Rezoning Petition No. 2020-088

WSB Retail Partners, LLC, Petitioner

Community Meeting

September 10, 2020

Agenda

I. Introduction of Team Members

II. Current Rezoning Schedule

III. Site

IV. Current Zoning of the Site and Nearby Parcels

V. Rezoning Request

VI. Information on WSB Retail Partners, LLC

VII. Review of the Proposed Development and the Rezoning Plan

VIII. Transportation

IX. Questions

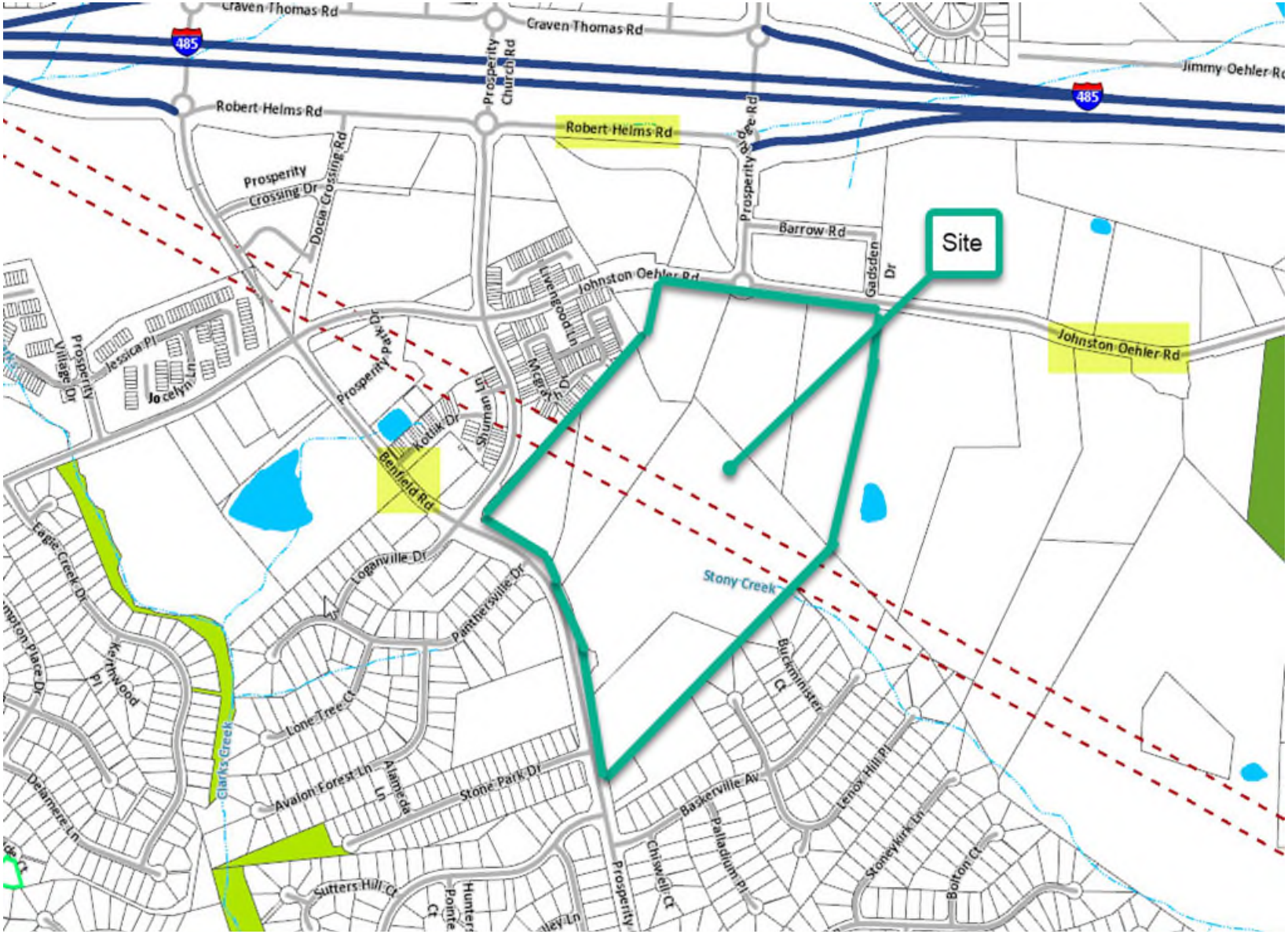
Team

- Daniel Senden, WSB Retail Partners, LLC
- Dusty Wiederhold, WSB Retail Partners, LLC
- Justin Houston, Kimley Horn & Associates
- Dillon Turner, Kimley Horn & Associates
- John Carmichael, Robinson, Bradshaw & Hinson

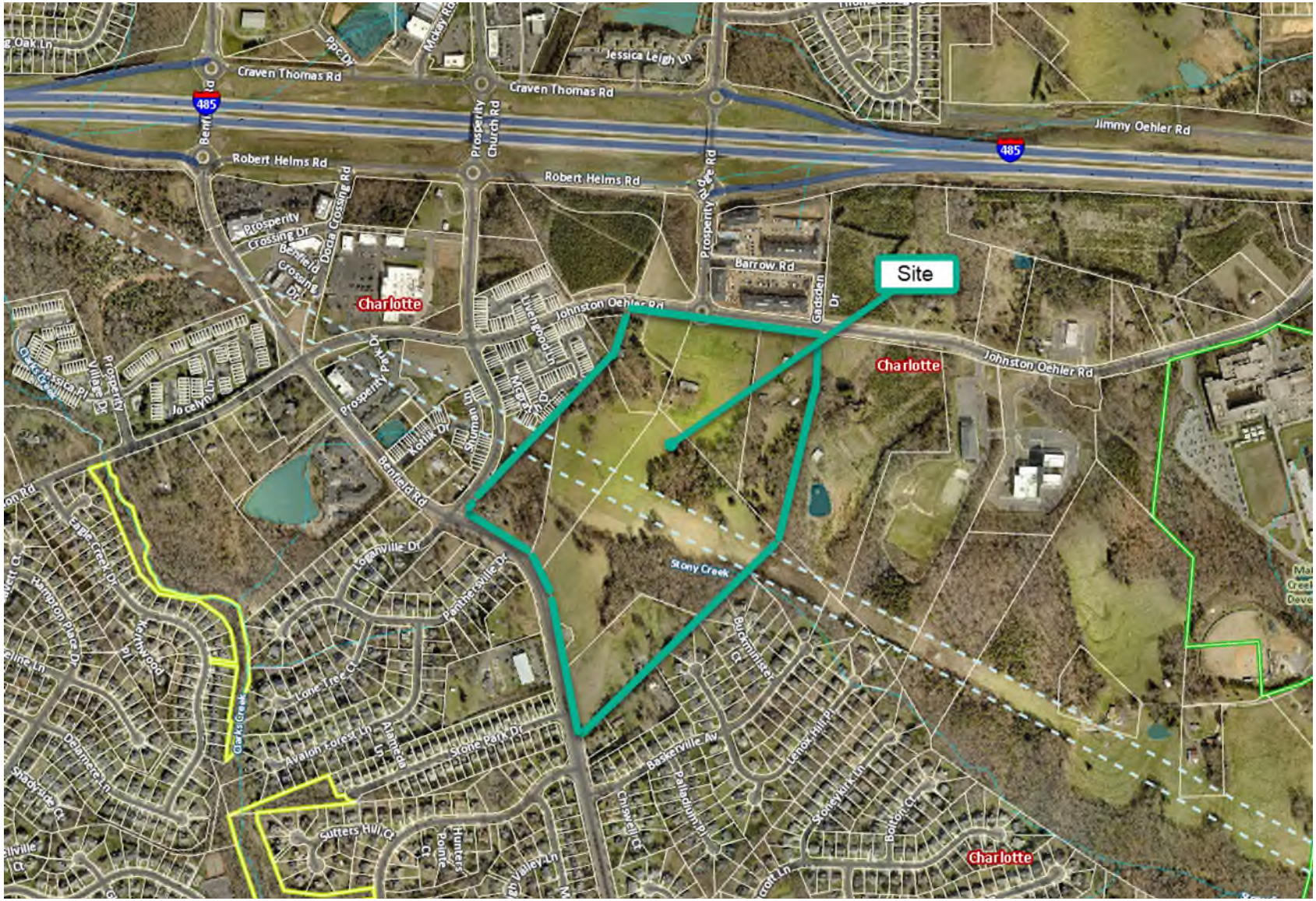
Current Rezoning Schedule

- Public Hearing: Monday, November 16, 2020 at 5:00 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, December 1, 2020 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, December 21, 2020 at 5:00 PM at the Charlotte-Mecklenburg Government Center

Site – 58.041 Acres



Site

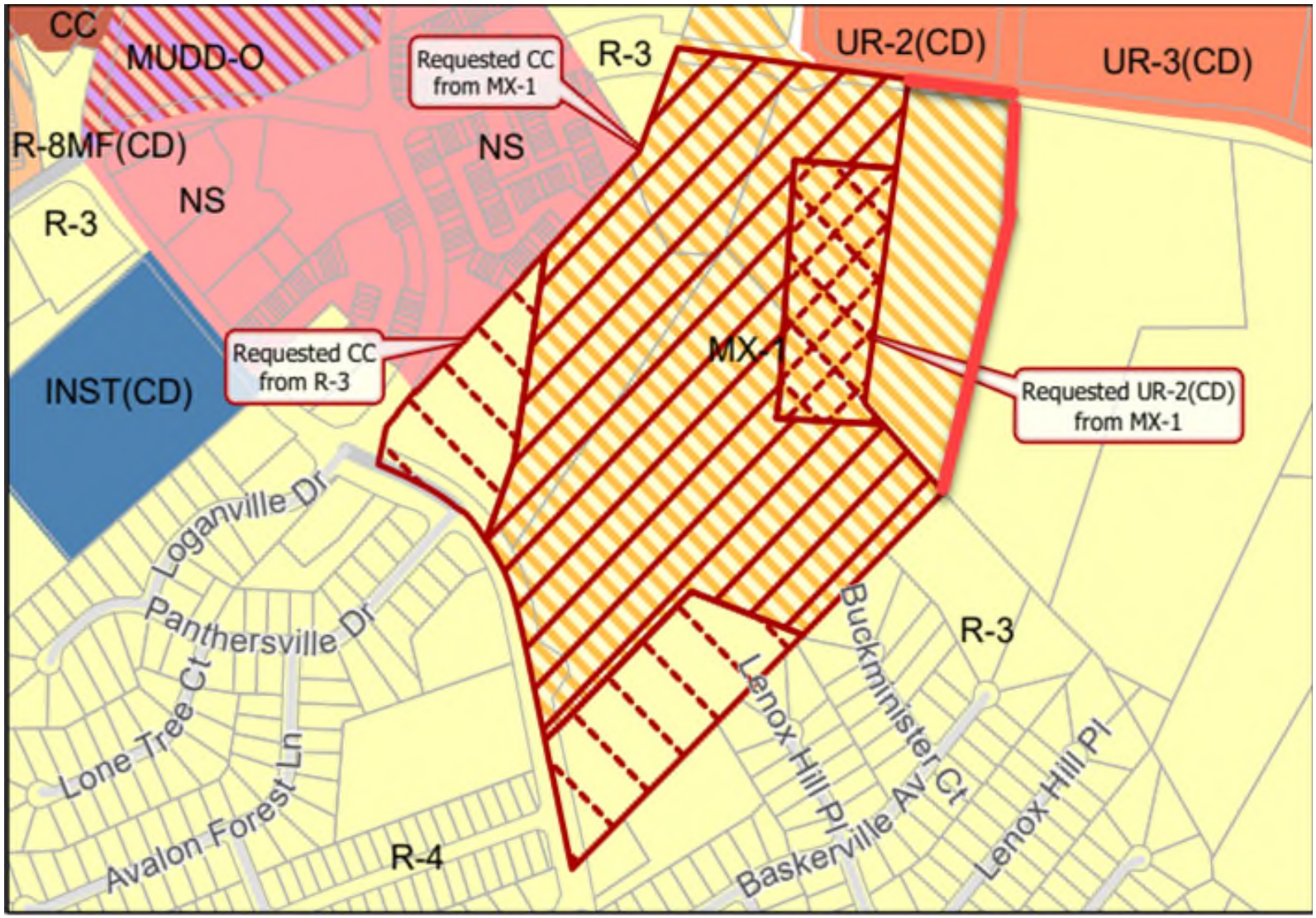


Site
Craven Thomas Rd
Jessica Leigh Ln
Jimmy Oehler Rd
Robert Helms Rd
Prosperity Church Rd
Prosperity Crossing Dr
Docia Crossing Rd
Barrow Rd
Gadsden Dr
Johnston Oehler Rd
Charlotte
Jocelyn Ln
Prosperity Park Dr
Benfield Rd
Stony Creek
Loganville Dr
Panthersville Dr
Lone Tree Ct
Avalon Forest Ln
Stone Park Dr
Baskerville Av
Sutters Hill Ct
Lenox Hill Pl
Stoneykirk Ln
Bolton Ct
Clarks Creek
Delamere Ln
Shadyside Ct
Hampton Place Dr
Eagle Creek Dr
Kerthwood Pl
Buckminister Ct
Palladium Pl
Chiswell Ct
Hunters Pointe Ct
Valley Ln
485

Site

Site
Charlotte
Charlotte
Johnston Oehler Rd
Prosperity Church Rd
Stony Creek
Stony Creek
Loganville Dr
Stone Park Dr
Kobuk Ln
Tahacross Dr
Shuman Ln
Kotlik Dr
Panthersville Dr
Buckminster Ct
Lenox Hill Pl
Alameda Ln

Current Zoning of the Site and Nearby Parcels



Rezoning Request

Requesting that the site be rezoned from the R-3 and MX-1 zoning districts to the Commercial Center and UR-2 (CD) zoning districts to accommodate a multi-use development on the site that would be comprised of:

(1) a maximum 145,000 square feet of commercial uses;

(2) a maximum of 300 multi-family dwelling units; and

(3) a maximum of 132 single family attached (townhome) dwelling units

Information on WSB Retail Partners, LLC

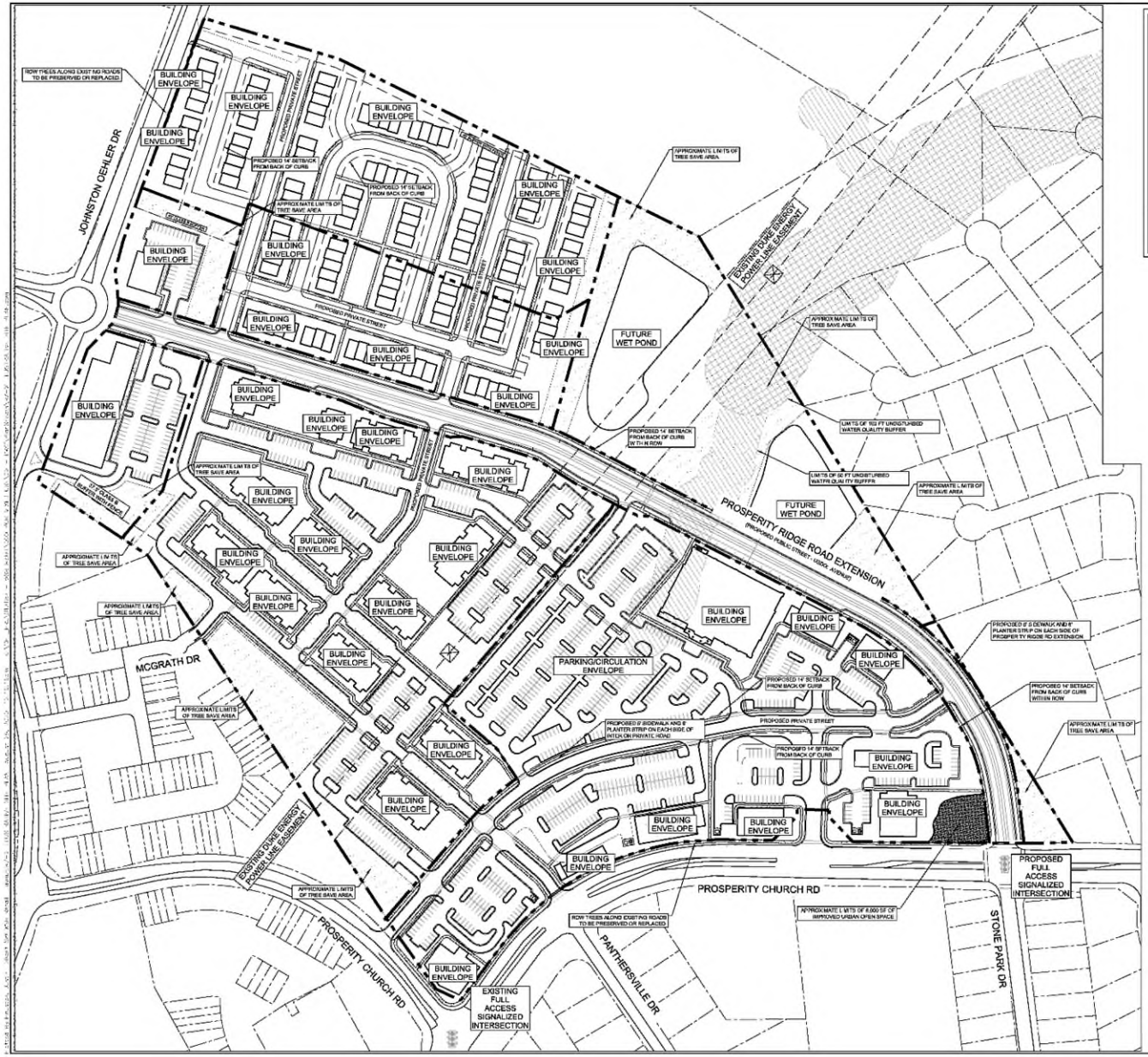
Proposed Development/Rezoning Plan

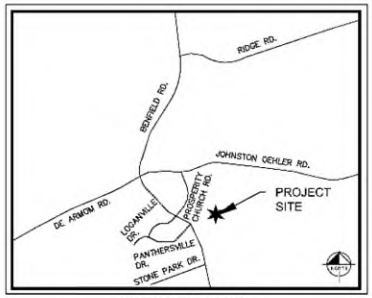
Smith Farms
AT
PROSPERITY VILLAGE

Smith Farms at Prosperity Village

- ✓ 58 acre Multi-Use Development
- ✓ Prosperity Ridge Road – DOT realignment
- ✓ Improved Traffic Flow through Prosperity Village Area
- ✓ Office, Retail Shops, Fitness, Apartments, Single Family Townhomes
- ✓ Public Park
- ✓ Interconnectivity throughout the various uses
- ✓ Ample Parking for all uses

WSB RETAIL PARTNERS





VICINITY MAP

NOT TO SCALE

Kimley»Horn

ILLUSTRATIVE SITE PLAN

REZONING PETITION NO. 2020-008

PCR MIXED USE

PREPARED FOR

WSB RETAIL

SHEET NUMBER

RZ-2

PROSPERITY RIDGE
GRAPHIC SCALE IN FEET
0 50 100 200
North
JOHNSTON OEHLER ROAD
PROSPERITY RIDGE ROAD EXTENTION
PROSPERITY CHURCH ROAD
PROSPERITY CHURCH ROAD

Public Park

Transportation

WSB RETAIL PARTNERS

Questions