

COMMUNITY MEETING REPORT
Petitioner: The Greenstone Group, LLC
Rezoning Petition No. 2019-105

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on September 23, 2019. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Monday, October 7th at the Mallard Creek Recreation Center, Multipurpose Room, 2530 Johnston Oehler Road, Charlotte, NC 28269.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by John Wagener as well as by Petitioner's agents, Collin Brown and Brittany Lins with Alexander Ricks PLLC. Wil Russell was also in attendance on behalf of the Prosperity Village Area Association (PVAA).

SUMMARY OF PRESENTATION/DISCUSSION:

Mr. Collin Brown welcomed the attendees and introduced the Petitioner's team, using a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown showed aerials of the approximately 5-acre property, which is currently vacant and located at the intersection of Benfield Road and Summer Creek Lane. He explained that the Petitioner is seeking a rezoning to accommodate a high-end mixed-use development with luxury for-sale condominiums, ground floor retail, and potentially a hotel or office component.

Mr. Brown explained that the Prosperity Hucks Area Plan recommends townhomes, but the Petitioner's team does not believe that the site is appropriate for townhomes due to its proximity to I-485. Although the Petitioner's proposed mixed-use development is inconsistent with the recommendations in the Area Plan, nearby properties, including the site across the street on Benfield Road, are recommended as part of an activity center similar to the Petitioner's proposal. Since the proposed heights of the Petitioner's projects would not be significantly different than a three-story townhome that could be developed on the site, the Petitioner's team believes that the proposal is reasonable and could serve as an amenity to the community.

The Petitioner's team was involved in a general development meeting organized by the Prosperity Village Area Association (PVAA) on August 17th and has received some valuable initial feedback on the project. Generally, feedback was positive, with several community members stating that for-sale condos and meaningful retail opportunities have been a desire for the area.

Mr. Brown stated that the project proposes to add a left turn lane from Benfield Road onto Summer Creek Lane and eliminate the current right-in/right-out access, which should be a benefit to the existing

neighborhood on Summer Creek Lane. The Petitioner is also committing to a 100-foot buffer adjacent to the existing single-family homes, which contains trees over 80 feet tall. In contrast, if townhomes were to be built on the site (as recommended in the Area Plan), it is unlikely that a substantial buffer to the existing single-family homes would be provided.

Planning Staff recently provided feedback on the Petitioner's initial site plan and expressed opposition to a hotel use on the site. Therefore, the Petitioner intends to submit a revised plan that changes the requested hotel building to a commercial or office building (such as medical office) and converts the rezoning request to the Neighborhood Services (NS) zoning district instead of the MUDD zoning district. In addition, Planning Staff was not supportive of on-street reverse angle parking along Benfield Road. Since convenient parking is a requirement of successful ground-floor retail for this project, the Petitioner will revise the site plan to provide a small amount of parking within the site in front of the proposed shops, rather than on Benfield Road.

Mr. John Wagener showed several example renderings and interior photos to reflect the high-quality aspects of the project. He explained that he expects that two-bedroom condos could sell for approximately \$350,000 and one-bedroom condos for approximately \$250,000. The floor plates of the proposed condos would be substantially larger than an apartment so there is little risk of the for-sale residential aspect becoming converted to an apartment community.

Several attendees stated that their main concerns with the project were congestion and noise. An attendee stated that Benfield Road is already congested. Mr. Wil Russell clarified that he believed that congestion was only an issue during peak rush hour times. In response, the Petitioner's team stated that they believe the peak hour trips produced by this project may actually be less than projected (and less than a townhome development as recommended in the Area Plan) because the condo development would be appealing to empty-nesters and senior members of the community that may not have to travel during rush hour times.

An attendee remarked that he was concerned about increased noise when the site becomes developed because sound would no longer be blocked from I-485.

While one attendee commented that they did not want to see a hotel incorporated into the project, another attendee stated that a hotel sounded like a good fit for the corner in close proximity to I-485. In response to proposed office uses at the site, one attendee stated that she did not believe medical office was needed in the area. On the other hand, another attendee recognized that additional office uses would spur daytime population in the Prosperity Village area (which is currently seen by many as a bedroom community) and encourage additional restaurants and other amenities to be brought to the area.

In response to questions regarding the type of retail expected for the project, Mr. Wagener stated that his priorities are aligned with the community and he would not want any retail that would be a nuisance since he desires to sell the condos above as a luxury product. He expects that the retail would serve as an amenity to the condo residents as well as other nearby residents.

The formal meeting concluded at approximately 7:00 p.m. and the Petitioner's representatives departed shortly thereafter.

Respectfully submitted this 14th day of October, 2019.

cc: Michael Russell, Charlotte-Mecklenburg Planning Department

Exhibit A

| 2019-105 | TAXPID | OWNERLASTN | OWNERFIRST |
|----------|----------|--|------------------|
| 2019-105 | 02707201 | PROSPERITY CHURCH INCORPORATED | |
| 2019-105 | 02707203 | PROSPERITY CHURCH INC | |
| 2019-105 | 02756101 | WAGENER PROPERTIES CHARLOTTE LLC | |
| 2019-105 | 02756102 | REITZEL | JIMMIE R &W |
| 2019-105 | 02756129 | HEPOP5 LLC | |
| 2019-105 | 02756515 | WENDT | THOMAS F |
| 2019-105 | 02756516 | PASULA | SANTHOSH |
| 2019-105 | 02756517 | PROGRESS RESIDENTIAL BORROWER 1 LLC | |
| 2019-105 | 02756518 | WILSON | ANTHONY |
| 2019-105 | 02756537 | FINES | JAMES ERIC |
| 2019-105 | 02756538 | FLORES | NOE PARDO |
| 2019-105 | 02756539 | DARDEN | FREDERICK JR |
| 2019-105 | 02756540 | SANTELL | FRANCISCA |
| 2019-105 | 02756601 | TAH 2016-1 BORROWER LLC | |
| 2019-105 | 02756602 | CABRERA | MAURO G |
| 2019-105 | 02756603 | HAYES | ANGELA N |
| 2019-105 | 02756604 | HUEY-WILLIAMSON | NANCY D |
| 2019-105 | 02756605 | ALLEN | SEAN |
| 2019-105 | 02756606 | MASTAY | BRIAN |
| 2019-105 | 02756607 | LARRY | DEVON |
| 2019-105 | 02756608 | TAH MS BORROWER LLC | |
| 2019-105 | 02756609 | ABLE | VALERIE |
| 2019-105 | 02756610 | EDGE | SHARON D |
| 2019-105 | 02756611 | PITTSER | ROBERT J |
| 2019-105 | 02756612 | WILSON | MATTHEW |
| 2019-105 | 02756613 | LITTLE | ERICA |
| 2019-105 | 02756614 | LUSHEAR | BRIAN D |
| 2019-105 | 02756719 | RIVERA | BIANCA |
| 2019-105 | 02756720 | PROGRESS RESIDENTIAL BORROWER 6 LLC | |
| 2019-105 | 02756721 | LAZO | ESTEBAN HUMBERTO |
| 2019-105 | 02756722 | ROBERTS | CHRISTOPHER |
| 2019-105 | 02756723 | TUCKER | THOMAS R JR |
| 2019-105 | 02756724 | SOK | PETER HENG |
| 2019-105 | 02756739 | WYVILL | MELISSA |
| 2019-105 | 02756740 | CROFCHECK | EUGENE THOMAS |
| 2019-105 | 02756741 | BURTON | ANISSA D |
| 2019-105 | 02756742 | DE | GUZMAN EXEQUIEL |
| 2019-105 | 02756743 | PROGRESS RESIDENTIAL 2015-3 BORROWER LLC | |
| 2019-105 | | LINS | BRITTANY |
| 2019-105 | | THE GREENSTONE GROUP, LLC | |

| COWNERFIRS | COWNERLAST | MAILADDR1 |
|----------------|-------------------------------|-------------------------------|
| | | 14200 EASTFIELD RD |
| | | 5533 PPC DRIVE |
| | | 119 BATTON BOARD WAY |
| | BARBARA H | 8600 JOHNSTON ST |
| | | 9132 STRADA PL STE 11210 |
| | | 12327 SUMMER CREEK LN |
| | | 10015 FALMOUTH LN |
| | | PO BOX 4090 |
| | | 14534 MARLBOROUGH CIR |
| DAWN M | FINES | 6012 SHINING OAK LN |
| MARINA GERRERO | PEREZ | 6008 SHINING OAK LN |
| ARLETHEA S | DARDEN | 6004 SHINING OAK LN |
| JOSE | SANTELL | 6000 SHINING OAK LN |
| | C/O TRICON AMERICAN HOMES LLC | PO BOX 15087 |
| NATHALIE N | BALAO | 5914 SHINING OAK LN |
| | | 5910 SHINNING OAK LN |
| | | 5906 SHINING OAK LN |
| | | 5902 SHINING OAK LN |
| ERICA | MASTAY | 5842 SHINING OAK LN |
| | | 5838 SHINING OAK LN |
| | | C/O TRICON AMERICAN HOMES LLC |
| | | 5830 SHINING OAK LN |
| | | 5826 SHINING OAK LN |
| NIKKI L | KAPETANICH-PITTSER | 5822 SHINING OAK LN |
| | | 5818 SHINING OAK LN |
| | | 5814 SHINING OAK LN |
| KARA A | LUSHEAR | 1450 BELLA CODA DRIVE |
| | | 5811 SHINING OAK LN |
| | | PO BOX 4090 |
| MARTHA LUZ | JIMENEZ | 5827 SHINING OAK LN |
| | | 5835 SHINING OAK LN |
| MICHELLE L | TUCKER | 2301 MADEIRA CIRCLE |
| SOKHA | TUTH | 9015 SANDERS CREEK CT |
| | | 9010 SANDERS CREEK CT |
| | | 9004 SANDERS CREEK CT |
| | | 5915 SHINING OAK LN |
| | TERESITA T DE GUZMAN (ET-AL) | 5921 SHINING OAK LN |
| | | PO BOX 4090 |
| | | 1420 E 7TH STREET |
| | | 119 BATTON BOARD WAY |

| MAILADDR2 | CITY | STATE | ZIPCODE |
|---------------------|--------------|-------|---------|
| | HUNTERSVILLE | NC | 28078 |
| | CHARLOTTE | NC | 28269 |
| | WOODSTOCK | GA | 30189 |
| | CONCORD | NC | 28027 |
| | NAPLES | FL | 34108 |
| | CHARLOTTE | NC | 28269 |
| | CHARLOTTE | NC | 28269 |
| | SCOTTSDALE | AZ | 85261 |
| | MARLBORO | MD | 20772 |
| | CHARLOTTE | NC | 28269 |
| | SANTA ANA | CA | 92735 |
| | CHARLOTTE | NC | 28269 |
| 1508 BROOKHOLLOW DR | SANTA ANA | CA | 92705 |
| | CHARLOTTE | NC | 28269 |
| | ORLANDO | FL | 32828 |
| | CHARLOTTE | NC | 28269 |
| | SCOTTSDALE | AZ | 85261 |
| | CHARLOTTE | NC | 28269 |
| | CHARLOTTE | NC | 28269 |
| | WAXHAW | NC | 28173 |
| | CHARLOTTE | NC | 28269 |
| | SCOTTSDALE | AZ | 85261 |
| | CHARLOTTE | NC | 28204 |
| | WOODSTOCK | GA | 30189 |

| | ORGANIZATI | FIRST_NAME | LAST_NAME |
|----------|--|------------|------------|
| 2019-105 | Asbury Place | Sarah | Ziegler |
| 2019-105 | Asbury Place | Yazhmin | Price |
| 2019-105 | Brownestone | Al | Wordsworth |
| 2019-105 | Community Provider Coalition | Andrea | Callahan |
| 2019-105 | Devonshire Neighborhood Association | Cindy | Peninger |
| 2019-105 | Fox Glen Homeowners Association | Karl | Beil |
| 2019-105 | Hayden Commons HOA | Heidi | Pruess |
| 2019-105 | Highland Creek HOA | Stacie | Purcell |
| 2019-105 | Madison Park At Wallace Farms Homeowners Association | Joyce | Gonzalez |
| 2019-105 | Madison Park At Wallace Farms Homeowners Association | Patrick | Dewey |
| 2019-105 | Madison Park At Wallace Farms Homeowners Association | Regina | Smith |
| 2019-105 | Madison Park At Wallace Farms Homeowners Association | Rozel | Tolliver |
| 2019-105 | Madison Park At Wallace Farms Homeowners Association | Tony | Lowe |
| 2019-105 | Mallard Glen Village Homeowners Association | Carolyn | Sands |
| 2019-105 | Pond Side Homeowners Association | Frank | Erwin |
| 2019-105 | Preserve At Prosperity Church | Toya | Everett |
| 2019-105 | Prosperity Ridge Homeowners Association | Lenee | Martin |
| 2019-105 | Prosperity Village Area Association | Dr. Brett | Kubricht |
| 2019-105 | Prosperity Village Area Association | Kathy | Gister |
| 2019-105 | Prosperity Village Area Association | Shika | Raynor |

| STREET_ADD | UNIT_NUM | CITY | STATE | ZIP |
|------------------------------|----------|-----------|-------|-------|
| 9411 Swallowtail Lane | | Charlotte | NC | 28269 |
| 9411 Swallowtail Lane | | Charlotte | NC | 28269 |
| 12020 Brownestone View Dr | | Charlotte | NC | 28269 |
| 8330 Browne Rd | | Charlotte | NC | 28269 |
| 4816 Avalon Forest Ln | | Charlotte | NC | 28269 |
| 11603 Fox Trot Dr | | Charlotte | NC | 28269 |
| 10430 Baskerville Ave | | Charlotte | NC | 28269 |
| 6121 Chavel Ln | | Charlotte | NC | 28269 |
| 9302 White Aspen Pl | | Charlotte | NC | 28269 |
| 10324 Madison Park Drive | | Charlotte | NC | 28269 |
| 11528 Woodfire Rd | | Charlotte | NC | 28269 |
| 10145 Madison Park Dr | | Charlotte | NC | 28269 |
| 11534 Woodfire Rd | | Charlotte | NC | 28269 |
| 4503 Ridge Rd | | Charlotte | NC | 28269 |
| 12310 Panthersville Dr | | Charlotte | NC | 28269 |
| 8448 Summerford Drive | | Charlotte | NC | 28269 |
| 6116 Prosperity Church Rd | | Charlotte | NC | 28209 |
| 10210 Prosperity Park Dr | Unit 400 | Charlotte | NC | 28269 |
| 4601 Fairvista Drive | | Charlotte | NC | 28269 |
| 6403 Ridgeview Commons Drive | | Charlotte | NC | 28269 |

Exhibit B

Alexander
Ricks
PLLC

September 23, 2019

VIA US MAIL

Alexander Ricks PLLC
1420 E. 7th St., Suite 100
Charlotte, North Carolina 28204

Collin W. Brown
980-498-6108
collin.brown@alexanderricks.com

**NOTICE TO INTERESTED PARTIES OF
COMMUNITY MEETING**

Date: Monday, October 7th at 6:00 p.m.
Location: Mallard Creek Recreation Center, Multipurpose Room
2530 Johnston Oehler Road
Charlotte, NC 28269
Petitioner: The Greenstone Group, LLC
Petition No.: 2019-105

Dear Prosperity Village Area Neighbor,

Our firm represents The Greenstone Group, LLC (the "Petitioner") in its request to rezone an approximately 5.14-acre property located on the west side of Benfield Road, south of Summer Creek Lane, north of I-485 and west of Prosperity Church Road (the "Property"). The Petitioner requests a rezoning from the R-4 zoning district to the MUDD(CD) zoning district to accommodate a mixed-use development to potentially include for-sale residential, commercial retail/office, and hotel uses.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Property. You may have previously heard information regarding this petition at a Prosperity Village Area Association (PVAA) meeting on Saturday, August 17th.

Accordingly, on behalf of the Petitioner, we invite you to attend the Official Community Meeting regarding this Petition on Monday, October 7th at 6:00 p.m. to meet with the Petitioner and its design and development team. We will give a brief overview of the redevelopment concept and then provide an opportunity for you to meet and talk with individuals that are involved in planning the project.

Please contact me if you are unable to attend and would like additional information.

Regards,



Collin W. Brown

Exhibit C

10/7/19

Official Community Meeting - The Greenstone Rezoning Petition # 2019-105 Group

NAME

EMAIL

PHONE

ADDRESS

- | | | | |
|--------------------|-------------------------|--------------|-------------------------------------|
| 1. Raymond Reitzel | raymond@reitzel.com | 704-361-2025 | 1219 Catwood |
| 2. Angela Hayes | twizler-amore@yahoo.com | 920-228-7998 | William Rd. 5910 Shiningoak Lane |
| 3. Eric Fines | eric.fines@gmail.com | 704-574-2228 | 6012 Shining Oak Ln |
| 4. Vance Barnes | vance210@gmail.com | 708-752-0624 | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| 8. | | | |
| 9. | | | |
| 10. | | | |
| 11. | | | |
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| 17. | | | |
| 18. | | | |
| 19. | | | |
| 20. | | | |
| 21. | | | |
| 22. | | | |
| 23. | | | |
| 24. | | | |

Exhibit D



PROSPERITY TOWNE PARK
A MIXED USE DEVELOPMENT

Official Community Meeting

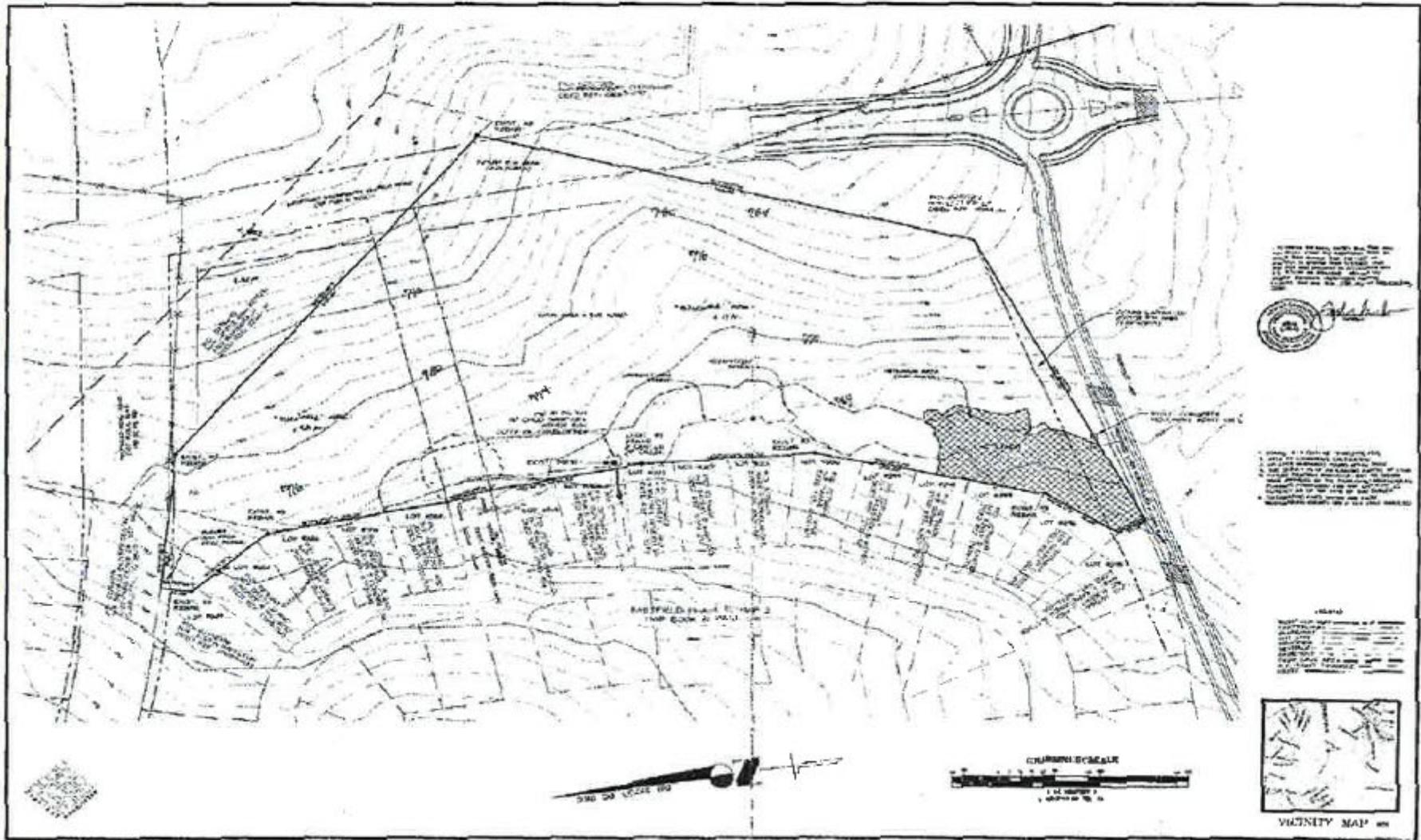
Mallard Creek Recreation Center

October 7, 2019

THE PROPERTY



SURVEY



Civiltek Associates
 Engineering Planning Surveying
 3114 W. Center Ave.
 Charlotte, N. C. 28207 (704) 331-1800

DATE: 11/11/03

Boundary Survey
 Project #10-0258591
 City of Charlotte, NC
 Mecklenburg County, North Carolina

Map Scale: 1" = 100'-0"

DATE: 11/11/03

DATE: 11/11/03

DATE: 11/11/03

Charlotte - TORC Survey



THIS MAP IS A PLANIMETERED COPY OF THE ORIGINAL SURVEY MAP AND DOES NOT REPRESENT THE ORIGINAL SURVEY MAP. IT IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THAT FOR WHICH IT WAS PREPARED. THE ORIGINAL SURVEY MAP IS THE ONLY AUTHORITY FOR THE LOCATION AND DIMENSIONS OF ANY PROPERTY LINES SHOWN HEREON.

Legend

| | |
|----------|---------------|
| [Symbol] | Property Line |
| [Symbol] | Survey Line |
| [Symbol] | Contour Line |
| [Symbol] | Water |
| [Symbol] | Other |



VICINITY MAP



GRAPHIC SCALE



TRUE NORTH

FROM SUMMER CREEK LANE



Project proposes adding a left turn lane and eliminating the right in/right out access

TYPICAL VEGETATION



TREES TO OVER 80 FEET IN HEIGHT

NATURAL BUFFER



OVER 100 FEET OF BUFFER WILL REMAIN



Prosperity Hucks area plan

Adopted by City Council

July 27, 2015



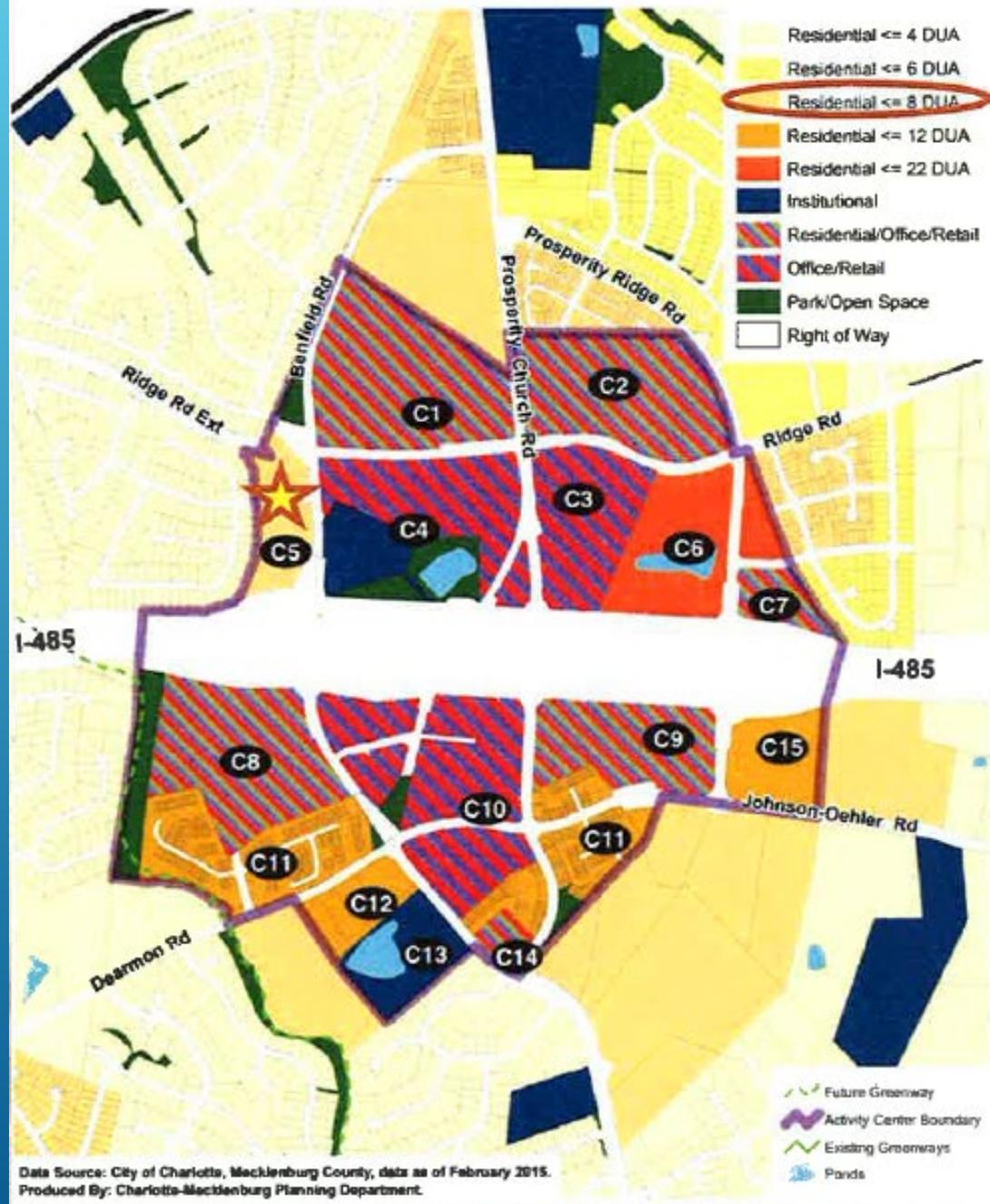
Charlotte Mecklenburg Planning Department



Defining the Activity Center Boundary

The Activity Center defined here is smaller than the area of the earlier *Prosperity Church Road Villages Plan*. It incorporates property appropriate for walkable mixed use purposes, with retail, commercial, multi-family, or institutional potential, as well as some townhome areas. Properties at the edge of the Activity Center developed as, or best suited for, single family or residential at a townhome density are generally placed within the Wedge Neighborhood area. Even so, the closest neighborhoods are still quite walkable and well connected into the Activity Center.





Activity Center North Edge

Policy Areas:

C5, C6, and C7

Policy Area C5:

West of Benfield Road, between I-485 and the future Ridge Road Extension

Context:

Small vacant property at the interchange, immediately adjacent to a single family neighborhood.

Intent:

Residential development up to attached townhome style buildings (with secondary office and retail uses).

Land Use

1. **Future land use should be residential** at an intensity no greater than 8 dwelling units per acre (such as an attached townhome style building).
2. **Residential development could have a secondary retail and/or office component** fronting Benfield Road if designed and integrated with the residential uses to create a unified walkable place. The mix of uses may be vertically or horizontally integrated.
3. **Additional land uses with drive-through facilities and/or gasoline pumps** are not appropriate at this location because of its close proximity to single family residential and its limited vehicular points of access.



Policy Area Location



Policy Area Recommended Future Land Use

But right across the street...

Land Use

1. **Future land use should be a mix of uses** – retail/service, office, institutional, and residential. Larger development parcels (larger than about 5 acres) must include at least two of these uses, such that a single use does not dominate the area. The mix of uses may be vertical or horizontal, but must be designed and connected to create a unified walkable place.
2. **Moderate density residential uses (up to 22 du/a)** are only appropriate as part of a development with a vertical or horizontal mixture of uses incorporating non-residential elements.
3. **Retail development may include an anchor use** of up to about 50,000 square feet on the ground floor. The anchor use should be complemented by small shop space (retail, office, restaurants). The intent is to provide for vital street-oriented activity within the area.
4. **Additional land uses with drive-through facilities and/or gasoline pumps** are not appropriate at this location. The area is already well served by several drive-through facilities in place or approved.

Community Design

refer also to General Policies starting on Page 49

5. **Development should be compact, pedestrian-oriented, and well-connected** internally, and to surrounding development.
6. **New buildings should be oriented toward streets** with the majority of parking located to the side or rear of buildings. Shared parking and/or structured parking is encouraged.
7. **The ground floor of buildings should be designed to activate streets and open space** through a combination of design techniques that may include: Non-residential ground floor uses with clear glass windows and prominent entrances with operable doors allowing access from the sidewalk; Building corners that feature prominent entrances and distinctive architectural design; and/or Multi-family residential development with direct connections to the sidewalk for ground floor units where feasible. Multi-story buildings are encouraged.
8. **Development is encouraged to include a variety of housing options** such as detached single-family homes, attached single-family homes, townhomes, live/work buildings, and multi-unit residential buildings. The visual mass of buildings should be broken up through a combination of design techniques, including but not limited to: variation of architectural styles, building heights, and/or roof pitches to reduce apparent building size; and variation of building mass, scale, and type (such as townhomes and carriage houses mixed with standard apartment buildings).

Activity Center North Core

Policy Areas:

C1, C2, C3, and C4

Policy Area C1: North of Ridge Road & West of Prosperity Church Road

Context:

Large undeveloped site.

Intent:

Highly integrated and walkable places with a mix of uses and a focus on retail, restaurants, residential uses, and community gathering space.



Policy Area Location



Policy Area Recommended Future Land Use



Active street-level uses and pedestrian-scaled streetscapes create a vibrant walkable environment.



Walkable streets that encourage a range of travel modes and pedestrian-oriented mixed use development.



Windows and doors at ground level help to activate the street.



The vision for Prosperity Hucks is centered on a walkable Activity Center that supports the surrounding neighborhoods.



Clear glass windows and prominent entrances on non-residential ground floor uses help to activate streets and open space..



Parks and public spaces enhance quality of life and



A range of housing options within the Activity Center



The ground floor of buildings should be designed to activate streets and open space. (Photo from residents' inspiration collection.)



OUR OBJECTIVE

**OUR OBJECTIVE IS TO PROVIDE LUXURY ADULT
SINGLE LEVEL LIVING AND HOME OWNERSHIP WITH
SECURITY, CONVENIENT ACCESS TO SHOPS AND
BUSINESSES, SECURE PARKING, AND IN-HOUSE
AMENITIES—AT AFFORD PRICES.**

THE ZONING

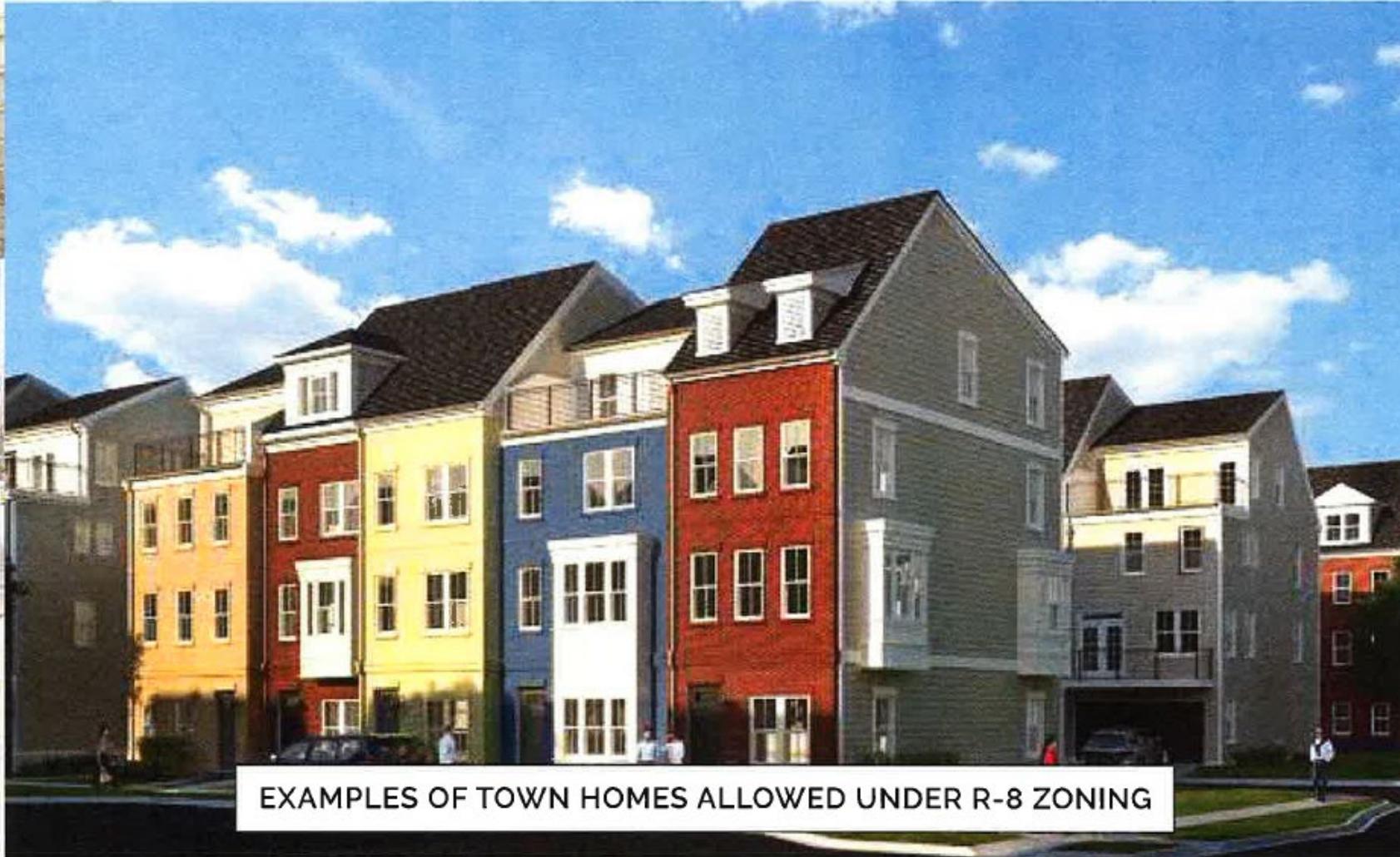
Proposed City of Charlotte planning department zoning is residential **R-8**, (Residential eight homes per acre)



EXAMPLES OF TOWN HOMES ALLOWED UNDER R-8 ZONING

THE ZONING

Proposed City of Charlotte planning department zoning is residential R-8, (Residential eight homes per acre)



EXAMPLES OF TOWN HOMES ALLOWED UNDER R-8 ZONING

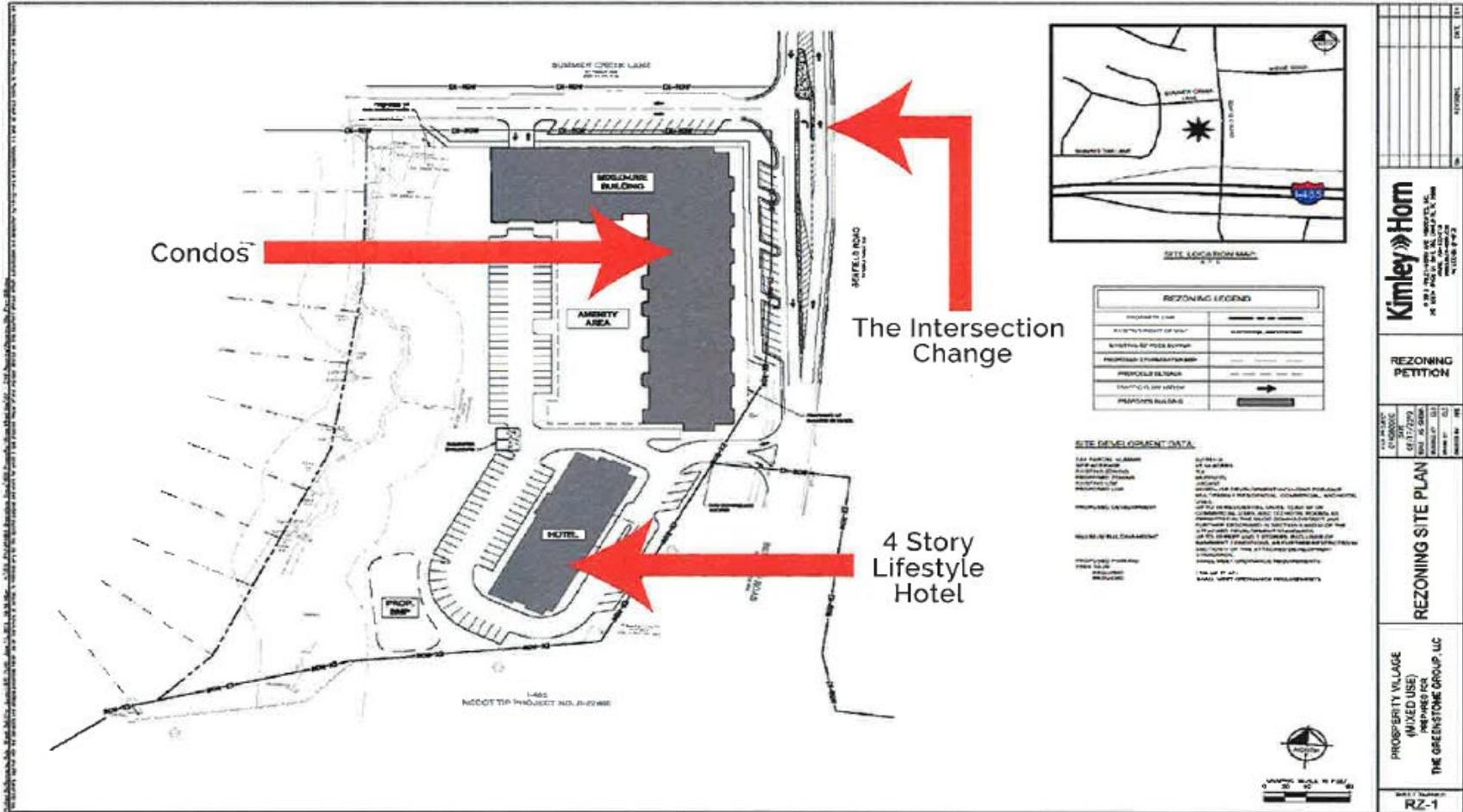
THE ZONING

Proposed City of Charlotte planning department zoning is residential R-8, (Residential eight homes per acre)



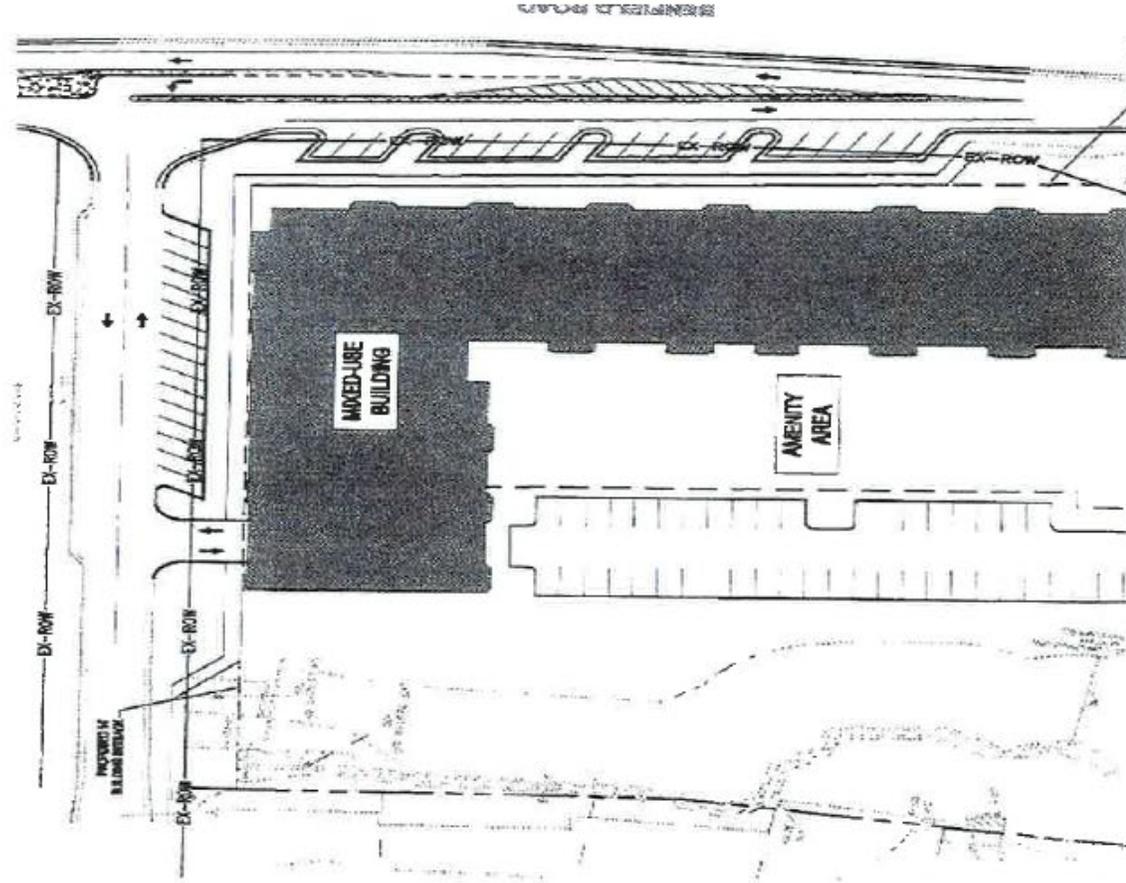
EXAMPLES OF TOWN HOMES ALLOWED UNDER R-8 ZONING

THE PROJECT



PROSPERITY TOWNE PARK

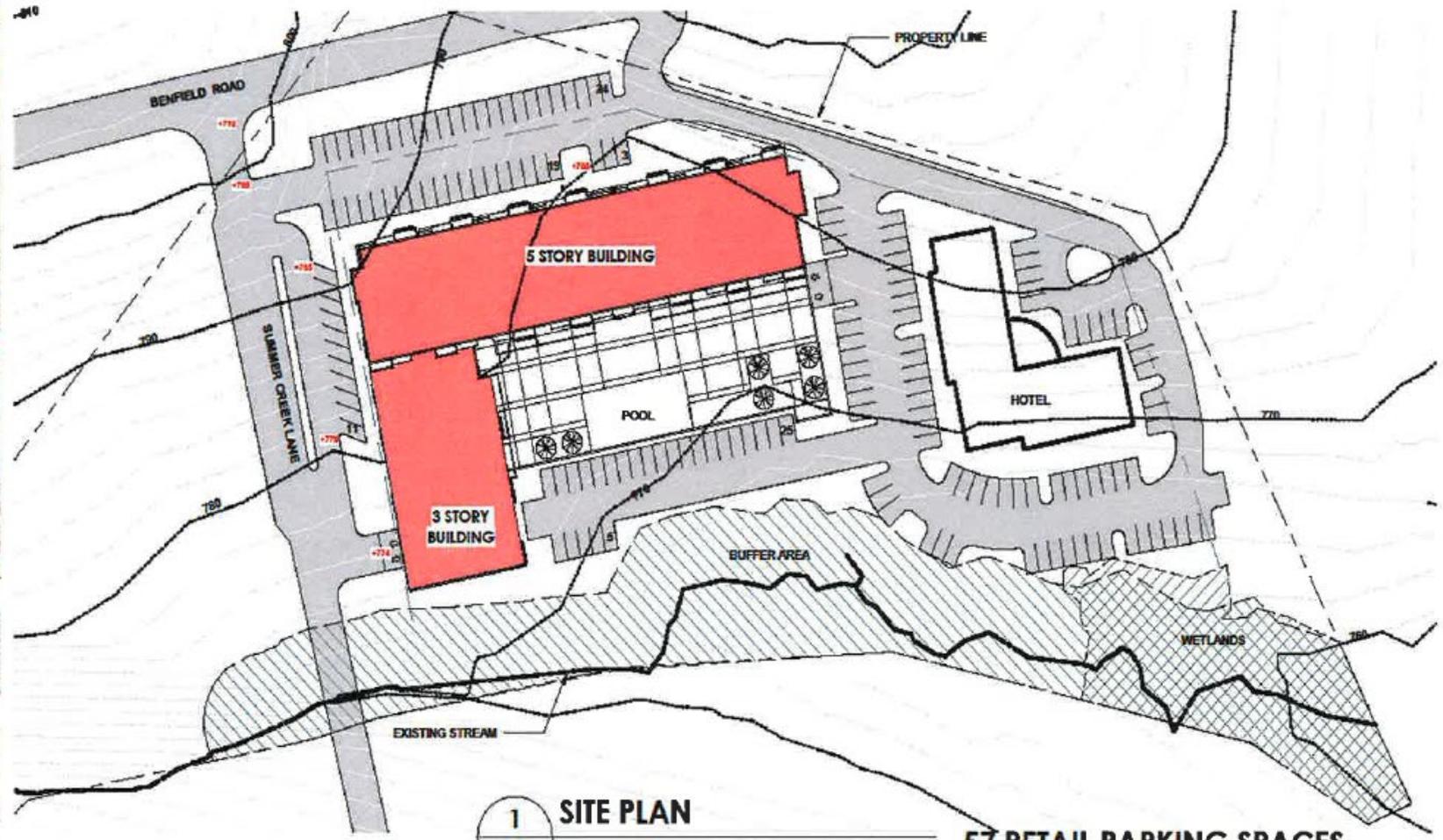
THE PROJECT



ENLARGED VIEW OF INTERSECTION
SUMMER CREEK LANE AT BENFIELD ROAD



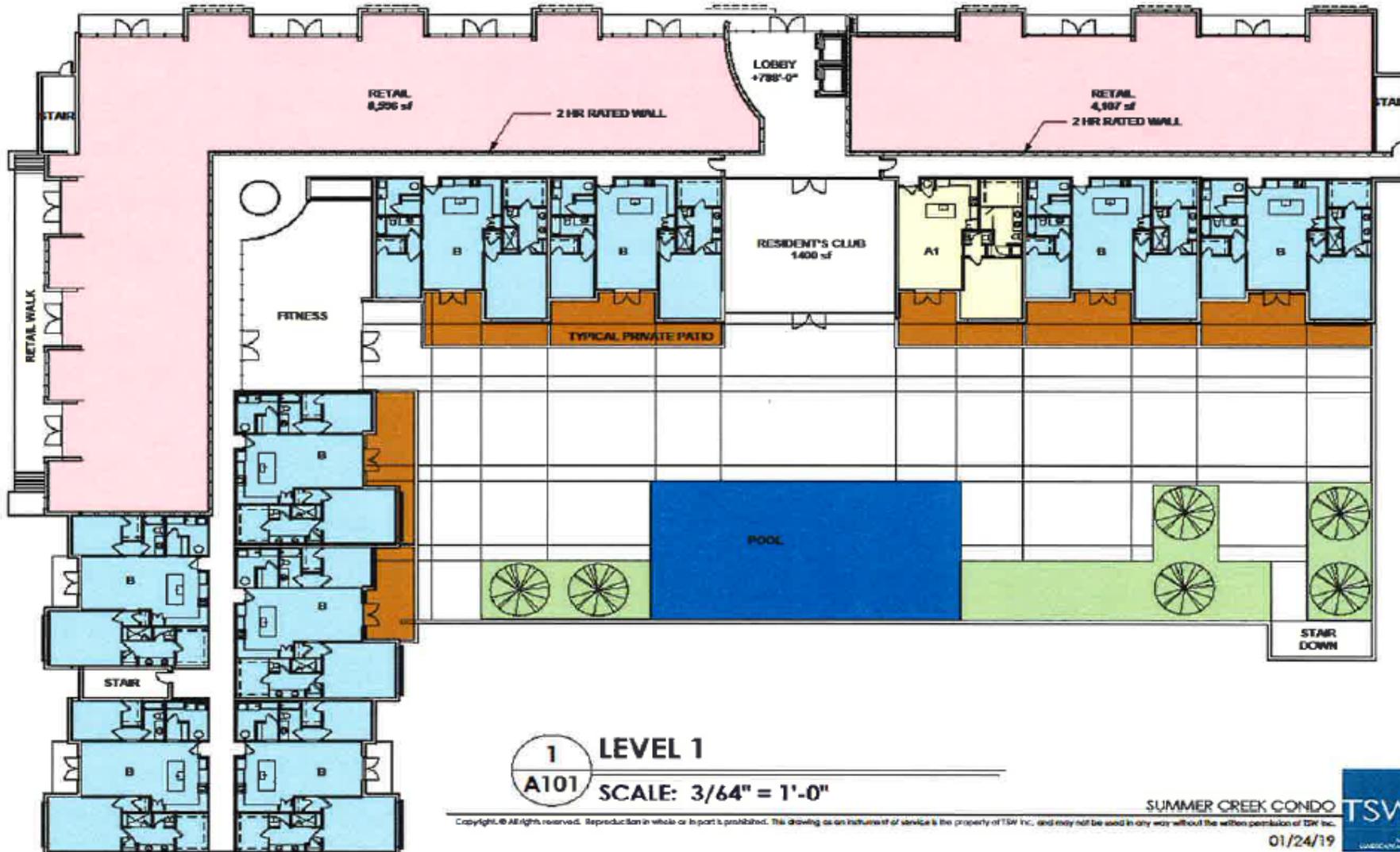
PROJECT SITE PLAN



1 SITE PLAN
A010 SCALE: 1" = 60'-0"

57 RETAIL PARKING SPACES

FIRST FLOOR PLAN



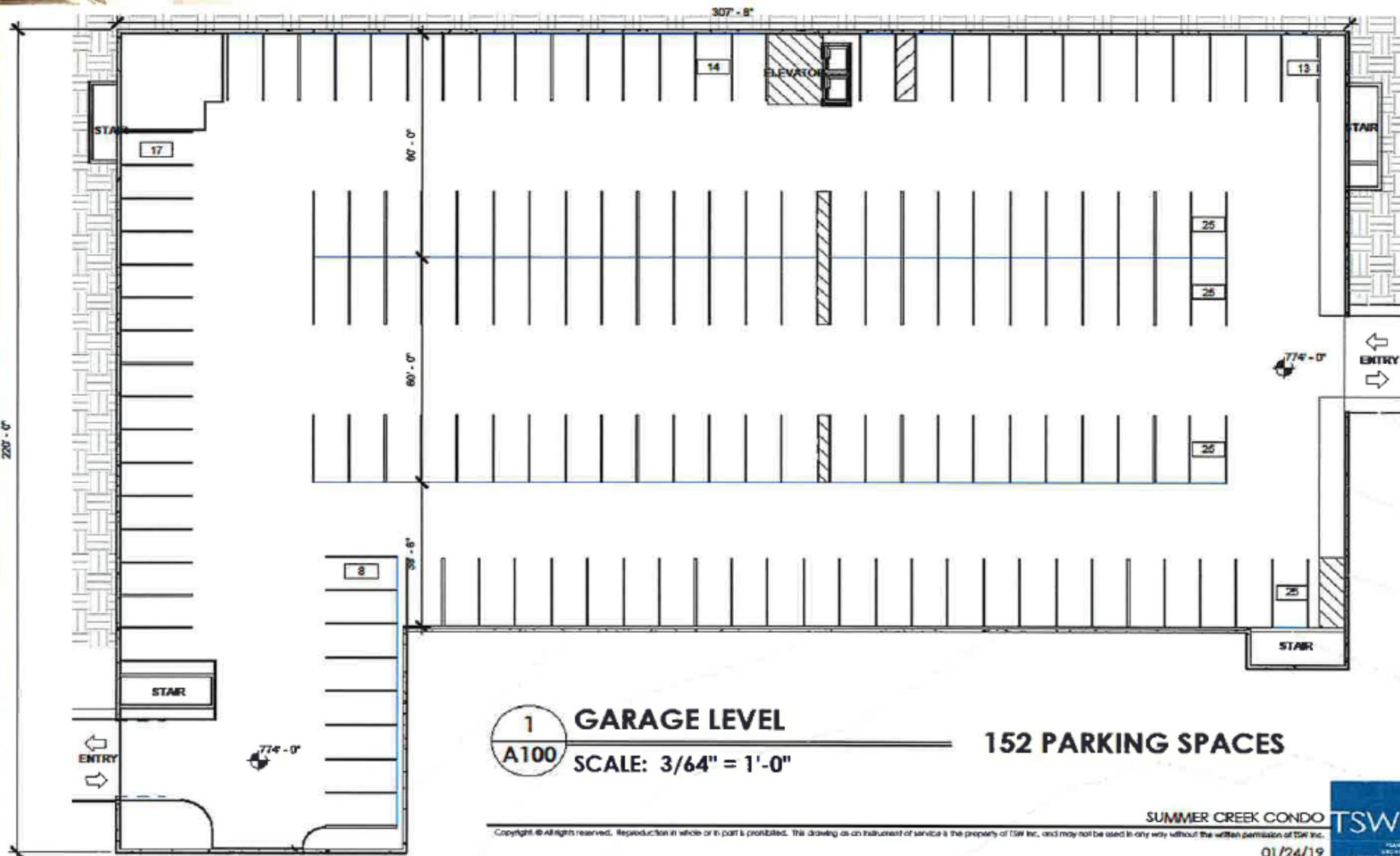
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SUMMER CREEK CONDO



01/24/19

GARAGE LEVEL PLAN



1 GARAGE LEVEL
A100 SCALE: 3/64" = 1'-0"

152 PARKING SPACES

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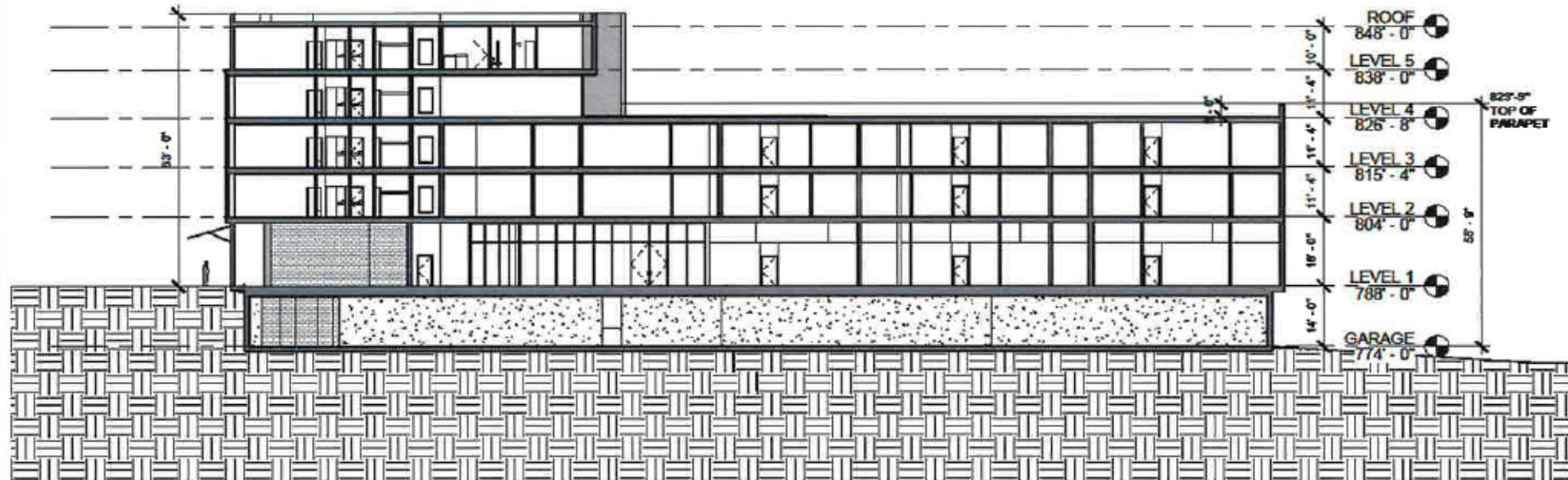
SUMMER CREEK CONDO

01/24/19



BUILDING SECTION

TOP OF BUILDING APPROXIMATELY 48-50 FEET ABOVE BENFIELD ROAD,
ABOUT THE SAME AS THE TOWN HOMES SHOWN PREVIOUSLY



1 BUILDING SECTION
A015 SCALE: 1" = 20'-0"

TYPICAL FLOOR LEVEL OF CONDO



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VIEW FROM CORNER OF BENFIELD ROAD
AND SUMMER CREEK LANE

FOUR STORIES OF LUXURY CONDOS



SHOPS

VIEW FROM SUMMER CREEK LANE

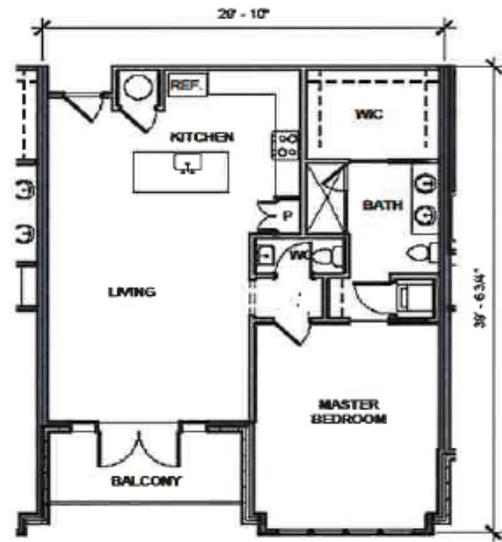


SUMMER CREEK

VIEW FROM WOODED BUFFER
BEHIND PROPERTY



PROPOSED CONDO PRODUCT



1 A UNIT - 1 BEDROOM @ 1033 SQ FT
A106 SCALE: 1/8" = 1'-0"



2 B UNIT - 2 BEDROOM @ 1405 SQ FT
A106 SCALE: 1/8" = 1'-0"

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SUMMER CREEK CONDO

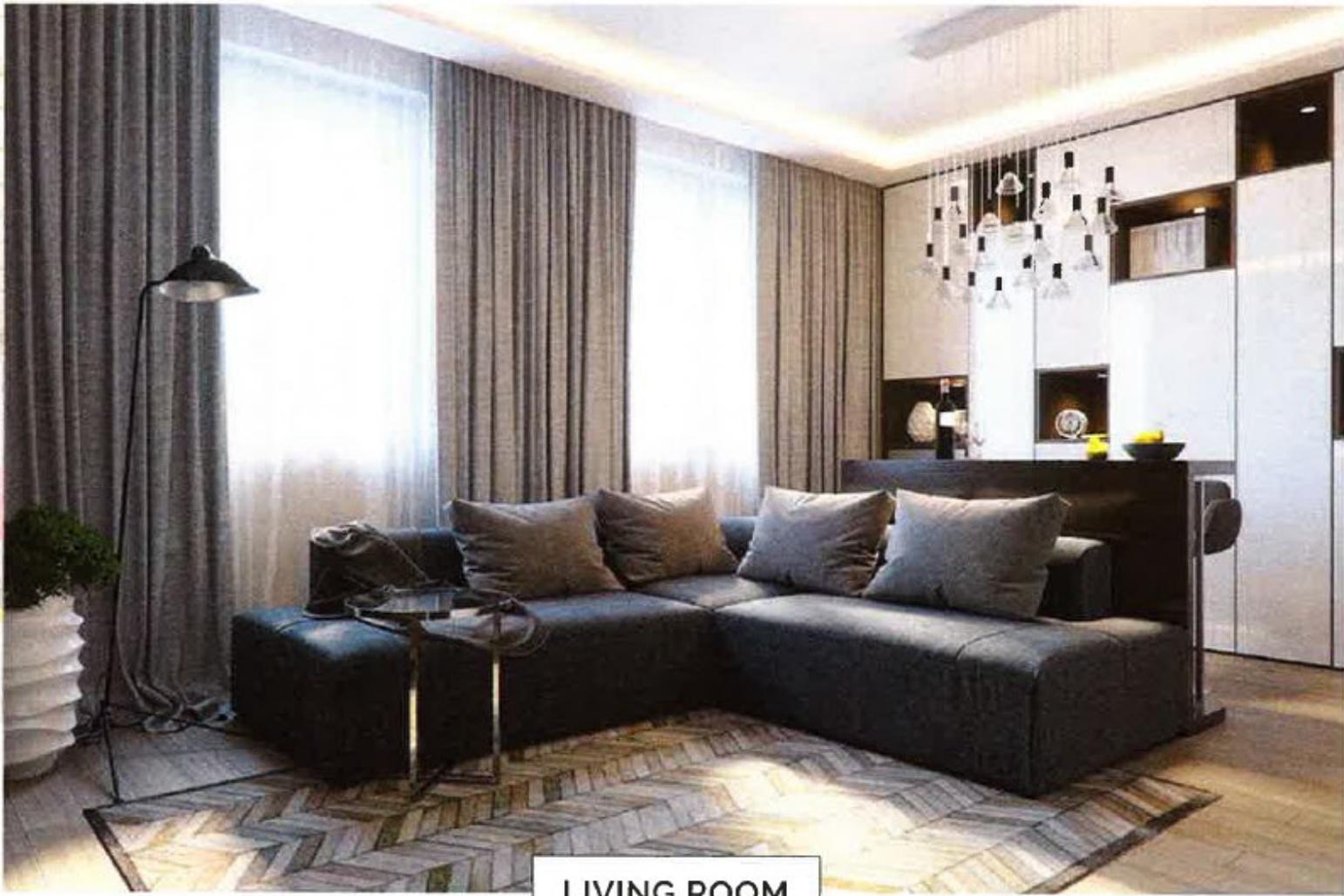
01/24/19

TSW

THE TSW GROUP
 ARCHITECTS
 INTERIORS
 LANDSCAPE ARCHITECTS

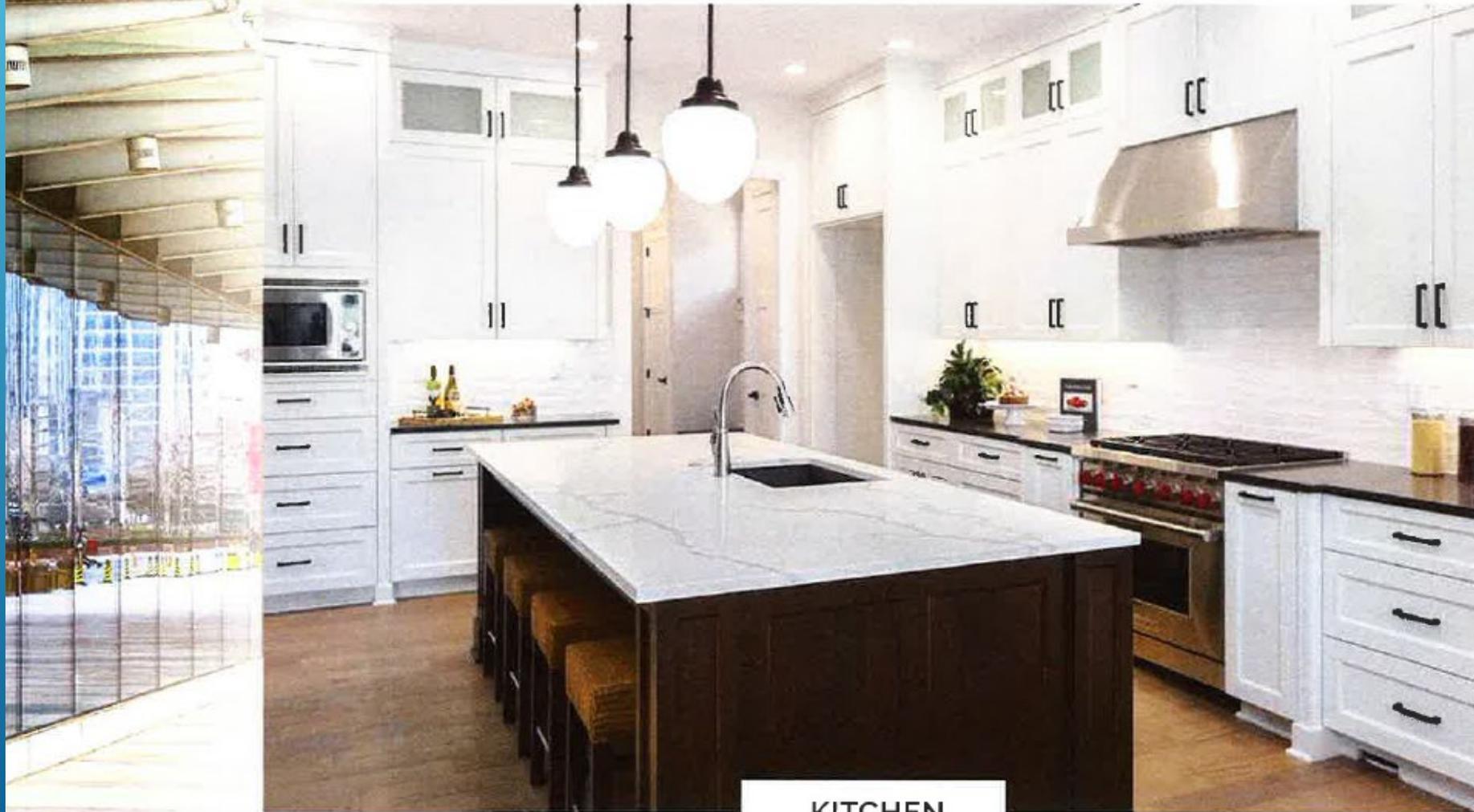
PROSPERITY TOWNE PARK

CONDO INTERIOR DESIGN



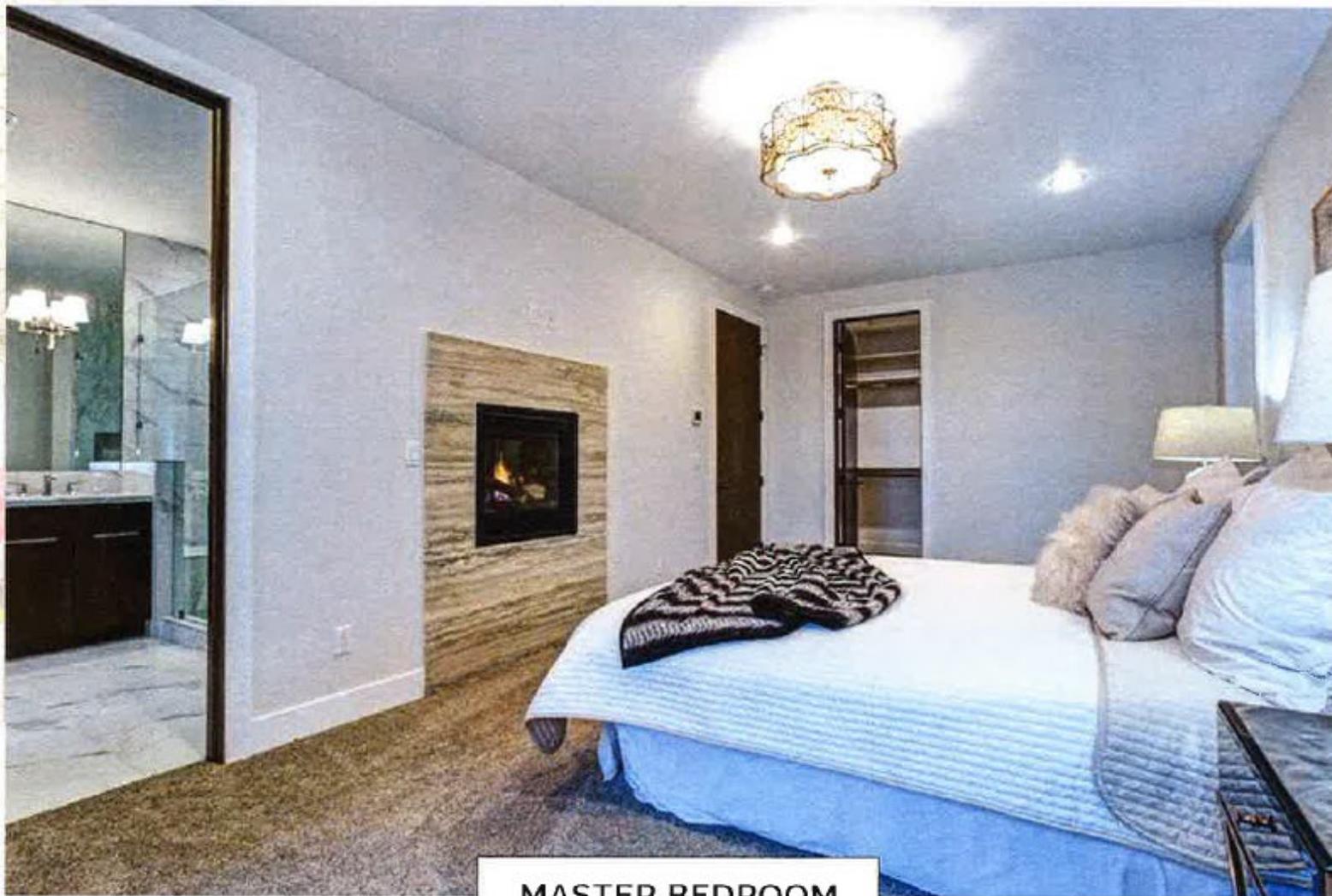
LIVING ROOM

CONDO INTERIOR DESIGN



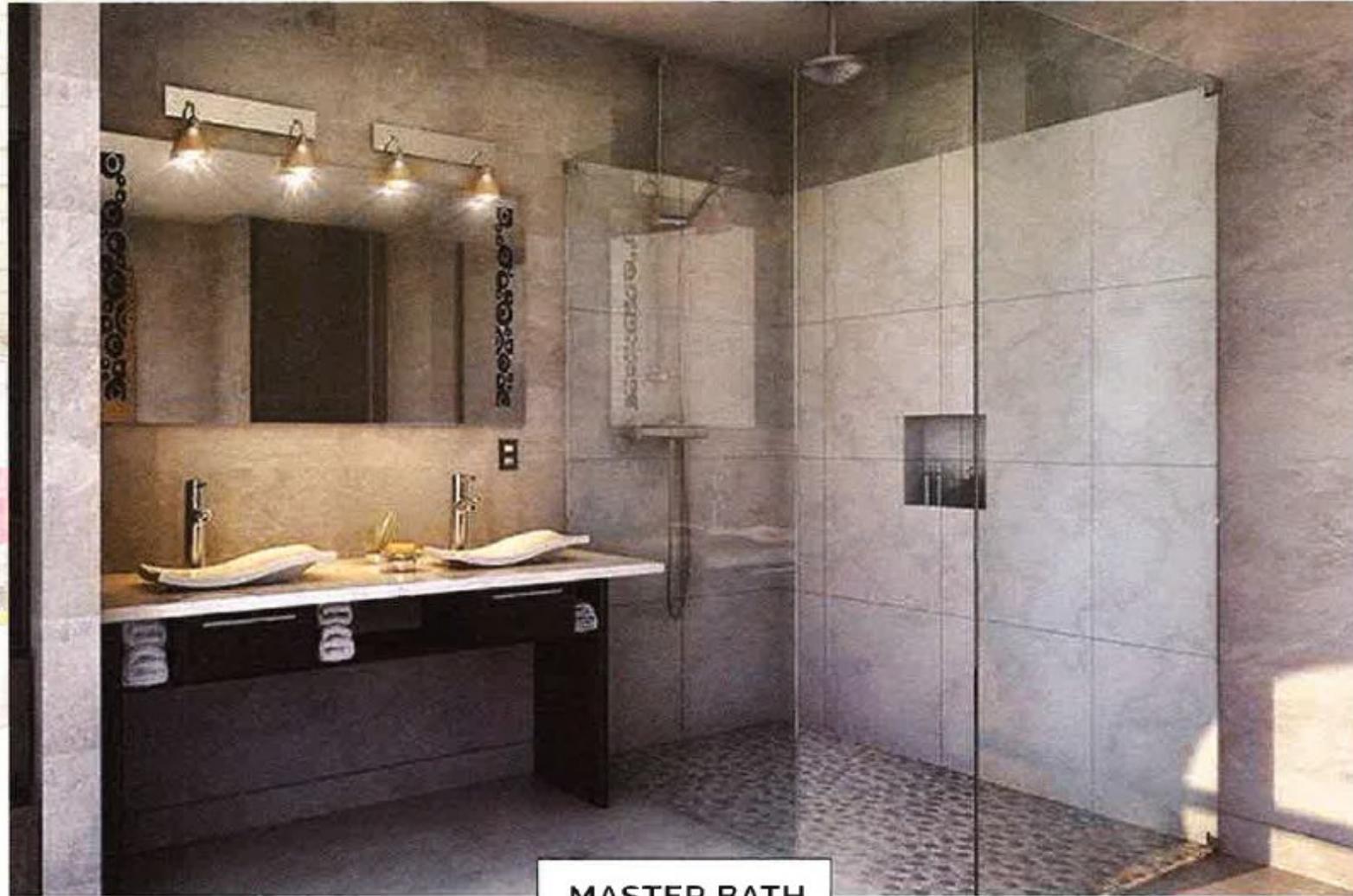
KITCHEN

CONDO INTERIOR DESIGN



MASTER BEDROOM

CONDO INTERIOR DESIGN



MASTER BATH



OUR OBJECTIVE

**OUR OBJECTIVE IS TO PROVIDE LUXURY ADULT
SINGLE LEVEL LIVING AND HOME OWNERSHIP WITH
SECURITY, CONVENIENT ACCESS TO SHOPS AND
BUSINESSES, SECURE PARKING, AND IN-HOUSE
AMENITIES—AT AFFORD PRICES.**

