



1. DEVELOPMENT DATA TABLE:

DEVELOPMENT AREA A	DEVELOPMENT AREA B (NO CHANGE TO 1999-116 APPROVED PLAN)	DEVELOPMENT AREA C (NO CHANGE FROM 1999-116 APPROVED PLAN)	DEVELOPMENT AREA D
1a. SITE ACREAGE (AREA A): +4.79 AC	1a. SITE ACREAGE (AREA B): +2.5 AC	1a. SITE ACREAGE (AREA C): +8.0 AC	1a. SITE ACREAGE (AREA D): 10.4124 AC
1b. TAX PARCELS: ALDERSGATE UNITED METHODIST RETIREMENT COMMUNITY, INC. EXISTING ZONING: INST(CD), PROPOSED ZONING: INST(CD) SPA	1b. TAX PARCELS: ALDERSGATE UNITED METHODIST RETIREMENT COMMUNITY, INC. EXISTING ZONING: INST(CD), PROPOSED ZONING: INST(CD) SPA	1b. TAX PARCELS: ALDERSGATE UNITED METHODIST RETIREMENT COMMUNITY, INC. EXISTING ZONING: INST(CD), PROPOSED ZONING: INST(CD) SPA	1b. TAX PARCELS: ALDERSGATE UNITED METHODIST RETIREMENT COMMUNITY, INC. EXISTING ZONING: INST(CD), PROPOSED ZONING: INST(CD) SPA
1c. EXISTING & PROPOSED ZONING: INST(CD), INST(CD), INST(CD), INST(CD) SPA	1c. EXISTING & PROPOSED ZONING: INST(CD), INST(CD), INST(CD), INST(CD) SPA	1c. EXISTING & PROPOSED ZONING: INST(CD), INST(CD), INST(CD), INST(CD) SPA	1c. EXISTING & PROPOSED ZONING: INST(CD), INST(CD), INST(CD), INST(CD) SPA
1d. PROPOSED USES: INST (AGE-RESTRICTED MULTIFAMILY DEPENDENT & INDEPENDENT) & ACCESSORY USES. UP TO 425 RDU (IL); MF, SF (ATTACHED/DETACHED), DUPLEX, TRIPLEX, QUADRAPLEX UP TO 300 RDU (BEDS) (DL); MF (AL); MEMORY CARE, SKILLED NURSING, HOSPICE UP TO 600 RESIDENTIAL AMENITIES, COMM. ENVIRONMENTAL SERVICES, HEALTH SERVICES	1d. PROPOSED USES: INST (AGE-RESTRICTED MULTIFAMILY DEPENDENT & INDEPENDENT) & ACCESSORY USES. UP TO 425 RDU (IL); MF, SF (ATTACHED/DETACHED), DUPLEX, TRIPLEX, QUADRAPLEX & MF UP TO 75 RDU (IL); SF (ATTACHED & DETACHED), DUPLEX, TRIPLEX, QUADRAPLEX & MF UP TO 0.5 F.A.R.	1d. PROPOSED USES: INST (AGE-RESTRICTED MULTIFAMILY DEPENDENT & INDEPENDENT) & ACCESSORY USES. UP TO 425 RDU (IL); MF, SF (ATTACHED/DETACHED), DUPLEX, TRIPLEX, QUADRAPLEX UP TO 300 RDU (BEDS) (DL); MF (AL); MEMORY CARE, SKILLED NURSING, HOSPICE UP TO 600 RESIDENTIAL AMENITIES, COMM. ENVIRONMENTAL SERVICES, HEALTH SERVICES UP TO 0.5 F.A.R. 3-STORY OVER PARKING (PROPOSED PER 9.503 PART 5 C) UP TO 170; SNF: UP TO 233; FUTURE DEVELOPMENT AREAS: PER CHAPTER 12, PART 2.	1d. PROPOSED USES: INST (AGE-RESTRICTED MULTIFAMILY DEPENDENT & INDEPENDENT) & ACCESSORY USES. UP TO 425 RDU (IL); MF, SF (ATTACHED/DETACHED), DUPLEX, TRIPLEX, QUADRAPLEX & MF UP TO 75 RDU (IL); SF (ATTACHED & DETACHED), DUPLEX, TRIPLEX, QUADRAPLEX & MF UP TO 0.5 F.A.R. 1-STORY (PLUS BASEMENT) GARAGE (PLUS DRIVEWAY / UNIT)
1e. # OF RESIDENTIAL UNITS BY HOUSING TYPE	1e. # OF RESIDENTIAL UNITS BY HOUSING TYPE	1e. # OF RESIDENTIAL UNITS BY HOUSING TYPE	1e. # OF RESIDENTIAL UNITS BY HOUSING TYPE
1f. # OF RDU UNITS BY HOUSING TYPE	1f. # OF RDU UNITS BY HOUSING TYPE	1f. # OF RDU UNITS BY HOUSING TYPE	1f. # OF RDU UNITS BY HOUSING TYPE
1g. SQ. FT. NON-RESIDENTIAL UNITS BY TYPE	1g. SQ. FT. NON-RESIDENTIAL UNITS BY TYPE	1g. SQ. FT. NON-RESIDENTIAL UNITS BY TYPE	1g. SQ. FT. NON-RESIDENTIAL UNITS BY TYPE
1h. MAXIMUM BUILDING HEIGHT:	1h. MAXIMUM BUILDING HEIGHT:	1h. MAXIMUM BUILDING HEIGHT:	1h. MAXIMUM BUILDING HEIGHT:
1i. # AND/OR RATIO OF PARKING SPACES:	1i. # AND/OR RATIO OF PARKING SPACES:	1i. # AND/OR RATIO OF PARKING SPACES:	1i. # AND/OR RATIO OF PARKING SPACES:
1j. AMOUNT OF OPEN SPACE:	1j. AMOUNT OF OPEN SPACE:	1j. AMOUNT OF OPEN SPACE:	1j. AMOUNT OF OPEN SPACE:

2. GENERAL PROVISIONS:

- 2a. APPLICATION OF ORDINANCE NOTES:
- 2b. ALTERATIONS:
- 2c. OPTIONAL PROVISIONS:
- 2d. PERMITTED USES:
- 2e. ALLOWED USES:
- 2f. PROHIBITED USES:
- 2g. OTHER USE RESTRICTIONS:
- 2h. TRANSPORTATION IMPROVEMENTS CONSTRUCTED IN CONJUNCTION WITH DEVELOPMENT
- 2i. PUBLIC VS. PRIVATE STREETS
- 2j. PARKING LOCATION - SURFACE
- 2k. LOCATION OF PROPOSED PEDESTRIAN IMPROVEMENTS
- 2l. EXISTING THOROUGHFARES
- 2m. EXISTING RESIDENTIAL STREETS
- 2n. ARCHITECTURAL STANDARDS
- 2o. BUILDING MATERIALS
- 2p. BUILDING SCALE AND NUMBER OF BUILDINGS
- 2q. TREATMENT OF URBAN DESIGN AND ARCHITECTURAL ELEMENTS
- 2r. TREATMENT OF SOLID WASTE & RECYCLING ENCLOSURE
- 2s. FENCE/WALL STANDARDS

3. STREETScape & LANDSCAPING:

- 3a. STREETScape (SIDEWALK & PLANTING STRIP) STANDARDS
- 3b. BUFFERS/SCREENING TREATMENT

4. ENVIRONMENTAL FEATURES:

- 4a. TREE SAVE AREAS
- 4b. SITE INTERIOR TREES & LANDSCAPE
- 4c. PCCO TREATMENT

5. PARKS, GREENWAYS & OPEN SPACE:

- 5a. CONNECTIONS TO PARK & OR GREENWAY
- 5b. FIRE PROTECTION
- 5c. FIRE LANE TREATMENT

6. SIGNAGE:

- 6a. SIGN LIMITATIONS - SIZE, TYPE, LOCATION
- 6b. LIGHTING
- 6c. LIMITATIONS ON TYPE / LOCATION OF LIGHTING
- 6d. PEDESTRIAN SCALE LIGHTING
- 6e. PHASING:
- 6f. DEVELOPMENT PHASING BY USE OR AREA
- 6g. UNDERGROUNDING OF UTILITIES
- 6h. POTENTIAL LOCATION OF DUMPSTERS & RECYCLING CONTAINERS
- 6i. TRAFFIC STUDY

7. NOTES:

- 7a. A 50' CLASS 'C' BUFFER WILL BE PROVIDED IN AREAS B & D WITH THE AREAS OF NEW DEVELOPMENT. EXISTING BUFFERS WILL REMAIN ELSEWHERE. NO DETENTION WITHIN SETBACKS OR BUFFERS. BUFFERS PER SECTION 12.302.
- 7b. TREE SAVE AREAS WILL COMPLY W/ CITY OF CHARLOTTE TREE ORDINANCE.
- 7c. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS SHOWN 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 & NATURAL SITE DISCHARGE POINTS.
- 7d. EXISTING PARK FACILITIES LOCATED ON THIS PROPERTY TO REMAIN UNDISTURBED.
- 7e. MATERIALS TO INCLUDE BRICK, STONE, SYNTHETIC STONE, STUCCO, EPS, CONCRETE, PANEL, HARDWOOD.