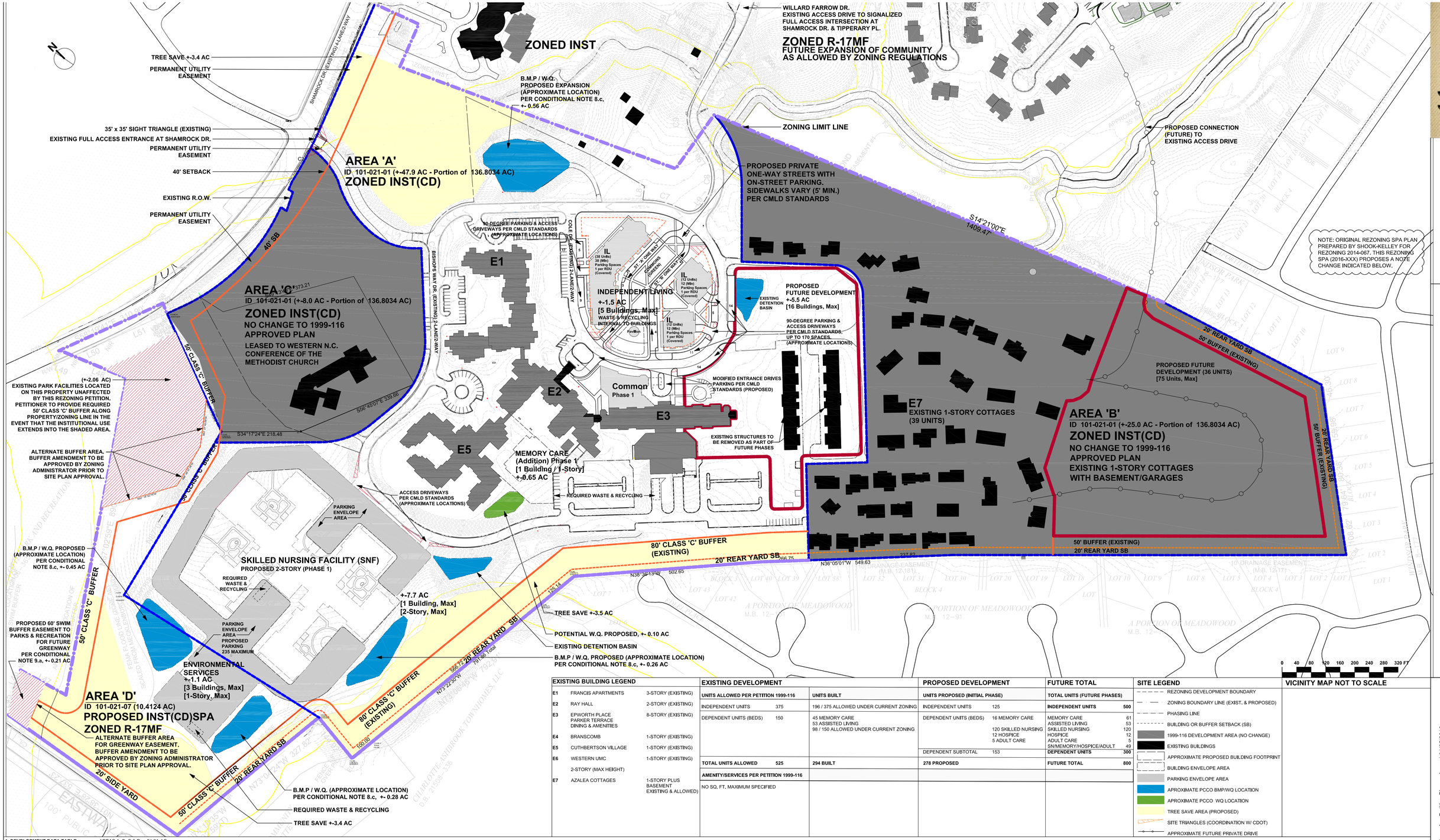

EXISTING BUILDING LEGEND		
E1	FRANCIS APARTMENTS	3-STORY (EXISTING)
E2	RAY HALL	2-STORY (EXISTING)
E3	EPWORTH PLACE PARKER TERRACE DINING & AMENITIES	8-STORY (EXISTING)
E4	BRANSCOMB	1-STORY (EXISTING)
E5	CUTHBERTSON VILLAGE	1-STORY (EXISTING)
E6	WESTERN UMC	1-STORY (EXISTING) 2-STORY (MAX HEIGHT)
E7	AZALEA COTTAGES	1-STORY PLUS BASEMENT EXISTING & ALLOWED)

EXISTING DEVELOPMENT			PROPOSED DEVELOPMENT		FUTURE TOTAL	
UNITS ALLOWED PER PETITION 1999-116		UNITS BUILT	UNITS PROPOSED (INITIAL PHASE)		TOTAL UNITS (FUTURE PHASES)	
INDEPENDENT UNITS	375	196 / 375 ALLOWED UNDER CURRENT ZONING	INDEPENDENT UNITS	125	INDEPENDENT UNITS	500
DEPENDENT UNITS (BEDS)	150	45 MEMORY CARE 53 ASSISTED LIVING 98 / 150 ALLOWED UNDER CURRENT ZONING	DEPENDENT UNITS (BEDS)	16 MEMORY CARE 120 SKILLED NURSING 12 HOSPICE 5 ADULT CARE	MEMORY CARE ASSISTED LIVING SKILLED NURSING HOSPICE ADULT CARE SN/MEMORY/HOSPICE/ADULT	61 53 120 12 5 49
			DEPENDENT SUBTOTAL	153	DEPENDENT UNITS	300
TOTAL UNITS ALLOWED	525	294 BUILT	278 PROPOSED		FUTURE TOTAL	800
AMENITY/SERVICES PER PETITION 1999-116						
NO SQ. FT. MAXIMUM SPECIFIED						

SITE LEGEND
REZONING DEVELOPMENT BOUNDARY
ZONING BOUNDARY LINE (EXIST. & PROPOSED)
PHASING LINE
BUILDING OR BUFFER SETBACK (SB)
1999-116 DEVELOPMENT AREA (NO CHANGE)
EXISTING BUILDINGS
APPROXIMATE PROPOSED BUILDING FOOTPRINT
BUILDING ENVELOPE AREA
PARKING ENVELOPE AREA
APROXIMATE PCCO BMP/WQ LOCATION
APROXIMATE PCCO WQ LOCATION
TREE SAVE AREA (PROPOSED)
SITE TRIANGLES (COORDINATION W/ CDOT)
APPROXIMATE FUTURE PRIVATE DRIVE

VICINITY MAP NOT TO SCALE

1. DEVELOPMENT DATA TABLE: AREAS A, B, C & D: +-91.31 AC

DEVELOPMENT AREA A:

1a.	SITE ACREAGE (AREA A):	+-47.9 AC
1b.	TAX PARCEL:	(PORTION) ID 101-021-01, DEED BK 1246-167, ALDERSGATE UNITED METHODIST RETIREMENT COMMUNITY, INC.
1c.	EXISTING & PROPOSED ZONING:	EXISTING ZONING: INST(CD), PROPOSED ZONING INST(CD) SPA
1d.	EXISTING USES:	INST.(AGE-RESTRICTED MULTIFAMILY DEPENDENT & INDEPENDENT) & ACCESSORY USES
1e.	PROPOSED USES:	INST.(AGE-RESTRICTED MULTIFAMILY DEPENDENT & INDEPENDENT) & ACCESSORY USES.
1f.	NUMBER OF RESIDENTIAL USES BY HOUSING TYPE	UP TO 125 ADDITIONAL INDEPENDENT: MF,SF(ATTACHED/DETACHED), DUPLEX, TRIPLEX, QUAD UP TO 150 ADDITIONAL DEPENDENT; MF [AL], MEMORY CARE, SKILLED NURSING, HOSPICE
1i.	FLOOR AREA RATIO:	
1j.	MAXIMUM BUILDING HEIGHT:	72 FEET. UP TO 6-STORY OVER BASEMENT OR PARKING (PROPOSED) PER 9.503 PART 5
1k.	# AND /OR RATIO OF PARKING SPACES:	IL: UP TO 170, SNF: UP TO 235, FUTURE DEVELOPMENT AREAS: PER CHAPTER 12, PART 2
1l.	AMOUNT OF OPEN SPACE:	

DEVELOPMENT AREA B (NO CHANGE TO 1999-116 APPROVED PLANS:

1a.	SITE ACREAGE (AREA B):	+-25 AC
1b.	TAX PARCELS:	(PORTION) ID 101-021-01, DEED BK 1246-167, ALDERSGATE UNITED METHODIST RETIREMENT COMMUNITY, INC.
1c.	EXISTING & PROPOSED ZONING:	EXISTING ZONING: INST(CD), PROPOSED ZONING INST(CD) SPA
1d.	EXISTING USES:	INST.(AGE-RESTRICTED SF INDEPENDENT) & ACCESSORY USES.
1e.	PROPOSED USES:	INST.(AGE-RESTRICTED SF & MF NDEPENDENT) & ACCESSORY USES.
1f.	# OF RDU USES BY HOUSING TYPE	UP TO 75 RDU [IL]; SF(ATTACHED & DETACHED), DUPLEX, TRIPLEX, QUADRAPLEX & MF
1i.	FLOOR AREA RATIO:	
1j.	MAXIMUM BUILDING HEIGHT:	1-STORY (PLUS BASEMENT)
1k.	# AND /OR RATIO OF PARKING SPACES:	GARAGE (PLUS DRIVEWAY / UNIT)
1l.	AMOUNT OF OPEN SPACE:	

1. DEVELOPMENT AREA C (NO CHANGE FROM 1999-116) APPROVED PLAN:

1a.	SITE ACREAGE (AREA C):	+-8.0 AC
1b.	TAX PARCELS:	(PORTION) ID 101-021-01, DEED BK 1246-167, ALDERSGATE UNITED METHODIST RETIREMENT COMMUNITY, INC
1c.	EXISTING & PROPOSED ZONING:	EXISTING ZONING: INST(CD), PROPOSED ZONING: INST(CD) SPA
1d.	EXISTING USES:	COMMERCIAL OFFICE
1e.	PROPOSED USES:	COMMERCIAL OFFICE
1f.	# RESIDENTIAL USES BY HOUSING TYPE	NA
1h.	SQ. FT.-NON-RESIDENTIAL USES BY TYPE	UP TO 28,000 S.F. (EXISTING & FUTURE EXPANSION)
1i.	FLOOR AREA RATIO:	
1j.	MAXIMUM BUILDING HEIGHT:	2-STORY
1k.	# AND /OR RATIO OF PARKING SPACES:	110 SPACES MAXIMUM INCLUDING EXISTING SPACES
1l.	AMOUNT OF OPEN SPACE:	

1. DEVELOPMENT AREA D:

1a.	SITE ACREAGE (AREA D):	10.4124 AC
1b.	TAX PARCELS:	ID 101-021-07, DEED BK 1246-167, ALDERSGATE UNITED METHODIST RETIREMENT COMMUNITY, INC
1c.	EXISTING & PROPOSED ZONING:	EXISTING ZONING: R-17MF, PROPOSED ZONING: INST(CD) SPA
1d.	EXISTING USES:	VACANT LAND, LEASE AREA PARK & RECREATION
1e.	PROPOSED USES:	ENVIRONMENTAL SERVICES (OFFICES, STORAGE, GROUNDSKEEPING)
1f.	# RESIDENTIAL USES BY HOUSING TYPE	NA
1i.	FLOOR AREA RATIO:	
1j.	MAXIMUM BUILDING HEIGHT:	1-STORY
1k.	# AND /OR RATIO OF PARKING SPACES:	UP TO 60 SPACES
1l.	AMOUNT OF OPEN SPACE:	

2. GENERAL PROVISIONS:

2a.	APPLICABILITY OF ORDINANCE NOTES:	
2b.	ALTERATIONS:	ALTERATION OF THE CONDITIONAL PLAN IS SUBJECT TO SECTION 6.207
3.	OPTIONAL PROVISIONS:	
4.	PERMITTED USES:	AS PRESCRIBED BY THE ORDINANCE: CHAPTER 9 AGE-RESTRICTED MULTIFAMILY, SF & ACCESSORY USES, & OFFICE
4a.	ALLOWED USES:	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.
		THE HOSPICE AND DIALYSIS USES LOCATED WITHIN THE SKILLED NURSING FACILITY MAY SERVE THE GENERAL PUBLIC AS WELL AS RESIDENTS OF THE CCRC.
4b.	PROHIBITED USES:	
4c.	OTHER USE RESTRICTIONS:	

5. TRANSPORTATION:

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

6. ARCHITECTURAL STANDARDS:

6.a	BUILDING MATERIALS	MATERIALS TO INCLUDE BRICK, STONE, SYNTHETIC STONE, STUCCO, EIFS, CEMENTITIOUS PANEL (HARDI-PLANK)
6.b	BUILDING SCALE AND NUMBER OF BUILDINGS	
6.c	TREATMENT OF URBAN DESIGN AND ARCHITECTURAL ELEMENTS	
6.d	TREATMENT OF SOLID WASTE & RECYCLING ENCLOSURE	
6.e	FENCE/WALL STANDARDS	

7. STREETSCAPE & LANDSCAPING:

7a.	STREETSCAPE (SIDEWALK & PLANTING STRIP) STANDARDS	
7b.	BUFFER/SCREENING TREATMENT	A 50' CLASS 'C' BUFFER WILL BE PROVIDED IN AREAS A & D WITHIN AREAS OF NEW DEVELOPMENT. EXISTING BUFFERS WILL REMAIN ELSEWHERE. NO DETENTION WITHIN SETBACKS OR BUFFERS. BUFFERS PER SECTION 12.302.

8. ENVIRONMENTAL FEATURES:

8a.	TREE SAVE AREAS	TREE SAVE 11.5% PETITIONER WILL COMPLY W/ CITY OF CHARLOTTE TREE ORDINANCE
8b.	SITE INTERIOR TREES & LANDSCAPE	
8c.	PCCO TREATMENT	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 TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS & NATURAL SITE DISCHARGE POINTS

9. PARKS, GREENWAYS & OPEN SPACE:

9a.	CONNECTIONS TO PARK & OR GREENWAY	60' SWIM BUFFER EASEMENT TO PARKS & RECREATION, AREA D (+-0.21 AC).

10. FIRE PROTECTION:

10a.	FIRE LANE TREATMENT	

11. SIGNAGE:

11A.	SIGN LIMITATIONS - SIZE, TYPE, LOCATION	

12. LIGHTING:

12a.	LIMITATIONS ON TYPE / LOCATION OF LIGHTING	INTERNAL SITE LIGHTING AS PRESCRIBED BY THE ORDINANCE SECTION 12.402
		LIGHT POLES LIMITED TO 25 FEET. NO WALL PAC TYPE LIGHTS.
12b.	PEDESTRIAN SCALE LIGHTING	

13. PHASING:

13a.	DEVELOPMENT PHASING BY USE OR AREA.	INITIAL PHASE AS DESIGNATED BY P1, FUTURE PHASES AS DESIGNATED BY P2 .

14. OTHER:

14a.	UNDERGROUNDING OF UTILITIES
14b.	POTENTIAL LOCATION OF DUMPSTERS & RECYCLING CONTAINERS
14c.	TRAFFIC STUDY

Aldersgate
A United Methodist Retirement Community

Landworks
Design Group, P.A.
7021 Little Avenue, Suite 111
Charlotte, NC 28226
704-841-1604 Fax: 704-841-1604

Aldersgate CCRC - Rezoning Petition - INST (CD) SPA
3800 Shamrock Drive, Charlotte NC. 28215
Aldersgate CCRC - CONTINUING CARE RETIREMENT COMMUNITY
704.622.0230 p / 704. 532.7097 f, EMAIL - suzannep@aldersgatecrc.com
REZONING SUBMITTAL PETITION 2016-XXX

Rezoning Petition Plan — Issued 01/25/2016
REVISIONS:

TECHNICAL REZONING SITE PLAN SUBMITTAL & NOTES

DATE: 01/25/2016
DESIGNED BY: MDL
DRAWN BY: MDH
CHECKED BY:
Q.C. BY: As Noted
SCALE:
PROJECT #: 14040

SHEET # TSP001