



NarmourWright

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CRYSTAL GARDENS Charlotte, North Carolina

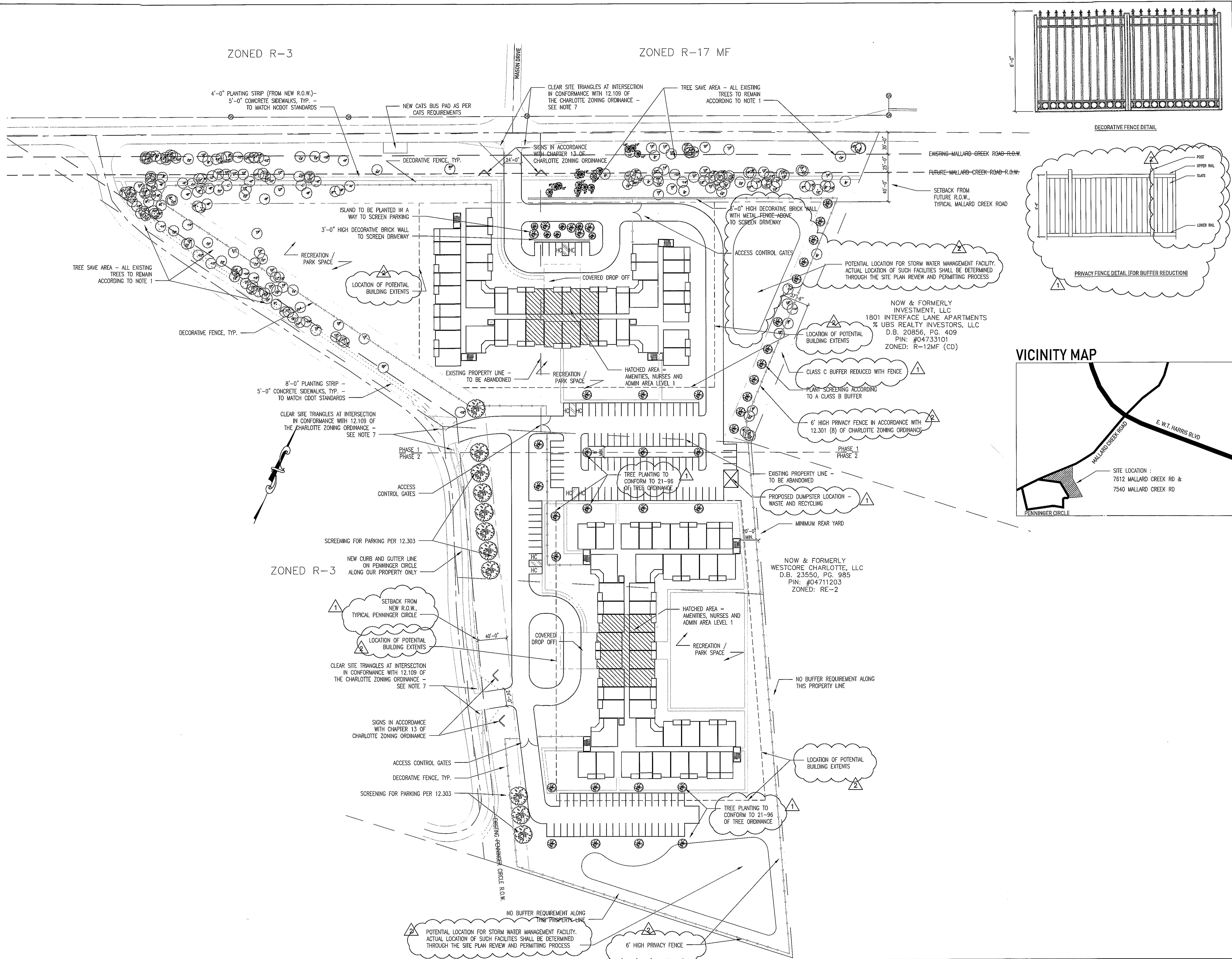
- 1 2011-01-04 - OWNER REVISIONS
- 2 2011-01-04 - STAFF COMMENT REVISIONS
- 3 2011-03-02 - STAFF COMMENT REVISIONS

ISSUE
AUGUST 23, 2010
REZONING PETITION # :
2010-069

PROJECT NUMBER
10-012

SITE PLAN FOR
REZONING

RZ1.0A



DEVELOPMENT NOTES

1. ALL TREES SHOWN ON PLAN ARE EXISTING UNLESS NOTED. TO BE TRIMED AS DIRECTED BY A CERTIFIED ARBORIST. CERTIFIED ARBORIST TO PREPARE A TREE PRESERVATION PLAN FOR IMPACTED TREES. CERTIFIED ARBORIST'S PLAN TO BE IMPLEMENTED.

- 1.1. ALL PARKING WILL BE PLANTED WITH TREES IN A WAY TO CONFORM TO 12-96 OF TREE ORDINANCE.

2. NEW LANDSCAPING WILL EXCEED ZONING REQUIREMENTS

3. ALL SITE LIGHTING WILL BE "FULL CUT OFF"

4. RIGHT OF WAY EQUAL TO 55 FEET FROM EXISTING CENTERLINE OF MALLARD CREEK ROAD WILL BE DEDICATED AND CONVEYED PRIOR TO MULTI-FAMILY APPROVAL. RIGHT OF WAY EQUAL TO 30 FEET FROM EXISTING CENTERLINE OF PENNINGER CIRCLE WILL BE DEDICATED AND CONVEYED PRIOR TO MULTI-FAMILY APPROVAL. THE 40 FEET SETBACK FROM BOTH ROADS ARE MEASURED FROM THIS NEW RIGHT OF WAY.

5. DEVELOPMENT OF THIS SITE MAY REQUIRE SUBMISSION OF AN ASBESTOS NOTIFICATION OF DEMOLITION AND RENOVATION DUE TO POSSIBLE DEMOLITION OR RELOCATION OF AN EXISTING STRUCTURE OR RENOVATION OF A LOAD-BEARING WALL IN AN EXISTING STRUCTURE. THIS NOTIFICATION IS REQUIRED IN ACCORDANCE WITH THE MCKLENBURG COUNTY AIR POLLUTION CONTROL ORDINANCE (MCAPCO) REGULATION 2.1110- SUBPARAGRAPH (A) - "NATIONAL EMISSION STANDARDS FOR HAZARDOUS AIR POLLUTANTS". A LETTER OF NOTIFICATION AND REQUIRED FORMS WILL BE MAILED DIRECTLY TO THE PARCEL OWNER."

6. THE PROPOSED DRIVEWAY CONNECTION TO MALLARD CREEK ROAD WILL REQUIRE A DRIVEWAY PERMIT TO BE SUBMITTED TO CDOT AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION FOR REVIEW AND APPROVAL. THE DRIVEWAY CONNECTION TO PENNINGER CIRCLE WILL REQUIRE A DRIVEWAY PERMIT TO BE SUBMITTED TO THE CITY OF CHRLOTTE.

7. ADEQUATE SIGHT TRIANGLE MUST BE RESERVED AT THE EXISTING/PROPOSED DRIVEWAY CONNECTIONS. TWO 35'X35' AND TWO 10'X70' SIGHT TRIANGLES ARE REQUIRED ALONG MALLARD CREEK ROAD FOR THE ENTRANCE TO MEET REQUIREMENTS. TWO 35'X35' SIGHT TRIANGLES ARE REQUIRED AT EACH DRIVEWAY CONNECTION TO PENNINGER CIRCLE. ALL PROPOSED TREES, BERMS, WALLS, FENCES AND OR IDENTIFICATION SIGNS MUST NOT INTERFERE WITH SIGHT DISTANCE AT THE ENTRANCES.

8. ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES CERTIFICATION ISSUED BY CDOT.

9. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY MAINTAINED STREET RIGHT OF WAY BY PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO THE CONSTRUCTION/INSTALLATION OF THE NON-STANDARD ITEM(S). CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.

10. EXISTING WATER SUPPLY WELLS SHALL BE CORDONED OFF TO PROTECT FROM DAMAGE OR ABANDONED PER MECKLENBURG COUNTY GROUNDWATER WELL REGULATIONS PRIOR TO ANY DEMOLITION OR GRADING ACTIVITY. 13.EXISTING SEPTIC TANKS SHALL BE LOCATED, PUMPED BY A LICENSED WASTE HAULER TO REMOVE RESIDUAL CONTENTS, CRUSHED AND BACKFILLED PRIOR TO ANY DEMOLITION OR

11. PROPERTY MAY BE DEVELOPED IN 1 OR 2 PHASES

12. DECORATIVE FENCE TO BE METAL PICKET STYLE FENCE 6'-0" MAX HEIGHT - SEE DETAIL THIS SHEET. PRIVACY FENCE TO BE WOOD BOARDS, 6'-0" HIGH. - SEE DETAIL THIS SHEET.

13. ALL FREESTANDING LIGHTING AND EXTERIOR LIGHTING ON BUILDINGS WILL BE CAPPED SO AS TO MINIMIZE THE IMPACT FROM LIGHTS THAT MAY BE VISIBLE FROM NEARBY PROPERTIES. THE HEIGHT SHALL BE LIMITED TO 25 FEET.

14. ALL DUMPSTERS, LOADING AREAS AND SERVICE AREAS IF NOT WITHIN THE BUILDING WILL BE SCREENED IN ACCORDANCE WITH SECTION 12.303 OF THE ORDINANCE. ADDITIONALLY, THE PETITIONER COMMITS TO USING SCREENING THAT WILL REFLECT THE ARCHITECTURE OF THE BUILDINGS, AN APPROPRIATE MIX OF MASONRY AND/OR FIBER CEMENT SIDING.

15. ALL HVAC EQUIPMENT WILL BE SCREENED FROM VIEW BY ADJACENT PROPERTIES AND RIGHT OF WAYS THROUGH THE USE OF OTHER LANDSCAPING OR FENCE.

16. THE CLASS "C" BUFFER WILL BE MAINTAINED NEXT TO THE EXISTING MULTI-FAMILY. AS A CLASS "B" BUFFER IS NOT POSSIBLE DUE TO A PROPOSED DETENTION LOCATION, ADDITIONAL BUFFER PLANTINGS TO MEET THE PLANTING REQUIREMENTS OF THE CLASS "B" BUFFER WILL BE INSTALLED.

BUILDING ARCHITECTURE

17. AS INDICATED IN THE BUILDING ELEVATIONS, EXTERIOR BUILDING MATERIALS SHALL BE A MIX OF ARCHITECTURAL MASONRY (BRICK, STONE, ETC.) AND CEMENT FIBER BOARD TRIM, SIDING AND PANELING.

18. THE ARCHITECTURAL MASONRY SHALL BE NO LESS THAN 30% OF THE BUILDING FACADES.

19. STUCCO MAY BE AN ALTERNATIVE TO THE CEMENT FIBERBOARD HOWEVER SYNTHETIC STUCCO WILL NOT BE USED.

20. THE BUILDING ELEVATIONS SHALL BE ARTICULATED WITH THE FAÇADE BEING PERIODICALLY FORWARD AND/OR RECESSED AS DEPICTED IN THE ILLUSTRATIVE ELEVATION.

21. THE BUILDINGS WILL CONSIST OF FOUR SIDED ARCHITECTURE WITH NO EXPANSES OF BLANK WALLS MORE THAN 40- FEET.

22. WINDOWS WILL BE OF SIMILAR QUALITY, APPROPRIATE IN SIZE TO THE INTERIOR ROOM USE.

23. EXTERIOR DETAILING MAY HAVE VINYL ELEMENTS SUCH AS PORCH COLUMNS AND RAILINGS, SOFFITS AND WINDOWS.

24. ASPHALT SHINGLE ROOFS SHALL HAVE A MINIMUM PITCH OF 6:12 AND ROOF SHALL HAVE PERIODIC DECORATIVE VENTS AND/OR DORMERS, ETC TO BREAK UP THE ROOF LINE. METAL ROOFING MATERIAL OR OTHER SIMILAR MATERIAL TO BE APPROVED BY PLANNING STAFF WILL BE USED ON ENTRANCE ROOFS (WHERE THE COPULA AND CHIMNEY ARE LOCATED).

25. TRIM WORK AND GENERAL MILLWORK AS DEPICTED ON THE ILLUSTRATIVE ELEVATION WILL INCLUDE BUT NOT BE LIMITED TO: COPULA, DECORATIVE GABLE VENTS, RAISED SEEM METAL ROOFING, FENESTRATION, WINDOWS AND MULLIONS/MULLETS, CLERESTORY, LINTELS, HORIZONTAL BANDING, PORCHES, RAILINGS, COLUMNS AND CAPITALS, AND ORNAMENTATION.

CRYSTAL GARDENS PROJECT INFORMATION

A 'Nursing Home' as defined by 9.503 (11) of the Zoning Ordinance and 'Adult Care Home' as defined by NC Division of Health Service Regulation 236 Dwelling Units Total (integration can be vertical)

176 Dependent living units
60 Independent living units - AGE 60 AND OVER

Site Data

Address: Mallard Creek Road, Charlotte, NC
Location: 1/2 mile south of WT Harris Blvd on the east side of Mallard Creek
Parcel #: 04733104, 04733105, 04733106, 04733107
Size: 13.19 acres
Zone: R3
Re-Zone: INST (CD)

Zoning Information

Zoning: Existing R3 Proposed: INST (CD)
Maximum Density: NA Proposed: NA
Maximum Floor Area Ratio: .50 Proposed: .499
Minimum Lot area: Min. 15,000 SF Proposed: 574,891 SF
Minimum Lot width Required: 80' Proposed: 1,209'-0
Minimum Front Setback Required: 40' Proposed: 40'
Minimum Side Yard Required: 20' Proposed: 20' MIN
Minimum Rear Yard Required: 20' Proposed: 20' MIN
Minimum Open Space Required: NA Proposed: NA
Buffer Strip Required: SEE PLAN Provided: SEE PLAN
Height Max. 40' Provided: 40' MAX
Parking(DEP.) - .25 per unit: Required: 44 cars
Parking(INDEP.) - 1.5 per unit: Required: 90 cars
Parking Provided - 148 cars (14 visitor and staff)
Loading Areas - Required: NA Provided: NA
Landscape requirements - as per zoning requirements
Signage - as per zoning requirements

Proposed Building Information

Phases : Property may be developed in 2 phases
of Units : 236 units (one and two bedroom units)
176 Dependent living units
60 independent living units - AGE 60 AND OVER
Buildings: 2 buildings w/ 118 units each - 3 stories
Amenities: Full service kitchen and dining facilities / 24-hour nursing staff / indoor amenities / outdoor green space / on site security



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CRYSTAL GARDENS
Charlotte, North Carolina

- △ 2011-01-04 - OWNER REVISIONS
△ 1 2011-01-04 - STAFF COMMENT REVISIONS
△ 2 2011-03-02 - STAFF COMMENT REVISIONS

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NOTES FOR
REZONING

RZ1.0B





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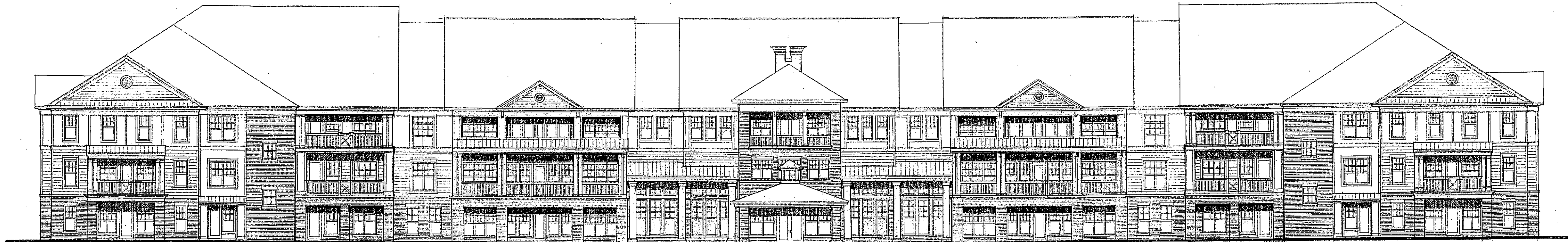
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2 COMPLETE ELEVATION - MALLARD CREEK (PENNINGER SIMILAR)
1/8" = 1'-0"



1 COMPLETE ELEVATION - MALLARD CREEK (PENNINGER SIMILAR)
1/16" = 1'-0"

2 2011-03-02 - STAFF COMMENT REVISIONS

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ELEVATIONS FOR
REZONING

RZ1.1

NOTE : ELEVATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY. THEY ARE SUBJECT TO
CHANGE WITHIN THE PARAMETERS LAID OUT IN THE DEVELOPMENT NOTES.



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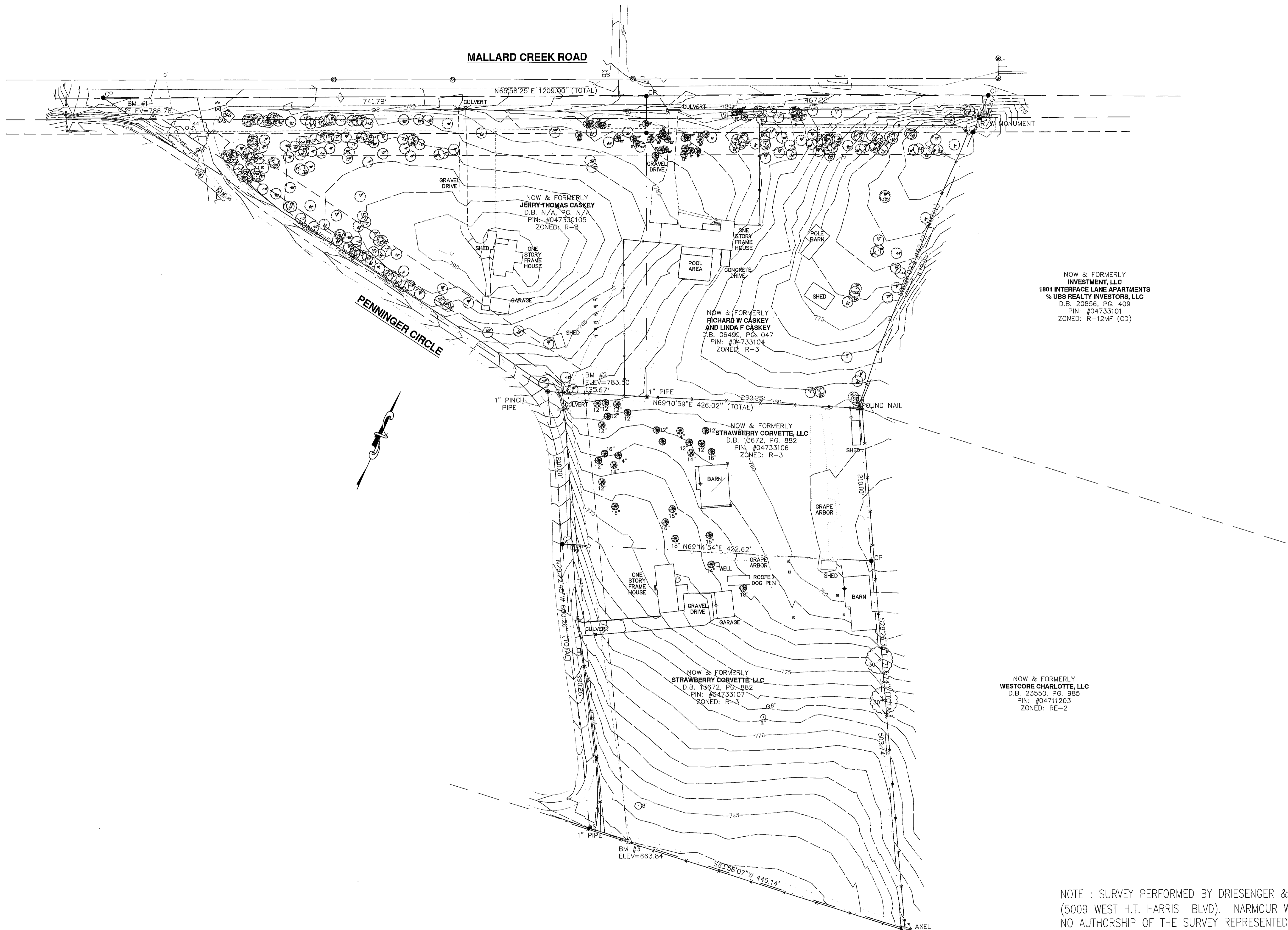
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EXISTING
CONDITIONS PLAN
FOR REZONING

RZ1.2



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