

DEVELOPMENT DATA TABLE

• SITE AREA:	± 32.4 AC (1,410,000 SF)
• TAX PARCELS:	027-07-213, 027-07-220, & 027-07-229
• EXISTING ZONING:	CC-SPA
• PROPOSED ZONING:	CAC-1(CD)
• PLACE TYPE:	COMMUNITY ACTIVITY CENTER
• EXISTING USES:	VACANT, RETAIL, & OFFICES (60,000 SF) 250,000 SF OFFICE/RETAIL* 250 HOTEL ROOMS** 400 MULTI-FAMILY UNITS*** 175 SENIOR LIVING UNITS
• PROPOSED USES:	100,000 SF EXISTING OFFICE IN AREA C ** HOTEL USE RESTRICTED TO AREAS A & C *** MULTI-FAMILY DWELLINGS RESTRICTED TO AREAS B & C

STREET CLASSIFICATIONS:

BENFIELD RD:	2-3 LANE AVENUE
PROSPERITY CROSSING DR:	SECONDARY - LOCAL
DOCIA CROSSING DR:	SECONDARY - LOCAL
ROBERT HELMS RD:	SECONDARY - LOCAL
I-485 OFF-RAMP:	LIMITED ACCESS
FUTURE COLLECTOR:	SECONDARY - LOCAL

BUILDING SITING STANDARDS:

• FRONTAGE SETBACK: (FROM FUTURE BACK OF CURB)	BENFIELD RD: 20' PROSPERITY CROSSING DR: 16' DOCIA CROSSING DR: 16' ROBERT HELMS RD: 16' I-485 OFF-RAMP: 10' FUTURE COLLECTOR: 16'
• FRONTAGE BUILD-TO-ZONE: (FROM FRONTAGE SETBACK)	BENFIELD RD: 0-35' PROSPERITY CROSSING DR: 0-35' DOCIA CROSSING DR: 0-35' ROBERT HELMS RD: 0-35' FUTURE COLLECTOR: 0-35'
• MIN. BUILD-TO-PERCENTAGE: (FOR STRUCTURE)	BENFIELD RD: 60% PROSPERITY CROSSING DR: 60% DOCIA CROSSING DR: 60% ROBERT HELMS RD: 60% FUTURE COLLECTOR: 60%
• MIN. SIDE SETBACK:	0' (UNLESS ABUTTING NEIGHBORHOOD 1 PLACE TYPE)
• MIN. REAR SETBACK:	0' (UNLESS ABUTTING NEIGHBORHOOD 1 PLACE TYPE)
• MIN. BUILDING LENGTH: (AS % OF LOT WIDTH)	N/A (NO FRONTAGE ALONG A MAIN STREET)
• MAX. BUILDING LENGTH: (ALONG FRONTAGE)	400' 600' (WITH ADDITIONAL DESIGN ELEMENTS)
• BUILDING HEIGHT: - MINIMUM: - MAXIMUM: - MAXIMUM W/ BONUS:	N/A 80 FT 100 FT

PARKING:

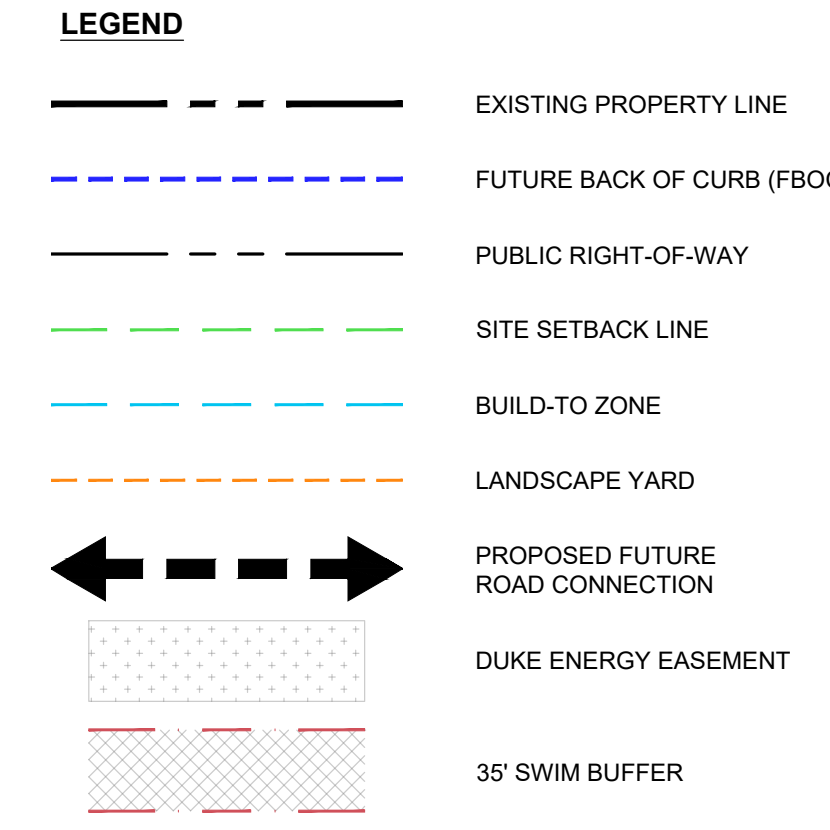
OPEN SPACE:

• TOTAL ON-SITE OPEN SPACE:	10% OF SITE AREA
- REQUIRED:	0.1(1,410,000 SF) = 141,000 SF
- PROVIDED:	141,000 SF MINIMUM
• PUBLIC ON-SITE OPEN SPACE:	MIXED USE
- REQUIRED:	25% OF TOTAL
- PROVIDED:	0.25(141,000 SF) = 35,250 SF 35,250 SF MINIMUM

GREENWAYS & GREENWAY CONNECTIONS TO BE NEGOTIATED WITH MECKLENBURG COUNTY PARKS & RECREATION PER SECTION 32.6(D) OF THE CHARLOTTE UDO

LANDSCAPE:

• GREEN AREA:	TIER 1
- REQUIRED:	15% OF SITE AREA
- PROVIDED:	0.15(1,410,000 SF) = 211,500 SF 211,500 SF MINIMUM
• LANDSCAPE YARD:	25' TYPE B
- SHRUBS:	1 EVERGREEN PER 3 LF
- LARGE/MED. MATURING TREES:	1 TREE PER 30 LF (40% EVERGREEN)
- SMALL MATURING TREES:	2 TREES PER 30 LF (40% EVERGREEN)
• PERIMETER PLANTING:	TIER 1 (3" CAL. MIN.)
- LARGE MATURING:	1 TREE/40' OF FRONTAGE
- SMALL MATURING:	1 TREE/30' OF FRONTAGE
• INTERNAL PLANTING:	TIER 1
- REQUIRED PLANTING AREA:	10% OF TOTAL B.U.A.
- REQUIRED TREES:	1 TREE/10,000 SF OF B.U.A. (LARGE MATURING)



** BASE INFORMATION SHOWN ON THIS PLAN WAS COMPILED USING GIS DATA

ADJACENT OWNERS

1 DEPT. OF TRANSPORTATION 1546 MAIL SERVICE CENTER RALEIGH, NC 27611 ZONING: N1-A USE: SINGLE FAMILY	7 ROONEY M & TIFFANY A GARY 11528 LEIGH GLEN CR. CHARLOTTE, NC 28269 ZONING: N1-A USE: SINGLE FAMILY	13 REBECCA L SMITH 12230 JESSICA PL CHARLOTTE, NC 28269 ZONING: R-8MF(CD) USE: TOWN HOUSE SFR	19 TARA & GARRETT GRUENDIKE 12214 JESSICA PL CHARLOTTE, NC 28269 ZONING: R-8MF(CD) USE: TOWN HOUSE SFR	25 MATTHEW T BONESTELL 12204 JESSICA PL CHARLOTTE, NC 28269 ZONING: R-8MF(CD) USE: TOWN HOUSE SFR	31 TIA M BULLETT 12413 JESSICA PL CHARLOTTE, NC 28269 ZONING: R-8MF(CD) USE: TOWN HOUSE SFR	37 JASMINE A IRVIN 12429 JESSICA PL CHARLOTTE, NC 28269 ZONING: R-8MF(CD) USE: TOWN HOUSE SFR	43 MATTHEW COLE BEATTY 12506 JESSICA PL CHARLOTTE, NC 28269 ZONING: R-8MF(CD) USE: TOWN HOUSE SFR	49 APRIL LILLIAN ROBERTS 3825 SELWYN AVE. CHARLOTTE, NC 28209 ZONING: R-8MF(CD) USE: TOWN HOUSE SFR	55 MOLLY GRAY MARTIN 12539 JESSICA PL CHARLOTTE, NC 28269 ZONING: R-8MF(CD) USE: TOWN HOUSE SFR
2 GENE ZALEZNIK 11308 GLENSTONE CT. CHARLOTTE, NC 28269 ZONING: N1-A USE: SINGLE FAMILY	8 THUY DOAN 319 SYCAMORE RIDGE RD. CONCORD, NC 28025 ZONING: R-8MF(CD) USE: TOWN HOUSE SFR	14 MOORESVILLE LLC. 156 STANDISH LN. MOORESVILLE, NC 28117 ZONING: R-8MF(CD) USE: TOWN HOUSE SFR	20 JASMIN M DAVIS 7028 ADVOCATOR LN. CHARLOTTE, NC 28216 ZONING: R-8MF(CD) USE: TOWN HOUSE SFR	26 PATRICE HOPKINS 12201 JESSICA PL CHARLOTTE, NC 28269 ZONING: R-8MF(CD) USE: TOWN HOUSE SFR	32 CHARLES & MARIA VALDEZ 12415 JESSICA PL CHARLOTTE, NC 28269 ZONING: R-8MF(CD) USE: TOWN HOUSE SFR	38 NICOLE MARIE CIERPIAL 12431 JESSICA PL CHARLOTTE, NC 28269 ZONING: R-8MF(CD) USE: TOWN HOUSE SFR	44 LAUREN M WHITFORD 12507 JESSICA PL CHARLOTTE, NC 28269 ZONING: R-8MF(CD) USE: TOWN HOUSE SFR	50 LONDON R GLENN 12523 JESSICA PL CHARLOTTE, NC 28269 ZONING: R-8MF(CD) USE: TOWN HOUSE SFR	56 DELRAY BEACH, FL 33446 12543 JESSICA PL CHARLOTTE, NC 28269 ZONING: R-8MF(CD) USE: TOWN HOUSE SFR
3 TRACY P & CONSTANCE S SWARTHOUT 11308 GLENSTONE CT. CHARLOTTE, NC 28269 ZONING: N1-A USE: SINGLE FAMILY	9 STEPHANIE T POSEY 11518 LEIGH GLEN CR. CHARLOTTE, NC 28269 ZONING: N1-A USE: SINGLE FAMILY	15 ROSA MORENO 12226 JESSICA PL CHARLOTTE, NC 28269 ZONING: R-8MF(CD) USE: TOWN HOUSE SFR	21 JASON DENMAN 12237 JESSICA PL CHARLOTTE, NC 28269 ZONING: R-8MF(CD) USE: TOWN HOUSE SFR	27 ALICE DAVIDSON 208 RAMAM CHURCH RD. HUNTERSVILLE, NC 28078 ZONING: R-8MF(CD) USE: TOWN HOUSE SFR	33 KYLE BRIAN O'CONNOR 12445 JESSICA PL CHARLOTTE, NC 28269 ZONING: R-8MF(CD) USE: TOWN HOUSE SFR	39 NATHANIEL CHRISTIAN LAWRENCE 12445 JESSICA PL CHARLOTTE, NC 28269 ZONING: R-8MF(CD) USE: TOWN HOUSE SFR	45 LAUREN MICHELLE SINGLETON 1513 KYTHIRA DR. APEX, NC 27502 ZONING: R-8MF(CD) USE: TOWN HOUSE SFR	51 RAJESH & DIMPY HANDA 12508 JESSICA PL CHARLOTTE, NC 28269 ZONING: R-8MF(CD) USE: TOWN HOUSE SFR	57 BRITTANY BANKS 12543 JESSICA PL CHARLOTTE, NC 28269 ZONING: R-8MF(CD) USE: TOWN HOUSE SFR
4 HERBERT L JUDON JR. 11540 LEIGH GLEN CR. CHARLOTTE, NC 28269 ZONING: N1-A USE: SINGLE FAMILY	10 CATHERINE H CUNNINGHAM 11514 LEIGH GLEN CR. CHARLOTTE, NC 28269 ZONING: N1-A USE: SINGLE FAMILY	16 BASAVARAJA GOUD MEDEHAL 17200 WESTMILL LN. CHARLOTTE, NC 28277 ZONING: R-8MF(CD) USE: TOWN HOUSE SFR	22 ANIKKA CLARKE TOPAZ JESSICA KNOTTS 12343 JESSICA PL CHARLOTTE, NC 28269 ZONING: R-8MF(CD) USE: TOWN HOUSE SFR	28 JOHN ROMERO KNOTTS JR. & TOPAZ JESSICA KNOTTS 12343 JESSICA PL CHARLOTTE, NC 28269 ZONING: R-8MF(CD) USE: TOWN HOUSE SFR	34 YANG CAO & YANYAN WU 17707 MCGILL HEIGHTS RD. CHARLOTTE, NC 28277 ZONING: R-8MF(CD) USE: TOWN HOUSE SFR	40 BELICE RODRIGUEZ 12445 JESSICA PL CHARLOTTE, NC 28269 ZONING: R-8MF(CD) USE: TOWN HOUSE SFR	46 KIALEE BRADLEY RAVENELL 12511 JESSICA PL CHARLOTTE, NC 28269 ZONING: R-8MF(CD) USE: TOWN HOUSE SFR	52 PHYLLIS A WASHINGTON 12527 JESSICA PL CHARLOTTE, NC 28269 ZONING: R-8MF(CD) USE: TOWN HOUSE SFR	58 PROSPERITY STORAGE LLC & BACHFAM LLC 5850 FAIRVIEW RD. STE 525 CHARLOTTE, NC 28210 ZONING: MUDD-O USE: WAREHOUSE
5 DANIELLE MORAIS GOMES 11536 LEIGH GLEN CR. CHARLOTTE, NC 28269 ZONING: N1-A USE: SINGLE FAMILY	11 FKH SFR PROPCO A LP 1850 PARKWAY PL. STE 900 MARIETTA, GA 30067 ZONING: N1-A USE: SINGLE FAMILY	17 KELLI S RAINEY 12222 JESSICA PL CHARLOTTE, NC 28269 ZONING: R-8MF(CD) USE: TOWN HOUSE SFR	23 CANDICE DESIREE RILLING 12208 JESSICA PL CHARLOTTE, NC 28269 ZONING: R-8MF(CD) USE: TOWN HOUSE SFR	29 LATRISH JOHNSON CHARLOTTE, NC 28269 ZONING: R-8MF(CD) USE: TOWN HOUSE SFR	35 KELLY RYAN O'DONNELL 12425 JESSICA PL CHARLOTTE, NC 28269 ZONING: R-8MF(CD) USE: TOWN HOUSE SFR	41 CIARA M GAITHER 12449 JESSICA PL CHARLOTTE, NC 28269 ZONING: R-8MF(CD) USE: TOWN HOUSE SFR	47 THE REVOCABLE TRUST OF REGINA THERESA FOSTER 14934 CREEKS EDGE DR. CHARLOTTE, NC 28278 ZONING: R-8MF(CD) USE: TOWN HOUSE SFR	53 GEORGE B FURGUSON 319 ELLIOT ST. DURHAM, NC 27701 ZONING: R-8MF(CD) USE: TOWN HOUSE SFR	59 DENYQUA CHANTEL MCRAVIN 12531 JESSICA PL CHARLOTTE, NC 28269 ZONING: R-8MF(CD) USE: TOWN HOUSE SFR
6 REBORAH H RIZZO 11532 LEIGH GLEN CR. CHARLOTTE, NC 28269 ZONING: N1-A USE: SINGLE FAMILY	12 TIFFANY V MARSHALL 11303 FOX HILL DR. CHARLOTTE, NC 28269 ZONING: N1-A USE: SINGLE FAMILY	18 DAWN V BENSON 12220 JESSICA PL CHARLOTTE, NC 28269 ZONING: R-8MF(CD) USE: TOWN HOUSE SFR	24 CHELSEA HAYES 12206 JESSICA PL CHARLOTTE, NC 28269 ZONING: R-8MF(CD) USE: TOWN HOUSE SFR	30 ALICIA J NEELY 12411 JESSICA PL CHARLOTTE, NC 28269 ZONING: R-8MF(CD) USE: TOWN HOUSE SFR	36 MICHELLE EMBRY 12427 JESSICA PL CHARLOTTE, NC 28269 ZONING: R-8MF(CD) USE: TOWN HOUSE SFR	42 JASON ALDERMAN 12451 JESSICA PL CHARLOTTE, NC 28269 ZONING: R-8MF(CD) USE: TOWN HOUSE SFR	48 THOMAS B GODWIN 12515 JESSICA PL CHARLOTTE, NC 28269 ZONING: R-8MF(CD) USE: TOWN HOUSE SFR	54 DENYQUA CHANTEL MCRAVIN 12531 JESSICA PL CHARLOTTE, NC 28269 ZONING: R-8MF(CD) USE: TOWN HOUSE SFR	

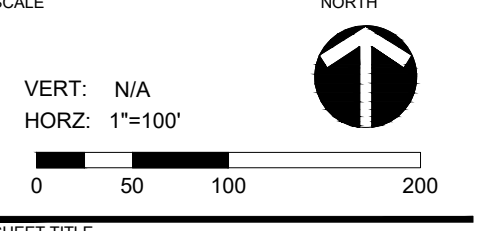
PROSPERITY CROSSING
5411 PROSPERITY CHURCH RD.,
5731 PROSPERITY CROSSING DR.,
& 5735 PROSPERITY CROSSING DR.
CHARLOTTE, NC 28269

RZP-2024-XXX
LANDDESIGN PROJ# 1023379

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	OWNER REVIEW	12/19/2023
	OWNER REVIEW	06/24/2024
	OWNER REVIEW	07/02/2024
	OWNER REVIEW	08/06/2024
	OWNER REVIEW	08/14/2024

DESIGNED BY: AM
DRAWN BY: AM
CHECKED BY: AM



TECHNICAL DATA SHEET

SHEET NUMBER **RZ-1.0**

