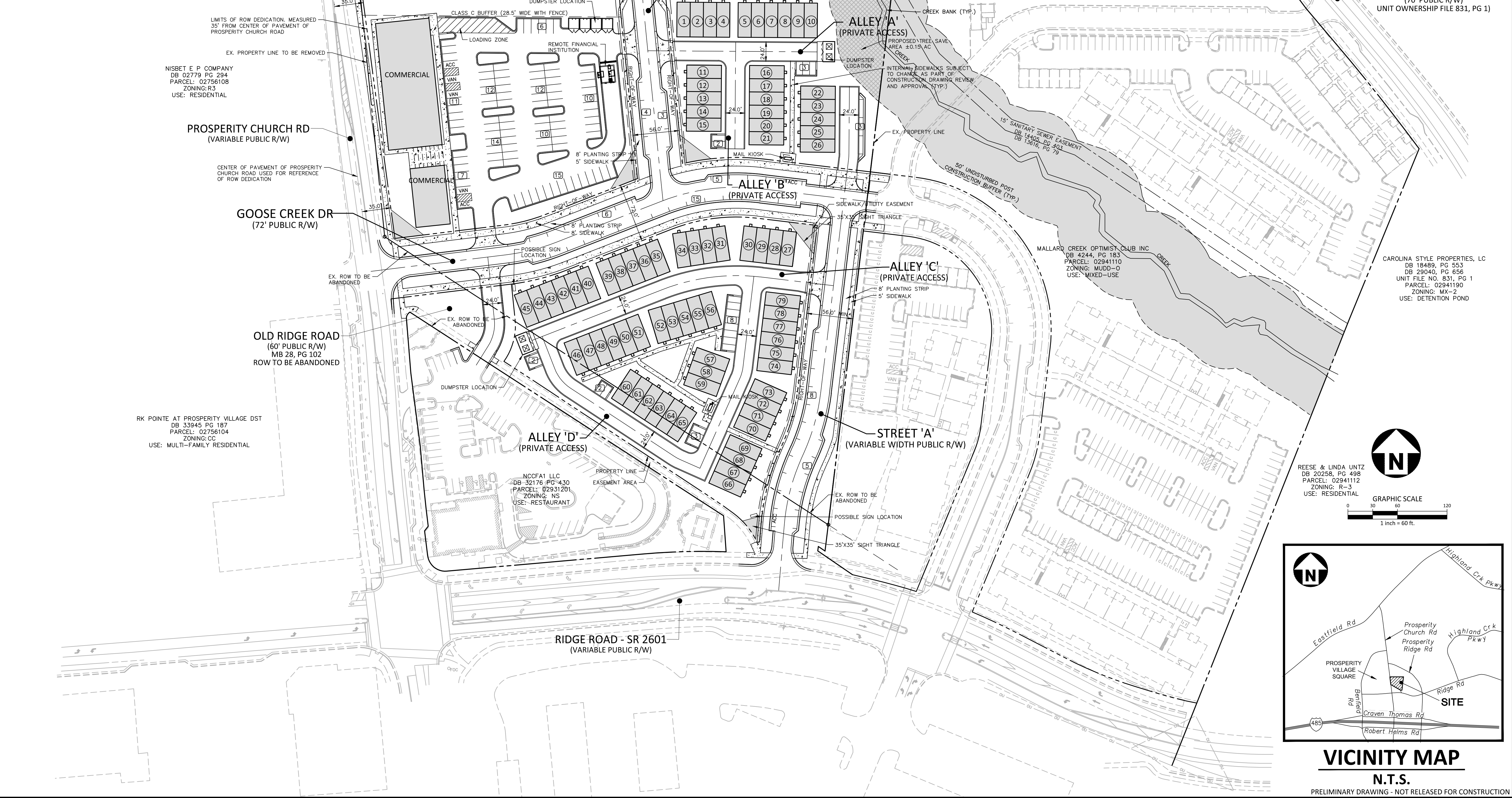
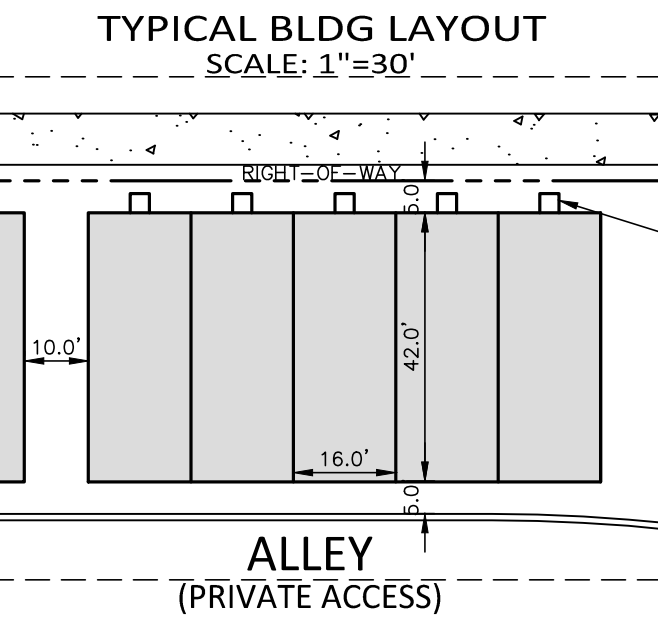


| SITE LEGEND | |
|----------------------------|------------------------------|
| | SIGNAGE |
| | POWER POLE |
| | ACCESSIBLE PARKING STALL |
| | VAN ACCESSIBLE PARKING STALL |
| | PARKING SPACE COUNT |
| | ACCESSIBLE RAMPS |
| TYPE (A) TYPE (B) TYPE (C) | |
| | PROPERTY LINE |
| | RIGHT-OF-WAY LINE |
| | LOT LINE |
| | CENTERLINE |



| REZONING CASE NUMBER: 2019-XXX | |
|--------------------------------|--|
| DENSITY CALCULATION: | |
| TOTAL AREA: 7.00 AC | |
| NUMBER OF DWELLING UNITS: 79 | |
| DWELLING UNITS/AC: 11.30 | |

| ACREAGE SUMMARY: | |
|----------------------------|--|
| NORTHWEST PARCEL: ±1.95 AC | |
| NORTHEAST PARCEL: ±1.17 AC | |
| SOUTHERN PARCEL: ±2.06 AC | |

| PARKING BREAKDOWN: | |
|------------------------------|------|
| NORTHWEST PARCEL: | |
| ON-STREET PARKING: | 0 |
| INTERNAL PARKING: | 97 |
| TOTAL: | 97 |
| NORTHEAST PARCEL (26 UNITS): | |
| ON-STREET PARKING: | 18 |
| INTERNAL PARKING: | 8 |
| GARAGE PARKING: | 26 |
| TOTAL: | 52 |
| SPACES/UNIT: | 2.00 |
| SOUTH PARCEL (63 UNITS): | |
| ON-STREET PARKING: | 28 |
| INTERNAL PARKING: | 15 |
| GARAGE PARKING: | 53 |
| TOTAL: | 96 |
| SPACES/UNIT: | 1.81 |
| TOTAL PARKING: | 245 |

| SITE DATA | |
|--|---|
| DEVELOPER: | ENCORE REAL ESTATE (PATRICK BUDRONIS) 100 MAIN STREET - SUITE 302 SAFETY HARBOR, FL 34695 813.495.6236 |
| PREPARED BY: | MCADAMS COMPANY (JONATHAN WOODARD) 3430 TORINGDON WAY, SUITE 110 CHARLOTTE, NC 28277 704.527.0800 J.WOODARD@MCADAMSCO.COM |
| TAX ID NUMBERS: 02941109 | |
| GROSS SITE ACREAGE: | ±7.00AC |
| RIGHT-OF-WAY DEDICATION: | ±1.83 AC |
| NET SITE ACREAGE: | ±5.17 AC (SEE ACREAGE SUMMARY) |
| EXISTING ZONING: | UR-(CD) & NS |
| PROPOSED ZONING: | MUDD-O |
| CURRENT USE: | MOSTLY VACANT WITH SMALL FARMER'S MARKET |
| PROPOSED USE: | MIXED-USE DEVELOPMENT* |
| PROPOSED DENSITY: | ±11.30 DWELLING UNITS/AC |
| PROPOSED NUMBER OF UNITS: | 79 |
| MAXIMUM BUILDING HEIGHT ALLOWED: | 120 FT (PER MUDD STANDARDS)** |
| SETBACKS: | |
| PUBLIC STREETS: | 16 FT FROM PROPOSED BOC |
| SIDE YARD: | NONE, 10 FT BUILDING SEPARATION |
| REAR YARD: | NONE, 10 FT BUILDING SEPARATION |
| BUILDING SEPARATION: | 10 FT MINIMUM |
| RESIDENTIAL AUTOMOBILE PARKING REQUIRED: | 1.0 SPACES/UNIT (78 SPACES) |
| COMMERCIAL AUTOMOBILE PARKING REQUIRED: | 1.0 SPACES/600 GROSS SF (22 SPACES) |
| AUTOMOBILE PARKING PROVIDED: | 245 SPACES (SEE PARKING BREAKDOWN) |
| TREE SAVE AREA REQUIRED: | 15 % OF SITE AREA (15% OF 5.17 AC) OR 0.77 AC |
| TREE SAVE AREA PROVIDED: | 0.15 AC (3% OF SITE) MITIGATION WILL BE PROVIDED |
| *INCLUDING MULTI-FAMILY, SINGLE-FAMILY ATTACHED, AND COMMERCIAL USES UP TO 79 TOWNHOMES, AND MAXIMUM OF 15,000 SF OF COMMERCIAL USES PER NOTE IV OF THE DEVELOPMENT STANDARDS. | |
| **TOWNHOMES MAY INCLUDE A 4TH STORY BALCONY OPTION WITH A MAXIMUM HEIGHT OF 50'. | |



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100 MAIN STREET - SUITE 302
SAFETY HARBOR, FL 34695
PHONE: 813.495.6236



PROSPERITY CHURCH ROAD REZONING CONCEPT PLAN PROSPERITY CHURCH ROAD AND RIDGE ROAD CHARLOTTE, NORTH CAROLINA 28269

REVISIONS

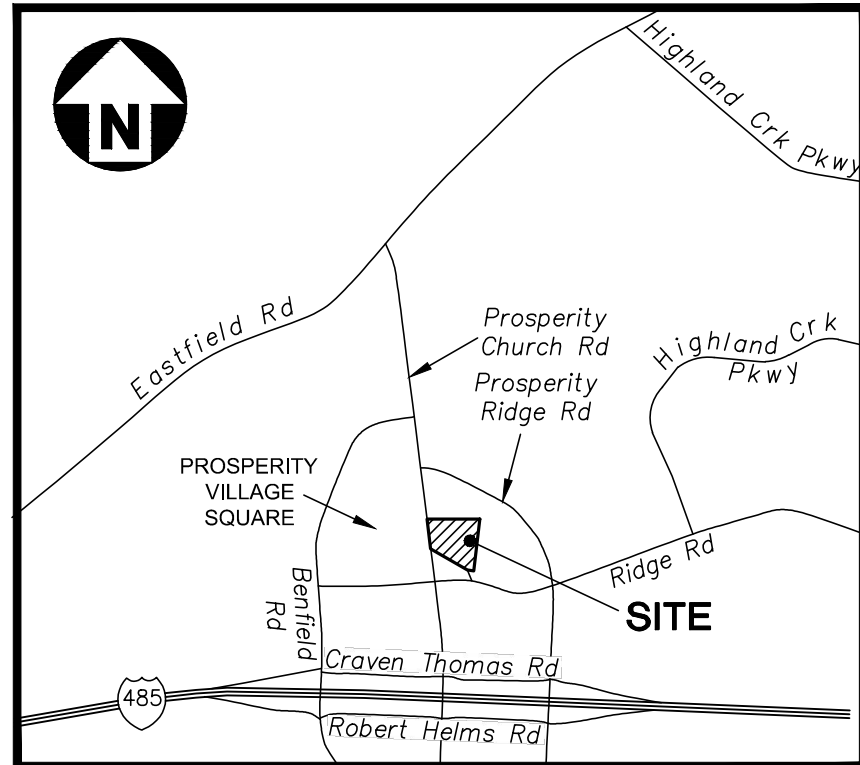
PLAN INFORMATION

| | |
|-------------|--------------|
| PROJECT NO. | ERE-19000 |
| FILENAME | ERE19000-RZ1 |
| CHECKED BY | EM |
| DRAWN BY | JBW |
| SCALE | 1"=60' |
| DATE | 11. 11. 2019 |

SHEET

REZONING PLAN

RZ-1



VICINITY MAP N.T.S.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

V:\Projects\ERE\ERE-19000\Land\Rezoning\Construction Drawings\ERE19000-RZ1.dwg, 11/11/2019 9:05:09 AM, Woodard, Jonathan

| | | | | | | | | | | | | | | | | | |
|---|---|--------------------|------------|----------|-----------|------------------|---------------|------------------|--------|---------------|--------------------|---------------|--|-----------------------|---|--------------------------|------------------------------|
| <p style="text-align:center">PETITION NO. 2019-xxx</p> <p style="text-align:center">DEVELOPMENT STANDARDS</p> <p style="text-align:center">Encore Real Estate</p> <p style="text-align:center">11/11/2019</p> <p><u>Site Development Data:</u></p> <table><tr><td>Tax Parcel Number:</td><td>029-411-09</td></tr><tr><td>Acreage:</td><td>± 7 acres</td></tr><tr><td>Existing Zoning:</td><td>UR-2(CD) & NS</td></tr><tr><td>Proposed Zoning:</td><td>MUDD-O</td></tr><tr><td>Existing Use:</td><td>Vacant, commercial</td></tr><tr><td>Proposed Use:</td><td>Mixed-Use Development including single-family attached residential and commercial uses</td></tr><tr><td>Proposed Development:</td><td>Up to 79 multi-family attached (townhome) residential units and 15,000 square feet of commercial uses as permitted in the MUDD zoning district and further described in Section III and IV of the attached development standards and subject to the conversion rights, below.</td></tr><tr><td>Maximum Building Height:</td><td>per MUDD Ordinance Standards</td></tr></table> <p>I. General Provisions</p> <p>a. These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Encore Real Estate (the “Petitioner”) to accommodate a mixed use development, including single-family attached (townhome) residential units and commercial uses on that approximately 7-acre site located near the intersection of Ridge Road and Prosperity Church Road, more particularly described as Tax Parcel Number 029-411-09 (the “Site”).</p> <p>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.</p> <p>c. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the MUDD Zoning District shall govern all development taking place on the Site, subject to the Optional Provisions in Section II below.</p> <p>d. Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development proposed or significantly alter the</p> | | Tax Parcel Number: | 029-411-09 | Acreage: | ± 7 acres | Existing Zoning: | UR-2(CD) & NS | Proposed Zoning: | MUDD-O | Existing Use: | Vacant, commercial | Proposed Use: | Mixed-Use Development including single-family attached residential and commercial uses | Proposed Development: | Up to 79 multi-family attached (townhome) residential units and 15,000 square feet of commercial uses as permitted in the MUDD zoning district and further described in Section III and IV of the attached development standards and subject to the conversion rights, below. | Maximum Building Height: | per MUDD Ordinance Standards |
| Tax Parcel Number: | 029-411-09 | | | | | | | | | | | | | | | | |
| Acreage: | ± 7 acres | | | | | | | | | | | | | | | | |
| Existing Zoning: | UR-2(CD) & NS | | | | | | | | | | | | | | | | |
| Proposed Zoning: | MUDD-O | | | | | | | | | | | | | | | | |
| Existing Use: | Vacant, commercial | | | | | | | | | | | | | | | | |
| Proposed Use: | Mixed-Use Development including single-family attached residential and commercial uses | | | | | | | | | | | | | | | | |
| Proposed Development: | Up to 79 multi-family attached (townhome) residential units and 15,000 square feet of commercial uses as permitted in the MUDD zoning district and further described in Section III and IV of the attached development standards and subject to the conversion rights, below. | | | | | | | | | | | | | | | | |
| Maximum Building Height: | per MUDD Ordinance Standards | | | | | | | | | | | | | | | | |

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| <p>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.</p> <p>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.</p> <p>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.</p> <p>f. Roof Form and Articulation – Roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:</p> <p>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.</p> <p>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.</p> <p>3. Roof top HVAC and related mechanical equipment will be screened from public view at grade from the nearest street.</p> <p>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.</p> <p>h. Townhome buildings shall contain a maximum of six (6) units per building.</p> <p>VII. Internal Side Yards and Rear Yards</p> <p>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.</p> <p>VIII. Environmental Features</p> <p>a. The Petitioner shall satisfy the requirements of the Post Construction Stormwater Ordinance and City of Charlotte Tree Ordinance.</p> | |
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| <p>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.</p> <p>II. MUDD-Optional Provisions</p> <p>The Petitioner proposes utilization of the MUDD-O provisions to allow for the following optional deviations:</p> <p>[Reserved]</p> <p>III. Permitted Uses</p> <p>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 Zoning District, together with any incidental or accessory uses associated therewith.</p> <p>IV. Maximum Development</p> <p>The Site may be devoted to a maximum of (i) seventy-nine (79) single-family attached (townhome) residential units and (ii) 15,000 square feet of commercial uses, including retail, office, financial institutions with drive-thru service, and Eating, Drinking, and Entertainment (EDEE) uses associated therewith as permitted in the MUDD Zoning District.</p> <p><i>Conversion Rights.</i></p> <p>a. Unused residential units may be converted to additional commercial square footage at a rate of one (1) residential unit to 1,000 square feet of commercial use so converted.</p> <p>b. Unused commercial square footage may be converted to additional residential units at a rate of 1,000 square feet of commercial use 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.</p> <p>V. Transportation</p> <p>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.</p> <p>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.</p> | |
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| <p>b. The location, size, and type of storm water management systems 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.</p> <p>IX. Lighting</p> <p>a. All parking area lighting fixtures will be shielded with full cut-off fixtures.</p> <p>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.</p> <p>X. Amendments to Rezoning Plan</p> <p>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.</p> <p>XI. Binding Effect of the Rezoning Documents and Definitions</p> <p>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.</p> <p>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.</p> | |
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| <p>c. All transportation improvements shall be substantially completed before the Site’s first building certificate of occupancy is issued.</p> <p>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.</p> <p>VI. Architectural Standards</p> <p>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.</p> <p>b. Prohibited Exterior Building Materials:</p> <p>1. Vinyl siding (but not vinyl handrails, windows or door trim); and</p> <p>2. Concrete masonry units not architecturally finished.</p> <p>c. Building placement and site design shall focus on and enhance the pedestrian environment through the following:</p> <p>1. Buildings shall be placed so as to present a front or side façade along all network-required streets.</p> <p>2. Buildings shall front a minimum of 50% of the street frontage on Prosperity Church Road (exclusive of driveways, pedestrian access points, accessible open space, tree save or natural areas, tree replanting areas and storm water facilities).</p> <p>d. Building massing and height shall be designed to break up long monolithic building forms as follows:</p> <p>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.</p> <p>e. Architectural Elevation Design – elevations shall be designed to create visual interest as follows:</p> | |
|--|--|



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PROSPERITY CHURCH ROAD
REZONING CONCEPT PLAN
PROSPERITY CHURCH ROAD
AND RIDGE ROAD
CHARLOTTE, NORTH CAROLINA 28269

REVISIONS

PLAN INFORMATION

| | |
|-------------|--------------|
| PROJECT NO. | ERE-19000 |
| FILENAME | ERE19000-RZ1 |
| CHECKED BY | EM |
| DRAWN BY | JBW |
| SCALE | NA |
| DATE | 11. 11. 2019 |

REZONING NOTES

RZ-2

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION