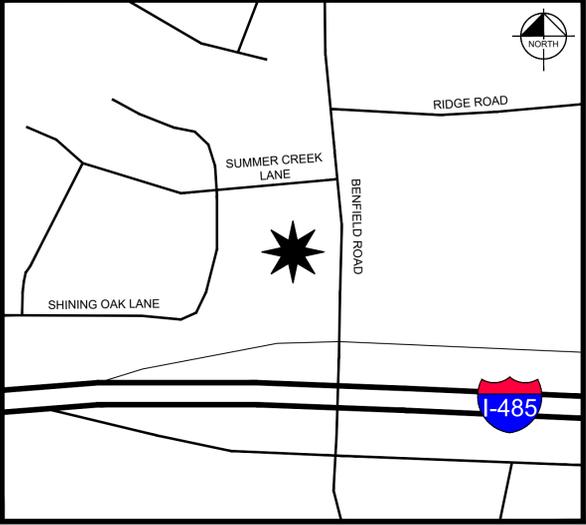
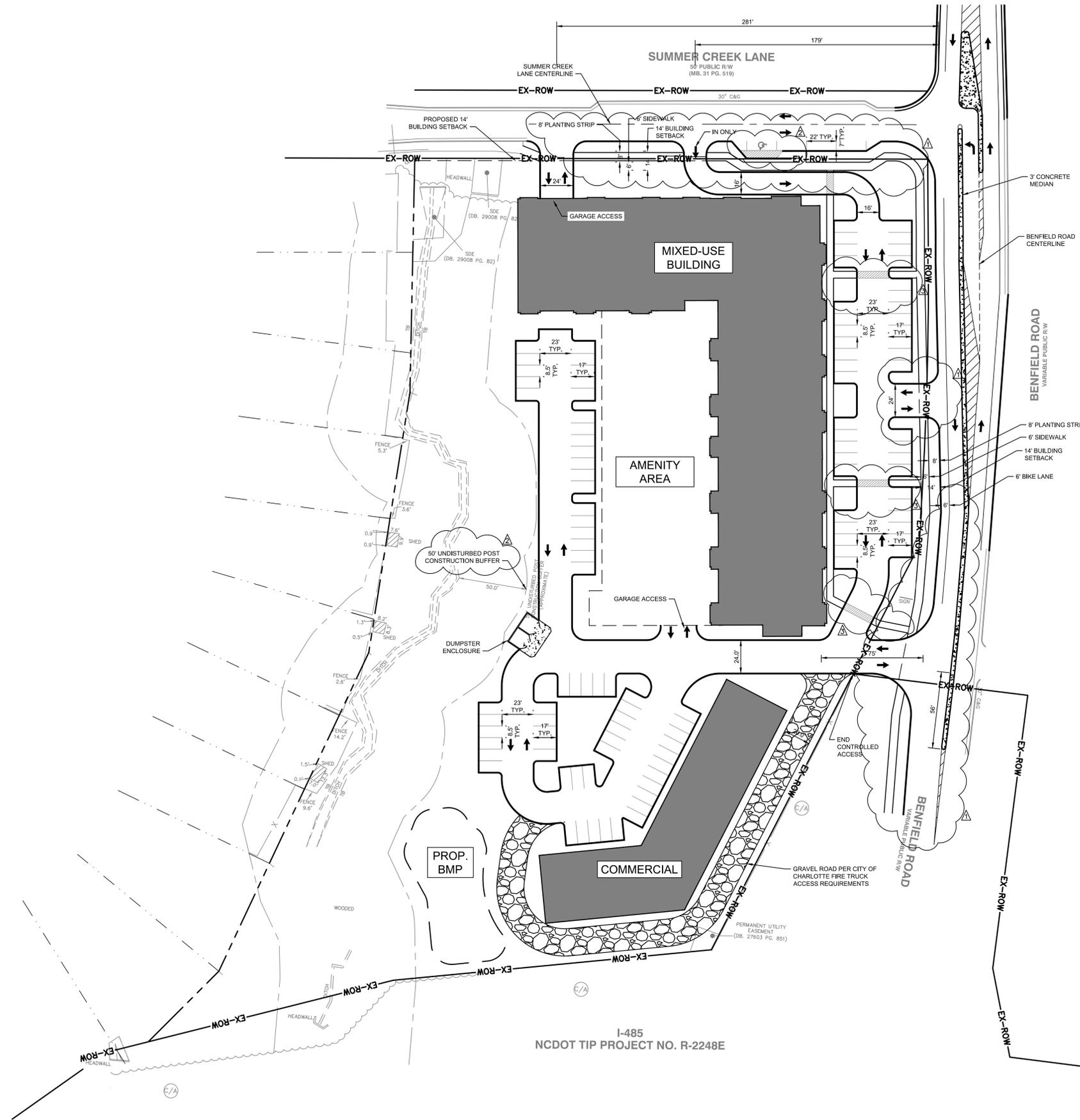


Plotted By: Rosenfeld, Jordan - Sheet Set: Prosperity Village (Mixed Use) - 2020 - 01:56:45pm - K:\DHL-FR\1014080\_Greenstone Group DDD Prosperity Village Mixed Use\2 - DWG\Rezoning\Rezoning\_Site\_Plan-000.dwg  
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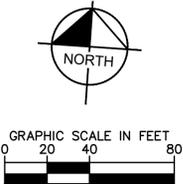


SITE LOCATION MAP:  
N. T. S.

REZONING LEGEND	
PROPERTY LINE	---
EXISTING RIGHT OF WAY	EX-ROW
EXISTING 50' UNDISTURBED POST CONSTRUCTION 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 AND FOR-SALE OR LEASE COMMERCIAL AND OFFICE USES
PROPOSED DEVELOPMENT:	UP TO 84 RESIDENTIAL UNITS, 4,407 SQUARE FEET OF OFFICE USE AND 23,200 SQUARE FEET OF COMMERCIAL USES AS PERMITTED IN THE NS ZONING DISTRICT AND FURTHER DESCRIBED IN SECTION II AND III OF THE ATTACHED DEVELOPMENT STANDARDS AND SUBJECT TO THE CONVERSION RIGHTS, BELOW.
MAXIMUM BUILDING HEIGHT:	UP TO 65 FEET AND 3 STORIES, EXCLUSIVE OF BASEMENT CONDITIONS, AS FURTHER RESTRICTED IN SECTION V OF THE ATTACHED DEVELOPMENT STANDARDS.
PROPOSED PARKING:	SHALL MEET ORDINANCE REQUIREMENTS
TREE SAVE:	15% (±0.77 AC)
REQUIRED:	SHALL MEET ORDINANCE REQUIREMENTS
PROVIDED:	



No.	REVISIONS	DATE	BY
3	REZONING SITE PLAN REVISIONS	1/27/2020	JR
2	REZONING SITE PLAN REVISIONS	12/9/2019	JR
1	REZONING SITE PLAN REVISIONS	11/8/2019	JR

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 NC LICENSE #P-0102

**REZONING PETITION 2019-105**

KHA PROJECT	014080000
DATE	11/8/2019
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

Plotted By: Bossefeld, Jordan Sheet Set: RZ-2 Layout: DEV STANDARDS January 27, 2020 01:56:45pm K:\CHL\_PRA\014080 Greenstone Group\_V00 Prosperity Village Mixed Use\_V02 - DWG\_Reasoning\Reasoning\_Site\_Plan\_V00.dwg  
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**DEVELOPMENT STANDARDS:**

**I. GENERAL PROVISIONS**

- A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY THE GREENSTONE GROUP, LLC (THE "PETITIONER") TO ACCOMMODATE DEVELOPMENT OF A MIXED USE DEVELOPMENT, INCLUDING FOR-LEASE MULTIFAMILY RESIDENTIAL UNITS (CONDOMINIUMS) AND COMMERCIAL USES, INCLUDING RETAIL, FINANCIAL INSTITUTIONS, AND/OR OFFICE USES ON AN 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 WILL 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 TO 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 NS ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE, SUBJECT TO THE OPTIONAL PROVISIONS BELOW.
- 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 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 WITHIN THE MIXED USE BUILDING, (II) 15,000 SQUARE FEET OF COMMERCIAL USES, AND (III) 12,607 SQUARE FEET OF ADDITIONAL COMMERCIAL USES. COMMERCIAL USES MAY INCLUDE RETAIL, FINANCIAL INSTITUTIONS, OFFICE AND EATING, DRINKING, AND ENTERTAINMENT (EDEE) USES, OR OTHER SIMILAR USES AND ACCESSORY USES ASSOCIATED THEREWITH AS PERMITTED IN THE NS ZONING DISTRICT. THE 15,000 SQUARE FEET OF COMMERCIAL 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 ADJACENT TO THE SITE'S FRONTAGE OF BENFIELD ROAD AND/OR SUMMER CREEK LANE, IN THE LOCATIONS AS GENERALLY DEPICTED ON THE REZONING PLAN.

**CONVERSION RIGHTS.** UNUSED COMMERCIAL SQUARE FOOTAGE MAY BE CONVERTED TO ADDITIONAL RESIDENTIAL UNITS AT A RATE OF 1,000 SQUARE FEET OF COMMERCIAL USES TO ONE (1) RESIDENTIAL UNIT SO CONVERTED. HOWEVER, AT NO POINT SHALL THE TOTAL NUMBER OF RESIDENTIAL UNITS EXCEED ONE HUNDRED (100) UNITS, INCLUDING CONVERSIONS.

**IV. TRANSPORTATION**

- A. VEHICULAR ACCESS WILL BE AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET. THE PLACEMENTS AND CONFIGURATIONS OF THE VEHICULAR ACCESS POINTS SHOWN ON THE TECHNICAL DATA SHEET 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 A 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 AND STREETScape STANDARDS**

- A. 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 HAND RAILS, 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. PARKING LOTS ADJACENT TO NETWORK REQUIRED PUBLIC OR PRIVATE STREETS WILL BE ADEQUATELY SCREENED WITH A MIXTURE OF WALLS AND/OR LANDSCAPING.
  - 2. PEDESTRIAN PATHWAYS SHALL BE PROVIDED THROUGH THE SITE TO ENCOURAGE PEDESTRIAN ACTIVITY FROM BENFIELD ROAD.
- 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 ADJACENT TO 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 COMMERCIAL/OFFICE BUILDING MAY BE A MAXIMUM HEIGHT OF TWO (2) 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 FAÇADES FACING NETWORK REQUIRED PUBLIC OR PRIVATE STREETS. SUCH BASE MAY BE EXECUTED THROUGH USE OF PREFERRED EXTERIOR 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 20 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 ADJACENT TO 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. PETITIONER SHALL SATISFY THE REQUIREMENTS OF THE POST CONSTRUCTION STORMWATER ORDINANCE AND CITY OF CHARLOTTE TREE ORDINANCE.
- B. THE LOCATION, SIZE, AND TYPE OF STORMWATER 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 STORMWATER 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 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 OR OWNERS OF ANY PART OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

No.	REVISIONS	DATE	BY
3	REZONING SITE PLAN REVISIONS	1/27/2020	JR
2	REZONING SITE PLAN REVISIONS	12/9/2019	JR
1	REZONING SITE PLAN REVISIONS	11/8/2019	JR

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**REZONING PETITION 2019-105**

KHA PROJECT	014080000
DATE	11/8/2019
SCALE	AS SHOWN
DESIGNED BY	CLB
DRAWN BY	CLB
CHECKED BY	ARE

**DEVELOPMENT STANDARDS**

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