

DEVELOPMENT
AREA 'B'

DEVELOPMENT
AREA 'B'

DEVELOPMENT
AREA 'B'

DEVELOPMENT AREA 'A'

DEVELOPMENT
AREA 'C'

DEVELOPMENT
AREA 'D'

DEVELOPMENT AREA 'E'

DEVELOPMENT
AREA 'G'

DEVELOPMENT
AREA 'F'

DEVELOPMENT
AREA 'H'

DEVELOPMENT
AREA 'H'

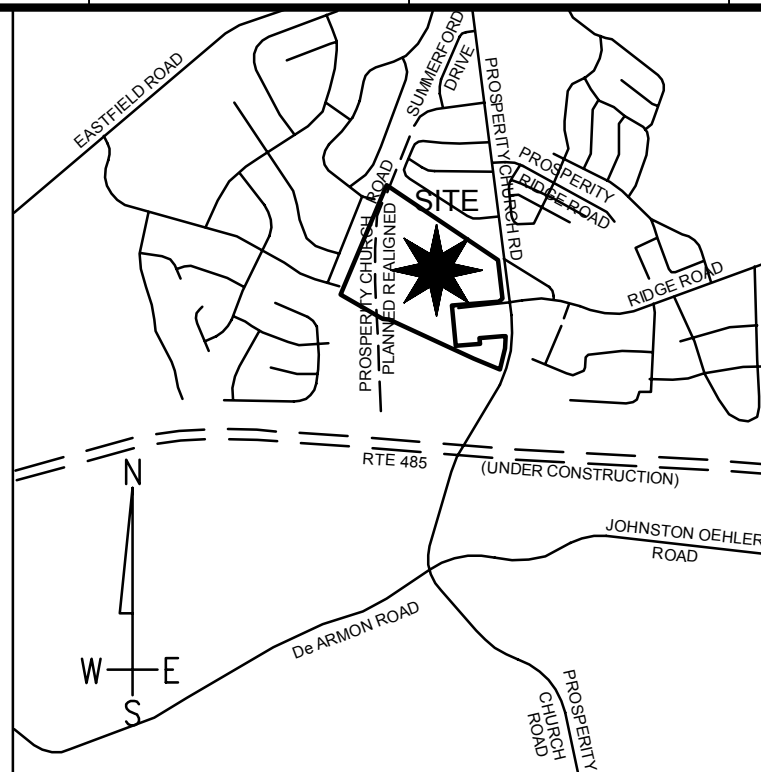
EXISTING ZONING
UR-2(CD)
NO EXISTING USE

EXISTING ZONING
NS
EXISTING BUSINESS USE

EXISTING ZONING
CC
EXISTING COMMERCIAL USE

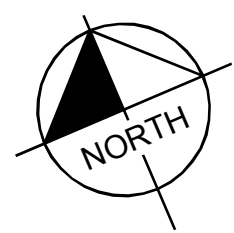
EXISTING ZONING
CC
EXISTING COMMERCIAL USE

THE PETITIONER SHALL PROVIDE FUNDS TO CDOT TO COMPLETE THE FOLLOWING IMPROVEMENTS ALONG THE SITE'S FRONTAGE ALONG RIDGE ROAD: (I) CURB AND GUTTER; AND (II) BASE COURSE FOR ADDITIONAL LANES INCLUDING A SIX (6) FOOT BIKE LANE AND ON-STREET PARKING. THESE IMPROVEMENTS ARE GENERALLY DEPICTED ON FIGURE 1 ON SHEET RZ-2 OF THE REZONING PLAN. THE PETITIONER WILL PROVIDE AN EIGHT (8) FOOT PLANTING STRIP AND SIX (6) FOOT SIDEWALK ALONG RIDGE ROAD AS DEVELOPMENT OF THE SITE OCCURS



VICINITY MAP
NOT TO SCALE

LEGEND	
	AREA OUTLINE
	BUILDING/PARKING ENVELOPE
	SETBACK/BUFFER LINE
	BUILDING EDGE
	TREE SAVE AREA
	PROPOSED RIGHT-OF-WAY AREA (CONSTRUCTION OF PROSPERITY CHURCH AND RIDGE ROAD IS BEING COMPLETED BY CDOT)
	FULL MOVEMENT ACCESS POINTS



GRAPHIC SCALE IN FEET
0 40 80 160



HALVORSEN DEVELOPMENT CORPORATION
DEVELOPMENT STANDARDS
03/28/14
REZONING PETITION NO. 2013-094 (PROSPERITY VILLAGE SQUARE)

SITE DEVELOPMENT DATA:

- ACREAGE: ± 38.05 ACRES
- TAX PARCEL #S: 027-561-04, 06 AND 07
- EXISTING ZONING: CC AND R-3 (CC PORTION BY REZONING PETITION NO. 2001-070)
- PROPOSED ZONING: CC AND CC SPA, WITH FIVE (5) YEAR VESTED RIGHTS.
- EXISTING USES: VACANT AND A SINGLE-FAMILY HOME.
- PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE CC ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED BELOW).
- MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: UP TO 100,000 SQUARE FEET OF GROSS FLOOR AREA OF OFFICE, RETAIL, RESTAURANT, PERSONAL SERVICES AND OTHER COMMERCIAL USES (AS MORE SPECIFICALLY DESCRIBED BELOW); AND UP TO 292 RESIDENTIAL DWELLING UNITS (EITHER: ATTACHED, DETACHED, DUPLEX, TRIPLEX, QUADRAPLEX; OR MULTI-FAMILY DWELLING UNITS OR ANY COMBINATION OF THESE).
- MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE, BUILDING HEIGHT TO BE MEASURED AS DEFINED BY THE ORDINANCE.
- PARKING: AS REQUIRED BY THE ORDINANCE.

Kimley-Horn
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SUITE 440
CHARLOTTE, NORTH CAROLINA 28203
PHONE: (704) 333-9331
NC LICENSE # F-0102
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REVISIONS PER CITY COMMENTS	
NO.	DATE
A	05/16/14

CLIENT:
HALVORSEN DEVELOPMENT CORPORATION
1877 S. FEDERAL HIGHWAY
SUITE 200
BOCA RATON, FLORIDA 33432

PROJECT:
PROSPERITY VILLAGE SQUARE
RIDGE ROAD
CHARLOTTE, MECKLENBURG COUNTY
NORTH CAROLINA

TITLE:
TECHNICAL DATA SHEET

DESIGNED BY: LRB
DRAWN BY: DMH
CHECKED BY: ECH
DATE: 04/03/14
PROJECT#: 018667000

RZ-1

REZONING PETITION NO. 2013-094 (PROSPERITY VILLAGE SQUARE)

- **ACREAGE:** = 38.05 ACRES
- **TAX PARCEL #S:** 027-561-04, 06 AND 07
- **EXISTING ZONING:** CC AND R-3 (CC PORTION BY REZONING PETITION NO. 2001-0707)
- **PROPOSED ZONING:** CC AND CC SPA; WITH FIVE (5) YEAR VESTED RIGHTS.
- **PROPOSED USES:** VACANT AND A SINGLE-FAMILY HOME
- **PROPOSED USES:** USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE CC ZONING DISTRICT (A SPECIFICALLY DESCRIBED BELOW).
- **MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT:** UP TO 100,000 SQUARE FEET GROSS FLOOR AREA OF OFFICE, RETAIL, RESTAURANT, PERSONAL SERVICES AND COMMERCIAL USES (AS MORE SPECIFICALLY DESCRIBED BELOW); AND UP TO 10,000 SQUARE FEET GROSS FLOOR AREA OF RESIDENTIAL DWELLING UNITS (EITHER: ATTACHED, DETACHED, DUPLEX, TOWNHOUSE, OR COMBINATION OF TWO OR MORE OF THESE TYPES)
- **MAXIMUM BUILDING HEIGHT:** AS ALLOWED BY THE ORDINANCE, BUILDING HEIGHT SHALL BE MEASURED AS DEFINED BY THE ORDINANCE.
- **PARKING:** AS REQUIRED BY THE ORDINANCE.

FOR PURPOSES OF THE DEVELOPMENT LIMITATIONS SET FORTH IN THESE DEVELOPMENT STANDARDS (BUT NOT TO BE CONSTRUED AS A LIMITATION ON FAR REQUIREMENTS), THE TERM "GROSS FLOOR AREA" OR "GFA" SHALL MEAN AND REFER TO THE SUM OF THE GROSS HORIZONTAL AREAS OF EACH FLOOR OF A PRINCIPAL BUILDING ON THE SITE MEASURED FROM THE EXTERIOR WALLS OR FROM THE CENTER LINE OF PARTY WALLS, PROVIDED, HOWEVER, SUCH TERM SHALL EXCLUDE ANY SURFACE OR STRUCTURED PARKING FACILITIES, AREAS USED FOR BUILDING AND EQUIPMENT ACCESS (SUCH AS STAIRS, ELEVATOR SHAFTS, VESTIBULES, ROOF TOP EQUIPMENT ROOMS AND MAINTENANCE CRAWL SPACES), ALL LOADING DOCK AREAS (OPEN OR ENCLOSED), OUTDOOR COOLERS AND OUTDOOR DINING AREAS. OUTDOOR DINING AREAS WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE OR THESE DEVELOPMENT STANDARDS.

D. ALTERNATIVE IMPROVEMENTS. CHANGES TO THE ABOVE REFERENCED ROADWAY IMPROVEMENTS CAN BE APPROVED THROUGH THE ADMINISTRATIVE AMENDMENT PROCESS UPON THE DETERMINATION AND MUTUAL AGREEMENT OF PETITIONER, CDOT, PLANNING DIRECTOR, AND AS APPLICABLE, NCDOT, PROVIDED, HOWEVER, THE PROPOSED ALTERNATE TRANSPORTATION IMPROVEMENTS PROVIDE (IN THE AGGREGATE) ARE COMPARABLE TRANSPORTATION NETWORK BENEFITS TO THE IMPROVEMENTS IDENTIFIED IN THIS PETITION.

[illegible]

CLIENT: **HALVORSEN DEVELOPMENT
CORPORATION**

1877 S. FEDERAL HIGHWAY
SUITE 200
BOCA RATON, FLORIDA 33432

PROJECT: **PROSPERITY VILLAGE
SQUARE**

RIDGE ROAD
CHARLOTTE, MECKLENBURG COUNTY
NORTH CAROLINA

TITLE: TITLE DEVELOPMENT STANDARDS	
DESIGNED BY:	LRB
DRAWN BY:	DMH
CHECKED BY:	ECH
DATE:	04/03/14
PROJECT#:	018667000

RZ-3