

MERRIFIELD  
PARTNERS, LLC

125 SCALEYBARK ROAD  
CHARLOTTE, NC 28209

# Prosperity Place Schematic Site Plan Neighborhood Services (NS) Development Rezoning

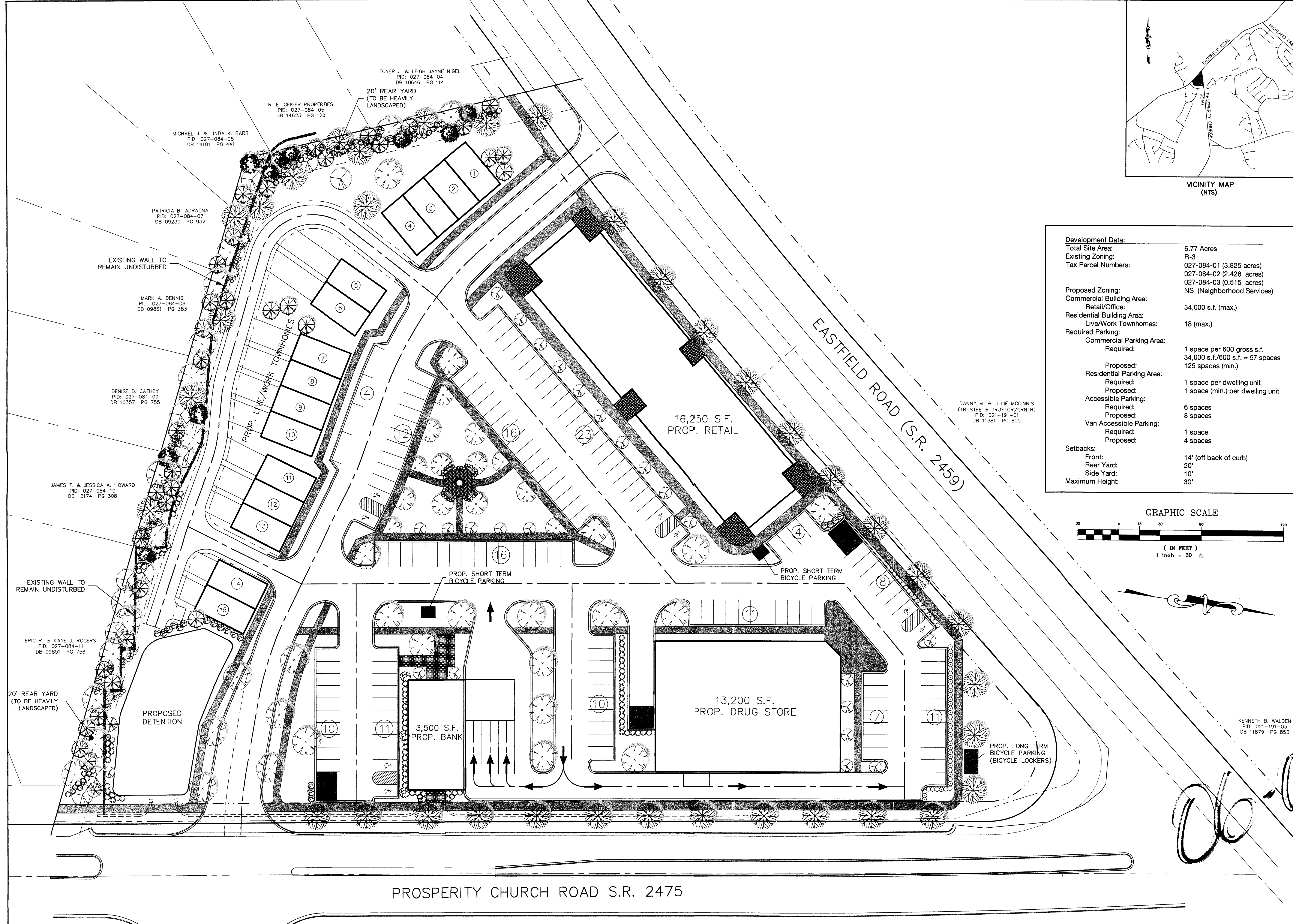
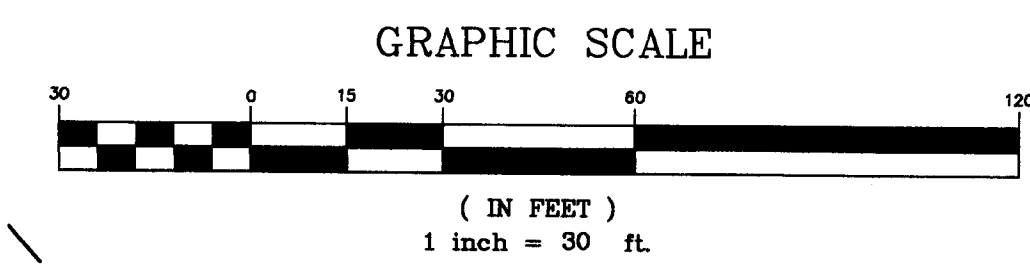
Prosperity Church Road & Eastfield Road, Charlotte, NC

NO. DATE BY: J. W. WILSON

Project No. 05.041  
Date: 11.28.05  
Designed by: Kent  
Drawn By: Kent  
Scale: 1"=30'  
Sheet No.

RZ-1

Development Data:	
Total Site Area:	6.77 Acres
Existing Zoning:	R-3
Tax Parcel Numbers:	027-084-01 (3.825 acres) 027-084-02 (2.426 acres) 027-084-03 (0.515 acres) NS (Neighborhood Services)
Proposed Zoning:	
Commercial Building Area:	
Retail/Office:	34,000 s.f. (max.)
Residential Building Area:	
Live/Work Townhomes:	18 (max.)
Required Parking:	
Commercial Parking Area:	
Required:	1 space per 600 gross s.f. 34,000 s.f./600 s.f. = 57 spaces 125 spaces (min.)
Proposed:	
Residential Parking Area:	
Required:	1 space per dwelling unit
Proposed:	1 space (min.) per dwelling unit
Accessible Parking:	
Required:	6 spaces
Proposed:	8 spaces
Van Accessible Parking:	
Required:	1 space
Proposed:	4 spaces
Setbacks:	
Front:	14' (off back of curb)
Rear Yard:	20'
Side Yard:	10'
Maximum Height:	30'



06-032

KENNETH B. WALDEN  
PID: 021-191-03  
DB 11879 PG 853

DANNY M. & LILLIE MCINNIS  
(TRUSTEE & TRUSTOR/GRNTR)  
PID: 021-191-01  
DB 11381 PG 805

TOYER J. & LEIGH JAYNE NIGEL  
PID: 027-084-04  
DB 10646 PG 114

R. E. GEIGER PROPERTIES  
PID: 027-084-05  
DB 14623 PG 120

MICHAEL J. & LINDA K. BARR  
PID: 027-084-05  
DB 14101 PG 441

PATRICIA B. ADRAUNA  
PID: 027-084-07  
DB 09230 PG 932

MARK A. DENNIS  
PID: 027-084-08  
DB 09861 PG 383

DENISE D. CATHEY  
PID: 027-084-09  
DB 10357 PG 755

JAMES T. & JESSICA A. HOWARD  
PID: 027-084-10  
DB 13174 PG 308

ERIC R. & KAYE J. ROGERS  
PID: 027-084-11  
DB 09851 PG 756

3,500 S.F.  
PROP. BANK

13,200 S.F.  
PROP. DRUG STORE

16,250 S.F.  
PROP. RETAIL



At the intersection of Eastfield Road and Prosperity Church Road

This petition proposes a mixed use development containing a mixture of live-work units, open space, commercial and/or office uses. Development of the Site will be controlled by the standards depicted on the Schematic Site Plan and by the standards of the Charlotte Zoning Ordinance. This proposal will allow a mixed use development composed of commercial and/or office uses along with live-work units interconnected with open space, pedestrian, and vehicular linkages. The Petitioner will construct a mixed use development in general conformity with the Schematic Site Plan with a special emphasis on the use of reduced street front setbacks and arrangement of buildings along Prosperity Church Road and Eastfield Road to promote pedestrian activity within the site. Further, the Petitioner will provide pedestrian connections from within the site to public sidewalks. The development depicted on the Schematic Site Plan is generally schematic in nature and intended to describe the general arrangement of uses on the Site. Accordingly, the configurations, placements, and sizes of the building footprints and lots, as well as the locations of streets and parking areas shown on the Schematic Site Plan are schematic in nature and may be altered or modified during design development and construction phases, subject to normal Staff reviews and approval.

1. Uses within the NS area of the site may include neighborhood oriented uses such as a bank, pharmacy, dry cleaners, personal services, restaurants, or similar uses. The site will be restricted from use as a gas station, car wash, convenience store or any restaurant with a drive through service. There will be no direct access from any free-standing single tenant building to the adjoining public streets.
2. 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.
3. No more than two tenants on the site may include a drive-through facility. Those uses shall be limited to a pharmacy and a bank.
4. The live work units shall be multi-story with the ground floor used for commercial and/or office use and the other story(ies) used for residential purposes. The ground floor may be used by the owner/ occupant of the unit or may be space that the owner of the unit leases to another party. In the alternative, these units may be used for entirely residential purposes. In no event however, will the units be combined with each other so as to allow large commercial spaces on the Site.

All buildings constructed within the Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the Neighborhood Services (NS) District. The Site can be viewed as a unified development plan. As such, interior yards will not be required between buildings located on the Site. The Developer reserves the right to subdivide the Site and create lots within the interior of the development with no side and/or rear yards as part of a unified development plan, subject to the normal Staff review and approval process.

1. Buildings will have doors, non-opaque windows, or both facing onto Prosperity Church Road and the internal streets.
2. All buildings will have pitched roofs and minimum 5 foot perimeter walkways and will feature brick or stucco exteriors with brick accents.
3. The height of the office/retail buildings will not exceed two stories. The height of the residential (live/work) buildings will not exceed three stories.

1. A screening/landscape strip of no less than 20 feet in width shall be provided along the southerly project edge. This landscape strip shall include the existing wall and conform to the specifications outlined within Rear Yard Planting Detail.
2. All roof mounted mechanical equipment will be screened from view from adjoining public right-of-way and abutting properties as viewed from grade.
3. Brick screen walls may be used in lieu of shrubbery to screen parking areas adjacent to Eastfield Road and Prosperity Church Road.
4. Landscaping will incorporate a variety of materials and include specimen trees that will provide a unique environment within the development.
5. All dumpsters on the Site will be screened with either a solid enclosure with gates or incorporated into building architecture.

1. The areas located at the access points to both Eastfield Road and Prosperity Church Road will be heavily landscaped to provide for a welcoming approach to the Site.
2. The streetscape treatment along Eastfield Road and Prosperity Church Road will include large maturing trees and supplemental shrubbery in accordance with the Zoning Ordinance.
3. The Petitioner shall cause to be installed on the Site six foot sidewalks and eight foot planting strips along its frontage on Eastfield Road and Prosperity Church Road in accordance with the Zoning Ordinance.
4. Parking will not be located between buildings and the street along Prosperity Church Road and Eastfield Road, except as shown on the schematic site plan.

1. Pedestrian scale lighting shall be installed along Eastfield Road and Prosperity Church Road.
2. The maximum height of any freestanding light fixture erected on the Site (other than street lights on public rights-of-way) including its base, shall not exceed 20 feet. Lighting levels in the parking fields will be designed to minimum industry or City of Charlotte standards. All lighting will be capped to direct lighting downward and/or away from adjoining residential properties.
3. No wall pack light fixtures will be allowed on any structures constructed on the Site. However, wall-mounted decorative light fixtures such as sconces will be permitted.

1. Signage will be permitted in accordance with applicable Zoning Ordinance standards.
2. A master signage and graphics system will be implemented throughout the Development.
3. Detached signage will be ground-mounted or monument type signage.

Parking will be provided which will meet or exceed the standards of the Zoning Ordinance.

The Petitioner will provide a pedestrian network throughout the site with sidewalks and trails connecting the various uses.

1. Vehicular access to shall be as generally depicted on the Site Plan. The placement and configuration of these access points are subject to any minor modifications required to accommodate final Site and architectural construction plans and designs and to any adjustments required for approval by the North Carolina and/or Charlotte Department of Transportation.
2. The Petitioner agrees to dedicate and convey (by quitclaim deed and subject to a reservation for any necessary utility easements) prior to the issuance of any certificate of occupancy those portions of the Site immediately abutting the following roadways as required to provide right of way as outlined below if such right-of-way does not presently exist.

50 feet from centerline

35 feet from centerline

1. Storm water runoff will be managed through proven techniques which satisfy the standards imposed by the City of Charlotte Ordinances and the Charlotte Mecklenburg Storm Water Design Manual. Surface level storm water detention, if provided, shall not be located in the setback required by the ordinance.

2. The detention shall tie-in to the existing abutting storm water system(s). The Petitioner shall have the receiving drainage system abutting the Site analyzed to ensure that it will not be taken out of standard due to this development. If it is found that the development will cause the receiving storm drainage system to be taken out of standard, the Petitioner shall provide adequate detention to prevent this from occurring. Should the existing, receiving drainage system be deemed to be out of standard prior to development of its Site, the Petitioner agrees to provide adequate detention to ensure that the system will not be additionally overburdened.

Adequate fire protection in the form of fire hydrants will be provided to the Charlotte Fire Marshal's specifications. Plans for each building will be submitted to the Fire Marshal's office for approval before the construction of that building commences.

Future amendments to the Schematic Site Plan, the Schematic Site Plan and these Development Standards may be applied for by the then Owner or Owners of the Parcel or Parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

1. If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and the Schematic Site Plan will, unless amended in the manner provided under the Zoning Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.

2. 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 the Site from time to time who may be involved in any future development thereof.



1318-e6 central ave. P 704.334.3303  
charlotte, nc 28205 F 704.334.3305  
urbandesignpartners.com

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CHARLOTTE, NC 28209

# Prosperity Place

## Development Notes & Guidelines

### Neighborhood Services (NS)

### Development Rezoning

Prosperity Church Road & Eastfield Road, Charlotte, NC

NO. DATE: BY: REVISIONS:

Project No: 05.041  
Date: 11.28.05  
Designed by: kent  
Drawn By: kent  
Scale: n.t.s  
Sheet No:

# RZ-2