherwise stated in the Optional Provisions of Section 2 above.

6. ENVIRONMENTAL FEATURES:

The site shall comply with PCSO.

7. PARKS, GREENWAYS, PATHWAYS AND OPEN SPACE:

- a. A minimum 4,500 square foot village green will be constructed in the depiction generally located on the site plan prior to the issuance of the first certificate of occupancy for any new building to be constructed on the site.
- b. Prior to the issuance of the first certificate of occupancy for any new building to be constructed on the site, petitioner shall coordinate with the Prosperity CNIP project team on completion of the multi-use path project adjacent to the site along Docia Crossing Road to its intersection with Prosperity Crossing Drive.

8. STREETScape AND LANDSCAPING:

The following streetscape improvements shall be performed at the times specified below:

- a. Widen the existing 5' planting strip and 5' sidewalk along Johnston Oehler Road immediately to the south of the largest existing building (formerly grocery store, proposed movie theater) on the site to an 8' planting strip and 6' sidewalk and extend the planting strip and sidewalk from their current terminus east to the property line in common with tax parcel 02932142 prior to the issuance of the first certificate of occupancy for the change of use to allow the movie theater.
- b. Construct an 8' planting strip and a 6' sidewalk along Prosperity Crossing Drive from their current terminus east to Prosperity Church Road prior to the issuance of the first certificate of occupancy for future development of the first new building constructed on the site along the frontage of Prosperity Crossing Drive.

Except as provided in 8.a. above, existing sidewalks and planting strips may remain as allowed by the Optional Provisions of Section 2 above.

9. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS:

If this rezoning petition is approved, all conditions applicable to redevelopment of the building 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 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 or redevelopment thereof.

10. ARCHITECTURAL AND DESIGN STANDARDS:

All future development of the site, including, without limitation, new buildings, expansions of existing buildings and major modifications and renovations to the facades of existing buildings, shall comply with MUDD zoning district requirements, without options. Placement and site design of new buildings and expansions of existing buildings shall focus on and enhance the pedestrian environment on public or private network required streets, consistent with design guidelines and other elements of the area plan, in addition to the following:

- a. New buildings shall be placed so as to present a front or side façade to all streets.
- b. Facades of new buildings and expansions of existing buildings fronting streets shall include a combination of windows and operable doors for a minimum of 80% of each frontage elevation transparent glass between 2' and 10' on the first floor. Up to 10% of this requirement may be comprised of display windows. The display windows must maintain a minimum of 3'-0" clear depth between window and rear wall. Windows within this zone shall not be screened by film, decals, and other opaque material, glazing finishes or window treatments. The maximum sill height for required transparency shall not exceed 4'-0" above adjacent street sidewalk.
- c. The facades of first/ground floor of new buildings and expansions of existing buildings along streets shall incorporate a minimum of 20% masonry materials such as brick or stone.
- d. Direct pedestrian connection should be provided between street facing doors, corner entrance features to sidewalks on adjacent streets.
- e. Operable door spacing shall not exceed 75 feet.
- f. New or expanded building elevations shall not have expanses of blank walls greater than 20 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.
- g. New or expanded building elevations shall be designed with vertical bays or articulated architectural features which shall include a combination of at least three of the following: a combination of exterior wall offsets (projections and recesses), columns, pilasters, change in materials or colors, awnings, arcades, or other architectural elements.
- h. New or expanded buildings shall be a minimum height of 22' and a maximum height of 40'.