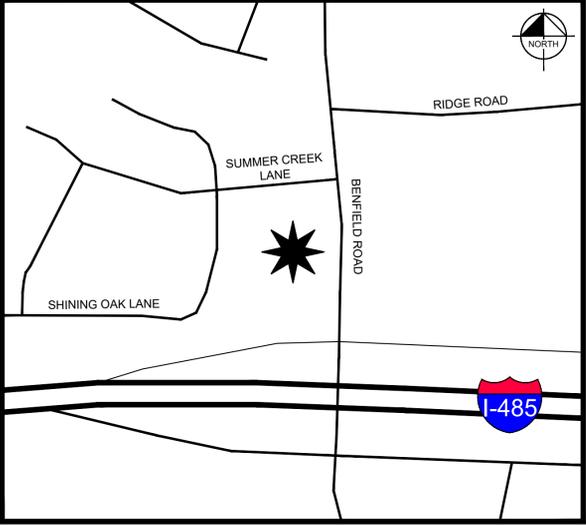
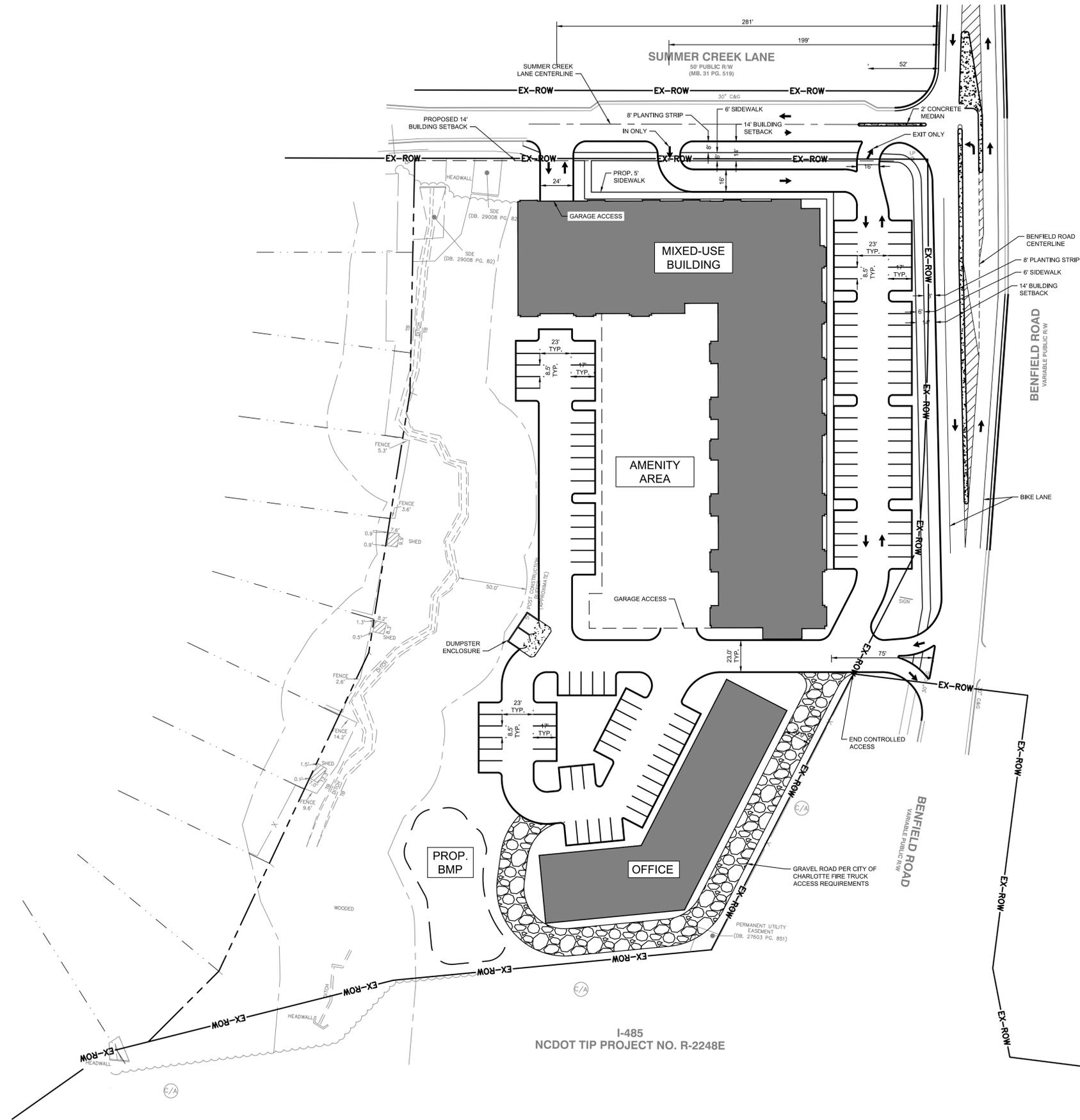


Plotted By: Bossefeld, Jordan. Sheet Set: Prosperity Village (Mixed Use) Plan. October 14, 2019 07:35:04pm. Kimley-Horn.com. SE - CHL - CHL - PRA - 014080 Greenstone Group. Prosperity Village Mixed Use. 02 - DWG - Rezoning. Rezoning - Site - Plan - 000.dwg  
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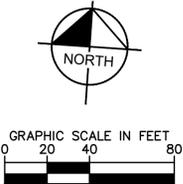


SITE LOCATION MAP:  
N. T. S.

REZONING LEGEND	
PROPERTY LINE	---
EXISTING RIGHT OF WAY	--- EX-ROW ---
EXISTING 50' PCCE BUFFER	---
PROPOSED STORMWATER BMP	---
PROPOSED SETBACK	---
TRAFFIC FLOW ARROW	➔
PROPOSED BUILDING	█
PROPOSED GRAVEL FIRE ACCESS LANE	▨

**SITE DEVELOPMENT DATA:**

TAX PARCEL NUMBER:	02756118
SITE ACREAGE:	±5.14 ACRES
EXISTING ZONING:	R-4
PROPOSED ZONING:	NS
EXISTING USE:	VACANT
PROPOSED USE:	MIXED-USE DEVELOPMENT INCLUDING FOR-SALE MULTIFAMILY RESIDENTIAL, COMMERCIAL, AND HOTEL USES.
PROPOSED DEVELOPMENT:	UP TO 84 RESIDENTIAL UNITS, 48,000 SQUARE FEET OF OFFICE USES AND 12,607 SQUARE FEET OF ADDITIONAL COMMERCIAL USES AS PERMITTED IN THE NS ZONING DISTRICT AND FURTHER DESCRIBED IN SECTION II AND III OF THE ATTACHED DEVELOPMENT STANDARDS.
MAXIMUM BUILDING HEIGHT:	UP TO 65 FEET AND 5 STORIES, EXCLUSIVE OF BASEMENT CONDITIONS, AS FURTHER RESTRICTED IN SECTION V OF THE ATTACHED DEVELOPMENT STANDARDS.
PROPOSED PARKING:	SHALL MEET ORDINANCE REQUIREMENTS
TREE SAVE:	
REQUIRED:	15% (±0.77 AC)
PROVIDED:	SHALL MEET ORDINANCE REQUIREMENTS



NO.	REVISIONS	DATE	BY

**Kimley-Horn**  
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 NC LICENSE #F-0102

**REZONING PETITION  
2019-105**

KHA PROJECT	014080000
DATE	10/14/2019
SCALE	AS SHOWN
DESIGNED BY	CLB
DRAWN BY	CLB
CHECKED BY	ARE

**REZONING SITE PLAN**

PROSPERITY VILLAGE  
 (MIXED USE)  
 PREPARED FOR  
 THE GREENSTONE GROUP, LLC



PETITION NO. 2019-~~xxx~~105

DEVELOPMENT STANDARDS

The Greenstone Group

Site Development Data:

<b>Tax Parcel Number:</b>	<b>02756118</b>
<b>Acreage:</b>	<b>± 5.14 acres</b>
<b>Existing Zoning:</b>	<b>R-4</b>
<b>Proposed Zoning:</b>	<b><del>MUDD(CD)</del><u>NS</u></b>
<b>Existing Use:</b>	<b>Vacant</b>
<b>Proposed Use:</b>	<b>Mixed-Use Development including for-sale multifamily residential, commercial, and <u>office</u><del>hotel</del> uses</b>
<b>Proposed Development:</b>	<b>Up to 84 residential units, <u>48,000 square feet of office uses</u> and 12,607 <u>square feet of additional</u> commercial uses, and <u>112 hotel rooms</u>, as permitted in the <u>NSMUDD</u> zoning district and further described in Section II and III of the attached development standards.</b>
<b>Maximum Building Height:</b>	<b>Up to 65 feet and 5 stories, exclusive of basement conditions, as further restricted in Section V of the attached development standards.</b>
<b>Proposed Parking:</b>	<b>Shall meet Ordinance requirements</b>
<b>Tree Save Required:</b>	<b>15% (+/- 0.77 ac)</b>
<b>Tree Save Provided:</b>	<b>Shall meet Ordinance requirements</b>

**I. General Provisions**

- a. These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by The Greenstone Group, LLC (the “Petitioner”) to accommodate a mixed use development, including for-sale multifamily residential units (condominiums) and commercial uses, including retail and ~~hotel-office~~ uses on an residential townhome community on that approximately 5.4-acre site located at the intersection of Summer Creek Lane and Benfield Road, more particularly described as Tax Parcel Number 027-561-18 (the “Site”).
- b. Development of the Site shall be governed by the accompanying Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the “Ordinance”). The Rezoning Plan is intended reflect maximum development rights, building envelopes, the arrangements and locations of access points.
- c. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the ~~MUDD-NS~~ Zoning District shall govern all development taking place on the Site.

- d. Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development proposed or significantly alter the Rezoning Plan or these Development Standards, constitute changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

## **II. Permitted Uses**

Subject to the maximum development provisions set forth under Section III, below, the Site may be devoted to any residential or commercial uses permitted by right or under prescribed conditions in the [MUDD-NS](#) Zoning District, together with any incidental or accessory uses associated therewith, except for the following:

1. Car washes (except for residential car wash stations);
2. Automobile service stations; and
3. EDEEs with accessory drive-through service window.

## **III. Maximum Development**

The Site may be devoted to (i) a maximum of eighty-four (84) residential units, (ii) [48,000 square feet of office uses](#), and (iii) ~~a maximum of~~ [12,607 square feet of additional commercial uses](#), including retail, [office](#) and Eating, Drinking, and Entertainment (EDEE) uses associated therewith as permitted in the [NSMUDD](#) Zoning District. [The 48,000 square feet of office uses shall be located in the Commercial/Office Building along the freeway access road and Benfield Road and the additional 12,607 square feet of commercial/office uses shall be located in the Mixed Use Building along the Site's frontage of Benfield Road and/or Summer Creek Lane, in the locations as generally depicted on the Rezoning Plan.](#)

## **IV. Transportation**

- a. Vehicular access will be as generally depicted on the Rezoning Plan. The placements and configurations of the vehicular access points shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.
- b. Where necessary, the Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the Site's first building certificate of occupancy is issued.
- c. All transportation improvements shall be substantially completed before the Site's final building certificate of occupancy is issued.
  1. Reference to "substantially complete" shall mean completion of the roadway improvements in accordance with the Technical Data Sheet provided, however, in the event certain non-essential roadway improvements (as reasonably determined

by CDOT) are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site, then CDOT will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings, and in such event the Petitioner may be asked to post a letter of credit or bond for any improvements not in place at the time such certificate of occupancy is issued to secure completion of the applicable improvements.

## V. Architectural Standards

- a. Preferred Exterior Building Materials: all principal and accessory buildings abutting a network-required public or private street shall comprise a minimum of 20% of that building's entire façade facing such network street using brick, natural stone (or its synthetic equivalent), stucco, cementous products (such as HardiPlank, panel, shingles, or similar products), or other material approved by the Planning Director.
- b. Prohibited Exterior Building Materials:
  1. Vinyl siding (but not vinyl handrails, windows or door trim); and
  2. Concrete masonry units not architecturally finished.
- c. Building placement and site design shall focus on and enhance the pedestrian environment through the following:
  1. Buildings shall be placed so as to present a front or side façade to Benfield Road.
  2. Buildings shall front a minimum of 50% of the street frontage on Benfield Road (exclusive of driveways, pedestrian access points, accessible open space, tree save or natural areas, tree replanting areas and storm water facilities).
  3. ~~Parking lots shall not be located between any building and Benfield Road.~~ Parking lots ~~on any other~~ adjacent to network required public or private streets will be adequately screened with a mixture of walls and/or landscaping.
- d. Building massing and height shall be designed to break up long monolithic building forms as follows:
  1. Buildings exceeding 120 feet in length shall include modulations of the building massing/façade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of 10 feet wide and shall project or recess a minimum of 2 feet extending through at least a full floor.
  2. Building height: the Mixed Use Building, as labeled on the Rezoning Plan, shall be restricted to a maximum height of five (5) stories on the building side fronting Benfield Road and may be a maximum of three (3) stories on the building side fronting Summer Creek Lane, exclusive of basement features, which shall be below grade from Benfield Road. The ~~Hotel-Commercial/Office~~ Building may be a maximum height of ~~five-four~~ (54) stories, exclusive of basement features.

- e. Architectural Elevation Design – elevations shall be designed to create visual interest as follows:
  - 1. Building elevations shall be designed with vertical bays or articulated architectural façade features which may include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors.
  - 2. Buildings shall be designed with a recognizable architectural base on all facades facing network required public or private streets. Such base may be executed through use of Preferred Building Materials or articulated architectural façade features and color changes.
  - 3. Building elevations facing network required public or private streets shall not have expanses of blank walls greater than 230 feet in all directions and architectural features such as (but not limited to) banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
  
- f. Roof Form and Articulation – Roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:
  - 1. Long pitched or flat roof lines shall avoid continuous expanses without variation by including changes in height and/or roof form, to include but not be limited to gables, hips, dormers or parapets.
  - 2. For pitched roofs, the minimum pitch shall be 4:12 excluding buildings with a flat roof, features that break up a pitched roof, and parapet walls.
  - 3. Roof top HVAC and related mechanical equipment will be screened from public view at grade from the nearest street.
  
- g. Service Area Screening – Service areas such as dumpsters, refuse areas, recycling and storage shall be screened from view with materials and design to be compatible with principal structures. Such design shall include a minimum 20% Preferred Exterior Building Materials or a Class B buffer not less than 10’ in depth at all above grade perimeter not paved for access.
  
- h. The Mixed Use Building shall contain exterior commercial entrances and sidewalk connections fronting Benfield Road.

## **VI. Internal Side Yards and Rear Yards**

The Petitioner may subdivide the Site and create lots within the Site with no side or rear yards as part of a unified development plan.

## **VII. Environmental Features**

- a. The Petitioner shall satisfy the requirements of the Post Construction Stormwater Ordinance and City of Charlotte Tree Ordinance.
- a.b. The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

### **VIII. Lighting**

- a. All parking area lighting fixtures will be shielded with full cut-off fixtures.
- b. Pedestrian scale lighting will be provided within the Site. Ground-mounted lighting fixtures will not exceed twenty-one (21) feet in height. Freestanding lighting will not exceed twenty-six (26) feet.

### **IX. Amendments to Rezoning Plan**

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

### **X. Binding Effect of the Rezoning Documents and Definitions**

- a. If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards 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 successors in interest and assigns.
- b. 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(s) of any part of the Site from time to time who may be involved in any future development thereof.