

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2017-151**

**Petitioner:**                   **The Housing Partnership**

**Rezoning Petition No.:**   **2017-151**

**Property:**                   **± 3.7 acres located on Nolley Court (the “Site”).**

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Department pursuant to Section 6.203 of the City of Charlotte Zoning Ordinance.

### **PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:**

The required Community Meeting was held on November 8<sup>th</sup>, 2017; a representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on 10/24/2017. A copy of the written notice is attached as **Exhibit B**. The Petitioner also contacted representatives of the Sardis Forest Patio Homes and the Sardis Forest Neighborhood to make them aware of the meeting in hopes of spreading the word.

### **TIME AND LOCATION OF MEETING:**

**The Community Meeting required by the Ordinance was held on Wednesday, November 8<sup>th</sup>, at 6:00 p.m. at Sportsplex at Matthews, 2425 Sports Parkway, Matthews, NC 28105.**

### **PERSONS IN ATTENDANCE AT MEETING:**

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**. The Petitioner’s representatives at the required Community Meeting were Julie Porter, Fred Dodson, Liz Ward and Ben Cuevas. Also in attendance were Brent Stough with DRG, Daniel McNamee with Neighboring Concepts, and Jeff Brown and Bridget Grant with Moore & Van Allen, PLLC.

### **SUMMARY OF ISSUES DISCUSSED AT MEETING:**

#### **I.     Overview of Petitioner’s Presentation.**

##### **Introduction and Overview of Development Plan.**

Jeff Brown and Bridget Grant opened the meeting and described the rezoning process, the current Site, and other background matters. Julie Porter provided an overview of the Housing Partnership’s vision and community goals.

Mr. Brown and Ms. Grant then described the overall rezoning process. They also stated that this Petition involves a request to rezone the ±3.7 acre Site from NS to MUDD-O. The proposed development will include residential age restricted (senior; minimum of 55+ years of age) units and supporting amenities. Vehicular access to the Site will be from two access points from Nolley Court. The Petition includes architectural commitments related to building materials, elements to enhance the pedestrian realm and height limitations. Part of the presentation demonstrated that traffic resulting from the proposed senior housing would be much less than if developed under current zoning. A copy of the PowerPoint presentation is attached as **Exhibit D**.

## **II. Summary of Questions/Comments and Responses:**

The attendees asked questions related to the Housing Partnership's funding sources and the current state of other HP developments. Ms. Porter described the variety of programs HP utilizes and set expectations for the proposed Site. Ms. Porter also shared photos of other HP senior developments.

One attendee asked about the tenant turnover rate and if there are restrictions for children living with residents who are 55+. Ms. Porter and Mr. Dodson said the turnover rate is 25% or less a year and that most residents prefer to stay. A limited number of younger people are permitted to live with the 55+ and over residents but it is not common.

Attendees wanted to understand the height of the building, and the building's relationship to the other nearby residents. Mr. Brown and Ms. Porter described the relationship of the building being oriented to Nolley Court and away from Sardis Forest Patio Homes. HP also said that they would work toward incorporating materials reflective of the surrounding community.

Several attendees stated that the number of units was too high and requested a reduction. Petitioner said that the original number of units has now been reduced from 135 down to 120.

Attendees inquired about tree save efforts and the design of the BMP. Representatives of the Petitioner said they would adhere to the Tree Ordinance and were still determining how much of the formal tree save would be provided on Site with the objective of providing for trees within the 20' foot buffer along the boundary with the Sardis Forest Patio Homes. The BMP design was described as a shallow grass area in compliance with the City's strict PCS Ordinance.

It was asked if CDOT has been contacted to determine the feasibility of a left turn arrow at the signalized intersection of Monroe Road and Nolley Court coming from Matthews, NC and if CDOT supports on-street parking on Nolley Court? The Petitioner's representatives offered to contact CDOT regarding the signal and potential for a dedicated left turn signal. It was also acknowledged that on street parking will likely only be permitted if it is limited to one side of Nolley Court or if it is recessed into the site in order to accommodate on street parking on both sides of the street.

Attendees inquired how conditional zoning would prevent another developer from building something less desirable to the community if HP's project doesn't go through. The Petitioner's representative explained that the conditional zoning plan involved in this conditional rezoning would limit redevelopment of the Site to the proposed 120 age restricted residential units and that the development would be required to adhere to the commitments on the rezoning plan.

The Petitioner thanked everyone for their attendance, encouraged folks to stay and ask one-on-one questions, and the meeting was adjourned.

## **CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:**

The proposed plan will be revised to reflect the 120 units presented during the community meeting. In addition, the Petitioner will provide additional details related to architectural commitments as well as other Site Plan features.

cc: Mayor and Members of Charlotte City Council (including newly elected members)  
Tammie Keplinger, Charlotte Mecklenburg Planning Department  
Julie Porter, Charlotte Mecklenburg Housing Partnership  
Fred Dodson, Charlotte Mecklenburg Housing Partnership  
Liz Ward, Charlotte Mecklenburg Housing Partnership  
Kim Graham, Charlotte Mecklenburg Housing Partnership

Ben Cuevas, Charlotte Mecklenburg Housing Partnership  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

Pet_No	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2017-151	Biddleville-Smallwood Community Organization	Elliott	Hipp	9507 Sardis Glen Dr		Charlotte	NC	28105
2017-151	Sardis By The Park (Sardis Woods)	Gale P.	McEvilley	324 Edgemore Ct		Charlotte	NC	28270
2017-151	Sardis Forest Homeowners Association	Irene	Suchoza	309 Morning Dale Rd		Charlotte	NC	28105
2017-151	Sardis Forest Patio Homes	Jean	Hogsed	1062 Sardis Cove Dr		Charlotte	NC	28270
2017-151	Sardis Hills Homeowners Association	Joseph	Vignolini	9120 Nolley Ct	Unit B	Charlotte	NC	28270
2017-151	Sardis Woods Neighborhood Association	David	Clark	9503 Covedale Dr		Charlotte	NC	28270
2017-151	Sardis Woods Neighborhood Association	Ellen	Dillard	9526 Covedale Drive		Charlotte	NC	28270
2017-151	Sardis Woods Neighborhood Association	Vickie	Gallagher	920 Wishing Well Lane		Charlotte	NC	28270
2017-151	Savanna Woods	Carrie	Graves	9915 Sardis Oaks Rd		Charlotte	NC	28270

Pet_No	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2017-151	21322102	OXENDINE FAMILY L P				1812 WOODBERRY RD		CHARLOTTE	NC	28212
2017-151	21322103	5L DEVELOPMENT GROUP LLC				PO BOX 71		MATTHEWS	NC	28106
2017-151	21322112	SARDIS FOREST SWIM CLUB INC				PO BOX 2742		MATTHEWS	NC	28106
2017-151	21322130	MITCHELL	BETHANY			9005 NOLLEY CT UNIT A		CHARLOTTE	NC	28270
2017-151	21322131	HUGHES	BLAIR E	BLAIR E	HUGHES	2209 WHITE OAK RD		RALEIGH	NC	27608
2017-151	21322132	WOLFE	BONNIE ETHEL			4427 DARVENTRY CT		CHARLOTTE	NC	28226
2017-151	21322133	PENNIGAR	ROBERT J	JUDITH W	PENNIGAR	9005 NOLLEY CT APT D		CHARLOTTE	NC	28270
2017-151	21322134	MAURIZIO	TIMOTHY J			9005 NOLLEY CT UNIT E		CHARLOTTE	NC	28270
2017-151	21322135	KEYS	JANE LOU			9005 NOLLEY CT APT F		CHARLOTTE	NC	28270
2017-151	21322136	SURRATT	LINDA BREEZE			PO BOX 31712		CHARLOTTE	NC	28231
2017-151	21322137	RILEY	KIMBERLY MICHELLE			715 N. CHURCH ST UNIT 609		CHARLOTTE	NC	28202
2017-151	21322138	BAILEY	ERICA D			9019 NOLLEY CT APT H		CHARLOTTE	NC	28270
2017-151	21322139	CARTER	DAREN S	SUSAN C	GADD	8220 GOLF RIDGE DR		CHARLOTTE	NC	28277
2017-151	21322140	TRUETTE	CHRISTOPHER K			9019 NOLLEY CT #F		CHARLOTTE	NC	28270
2017-151	21322141	KOTROTSIOS	CHRISTINA L			9019 NOLLEY CT		CHARLOTTE	NC	28270
2017-151	21322142	MOORE	STACEY LYN			9019 NOLLEY CT APT D		CHARLOTTE	NC	28270
2017-151	21322143	SMITH	JACQUELINE M			9019 NOLLEY CT APT C		CHARLOTTE	NC	28270
2017-151	21322144	CLAYPOOL	MARY ANNE			9019 NOLLEY CT APT B		CHARLOTTE	NC	28270
2017-151	21322145	STEVENS	MATTHEW JOHN	ROBERT HARRIS	STEVENS	2174 WT CARPENTER DR		LINCOLNTON	NC	28092
2017-151	21322146	EBERHARDT	TAMARA V			9101 NOLLEY CT APT A		CHARLOTTE	NC	28270
2017-151	21322147	STEINIE	TODD B			9101 NOLLEY CT UNIT B		CHARLOTTE	NC	28270
2017-151	21322148	DELP	KRISDON M			9101 NOLLEY CT UNIT C		CHARLOTTE	NC	28270
2017-151	21322149	JOHNS	DAVID F	WILLIAM S JR	JOHNS	11528 BRANGUS LN		MINT HILL	NC	28227
2017-151	21322150	YOUNGS	MICHELLE			9101 NOLLEY CT UNIT E		CHARLOTTE	NC	28270
2017-151	21322151	HELMS	REBECCA A			9101 NOLLEY CT APT F		CHARLOTTE	NC	28270
2017-151	21322152	ACUFF	LINDA B			27585 HINES VALLEY RD		LOUDON	TN	37774
2017-151	21322153	SUGG	AMANDA N.			9101 NOLLEY CT APT H		CHARLOTTE	NC	28270
2017-151	21322154	MENDOZA	DANIEL A	VERA	CHUNHA	9131 NOLLEY CT UNIT A		CHARLOTTE	NC	28270
2017-151	21322155	NIVEN	WILLIAM O			9131 NOLLEY CT APT B		CHARLOTTE	NC	28270
2017-151	21322156	MALCOLM	DEBORAH			9131-C NOLLEY CT		CHARLOTTE	NC	28270
2017-151	21322157	DYKSTRA	DOUGLAS J	LOLLY J	DYKSTRA	9131 NOLLEY CT #D		CHARLOTTE	NC	28270
2017-151	21322158	SPERRY	STEPHEN L	SUSAN B	SPERRY	9139 NOLLEY CT #F		CHARLOTTE	NC	28270
2017-151	21322159	HORSLEY	KRISTEN			9139 NOLLEY CT APT E		CHARLOTTE	NC	28270
2017-151	21322160	BARRIENTES	JONSAL			9139 NOLLEY CT UNIT D		CHARLOTTE	NC	28270
2017-151	21322161	HOLMES	DAVID P			9139 NOLLEY CT UNIT C		CHARLOTTE	NC	28270
2017-151	21322162	TURNER	DANIEL M			9139 NOLLEY CT #B		CHARLOTTE	NC	28270
2017-151	21322163	F & N PROPERTIES LLC				9139 NOLLEY CT APT A		CHARLOTTE	NC	28270
2017-151	21322171	SARDIS TRACE LLC				800 WEST ST CLAIR AVE 4TH FLOOR		CLEVELAND	OH	44113
2017-151	21322172	WOODS	CLIFFORD C III	SUSAN M		22 BROUGHTON RD		CHARLESTON	SC	29407
2017-151	21322173	SCGVII-SARDIS LLC				PO BOX 724498		ATLANTA	GA	31139
2017-151	21322174	THE PROVERBS 31 MINISTRY INC				630 TEAM RD STE 100		MATTHEWS	NC	28105
2017-151	21322175	FRIESELL	JON H	MARCIA M	FRIESELL	PO 350		APTOS	CA	95001
2017-151	21322176	OWNERS ASSOC THE	COMMONS AT MONROE AND SARDIS PROPEI	C/O PAUL TROTTER		1515 MOCKINGBIRD LN	SUITE 900	CHARLOTTE	NC	28209
2017-151	21322199	ASSOCIATION	SARDIS FOREST PATIO HOMES			PO BOX 10503		CHARLOTTE	NC	28212
2017-151	21322203	NATIONAL RETAIL PROPERTIES LP				450 SOUTH ORANGE AVE STE 900		ORLANDO	FL	32801
2017-151	21322214	MAO	XU			10217 LEGOLAS LN		CHARLOTTE	NC	28269
2017-151	21322215	MILLER	CONLEY III			9012 NOLLEY CT #B		CHARLOTTE	NC	28270
2017-151	21322216	DUYCK	SHELIA D			9012 NOLLEY CT APT C		CHARLOTTE	NC	28270
2017-151	21322217	TSUMAS	LU ANNE			9012 NOLLEY CT APT D		CHARLOTTE	NC	28270
2017-151	21322218	THOMAS	SANDRA A			9012 NOLLEY CT APT E		CHARLOTTE	NC	28270
2017-151	21322219	MYERS	RACHEL A			9012 NOLLEY CT #F		CHARLOTTE	NC	28270
2017-151	21322220	BROWN	WILLIAM G JR			9012 NOLLEY CT #G		CHARLOTTE	NC	28270
2017-151	21322221	ANTHONY	J DAVID			9012 NOLLEY CT APT H		CHARLOTTE	NC	28270
2017-151	21322223	GUECIA	AUDRA A			9004 NOLLEY CT UNIT G		CHARLOTTE	NC	28270
2017-151	21322224	LASSITER	REBECCA E	WILLIAM I	LASSITER	9004 NOLLEY ST, UNIT F		CHARLOTTE	NC	28270
2017-151	21322225	LACK	JOSEPH MICHAEL	SARAH ELIZABETH	LACK	9004 NOLLEY CT UNIT E		CHARLOTTE	NC	28270
2017-151	21322226	SYKES JR	NORMAN J	LINDA R	SYKES	5500 CAMELOT DR		CHARLOTTE	NC	28270

2017-151	21322227	CALTON	JULIA LAUREN			PO BOX 522		HENDERSONVILLE	NC	28793
2017-151	21322228	OSBORNE	REX M	PAMELA E	OSBORNE	46 MILL SHARES ROAD	PEMBROKE HM05	BERMUDA		00000
2017-151	21322229	MUSSELWHITE	E M III	JOAN W	MUSSELWHITE	9004 NOLLEY CT APT A		CHARLOTTE	NC	28270
2017-151	21322230	CREWSHAW	SANDRA			9020 NOLLEY CT APT A		CHARLOTTE	NC	28270
2017-151	21322231	DRAIZE	MICHAEL			9020 NOLLEY CT APT B		CHARLOTTE	NC	28270
2017-151	21322232	HINSON	JUDY BYRD			9020 NOLLEY CT APT C		CHARLOTTE	NC	28270
2017-151	21322233	KINSLEY	EVAN J			9020 NOLLEY CT UNIT D		CHARLOTTE	NC	28270
2017-151	21322269	MCCOY	GERALDINE			9120 NOLLEY CT APT A		CHARLOTTE	NC	28270
2017-151	21322275	GIGNILLIAT	PATRICIA L			9128 NOLLEY CT #G		CHARLOTTE	NC	28270
2017-151	21322276	MCCLELLAN	WILLIAM EDWARD JR			9128 NOLLEY CT APT F		CHARLOTTE	NC	28270
2017-151	21322277	WHITTINGTON	MICHAEL JAMES			9128 NOLLEY CT APT E		CHARLOTTE	NC	28270
2017-151	21322278	RAY	JORDAN G			9128 NOLLEY CT #D		CHARLOTTE	NC	28270
2017-151	21322279	MUJANOVIC	SASA			9128 NOLLEY CT UNIT C		CHARLOTTE	NC	28270
2017-151	21322280	WILLIAMS	JOSEPH A			9128 NOLLEY CT UNIT B		CHARLOTTE	NC	28270
2017-151	21322281	BRICE	SYLVIA MAY			9128 NOLLEY CRT UNIT A		CHARLOTTE	NC	28270

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2017-151 – The Housing Partnership**

Subject: Rezoning Petition No. 2017-151  
Petitioner/Developer: The Housing Partnership  
Current Land Use: vacant  
Existing Zoning: NS  
Rezoning Requested: MUDD-O  
**Date and Time of Meeting:** **Wednesday, November 8<sup>th</sup> at 6:00 p.m.**

Location of Meeting: Sportsplex at Matthews  
2425 Sports Parkway  
Matthews, NC 28105

Date of Notice: 10/24/2017

We are assisting The Housing Partnership (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the Site with a senior housing, age restricted residential community on the ±3.69 acre parcel located on Nolley Court in Charlotte – see the attached Site Locator Map (the “Site”). We take this opportunity to furnish you with basic information concerning the rezoning and to invite you to attend a Community Meeting to discuss it.

**Background and Summary of Request:**

This Petition involves a request to rezone the ±3.69 acre Site from NS to MUDD-O. The proposed development will include residential age restricted (senior) units and supporting amenities. Vehicular access to the Site will be from two access points from Nolley Court. The Petition includes architectural commitments related to building materials, elements to enhance the pedestrian realm and height limitations.

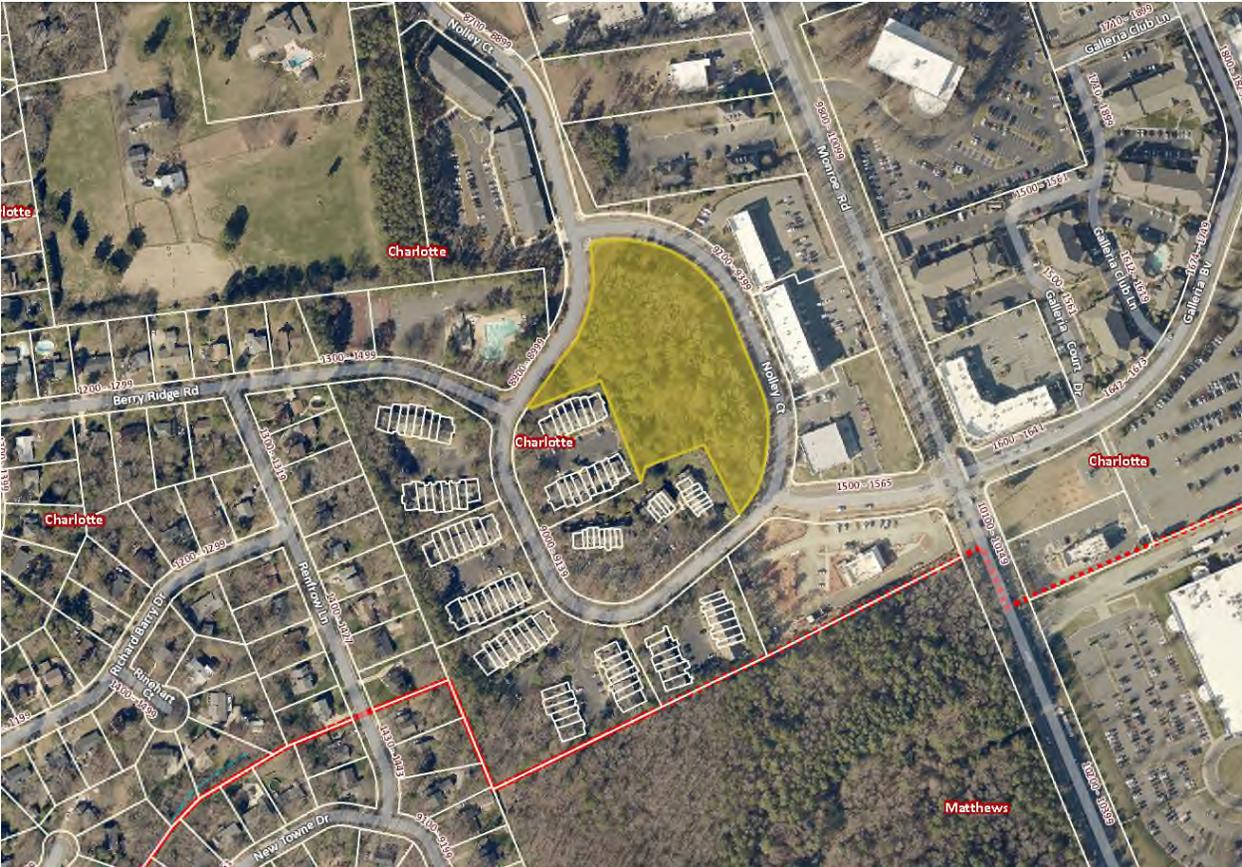
**Community Meeting Date and Location:**

The Charlotte-Mecklenburg Planning Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site. **Accordingly, we are extending an invitation to attend the upcoming Community Meeting to be held on Wednesday, November 8<sup>th</sup>, at 6:00 p.m. at Sportsplex at Matthews, 2425 Sports Parkway, Matthews, NC 28105.** Representatives of the Petitioner look forward to discussing this rezoning proposal with you at the Community Meeting.

In the meantime, should you have questions about this matter, you may call Bridget Grant (704-331-2379) or Jeff Brown (704-331-1144). Thank you.

cc: Mayor and Members of Charlotte City Council  
Tammie Keplinger, Charlotte Mecklenburg Planning Department  
Liz Ward, CMHP  
Fred Dodson, CMHP  
Benjamin Cuevas, CMHP  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC  
Dujuana Keys, Moore & Van Allen, PLLC

Site Location



**The Housing Partnership  
Rezoning Petition 2017-151  
Community Meeting – Wednesday, November 8, 2017 @ 6:00pm**

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	Kim Graham	4601 Charlotte Park Dr.	704-608-2837	Kgraham@cmhp.org
2	Caché Owens	4601 Charlotte Park Dr	980 417 9341	cowens@cmhp.org
3	Daniel McNamee	2740 Burnt Mill Rd	919 609-0482	<del>jd</del> daniel@neighboringconcepts.com
4	Fred Dobson	4601 Charlotte Park Dr.	704-285-6010	fdobson@cmhp.org
5	Kirsten Horsley	9139E Nolley Ct.	704-841-1026	kirsten@windstream.net
6	Beckie Helms	9101-F Nolley Ct	704 847 1973	
7	FLORENCE STANLEY	9104-F NOLLEY CT.	704-841-1731	flo0910@carolina.rr.com
8	Catherine Hall	715 Swift Court	980-253-9000	cjusticehall@gmail.com
9	James Scanlon	1100 Cameo Ct	704.280.2550	jplscanlon@yahoo.com
10	David Scheick	9212 Thoyse Ct	704-847-0731	david-scheick@yahoo.com
11	Sandra Scheick	9212 Thoyse Ct.	704-847-0731	sandra.s.scheick@icloud.com
12	ALLISON MENIUS	1618 POOLSIDE LN	919-793-3334	ALLISON@NEIGHBORINGCONCEPTS.COM
13	Brenda Hudson	9101 New Towne Dr.	704.847-6408	huddbrenda@AOL.com
14	Rene Suchoza	309 Morning Dale Rd	704-516-0028	isuchoza@gmail.com

**The Housing Partnership  
Rezoning Petition 2017-151  
Community Meeting – Wednesday, November 8, 2017 @ 6:00pm**

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
15	Steven J Porter	9005-B Holley Court	704-845-4021	
16	Brant Stogler	2459 Wilkinson #200	704 343 0608	
17	Suzie Halls	4601 Charlotte Pk Dr	704-285-6031	
18	Kara Off	9220 Sardis Forest Dr	704 351 3275	
19	Gavin Off	" "	" "	
20	Marty McManamy	7016 Elmden	704-906-0256	
21				
22				
23				
24				
25				
26				
27				
28				

The Housing Partnership  
 Rezoning Petition 2017-151  
 Community Meeting – Wednesday, November 8, 2017 @ 6:00pm

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
43	KAREN BAUMS	4601 Charlotte <sup>Park</sup> Ave.		k
44	Luan & Steve Sperry	9139 Nolley Ct Unit F	704-2468458	sperry.steve42@gmail.com
45	Elizabeth McCollom	934 Tadlock Pl.	704-221-0445	eamccollom@gmail.com
46	Liz Ward -cmhp	4601 Charlotte Park Dr.	704-285-6014	lward@cmhp.org
47	Benjamin Cuevas	1620 Pecan Ave	704-840-0920	bcuevas@cmhp.org
48	Debbie Dursley	9131-C Nolley Ct	704-564-2425	
49	Jane Key	9005-F Nolley Ct	704-321-5258	
50	TODD MCGRAW	900 TADLOCK PLACE	704-953-1197	TMCGRAW@WMBA.NET
51	Denise Valentine-Boone	9108-C Nolley Ct	704-819-6378	
52				
53				
54				
55				
56				

# **The Housing Partnership**

## **Petition 2017-151**

**Community Meeting**  
**November 8, 2017**

# Agenda

- Introduction/Overview
- The Housing Partnership
- Site Vicinity
- Community for Seniors
- Site Plan Features
  - Orientation of Buildings
  - Landscape Buffer along Patio Homes
  - Quality Architecture & Materials
  - Height & Distance from nearby uses
  - Number of Units/Bedrooms
- Housing Partnership Communities
- Traffic Considerations
- Questions & Input

## Conditional Rezoning & Dates

- **Allows Commitments Greater than Ordinance Requirements**
- **Public Hearing (currently expected to be January 16, 2018)**
- **City Council Decision (currently expected to be February 19, 2018)**

# About The Housing Partnership

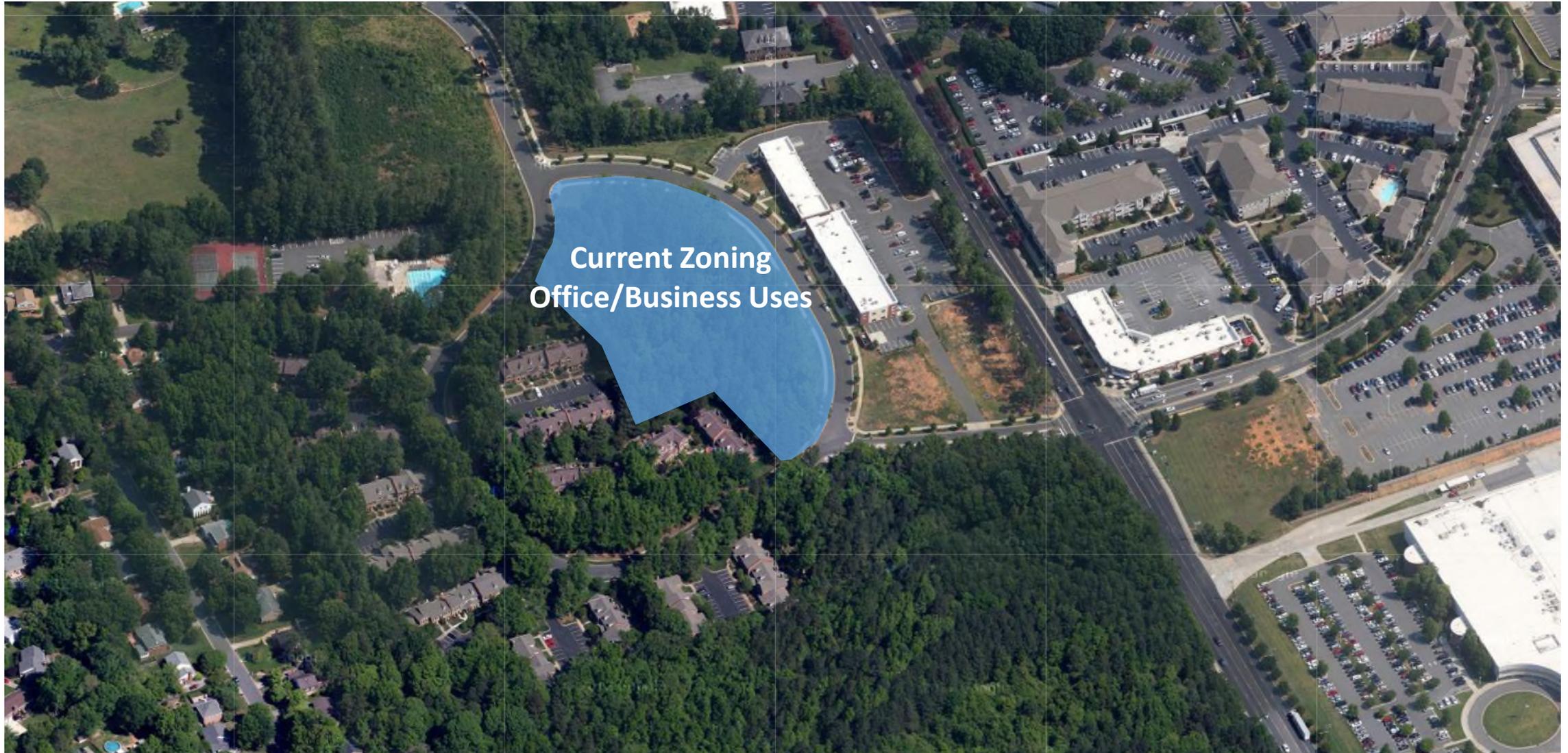
- Quality properties throughout Charlotte
- Built or financed over 4,500 homes in the Charlotte Region
- Own and coordinate professional management for 1,700 apartments and single family homes
- Over 25 years of experience



# Site Vicinity and Context



# Existing Zoning



Current Zoning  
Office/Business Uses

# Site Plan



## What's Being Proposed

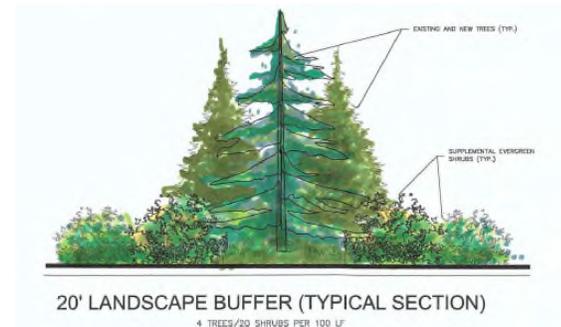
- **MUDD Optional** *Higher expectations for design standards and emphasis on creating places*
- **120 Senior Units/ 55+** *(reduced from 135)*
  - **Principally 1 BR units**

# Site Plan Features



## What's Being Proposed

- Orientation of 4 Story Building varied architectural treatment
- Height & distance from nearby uses
- Landscape buffer along patio homes
- Improved streetscape
- Enhanced landscaping and architectural focal points at corners
- HVAC located in hidden wells on roof
- Quality architecture & materials/mixture of brick & hardi-type with paneling detail
- Quality amenities & management Team e.g. cyber café, exercise room



20' LANDSCAPE BUFFER (TYPICAL SECTION)

4 TREES/20 SHRUBS PER 100 LF

# Sample Housing Partnership Senior Communities



# Transportation Considerations

Scenario "A" Nolley Court Trip Generation Comparison

Land Use [ITE Code]			Weekday Daily	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
<b>Allowed Development</b>									
Office/Business [710]	41,194	SF	669	83	11	94	21	104	125
<b>Proposed Development (120 Senior Attached Housing Units)</b>									
Senior Attached Housing [252]	120	DUs	379	8	16	24	16	14	30
<b>Difference Between 120 Proposed Senior Attached Homes and Allowed Development</b>			<b>-290</b>	<b>-75</b>	<b>5</b>	<b>-70</b>	<b>-5</b>	<b>-90</b>	<b>-95</b>

Scenario "B" Nolley Court Trip Generation Comparison

Land Use [ITE Code]			Weekday Daily	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
<b>Allowed Development</b>									
Office/Business [710]	20,597	SF	395	48	6	54	17	85	102
Medical Office [720]	20,597	SF	744	39	10	49	21	53	74
<b>Total Trips</b>			<b>1,139</b>	<b>87</b>	<b>16</b>	<b>103</b>	<b>38</b>	<b>138</b>	<b>176</b>
<b>Proposed Development (120 Senior Attached Housing Units)</b>									
Senior Attached Housing [252]	120	DUs	379	8	16	24	16	14	30
<b>Difference Between 120 Proposed Senior Attached Homes and Allowed Development</b>			<b>-760</b>	<b>-79</b>	<b>0</b>	<b>-79</b>	<b>-22</b>	<b>-124</b>	<b>-146</b>

Scenario "C" Nolley Court Trip Generation Comparison

Land Use [ITE Code]			Weekday Daily	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
<b>Allowed Development</b>									
Apartments [220]	67	DUs	530	7	30	37	36	19	55
<b>Proposed Development (120 Senior Attached Housing Units)</b>									
Senior Attached Housing [252]	120	DUs	379	8	16	24	16	14	30
<b>Difference Between 120 Proposed Senior Attached Homes and Allowed Development</b>			<b>-151</b>	<b>1</b>	<b>-14</b>	<b>-13</b>	<b>-20</b>	<b>-5</b>	<b>-25</b>

References:

Trip Generation, 9th Edition, Institute of Transportation Engineers, Washington, DC. 2012.

- Proposed age restricted community generates less trips/vehicles than potential office/business uses under existing zoning
- Proposed age restricted community generates less trips/vehicles than traditional multi-family community

**Thank You**

