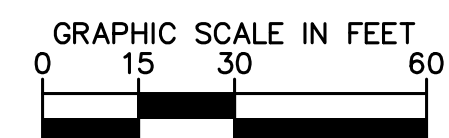
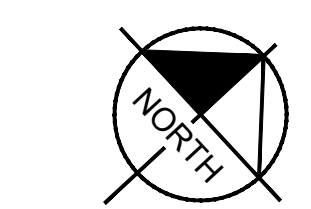
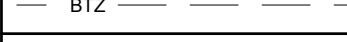


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REZONING LEGEND	
	EXISTING PROPERTY LINE
	EXISTING ROW LINE
	BUILDING SETBACK LINE
	BUILD-TO-ZONE
	LIMIT OF COMMERCIAL USES LINE
	PUBLIC OPEN SPACE

SITE DATA TABLE	
ZONING SUMMARY	
EXISTING ZONING	NS (NEIGHBORHOOD SERVICE)
PROPOSED ZONING	NC (NEIGHBORHOOD CENTER)
TAX PARCEL ID	02708401
ADDRESS	SWC EASTFIELD RD & PROSPERITY CHURCH RD
SITE AREA	2.90 ACRES
PROPOSED USE	CONVENIENCE STORE WITH GAS SERVICES
FRONTAGE SETBACKS (PER CHARLOTTE UDO TABLE 10-1)	
EASTFIELD ROAD SETBACK (4+ LANE AVENUE)	20'
PROSPERITY CHURCH ROAD SETBACK (4+ LANE AVENUE)	20'
BUILD-TO-ZONE (MEASURED FROM SETBACK LINE)	0'-20'
MINIMUM BUILD TO PERCENTAGE (EASTFIELD ROAD & PROSPERITY CHURCH ROAD)	80%
MINIMUM BUILDING LENGTH PERCENTAGE (EASTFIELD ROAD)	60%
MINIMUM BUILDING LENGTH PERCENTAGE (EASTFIELD ROAD)	40%
BUILDING HEIGHT REQUIREMENTS (PER CHARLOTTE UDO 10-2)	
MINIMUM BUILDING HEIGHT	10'
MAXIMUM BUILDING HEIGHT	65'
OPEN SPACE REQUIREMENTS (PER CHARLOTTE UDO TABLE 10-8)	
REQUIRED OPEN SPACE	MINIMUM OF 10% ON-SITE OPEN SPACE 126,324 SF + 10% = 12,632 SF
	MINIMUM 8,316 SF OF WHICH MUST BE PUBLIC OPEN SPACE (50% OF REQUIRED OPEN SPACE)
OPEN SPACE PROVIDED	PUBLIC OPEN SPACE: 35,634 SF TOTAL OPEN SPACE: 35,634 SF
PARKING REQUIREMENTS (PER CHARLOTTE UDO TABLE 19-1)	
MINIMUM REQUIRED PARKING	1 SPACES PER SERVICE/ ISLAND + 1/1000 SF OF RETAIL= 14 SPACES
PROPOSED PARKING	38 SPACES
BICYCLE PARKING REQUIREMENTS (PER CHARLOTTE UDO TABLE 19-3)	
MINIMUM BICYCLE PARKING REQUIRED	1 SPACE PER 1,500 GFA OF RETAIL AREA 1/1,500 GFA = 4 SPACES
BICYCLE PARKING PROVIDED	4 SPACES

SHEET NUMBER	GOLDEN VENTURES PETITIONER	KHA PROJECT 012702043	DATE 06/15/2026	SCALE AS SHOWN	DESIGNED BY JCB	DRAWN BY JCB	CHECKED BY TAC
RZ-1	CITY OF CHARLOTTE NORTH CAROLINA	REZONING PLAN					
Kimley»Horn © 2026 KIMLEY-HORN AND ASSOCIATES, INC. 200 SOUTH TRYON STREET SUITE 200, CHARLOTTE, NC 28202 PHONE: 704-333-5131 WWW.KIMLEY-HORN.COM NOT FOR CONSTRUCTION PRELIMINARY							
				PER STAFF COMMENTS		NO.	
				REVISONS		DATE	BY
				1		08/17/26	JCB

