



Perspective View - Play Area

Clear glass facing Prosperity Church Road showing views of the Dining room and Play area at the pedestrian level

Taller entrance tower and parapet height to create the appearance of a two-story building

Clear glass facing Ridge Road showing views of the Dining room and Play Area at the pedestrian level

Customer Entrance facing Ridge Road



Perspective View - Drive-Thru

Clear glass facing Prosperity Church Road showing views of the Dining room



Perspective View - Service Entrance

Taller entrance tower and parapet height to create the appearance of a two-story building

Customer Entrance facing Ridge Road

Clear glass facing Ridge Road showing views of the Dining room and Play Area at the pedestrian level

Building Perspective Views

REVISED 06/01/2017

03998 Prosperity Church, Charlotte, NC, SO8H-SQ-LARGE Custom





Perspective View - East Plaza



Perspective Views - North Plaza



Outdoor Plazas

05/11/2017

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Perspective View - Street Level View



Perspective View - Street Level View

05/11/2017

Site Exterior Wall Perspectives -1

03998 Prosperity Church, Charlotte, NC, SO8H-SQ-LARGE Custom





Perspective View - Street Level View



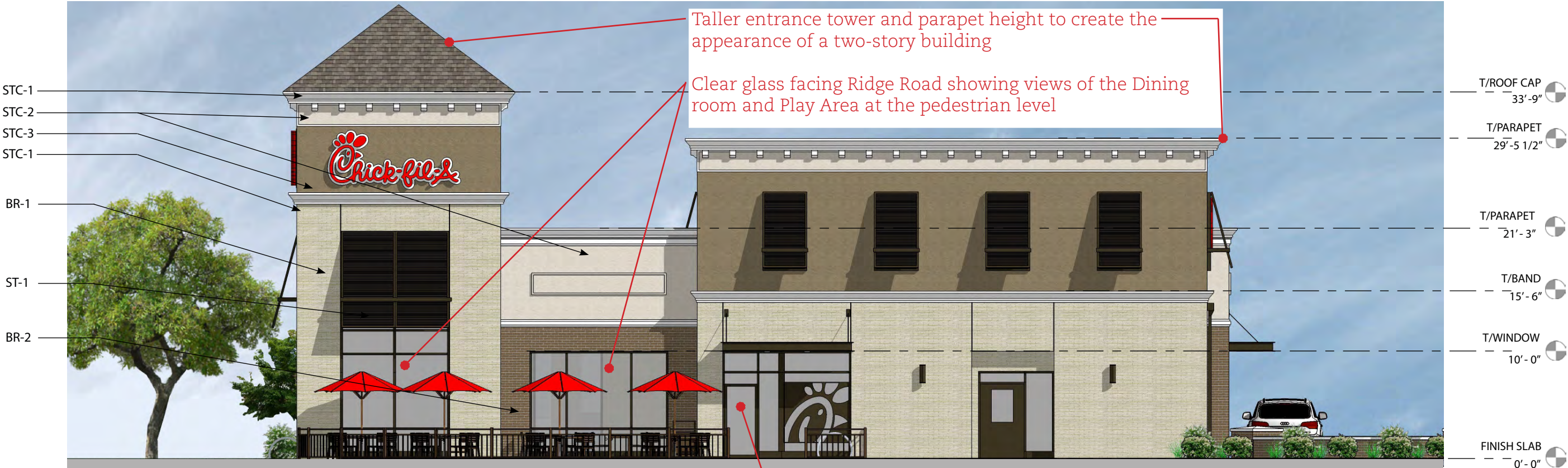
Perspective View - Street Level View

05/11/2017

Site Exterior Perspectives - 2

03998 Prosperity Church, Charlotte, NC, SO8H-SQ-LARGE Custom





STC-1
STC-2
STC-3
STC-1
BR-1
ST-1
BR-2

T/ROOF CAP
33'-9"
T/PARAPET
29'-5 1/2"
T/PARAPET
21'-3"
T/BAND
15'-6"
T/WINDOW
10'-0"

Elevation - Entry & Service Yard facing Ridge Road

Customer Entrance facing Ridge Road

EXTERIOR FINISHES LEGEND	
STC-1	STUCCO COLOR #1 SHERWIN WILLIAMS - #SW7757 'HIGH REFLECTIVE WHITE'
STC-2	STUCCO COLOR #2 SHERWIN WILLIAMS - #SW7631 'CITY LOFT'
STC-3	STUCCO COLOR #3 SHERWIN WILLIAMS - #SW2820 'DOWNING EARTH'
BR-1	BRICK # 1 (MODULAR SIZE) GENERAL SHALE - SMOKE GRAY VELOUR
BR-2	BRICK # 2 (MODULAR SIZE) GENERAL SHALE - GRAYSTONE VELOUR
ST-1	STOREFRONT YKK - YES 45 COLOR - DARK BRONZE (MATTE)
BAND	FIBERGLASS TRIM EDON CORPORATION COLOR - WHITE



STC-1
STC-2
STC-3
STC-1
BR-1
ST-1
BR-2

T/ROOF CAP
33'-9"
T/PARAPET
29'-5 1/2"
T/PARAPET
21'-3"
T/WINDOW
12'-0"
T/WINDOW
10'-0"

Elevation - Entry facing parking lot



REVISED 06/01/2017

Exterior Elevations

03998 Prosperity Church, Charlotte, NC, SO8H-SQ-LARGE Custom



EXTERIOR FINISHES LEGEND	
(STC-1)	STUCCO COLOR #1 SHERWIN WILLIAMS - #SW7757 'HIGH REFLECTIVE WHITE'
(STC-2)	STUCCO COLOR #2 SHERWIN WILLIAMS - #SW7631 'CITY LOFT'
(STC-3)	STUCCO COLOR #3 SHERWIN WILLIAMS - #SW2820 'DOWNING EARTH'
(BR-1)	BRICK # 1 (MODULAR SIZE) GENERAL SHALE - SMOKE GRAY VELOUR
(BR-2)	BRICK # 2 (MODULAR SIZE) GENERAL SHALE - GRAYSTONE VELOUR
(ST-1)	STOREFRONT YKK - YES 45 COLOR - DARK BRONZE (MATTE)
(BAND)	FIBERGLASS TRIM EDON CORPORATION COLOR - WHITE

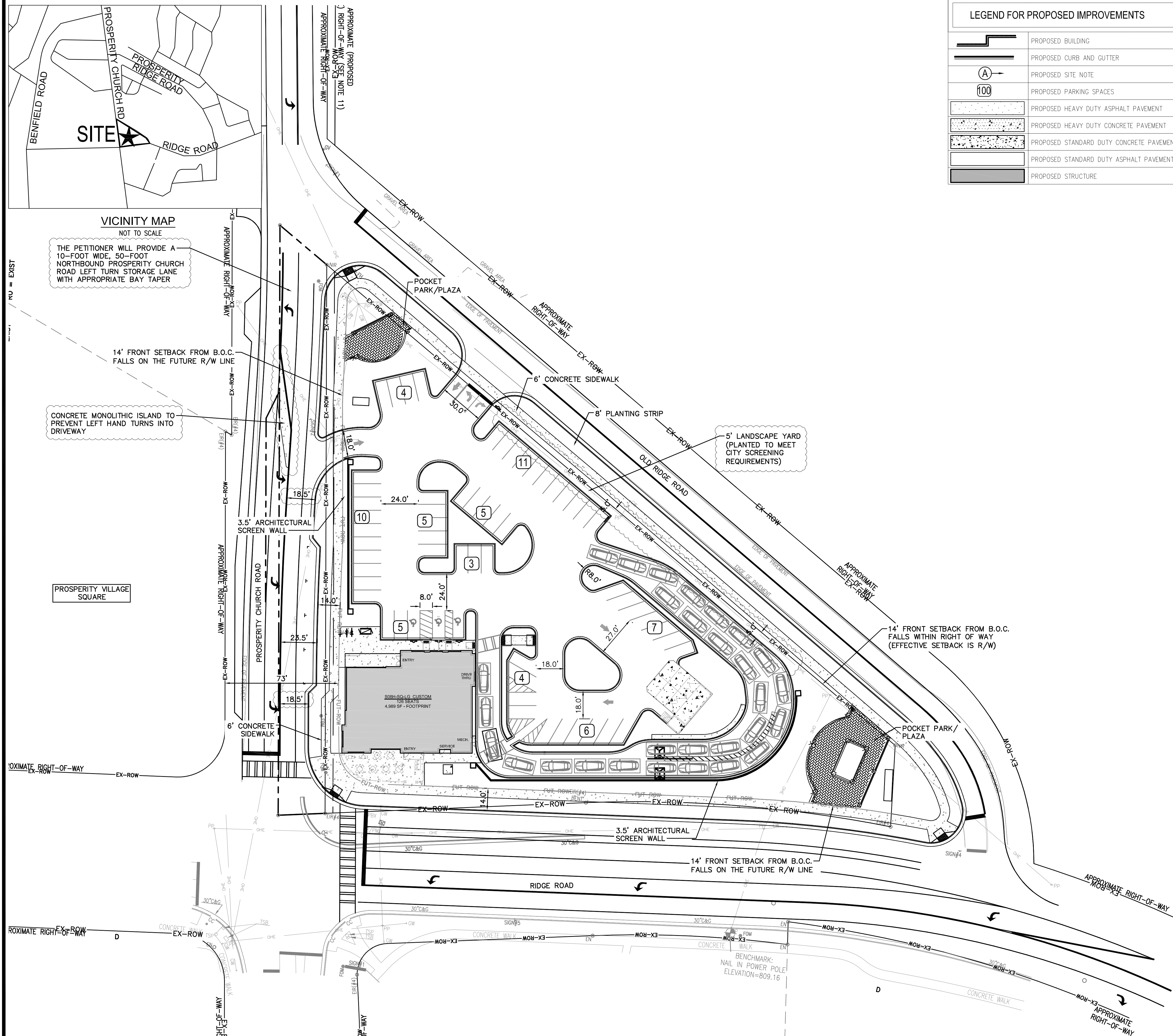


REVISED 06/01/2017

03998 Prosperity Church, Charlotte, NC, SO8H-SQ-LARGE Custom

Exterior Elevations





VICINITY MAP
NOT TO SCALE

THE PETITIONER WILL PROVIDE A 10-FOOT WIDE, 50-FOOT NORTHBOUND PROSPERITY CHURCH ROAD LEFT TURN STORAGE LANE WITH APPROPRIATE BAY TAPER

14' FRONT SETBACK FROM B.O.C. FALLS ON THE FUTURE R/W LINE

CONCRETE MONOLITHIC ISLAND TO PREVENT LEFT HAND TURNS INTO DRIVEWAY

PROSPERITY VILLAGE SQUARE

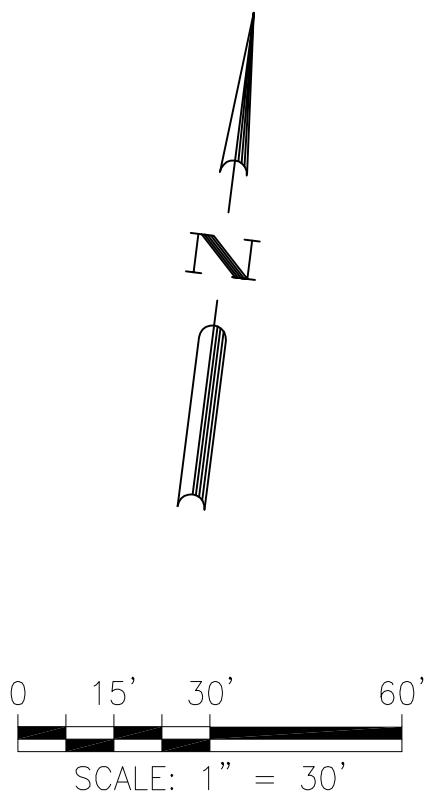
LEGEND FOR PROPOSED IMPROVEMENTS	
	PROPOSED BUILDING
	PROPOSED CURB AND GUTTER
	PROPOSED SITE NOTE
	PROPOSED PARKING SPACES
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED STANDARD DUTY CONCRETE PAVEMENT
	PROPOSED STANDARD DUTY ASPHALT PAVEMENT
	PROPOSED STRUCTURE

ZONING CODE SUMMARY
PROJECT NAME: RIDGE ROAD TRACT 3
OWNER: HALVORSEN DEVELOPMENT CORPORATION
PLANS PREPARED BY: KIMLEY-HORN AND ASSOCIATES PHONE# (704)333-5131
TAX PARCEL ID: 02931201
STREET ADDRESS: PROSPERITY CHURCH ROAD AND RIDGE ROAD, CHARLOTTE, NC
EXISTING ZONING: NEIGHBORHOOD SERVICES (NS) DISTRICT

SITE DEVELOPMENT DATA:

- ACREAGE: ± 1.623 ACRES
- TAX PARCEL #: 029-312-01
- EXISTING ZONING: UR-2(CD) AND NS
- PROPOSED ZONING: NS AND NS(SPA)
- EXISTING USES: VACANT
- PROPOSED USES: RETAIL, PERSONAL SERVICE, EDEE (RESTAURANTS), AND GENERAL AND MEDICAL OFFICE USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE NS ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 2).
- PROHIBITED USES: THE FOLLOWING USE IS NOT PERMITTED ON THE SITE: AUTOMOTIVE SERVICE STATIONS WITH OR WITHOUT A CONVENIENCE STORE.
- MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: UP TO 5,000 SQUARE FEET OF GROSS FLOOR AREA
- MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE.
- PARKING: PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

PETITION NO. 2016-131
FOR PUBLIC HEARING



BROWN & GAY ENGINEERS, INC. 121 W. TRADE STREET, SUITE 1030 CHARLOTTE, NC 28202 www.bgeinc.com		DESIGNED BY:	
		REVIEWED BY:	
		DRAWN BY:	
HALVORSEN DEVELOPMENT		REVISED PER STAFF COMMENTS	
RIDGE ROAD TRACT III		DATE	
REZONING SITE PLAN - PETITION NO: 2016-131		DESCRIPTION	
RZ-1		APR	

HALVORSEN DEVELOPMENT CORPORATION
DEVELOPMENT STANDARDS
(6/05/17)
REZONING PETITION NO. 2016-131

SITE DEVELOPMENT DATA:

- **ACREAGE:** ± 1.623 ACRES
- **TAX PARCEL #:** 029-312-01
- **EXISTING ZONING:** UR-2(CD) AND NS
- **PROPOSED ZONING:** NS AND NS(SPA)
- **EXISTING USES:** VACANT
- **PROPOSED USES:** RETAIL, PERSONAL SERVICE, EDEE (RESTAURANTS), AND GENERAL AND MEDICAL OFFICE USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE NS ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 2).
- **PROHIBITED USES:** THE FOLLOWING USE IS NOT PERMITTED ON THE SITE: AUTOMOTIVE SERVICE STATIONS WITH OR WITHOUT A CONVENIENCE STORE.
- **MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT:** UP TO 5,000 SQUARE FEET OF GROSS FLOOR AREA.
- **MAXIMUM BUILDING HEIGHT:** AS ALLOWED BY THE ORDINANCE.
- **PARKING:** PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

1. GENERAL PROVISIONS:

A. **SITE LOCATION.** THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY HALVORSEN DEVELOPMENT CORPORATION (“PETITIONER”) TO ACCOMMODATE THE DEVELOPMENT OF A COMMERCIAL BUILDING WITH UP TO 5,000 SQUARE FEET OF GROSS FLOOR AREA OF USES ALLOWED IN THE NS ZONING DISTRICT ON APPROXIMATELY 1.623 ACRE SITE LOCATED AT 5920 PROSPERITY CHURCH ROAD (THE “SITE”).

B. **ZONING DISTRICTS/ORDINANCE.** DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE “ORDINANCE”). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE NS ZONING CLASSIFICATION SHALL GOVERN.

C. **GRAPHICS AND ALTERATIONS.** THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, DRIVEWAYS, AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE “DEVELOPMENT/SITE ELEMENTS”) SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.

SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE: MINOR AND DON’T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN. THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER’S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

D. **NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY.** THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED ONE (1). ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDING LOCATED ON THE SITE.

2. PERMITTED USES & DEVELOPMENT AREA LIMITATION:

A. THE SITE MAY BE DEVELOPED WITH UP TO 5,000 SQUARE FEET OF GROSS FLOOR AREA OF RETAIL, EDEE (RESTAURANTS), PERSONAL SERVICE USES, AND GENERAL AND MEDICAL OFFICE USES AS ALLOWED IN THE NS ZONING DISTRICT, TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE NS ZONING DISTRICT.

B. ONLY ONE USE WITH AN ACCESSORY DRIVE-THROUGH WINDOW WILL BE ALLOWED ON THE SITE. THE PROPOSED ACCESSORY DRIVE-THROUGH WINDOW WILL BE DESIGNED SO THAT MANEUVERING AND ACCESS TO ACCESSORY DRIVE-THROUGH WINDOW WILL NOT OCCUR BETWEEN THE PROPOSED BUILDING AND RIDGE ROAD OR PROSPERITY CHURCH ROAD.

FOR PURPOSES OF THE DEVELOPMENT LIMITATIONS SET FORTH IN THESE DEVELOPMENT STANDARDS (BUT NOT TO BE CONSTRUED AS A LIMITATION ON FAR REQUIREMENTS), THE FOLLOWING ITEMS WILL NOT BE COUNTED AS PART OF THE ALLOWED GROSS FLOOR AREA (FLOOR AREA AS DEFINED BY THE ORDINANCE) FOR THE SITE: SURFACE OR STRUCTURED PARKING FACILITIES, AND ALL LOADING DOCK AREAS (OPEN OR ENCLOSED) AND OUTDOOR SEATING OR SERVICE AREAS (PARKING WILL BE PROVIDED FOR OUTDOOR SEATING AREAS ASSOCIATED WITH A RESTAURANT).

C. THE FOLLOWING USE IS NOT ALLOWED ON THE SITE: AUTOMOTIVE SERVICE STATIONS WITH OR WITHOUT A CONVENIENCE STORE.

D. THE SETBACK ALONG EACH OF THE ABUTTING PUBLIC STREETS (RIDGE ROAD, PROSPERITY CHURCH ROAD AND OLD RIDGE ROAD) WILL BE 14 FEET AS MEASURED FROM THE FUTURE BACK OF CURB, AS GENERALLY DEPICTED ON THE REZONING PLAN.

3. ACCESS AND TRANSPORTATION:

A. VEHICULAR ACCESS TO THE SITE WILL BE FROM PROSPERITY CHURCH ROAD AND OLD RIDGE ROAD IN THE MANNER GENERALLY DEPICTED ON THE REZONING PLAN. VEHICULAR ACCESS TO RIDGE ROAD WILL NOT BE ALLOWED.

B. THE PETITIONER AGREES TO COOPERATE WITH THE CITY AND/OR THE ADJOINING PROPERTY OWNER TO RE-ALIGN/RECONFIGURE THE PROPOSED DRIVEWAY TO OLD RIDGE ROAD SHOULD THE CURRENT ALIGNMENT OF OLD RIDGE ROAD BE CHANGED.

C. THE PETITIONER AGREES TO COOPERATE IN THE ABANDONMENT AND CLOSURE OF EXISTING OLD RIDGE ROAD TO FACILITATE THE REDEVELOPMENT OF THE ADJOINING PROPERTY AS LONG AS THE PETITIONER CAN MAINTAIN ACCESS TO THE SITE FROM THE PUBLIC OR PRIVATE STREET THAT REPLACES OLD RIDGE ROAD AND THE EXISTING USE IS NOT NEGATIVELY IMPACTED. THE PETITIONER’S INTENT IS TO ALLOW THE PETITIONER TO EVALUATE THE PURPOSE FOR THE ABANDONMENT TO ASSURE THAT THE REUSE AND RECONFIGURATION OF THE RIGHT-OF-WAY FOR OLD RIDGE ROAD DOES NOT CREATE A SITUATION OR ROAD CONFIGURATION THAT CREATES A HARDSHIP ON THE OPERATION OF THE PROPERTY OR ELIMINATE THE ACCESS DRIVEWAY CONNECTION TO OLD RIDGE ROAD. THE PETITIONER AGREES TO CONSIDER AS PART OF THE ABANDONMENT OF THE OLD RIDGE ROAD RIGHT-OF-WAY ALLOWING THE PORTION OF OLD RIDGE ROAD RIGHT-OF-WAY THAT WOULD BECOME PART OF THE SITE TO BE CONVEYED AND BECOME PART OF THE ADJOINING PROPERTY.

D. THE PROPOSED DRIVEWAY TO PROSPERITY CHURCH ROAD WILL BE LIMITED TO A RIGHT-IN ONLY DRIVEWAY. THE PETITIONER WILL CONSTRUCT A MEDIAN IN PROSPERITY CHURCH ROAD AS GENERALLY DEPICTED TO CREATE THE RIGHT-IN ONLY DRIVEWAY.

E. THE PETITIONER WILL CONSTRUCT A SOUTHBOUND LEFT TURN LANE WITH 150 FEET OF STORAGE AND APPROPRIATE TAPER ON PROSPERITY CHURCH ROAD TO OLD RIDGE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.

F. THE PETITIONER WILL CONSTRUCT A NORTHBOUND 10-FOOT WIDE LEFT TURN LANE WITH 50 FEET OF STORAGE AND APPROPRIATE TAPER ON PROSPERITY CHURCH ROAD TO COOPER GLEN DRIVE AS GENERALLY DEPICTED ON THE REZONING PLAN.

G. THE PETITIONER WILL WORK WITH CDOT TO ACCOMMODATE PROPER THROUGH LANE ALIGNMENT ALONG THE SITE’S FRONTAGE ON RIDGE ROAD AND PROSPERITY CHURCH ROAD AS PART OF THE PROPOSED WIDENING. THE ALIGNMENT TO BE DETERMINED DURING LAND DEVELOPMENT PERMITTING PROCESS FOR THE SITE.

H. THE PETITIONER WILL MILL AND RESTRIPE RIDGE ROAD AND PROSPERITY CHURCH ROAD FOR THE FULL WIDTH OF THE ROADWAY ALONG THE SITE’S FRONTAGE. AS GENERALLY DEPICTED ON REZONING PLAN

I. THE PETITIONER WILL PROVIDE PEDESTRIAN CROSSWALKS ON THE EASTERN AND NORTHERN LEGS OF THE INTERSECTION OF RIDGE ROAD AND PROSPERITY CHURCH ROAD.

J. THE PETITIONER WILL PROVIDE CURB RAMPS FOR PEDESTRIANS TO CROSS THE SOUTHERN AND EASTERN APPROACHES OF THE PROSPERITY CHURCH ROAD/OLD RIDGE ROAD INTERSECTION. THE PETITIONER WILL ALSO PROVIDE CURB RAMPS FOR PEDESTRIANS TO CROSS THE NORTHERN AND WESTERN APPROACHES OF THE RIDGE ROAD/OLD RIDGE ROAD INTERSECTION.

K. THE PROPOSED ROADWAY IMPROVEMENTS WILL BE CONSTRUCTED AND APPROVED BEFORE THE SITE’S FIRST CERTIFICATE OF OCCUPANCY IS ISSUED. THE PETITIONER RESERVES THE RIGHT TO POST A LETTER OF CREDIT FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME OF THE ISSUANCE OF FIRST CERTIFICATE OF OCCUPANCY.

L. THE PETITIONER WILL CONVEY VIA A FEE SIMPLE DEED TO THE CITY OF CHARLOTTE 50 FEET OF RIGHT-OF-WAY FROM THE EXISTING CENTER LINE OF RIDGE ROAD, AND WILL CONVEY 35 FEET FROM THE EXISTING CENTER LINE OF PROSPERITY CHURCH ROAD. IF THE RIGHT-OF-WAY PROVIDED IS LESS THAN TWO (2) FEET BEHIND THE PROPOSED SIDEWALK THE PETITIONER WILL PROVIDE A UTILITY EASEMENT THAT PROVIDES UP TO A TWO (2) FOOT UTILITY EASEMENT BEHIND THE PROPOSED SIDEWALK. THE ADDITIONAL RIGHT-OF-WAY AND UTILITY EASEMENT, IF REQUIRED, ALONG EACH OF THESE PUBLIC STREETS WILL BE CONVEYED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING CONSTRUCTED ON THE SITE.

M. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

N. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

4. ARCHITECTURAL STANDARDS:

A. THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTITIOUS SIDING (SUCH AS HARDI-PLANK), STUCCO, EIFS, DECORATIVE BLOCK, ARCHITECTURAL METAL PANELS AND/OR WOOD. VINYL AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS, AND ON HANDRAILS/RAILINGS.

B. THE PROPOSED BUILDING WILL BE LOCATED AT THE CORNER OF PROSPERITY CHURCH ROAD AND RIDGE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. THE BUILDING WALLS ALONG RIDGE ROAD AND PROSPERITY CHURCH ROAD WILL BE DESIGNED TO HAVE STORE FRONTS WITH CLEAR GLASS FACING EACH STREET AS GENERALLY DEPICTED ON THE ATTACHED BUILDING ELEVATIONS.

C. THE GROUND FLOOR OF THE BUILDING FACING PROSPERITY CHURCH ROAD AND RIDGE ROAD, WILL HAVE BUILDING ENTRANCE THAT ORIENTS AND CONNECTS TO THE SIDEWALK SYSTEM ALONG PROSPERITY CHURCH ROAD AND RIDGE ROAD (IF MORE THAN ONE COMMERCIAL ESTABLISHMENT IS CONSTRUCTED EACH ESTABLISHMENT SHALL HAVE AN ENTRANCE TO THE ABUTTING PUBLIC STREET AND EACH ENTRANCE WILL BE AN OPERABLE PEDESTRIAN DOOR). THE ENTRANCES TO THE SIDEWALKS ALONG THE ABUTTING STREETS WILL BE OPEN AND OPERABLE DURING THE BUSINESS HOURS OF THE ASSOCIATED USE.

D. THE SERVICE SIDE OF THE BUILDING SHALL NOT BE ORIENTED TO RIDGE ROAD OR PROSPERITY CHURCH ROAD.

E. THE PETITIONER WILL PROVIDE THREE (3) IMPROVED OPEN SPACE AREAS ON THE SITE. ONE AREA WILL BE LOCATED BETWEEN THE PROPOSED BUILDING AND RIDGE ROAD (OUTDOOR DINING AREA FOR RESTAURANT), ANOTHER AT THE INTERSECTION OF RIDGE ROAD AND OLD RIDGE ROAD, AND THIRD OPEN SPACE AREA AT THE INTERSECTION OF PROSPERITY CHURCH ROAD AND OLD RIDGE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. THESE OPEN SPACE AREAS WILL BE IMPROVED WITH SITTING AREAS, LANDSCAPING, AND OTHER AMENITIES. THESE OPEN SPACE AREAS WILL BE LOCATED OUTSIDE OF THE SETBACK AND THE FUTURE RIGHT-OF-WAY FOR EACH OF THE ABUTTING PUBLIC STREETS. THE IMPROVED OPEN SPACES AREAS WILL BE LOCATED ON PRIVATE PROPERTY, PUBLICLY ACCESSIBLE (THE OUTDOOR DINING AREA WILL BE ACCESSIBLE DURING OPERATING HOURS), AND MAINTAINED BY THE PETITIONER.

F. THE PROPOSED BUILDING WILL BE DESIGNED TO HAVE THE APPEARANCE OF A TWO STORY BUILDING AS GENERALLY DEPICTED ON THE ATTACHED ILLUSTRATIVE BUILDING ELEVATIONS.

5. STREETScape, BUFFERS, YARDS AND LANDSCAPING:

A. ALONG THE SITE’S FRONTAGE ON EACH OF THE ABUTTING PUBLIC STREETS (RIDGE ROAD, PROSPERITY CHURCH ROAD AND OLD RIDGE ROAD) THE PETITIONER WILL PROVIDE AN EIGHT (8) FOOT PLANTING STRIP AND A SIX (6) FOOT SIDEWALK AS GENERALLY DEPICTED ON THE REZONING PLAN AND AS REQUIRED BY THE APPROVED PROSPERITY HUCKS AREA PLAN.

B. THE PETITIONER WILL PROVIDE A SIDEWALK NETWORK THAT LINKS THE PROPOSED BUILDING ON THE SITE TO THE SIDEWALK ALONG EACH OF THE ABUTTING PUBLIC STREETS IN THE MANNER GENERALLY DEPICTED ON THE REZONING PLAN. THE MINIMUM WIDTH FOR THIS INTERNAL SIDEWALK WILL BE FIVE (5) FEET.

C. THE PETITIONER WILL PROVIDE A LOW (3.5 FOOT HIGH) DECORATIVE MASONRY WALL ALONG PROSPERITY CHURCH ROAD AND RIDGE ROAD TO SCREEN PARKING AREAS AND DRIVE-THRU AREAS AS GENERALLY DEPICTED ON THE REZONING PLAN. SCREENING ALONG OLD RIDGE ROAD WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE AS GENERALLY DEPICTED ON THE REZONING PETITION.

D. ABOVE-GROUND BACKFLOW PREVENTERS WILL BE SCREENED FROM PUBLIC VIEW.

E. DUMPSTER AREAS AND RECYCLING AREAS WILL BE ENCLOSED BY A SOLID WALL WITH ONE SIDE BEING A DECORATIVE GATE. THE WALL USED TO ENCLOSE THE DUMPSTER WILL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING MATERIALS AND COLORS USED ON THE PRINCIPAL BUILDING.

6. ENVIRONMENTAL FEATURES:

A. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION ORDINANCE.

B. THE SITE WILL COMPLY WITH THE TREE ORDINANCE

C. THE SITE IS LOCATED IN A DESIGNATED MIXED-USE CENTER AS A RESULT THE PETITIONER MAY UTILIZE THE TREE SAVE OPTIONS AVAILABLE TO SITE’S THAT ARE PART OF A DESIGNATED MIXED-USE CENTER.

SIGNAGE:

A. AS REQUIRED BY ORDINANCE.

8. LIGHTING:

A. ALL NEW DETACHED AND ATTACHED LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, AND PARKING AREAS.

B. DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 26 FEET IN HEIGHT.

9. CATS PASSENGER WAITING PAD:

A. THE PETITIONER WILL PROVIDE WITHIN THE PROSPERITY CHURCH ROAD RIGHT-OF-WAY, A PASSENGER WAITING PAD PER THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL (CLDSM) STD. 60.01B. THE LOCATION OF THE PASSENGER WAITING PAD TO BE COORDINATED WITH CATS DURING THE LAND DEVELOPMENT APPROVAL PROCESS. THE WAITING PAD WILL BE INSTALLED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.

10. AMENDMENTS TO THE REZONING PLAN:

A. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

11. BINDING EFFECT OF THE REZONING APPLICATION:

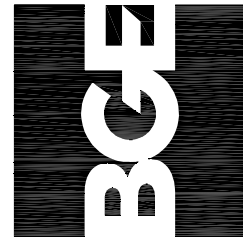
A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

PETITION NO. 2016-131
FOR PUBLIC HEARING

HALVORSEN DEVELOPMENT

RIDGE ROAD TRACT III
STANDARDS PETITION NO: 2016-131

RZ-2



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