



**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 (PORTION) ID 101-021-01, DEED BK 1246-167.	1a. SITE ACREAGE (AREA B): +2.5 AC (PORTION) ID 101-021-01, DEED BK 1246-167.	1a. SITE ACREAGE (AREA C): +8.0 AC (PORTION) ID 101-021-01, DEED BK 1246-167.	1a. SITE ACREAGE (AREA D): 10.4124 AC ID 101-021-07, DEED BK 1246-167.
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 (AGE-RESTRICTED MULTIFAMILY DEPENDENT & INDEPENDENT) & ACCESSORY USES	1c. EXISTING & PROPOSED ZONING: INST (AGE-RESTRICTED MULTIFAMILY DEPENDENT & INDEPENDENT) & ACCESSORY USES	1c. EXISTING & PROPOSED ZONING: INST (AGE-RESTRICTED MULTIFAMILY DEPENDENT & INDEPENDENT) & ACCESSORY USES	1c. EXISTING & PROPOSED ZONING: INST (AGE-RESTRICTED MULTIFAMILY DEPENDENT & INDEPENDENT) & ACCESSORY USES
1d. PROPOSED USES: UP TO 150 ADDITIONAL DEPENDENT (OF ALL MEMORY CARE, SKILLED NURSING, HOSPICE)	1d. PROPOSED USES: UP TO 150 ADDITIONAL DEPENDENT (OF ALL MEMORY CARE, SKILLED NURSING, HOSPICE)	1d. PROPOSED USES: UP TO 150 ADDITIONAL DEPENDENT (OF ALL MEMORY CARE, SKILLED NURSING, HOSPICE)	1d. PROPOSED USES: UP TO 150 ADDITIONAL DEPENDENT (OF ALL MEMORY CARE, SKILLED NURSING, HOSPICE)
1e. NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE	1e. NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE	1e. NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE	1e. NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE
1f. FLOOR AREA RATIO	1f. FLOOR AREA RATIO	1f. FLOOR AREA RATIO	1f. FLOOR AREA RATIO
1g. MAXIMUM BUILDING HEIGHT: 72 FEET, UP TO 4-STORY OVER BASEMENT OR PARKING (PROPOSED) PER § 503 PART 5	1g. MAXIMUM BUILDING HEIGHT: 72 FEET, UP TO 4-STORY OVER BASEMENT OR PARKING (PROPOSED) PER § 503 PART 5	1g. MAXIMUM BUILDING HEIGHT: 72 FEET, UP TO 4-STORY OVER BASEMENT OR PARKING (PROPOSED) PER § 503 PART 5	1g. MAXIMUM BUILDING HEIGHT: 72 FEET, UP TO 4-STORY OVER BASEMENT OR PARKING (PROPOSED) PER § 503 PART 5
1h. # AND/OR RATIO OF PARKING SPACES: UP TO 170, 170:1, UP TO 233, FUTURE DEVELOPMENT AREAS: PER CHAPTER 12, PART 2	1h. # AND/OR RATIO OF PARKING SPACES: UP TO 170, 170:1, UP TO 233, FUTURE DEVELOPMENT AREAS: PER CHAPTER 12, PART 2	1h. # AND/OR RATIO OF PARKING SPACES: UP TO 170, 170:1, UP TO 233, FUTURE DEVELOPMENT AREAS: PER CHAPTER 12, PART 2	1h. # AND/OR RATIO OF PARKING SPACES: UP TO 170, 170:1, UP TO 233, FUTURE DEVELOPMENT AREAS: PER CHAPTER 12, PART 2
1i. AMOUNT OF OPEN SPACE:	1i. AMOUNT OF OPEN SPACE:	1i. AMOUNT OF OPEN SPACE:	1i. AMOUNT OF OPEN SPACE:

**2. GENERAL PROVISIONS:**

- 2a. APPLICATION OF ORDINANCE NOTES:
- 2b. ALTERATIONS:
- 2c. OPTIONAL PROVISIONS:
- 2d. PERMITTED USES:
- 2e. ALLOWED USES:

**3. TRANSPORTATION:**

- 3a. TRANSPORTATION IMPROVEMENTS CONSTRUCTED IN CONJUNCTION WITH DEVELOPMENT
- 3b. PUBLIC VS. PRIVATE STREETS
- 3c. PARKING LOCATION - SURFACE
- 3d. LOCATION OF PROPOSED PEDESTRIAN IMPROVEMENTS
- 3e. EXISTING THOROUGHFARES
- 3f. EXISTING RESIDENTIAL STREETS

**4. ARCHITECTURAL STANDARDS:**

- 4a. BUILDING MATERIALS
- 4b. BUILDING SCALE AND NUMBER OF BUILDINGS
- 4c. TREATMENT OF URBAN DESIGN AND ARCHITECTURAL ELEMENTS
- 4d. TREATMENT OF SOLID WASTE & RECYCLING ENCLOSURE
- 4e. FENCE/WALL STANDARDS

**5. STREETScape & LANDSCAPING:**

- 5a. STREETScape (SIDEWALK & PLANTING STRIP) STANDARDS
- 5b. BUFFERS/SCREENING TREATMENT

**6. ENVIRONMENTAL FEATURES:**

- 6a. TREE SAVE AREAS
- 6b. SITE INTERIOR TREES & LANDSCAPE
- 6c. PCCO TREATMENT

**7. PARKS, GREENWAYS & OPEN SPACE:**

- 7a. CONNECTIONS TO PARK & OR GREENWAY
- 7b. FIRE PROTECTION
- 7c. FIRE LANE TREATMENT

**8. SIGNAGE:**

- 8a. SIGN LIMITATIONS - SIZE, TYPE, LOCATION
- 8b. LIGHTING
- 8c. LIMITATIONS ON TYPE / LOCATION OF LIGHTING

**9. PEDESTRIAN SCALE LIGHTING**

**10. PHASING:**

- 10a. DEVELOPMENT PHASING BY USE OR AREA
- 10b. UNDERGROUNDING OF UTILITIES
- 10c. POTENTIAL LOCATION OF DUMPSTERS & RECYCLING CONTAINERS
- 10d. TRAFFIC STUDY

**11. OTHER:**

- 11a. MATERIALS TO INCLUDE BRICK, STONE, SYNTHETIC STONE, STUCCO, EPS, CEMENTITIOUS PANEL, HARD PLANK
- 11b. ALTERATION OF THE CONDITIONAL PLAN IS SUBJECT TO SECTION 8.207
- 11c. AS PRESCRIBED BY THE ORDINANCE, CHAPTER 9 AGE-RESTRICTED MULTIFAMILY, SF & ACCESSORY USES, & OFFICE A PORTION OF A CCRC, CONTINUING CARE RETIREMENT FACILITY CONTAINING IL APARTMENTS FOR OLDER OR DISABLED PERSONS, SKILLED NURSING FACILITY (SNF) LIVING UNITS FOR PERSONS REQUIRING HEALTH AND SUPPORT SERVICES, COMMON DINING FACILITIES AND SERVICES FOR RESIDENTS, HEALTH CARE FACILITIES AND SERVICES FOR RESIDENTS, GIFT SHOP, BANK, BARBER & BEAUTY SHOP, & OTHER INCIDENTAL COMMERCIAL USES INTENDED PRIMARILY FOR RESIDENTS OF THE COMMUNITY, ADMINISTRATIVE & ENVIRONMENTAL SERVICES FACILITIES INCLUDING OFFICE AND OPERATIONAL FACILITIES REQUIRED FOR THE MANAGEMENT OF THE COMMUNITY.
- 11d. 50' CLASS 'C' BUFFER WILL BE PROVIDED IN AREAS WITH THIS CLASS OF NEW DEVELOPMENT. EXISTING BUFFERS WILL REMAIN ELSEWHERE. NO DETENTION WITHIN SETBACKS OR BUFFERS. BUFFERS PER SECTION 12.302.
- 11e. TREE SAVE AREA: TREE SAVED BY PETITIONER WILL COMPLY W/ CITY OF CHARLOTTE TREE ORDINANCE
- 11f. THE LOCATION, SIZE, AND TYPE OF STORM WATER 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 STORM WATER TREATMENT REQUIREMENTS & NATURAL SITE DISCHARGE POINTS
- 11g. 100' SWIM BUFFER EASEMENT TO PARKS & RECREATION, AREA D (+0.5 AC)
- 11h. INTERNAL SITE LIGHTING AS PRESCRIBED BY THE ORDINANCE SECTION 12.402
- 11i. LIGHT BOLLAS LIMITED TO 25 FEET, NO WALL-BAC TYPE LIGHTS
- 11j. INITIAL PHASE AS DESIGNATED BY P1, FUTURE PHASES AS DESIGNATED BY P2.