



CONDITIONAL REQUIREMENTS (PERFORMANCE STANDARDS) TO BE IMPOSED

It is proposed that the following conditional requirements be placed on the property indicated on the attached map. These conditions would become enforceable at the time any development was proposed for any portion of the property covered by them.

I. The following uses now allowed under the B-2 Zoning District Classification would be prohibited within the area covered by the attached plan.

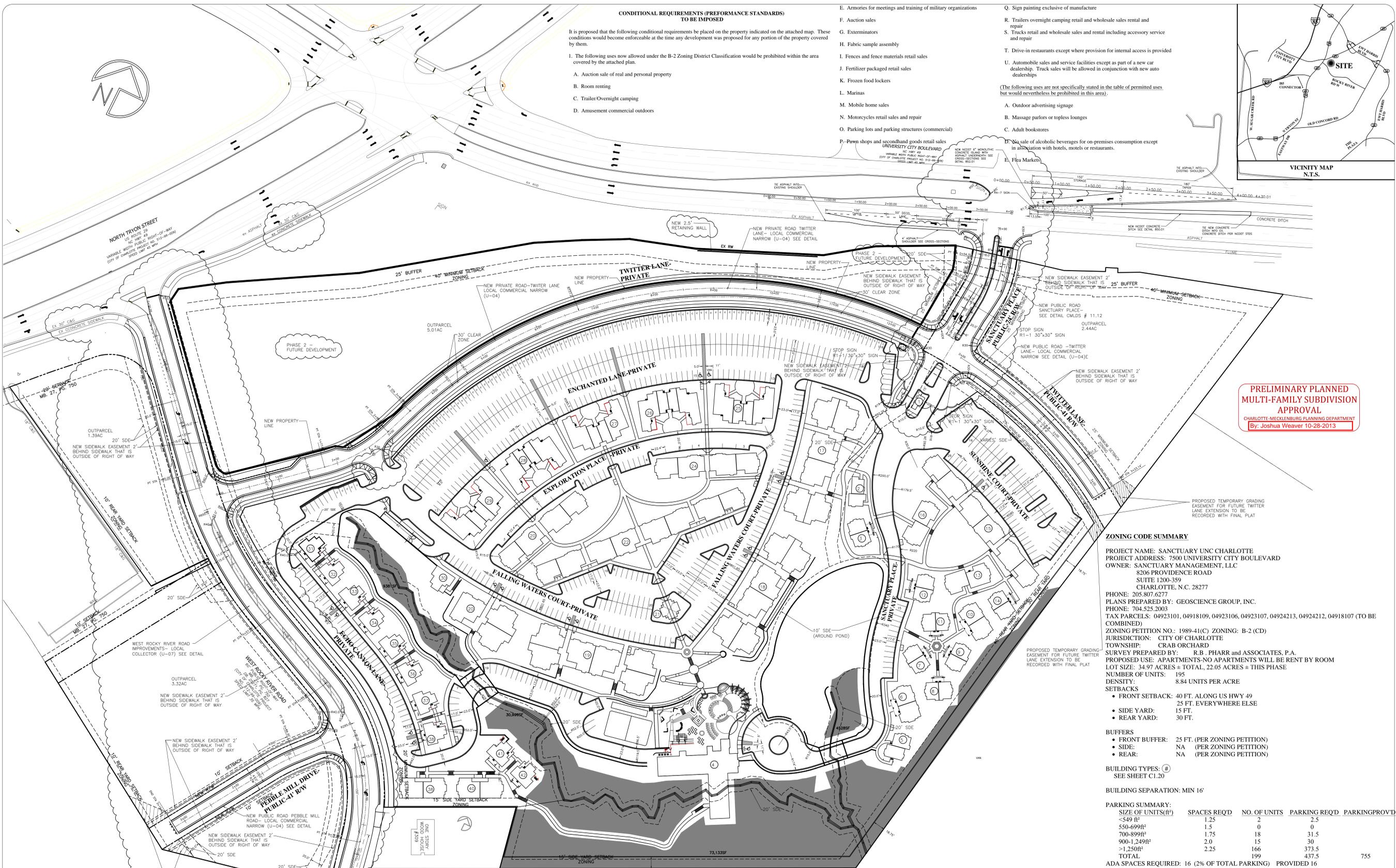
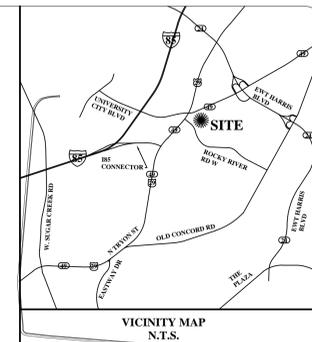
- A. Auction sale of real and personal property
- B. Room renting
- C. Trailer/Overnight camping
- D. Amusement commercial outdoors

- E. Amories for meetings and training of military organizations
- F. Auction sales
- G. Exterminators
- H. Fabric sample assembly
- I. Fences and fence materials retail sales
- J. Fertilizer packaged retail sales
- K. Frozen food lockers
- L. Marinas
- M. Mobile home sales
- N. Motorcycles retail sales and repair
- O. Parking lots and parking structures (commercial)
- P. Pawn shops and secondhand goods retail sales

- Q. Sign painting exclusive of manufacture
- R. Trailers overnight camping retail and wholesale sales rental and repair
- S. Trucks retail and wholesale sales and rental including accessory service and repair
- T. Drive-in restaurants except where provision for internal access is provided
- U. Automobile sales and service facilities except as part of a new car dealership. Truck sales will be allowed in conjunction with new auto dealerships.

(The following uses are not specifically stated in the table of permitted uses but would nevertheless be prohibited in this area.)

- A. Outdoor advertising signage
- B. Massage parlors or topless lounges
- C. Adult bookstores
- D. Sale of alcoholic beverages for on-premises consumption except in association with hotels, motels or restaurants.
- E. Flea Markets



PRELIMINARY PLANNED MULTI-FAMILY SUBDIVISION APPROVAL
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By: Joshua Weaver 10-28-2013

ZONING CODE SUMMARY

PROJECT NAME: SANCTUARY UNC CHARLOTTE
 PROJECT ADDRESS: 7500 UNIVERSITY CITY BOULEVARD
 OWNER: SANCTUARY MANAGEMENT, LLC
 8206 PROVIDENCE ROAD
 SUITE 1200-359
 CHARLOTTE, N.C. 28277
 PHONE: 205.807.6277
 PLANS PREPARED BY: GEOSCIENCE GROUP, INC.
 PHONE: 704.525.2003
 TAX PARCELS: 04923101, 04918109, 04923106, 04923107, 04924213, 04924212, 04918107 (TO BE COMBINED)
 ZONING PETITION NO.: 1989-41(C) ZONING: B-2 (CD)
 JURISDICTION: CITY OF CHARLOTTE
 TOWNSHIP: CRAB ORCHARD
 SURVEY PREPARED BY: R.B. PHARR and ASSOCIATES, P.A.
 PROPOSED USE: APARTMENTS-NO APARTMENTS WILL BE RENT BY ROOM
 LOT SIZE: 34.97 ACRES ± TOTAL, 22.05 ACRES ± THIS PHASE
 NUMBER OF UNITS: 195
 DENSITY: 8.84 UNITS PER ACRE
 SETBACKS
 • FRONT SETBACK: 40 FT. ALONG US HWY 49
 25 FT. EVERYWHERE ELSE
 • SIDE YARD: 15 FT.
 • REAR YARD: 30 FT.
 BUFFERS
 • FRONT BUFFER: 25 FT. (PER ZONING PETITION)
 • SIDE: NA (PER ZONING PETITION)
 • REAR: NA (PER ZONING PETITION)

BUILDING TYPES: (S)
SEE SHEET C1.20

BUILDING SEPARATION: MIN 16'

PARKING SUMMARY:	SPACES REQ'D	NO. OF UNITS	PARKING REQ'D	PARKING PROVIDED
SIZE OF UNITS(S ²)				
<549 S ²	1.25	2	2.5	
550-699 S ²	1.5	0	0	
700-899 S ²	1.75	18	31.5	
900-1,249 S ²	2.0	15	30	
>1,250 S ²	2.25	166	373.5	
TOTAL		199	437.5	755

ADA SPACES REQUIRED: 16 (2% OF TOTAL PARKING) PROVIDED 16 (ONLY 6 TYPE A BLDG UNITS, SEE ARCH. PLANS)
 VAN SPACES REQUIRED: 3 PROVIDED: 4
 OPEN SPACE & RECREATION SPACE: SEE SHEET C1.15

BICYCLE PARKING

LONG TERM REQUIRED: 0
 SHORT TERM REQUIRED: 1 SPACE PER 20 UNITS = 11
 SHORT TERM PROVIDED: 30 SPACES

ANTICIPATED START DATE: AUGUST 1, 2013
 ANTICIPATED COMPLETION DATE: AUGUST 1, 2014

SEE SHEET C1.15

GENERAL SITE NOTES

- A. TOPOGRAPHIC SURVEY DATA PROVIDED BY: RB PHARR
- B. OWNER/DEVELOPER: SANCTUARY MANAGEMENT, LLC
8206 PROVIDENCE RD, SUITE 1200-359
CHARLOTTE, NC 28277
205-807-6277
- C. ARCHITECT: MILLER ARCHITECTURE
715 NORTH CHURCH STREET
CHARLOTTE, NC 28202
704-377-8500
- D. ALL CONCRETE SIDEWALKS SHALL BE FULL 4" THICK 3600 PSI CONCRETE WITH 1" DEEP GROOVE CONTROL JOINTS AT INTERVALS INDICATED ON ARCHITECTURAL PLAN. PROVIDE EXPANSION JOINTS ADJACENT TO ALL RIGID STRUCTURES. EXPANSION JOINT SPACING SHALL NOT EXCEED 30'.
- E. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- F. CONTRACTOR SHALL COORDINATE WITH THE PROPER UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO COMMENCEMENT OF WORK.
- G. ALL DISTANCES AND DATA SHALL BE CHECKED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. IN CASE OF CONFLICT, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY SO THAT CLARIFICATIONS MAY BE MADE PRIOR TO THE START OF CONSTRUCTION.
- H. THE PROPOSED GRADES AS SHOWN ARE THE FINISH GRADES UNLESS OTHERWISE SHOWN.
- I. THE CONTRACTOR SHALL SUPPLY AND ESTABLISH SURVEY CONTROL, INCLUDING THE HORIZONTAL AND VERTICAL CONTROL POINTS. THE CONTRACTOR SHALL MAINTAIN THIS CONTROL AND PROVIDE ALL BENCHMARKS, STAKES, GRADES, LEVELS, AND LINES NECESSARY FOR CONSTRUCTION.
- J. ALL EXISTING PAVEMENT AND CONCRETE TO BE JOINED SHALL BE SAWCUT.
- K. HANDICAP REGULATIONS:
 - a. A HANDICAP PARKING SPACE SHALL HAVE NO GREATER SLOPE THAN 1/4" PER FOOT ACROSS THE SPACE.
 - b. HANDRAILS ARE TO BE PROVIDED ON HANDICAP RAMP WITH A DROP OF TWO INCHES OR MORE. MAXIMUM RAMP SLOPE = 8.33%
 - c. ALL HANDICAP RAMP AND SPACES WILL COMPLY WITH THE LATEST ADA STANDARDS. MAXIMUM ACCESSIBLE ROUTE SLOPE = 5%
 - d. ALL CROSS SLOPES ALONG AN ACCESSIBLE ROUTE SHALL NOT EXCEED 1/4" PER FOOT SLOPE.
- L. SEE PLUMBING PLANS FOR EXACT LOCATION AND SIZE OF WATER, SEWER, AND ROOF DOWNSPOUTS.
- M. SEE ARCHITECTURAL PLAN FOR BUILDING DIMENSIONS, FEATURES, STAIRS AND HANDRAILS, ETC.
- N. CONTRACTOR TO CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
- O. SITE SIGNAGE, IF ANY, WILL BE PERMITTED SEPARATELY.
- P. ALL DEVELOPMENT CREATING A TOTAL OF 20,000 SQUARE FEET OF IMPERVIOUS AREA AFTER SEPTEMBER 1978 WILL REQUIRE STORM DRAINAGE DETENTION.
- Q. TREES WITHIN THE STREET RIGHT-OF-WAY ARE PROTECTED BY LAW. A PERMIT IS REQUIRED FROM THE CITY ARBORIST AT (704) 336-5733 PRIOR TO REMOVAL OF ANY RIGHT OF WAY TREES. ALL TREES OVER 8" IN DIAMETER AS MEASURED 4.5' ABOVE GROUND AND LOCATED WITHIN THE SETBACK ARE PROTECTED BY LAW. CONTACT LAND DEVELOPMENT AT (704) 336-6692 FOR REQUIRED PERMITS.
- R. BEFORE YOU DIG STOP. CALL NC ONE-CALL CENTER AT 1-800-632-4949. IT'S THE LAW.
- S. ALL DRIVING SURFACES SHALL BE CAPABLE OF SUPPORTING 80,000 LB FIRE APPARATUS.
- T. FINAL PLAT SHOWING TREE SAVE AREA WITH METES & BOUNDS SHALL BE RECORDED PRIOR TO ISSUANCE OF FINAL CO.
- U. TREE REQUIREMENTS FOR COMMERCIAL SITE SHALL BE SHOWN ON A SEPARATE SUBMITTAL (COMMERCIAL SITE REVIEW).
- V. ALL UTILITIES TO BE INSTALLED UNDERGROUND.
- W. ALL ROADIMPROVEMENTS AT W. ROCKY RIVER ROAD AND HWY 49 WILL BE COORDINATED WITH THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- Y. DEVELOPER WILL PROVIDE STREET SIGNS PER CLDSM #50.05 (9" SIGNS ONLY).
- Z. THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORMWATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORMWATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
- AA. ANY BUILDING IN THE 100+1 STORMWATER ELEVATION LINE IS SUBJECT TO THE RESTRICTIONS OF THE (CITY OF CHARLOTTE) SUBDIVISION ORDINANCE.
- BB. ALL OPENINGS (E.G. DOORS, WINDOWS, VENTS) IN STRUCTURES BUILT NEAR THE 100+1 SWEL SHOULD BE LOCATED A MINIMUM OF ONE FOOT ABOVE THE ADJACENT FINISHED GROUND SURFACE. (APPLIES TO LOTS WHICH MAY EXPERIENCE SIGNIFICANT FLOW NOT CONSIDERED IN THE 100+1 FLOOD ANALYSIS).
- CC. PE SEALED SHOP DRAWINGS FOR RETAINING WALLS MUST BE SUBMITTED TO THE CITY ENGINEER PRIOR TO CONSTRUCTION.
- DD. "ASBUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY SUBDIVISION ORDINANCE.

NOTES:
1. ALL BUILDINGS ARE WITHIN 400' OF A PUBLIC OR PRIVATE STREET.



NO.	DATE	DESCRIPTION
1	10/28/13	REV. PER CITY COMMENTS
2	10/28/13	REV. PER CITY COMMENTS
3	10/28/13	REV. PER CITY COMMENTS
4	10/28/13	REV. PER CITY COMMENTS

PROJECT NUMBER: 13-001
 SHEET NO.: 1
 TOTAL SHEETS: 1
 DATE: 10-28-2013
 DRAWN BY: JAW
 CHECKED BY: JAW
 SCALE: AS SHOWN
 PROJECT: SANCTUARY UNC CHARLOTTE

SANCTUARY UNC CHARLOTTE
 CHARLOTTE, NORTH CAROLINA



PROPOSED IMPROVEMENTS

C1.1