



APPROVED ZONING (PETITION #2002-89): NS  
PROPOSED ZONING: NS-SPA  
APPROVED ZONING SUMMARY (PETITION #2002-89)  
TOTAL RETAIL BUILDING ALLOWED: 79,000 SF  
TOTAL OFFICE BUILDING ALLOWED: 5,000 SF  
TOTAL RETAIL/OFFICE BUILDING ALLOWED: 84,000 SF  
TOTAL PROPOSED BUILDING AREA: 27,000 SF  
TOTAL BUILDING AREA: 111,000 SF

EXISTING BUILDING SUMMARY

BUILDING	BUILDING AREA
LOWE'S FOOD:	51,759 SF
BUILDING A:	11,999 SF
BUILDING B:	5,000 SF
BUILDING C:	8,000 SF
PARCEL 2 (BANK OF AMERICA)	4,700 SF
TOTAL BUILDING AREA:	81,458 SF

PROPOSED BUILDING SUMMARY (HATCHED)

PARCEL 1:	±6,500 SF
PARCEL 2:(BANK OF AMERICA)	±6,500 SF
PARCEL 4:	±6,500 SF
BUILDING AREA C:	±4,000 SF
BUILDING AREA D:	±10,000 SF
TOTAL NEW BUILDING AREA:	±27,000 SF
TOTAL BUILDING AREA:	±108,458 SF

PARCEL SUMMARY

PARCEL 1:	0.56 ACRES
PARCEL 2:(BANK OF AMERICA)	1.09 ACRES
PARCEL 3:(PRIMROSE DAYCARE)	1.27 ACRES
PARCEL 4:	0.43 ACRES
PARCEL 5:(SHOPPING CENTER)	9.46 ACRES
RIGHT-OF-WAY	0.90 ACRES
TOTAL SITE AREA:	13.71 ACRES

CONDITIONAL NOTES

This petition proposes an amendment to Eastfield Village multi-use development. This development has been approved to further the objectives of the adopted Prosperity Village Plan and the Northeast District Plan. It incorporates the extension and interconnection of needed street network and the improvement of Prosperity Church and Eastfield Road as called for in the Plan. It has been designed taking into account the topography of the site and has incorporated open space elements to protect environmentally sensitive areas. It will provide for a variety of residential types and densities, with higher densities focused toward the center of the site and lower densities transitioning to the existing community fabric. The Purpose of this amendment is to rezone the NS portion of the previously approved Eastfield Village plan to NS Site Plan Amendment (S.P.A.) in order to restore floor area previously identified for Eastfield Village.

- Development of the site will be controlled by the standards depicted on the Site Plan and by the standards of the Charlotte Zoning 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 during the design development and construction phases. This proposal is intended to restore retail and office floor area that was previously identified for the Eastfield Village development.
- The site may be developed for any uses allowed in the NS district as allowed by the ordinance in accordance with the standards of those districts and the restrictions of this site plan as noted below. The Petitioner will construct buildings on Parcel 1, Parcel 4, Area C and D (hatched) in general conformity with the Site Plan with a special emphasis on the use of reduced street front setbacks and arrangement of buildings along Prosperity Church Rd. and Eastfield Rd. to focus attention at the center of the site. Further, the Petitioner will provide pedestrian connections from within the site to other site elements and uses and to public sidewalks, balancing the need for vehicular as well as pedestrian access. The Petitioner may place retail uses within office buildings on the site as well as within the retail area in order to further the mixed-use nature of the so long as the retail floor area does not exceed the total revised retail floor area for the site as stated on the site data table.
- Residential densities may vary in different portions of the site in keeping with the various dwelling types. However, within the NS area of the site the residential density shall be controlled by the standards of that district and the density of the areas within the MX-2 portion of the site will be limited to the number of dwelling units specified by on the Technical Data Sheet. As many as 15 residential units may be added within the NS portion of the site. Residential uses may be located within any portion of the site including retail and office areas as a mixed use on the site and within mixed use structures. Uses within the NS area of the site may include neighborhood oriented uses such as a supermarket, dry cleaners, personal services, restaurant, or similar uses. The site will be restricted from use as a gas station or any restaurant with a drive through service. There will be no direct access from any out parcel to the adjoining public streets. The uses that may locate separated from the main structure will be designed as part of the overall development in terms of consistent landscaping, signage, and architectural style. More than one use or type of use may locate in any structure on the site.
- Buffer areas will be developed in accordance with Sect. 12.302. Required buffers on the site may be eliminated or reduced if the adjoining parcels are rezoned such that buffers are no longer required or are of less required width. Minimum required buffer widths may be reduced per Section 12.302(8). Additional landscape screening and/or berms will be used to screen any parking fields fronting on Eastfield Rd and Prosperity Church Rd.
- Stormwater detention facilities will be designed to meet the applicable standards of Charlotte/Mecklenburg Stormwater Services. Detention will not be located within any setbacks along Prosperity Church or Eastfield Roads or between the buildings and Prosperity Church or Eastfield Roads. The petitioner shall evaluate the change in downstream water surface elevation such that the 100+1 building restriction flood boundary will not be increased on adjacent properties, in particular the residential area along Arbor Creek Drive and Fairvista Drive. Any increase in the 100 year event water surface elevation shall be mitigated by the developer using storm water detention or system improvements.
- Any detached lighting in the non-residential portion of the site will be limited to 25' in height and will be limited to 20' within the residential portions of the site.
- Signage will be permitted in accordance with applicable Zoning standards. There will be one (1) one project identification sign on Eastfield Road and one (1) project identification sign on Prosperity Church Road. These signs will be limited to 100 sq. ft. in area and 10' in height. Outparcel signage will be restricted to monument type signs and will be limited to 50 sq. ft. in area and 4' maximum in height. Signage will be allowed as entrance features for the residential portions of the development.
- Parking will be provided which will meet or exceed the standards of the Zoning ordinance. Parking areas to serve uses on the site will be sited generally toward the center of development sites so that buildings may orient to either internal or external streets. Parking will not be located between buildings and the street along Prosperity Church Rd. and Eastfield Rd., except as shown on the site plan.
- Screening will conform to the applicable standards of Sect. 12.303 of the Zoning Ordinance.
- No wall packs will be installed on buildings within the site.
- Access to the site will be provided by connections to Prosperity Church Rd., Eastfield Rd., and Arbor Creek Dr. as well as numerous connections to the newly constructed streets within the site as generally depicted on the Illustrative Site Plan. All driveway and street connections are subject to approval by NCDOT and/or CDOT depending on the jurisdiction.
- All dumpsters on the site will be screened with either a solid enclosure with gates or incorporated into building architecture.
- The Petitioner will provide a pedestrian network throughout the site with sidewalks and trails connecting the various uses.
- Rooftop mechanical equipment will be screened from public view from public streets or adjoining properties. Buildings will have windows, doors, or both facing onto internal streets.
- Bicycle racks will be installed in the retail portion of the site.
- Federal and state wetland agencies will be contacted prior to any grading.

Throughout this Rezoning Petition, the terms "Petitioner", "Petitioners", "Owner" or "Owners," shall, with respect to each component or development area or type within 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.  
December 27, 2005 initial submission.

ZONING PETITION #  
FOR PUBLIC HEARING 2006-43  
SITE PLAN

# EASTFIELD VILLAGE

CITY OF CHARLOTTE, NORTH CAROLINA

EASTFIELD ROAD (SR#2459)



CAMBRIDGE PROPERTIES  
INCORPORATED

1043 East Morehead Street Suite 202 704/333-2393  
Charlotte, North Carolina 28204 Fax: 704/333-2394  
DATE: 12/27/05

