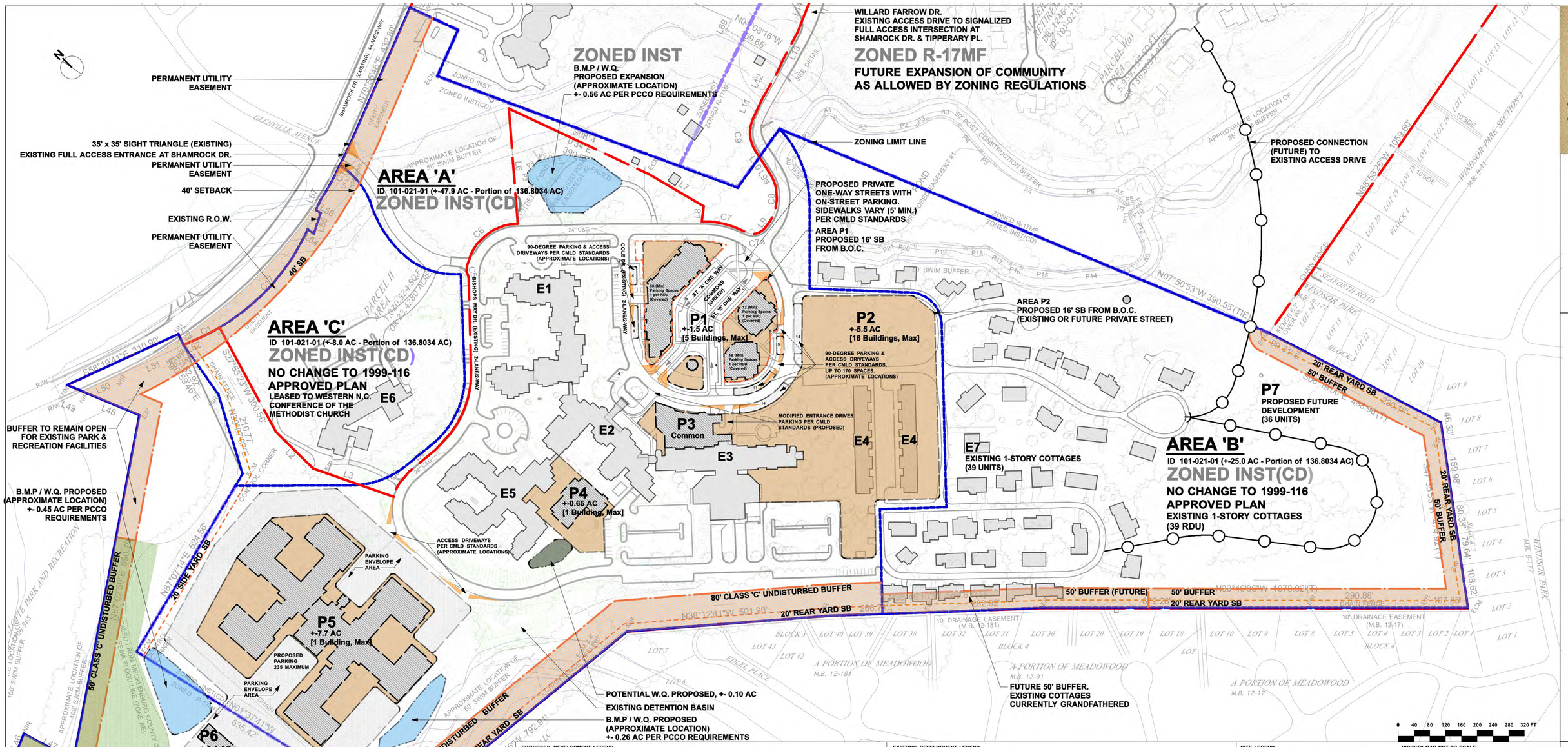

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A United Methodist Retirement Community

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REZONING SUBMITTAL PETITION

PROPOSED DEVELOPMENT LEGEND

[IL - Independent Living] [DL - Dependent Living] [AL - Assisted Living] [SNF - Skilled Nursing Facility]

ID	TYPE	NAME	DEVELOPMENT AREA / USE	IL	DL	HEIGHT (PROPOSED) / # OF BUILDINGS
P1	MF	APARTMENTS	'A' INDEPENDENT MF DUPLEX, TRIPLEX, QUADRAPLEX	62		3-STORY OVER PARKING (PROPOSED) UP TO FIVE BUILDINGS
P2	MF/SF	APARTMENTS TOWN HOMES/COTTAGES	'A' INDEPENDENT / DEPENDENT MF DUPLEX, TRIPLEX, QUADRAPLEX SF (ATTACHED)	204		3-STORY MAX. (PROPOSED) UP TO 16 BUILDINGS (OVER PARKING AND OR WITH GARAGES)
P3		EPWORTH PLACE EXPANSION	'A' DINING & AMENITIES			1-STORY (PROPOSED)
P4	MF	CUTHBERTSON VILLAGE	'A' DEPENDENT (ALZHEIMER/DEMENTIA)		16	1-STORY (PROPOSED) / 1 BUILDING
P5	MF	SNF	'A' DEPENDENT (SKILLED NURSING) ADULT CARE BEDS HOSPICE BEDS DEPENDENT (FUTURE)		120 5 12 49	2-STORY (MAX HEIGHT) / 1 BUILDING
P6		ENVIRONMENTAL SERVICES	'A' SERVICES/GROUNDSKEEPING			1-STORY (PROPOSED) UP TO THREE BUILDINGS
P7	SF/MF	AZALEA COTTAGES	'B' INDEPENDENT SF ATTACHED/DETACHED), DUPLEX, QUADRAPLEX & MF	36		1-STORY PLUS BASEMENT (ALLOWED)
TOTAL PROPOSED DEVELOPMENT				500 IL	300 DL	
TOTAL PROPOSED			'A' 425 IL			
TOTAL PROPOSED			'A' 300 DL			
TOTAL PROPOSED			'B' 75 IL			

EXISTING DEVELOPMENT LEGEND

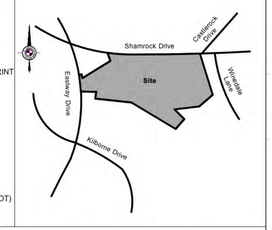
[IL - Independent Living] [DL - Dependent Living] [AL - Assisted Living] [SNF - Skilled Nursing Facility]

ID	TYPE	NAME	DEVELOPMENT AREA / USE	IL	DL	HEIGHT (EXISTING/APPROVED)
E1	MF	FRANCIS APARTMENTS	'A' INDEPENDENT	74 RDU		3-STORY (EXISTING)
E2		RAY HALL	'A' RECEPTION, OFFICES, AMENITIES			2-STORY (EXISTING)
E3	MF	EPWORTH PLACE PARKER TERRACE	'A' INDEPENDENT 'A' DEPENDENT (ASSISTED LIVING) 'A' DINING & AMENITIES	83 RDU 53 RDU		8-STORY (EXISTING)
E4		BRANSCOMB	'A' OFFICES			1-STORY (EXISTING)
E5	MF	CUTHBERTSON VILLAGE	'A' DEPENDENT(ALZHEIMER/DEMENTIA)		45 RDU	1-STORY (EXISTING)
E6		WESTERN UMC	'C' OFFICES			1-STORY (EXISTING) 2-STORY (MAX HEIGHT)
E7	SF	AZALEA COTTAGES	'B' INDEPENDENT SF(ATTACHED/DETACHED), DUPLEX, TRIPLEX, QUADRAPLEX & MF	39 RDU		1-STORY PLUS BASEMENT (EXISTING & ALLOWED)
TOTAL EXISTING BUILT				196 IL	98 DL	
TOTAL EXISTING APPROVED			'A' 300 IL	BUILT	157 IL	OF 300 IL (143 AVAILABLE)
TOTAL EXISTING APPROVED			'A' 150 DL	BUILT	98 DL	OF 150 DL (52 AVAILABLE)
TOTAL EXISTING APPROVED			'B' 75 IL	BUILT	39 IL	OF 75 IL (36 AVAILABLE)

SITE LEGEND

- REZONING DEVELOPMENT AREAS A, B, C, D
- ZONING BOUNDARY LINE
- PROPERTY LINE
- BUILDING SETBACK (SB)
- EXISTING BUILDINGS
- APPROXIMATE PROPOSED BUILDING FOOTPRINT
- BUILDING ENVELOPE AREA
- PARKING ENVELOPE AREA
- SETBACKS & BUFFER AREAS
- APPROXIMATE PCCO BMP/WQ LOCATION
- APPROXIMATE PCCO WQ LOCATION
- TREE SAVE AREA (PROPOSED)
- SITE TRIANGLES (FINAL COORDINTION W/ CDOT)
- APPROXIMATE LOCATION OF PRIVATE DRIVE

VICINITY MAP NOT TO SCALE



1. DEVELOPMENT DATA TABLE: AREAS A, B, C & D: +-80.9 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 425 RDU [IL]: MF, SF(ATTACHED/DETACHED), DUPLEX, TRIPLEX, QUADRAPLEX UP TO 300 RDU/BEDS [DL]: MF [AL]: MEMORY CARE, SKILLED NURSING, HOSPICE
1h.	SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE	UP TO 70,000: RESIDENTIAL AMENITIES, ENVIRONMENTAL SERVICES, HEALTH SERVICES
1i.	FLOOR AREA RATIO:	UP TO 0.5 F.A.R.
1j.	MAXIMUM BUILDING HEIGHT:	8-STORY/BASEMENT (EXISTING), UP TO 3-STORY OVER PARKING (PROPOSED) PER 9.503 PART 5
1k.	# AND /OR RATIO OF PARKING SPACES:	AREA P1: UP TO 170, AREA P5: UP TO 230, AREAS P2, P3, P4: 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
1h.	SQ. FT.-NON-RESIDENTIAL USES BY TYPE	
1i.	FLOOR AREA RATIO:	UP TO 0.5 F.A.R.
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):

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:	UP TO 0.5 F.A.R.
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 C):	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
1e.	PROPOSED USES:	ENVIRONMENTAL SERVICES (OFFICES, STORAGE, GROUNDSKEEPING)
1f.	# RESIDENTIAL USES BY HOUSING TYPE	NA
1h.	SQ. FT.-NON-RESIDENTIAL USES BY TYPE	UP TO 15,000 S.F.
1i.	FLOOR AREA RATIO:	UP TO 0.5 F.A.R.
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:	UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE ZONING ORDINANCE, THE "ORDINANCE" FOR INST(CD) SPA ZONING CLASSIFICATION SHALL BE FOLLOWED.
2b.	ALTERATIONS:	ALTERATION OF THE CONDITIONAL PLAN IS SUBJECT TO SECTION 6.207 ALTERATIONS TO APPROVAL
3.	OPTIONAL PROVISIONS:	NA
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.
4b.	PROHIBITED USES:	
4c.	OTHER USE RESTRICTIONS:	

5. TRANSPORTATION:

5.a	TRANSPORTATION IMPROVEMENTS CONSTRUCTED IN CONJUNCTION WITH DEVELOPMENT	NA
5.b	PUBLIC VS. PRIVATE STREETS	EXISTING & PROPOSED PRIVATE STREET(S) AND ACCESS DRIVES PER CITY LAND USE STANDARDS
5.c	PARKING LOCATION - SURFACE	PER TECHNICAL SITE PLAN/NOTES FOR AREAS P1, P2, P3, P4, P5, P6 & P7
5.e	LOCATION OF PROPOSED PEDESTRIAN IMPROVEMENTS	5' MIN. PUBLIC SIDEWALK PROPOSED AT EXIST. COLE DR. AND PROPOSED 'GREEN'. LANDSCAPE STRIPS VARY.
5.f	EXISTING THOROUGHFARES	SHAMROCK DR. (EXIST. FULL ACCESS INTERSECTIONS @ TIPERARY PL & GLENNVILLE AVE. INTERSECTIONS)
5.g	EXISTING RESIDENTIAL STREETS	PRIVATE STREETS

6. ARCHITECTURAL STANDARDS:

6.a	BUILDING MATERIALS	MATERIALS AS PRESCRIBED BY THE ORDINANCE.
6.b	BUILDING SCALE AND NUMBER OF BUILDINGS	BUILDING HEIGHT AS PRESCRIBED BY THE ORDINANCE: 9.503 & FOOTNOTES #1 & #2. NUMBER OF BUILDINGS AS PROPOSED PER THE INDIVIDUAL DEVELOPMENT AREAS A, B,C&D ALONG W/ ALLOWABLE ACCESSORY STRUCTURES .
6.c	TREATMENT OF URBAN DESIGN AND ARCHITECTURAL ELEMENTS	IN ACCORDANCE WITH STANDARDS SIMILAR TO ZONING SECTION 9.1209. THE BUILDINGS WILL BE BROKEN UP BY DIFFERERENT MATERIAL TYPES, WINDOWS & PAINT TO AVOID LARGE EXPANSES OF BLANK WALLS, TYP.
6.d	TREATMENT OF SOLID WASTE & RECYCLING ENCLOSURE	ENCLOSURES AS PRESCRIBED BY THE ORDINANCE PER 12.403.
6.e	FENCE/WALL STANDARDS	

7. STREETSCAPE & LANDSCAPING:

7a.	STREETSCAPE (SIDEWAL STANDARDS	SIDEWALK AND PLANTING AS PRESCRIBED BY THE ORDINANCE FOR PRIVATE STREETS ORDINATION WITH URBAN FORESTRY.
7b.	BUFFER/SCREENING TREATMENT	REQUIRED BUFFERS OR SCREENING AS PRESCRIBED BY THE ORDINANCE. NO DETENTION WITHIN SETBACKS OR BUFFERS. BUFFERS PER SECTION 12.302.

8. ENVIRONMENTAL FEATURES:

8a.	TREE SAVE AREAS	PER AREA NOTED ON TECHNICAL PLAN IN COORDINATION WITH URBAN FORESTRY
8b.	SITE INTERIOR TREES & LANDSCAPE	PER REQUIREMENTS OF CHAPTER 9
8c.	PCCO TREATMENT	THE PETITIONER SHALL COMPLY WITH THE CITY OF CHARLOTTE POST CONSTRUCTION CONTROLS ORDINANCE (PCCO).

9. PARKS, GREENWAYS & OPEN SPACE:

9a.	CONNECTIONS TO PARK & OR GREENWAY	AS PRESCRIBED OR DESIGNATED BY MCPR.

10. FIRE PROTECTION:

10a.	FIRE LANE TREATMENT	REQUIRED FIRE LANCE ACCESS DESIGNED TO MEET CITY LAND USE STANDARDS.

11. SIGNAGE:

11A.	SIGN LIMITATIONS - SIZE, TYPE, LOCATION	SITE/MONUMENT AND/OR BUILDING/WALL SIGNS AS PRESCRIBED BY THE ORDINANCE.

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	PEDESTRIAN SCALE LIGHTING ALONG PRIVATE STREETS AND INTERNAL SITE PARKING AS PRESCRIBED BY THE ORDINANCE SECTION 12.402

13. PHASING:

13a.	DEVELOPMENT PHASING BY USE OR AREA.	

14. OTHER:

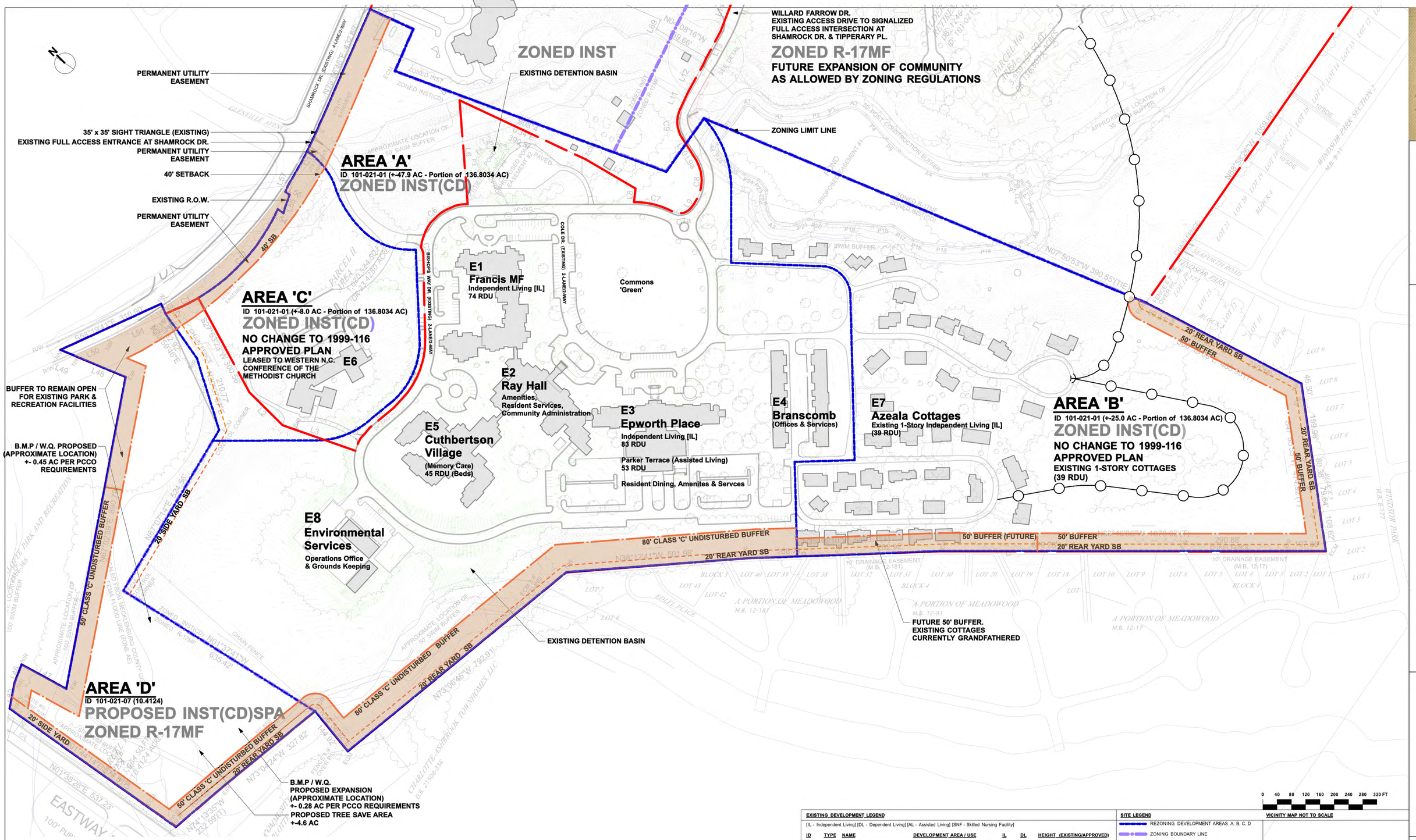
14a.	UNDERGROUNDING OF UTILITIES	
14b.	POTENTIAL LOCATION OF DUMPSTERS & RECYCLING CONTAINERS	PER REQUIREMENTS OF THE ORDINANCE SECTION 12.403
14c.	TRAFFIC STUDY	

Rezoning Petition Plan Issued 04/28/2014
REVISIONS:

TECHNICAL REZONING SITE PLAN SUBMITTAL & NOTES

DATE: 04/28/2014
DESIGNED BY: Shook/Kelley
DRAWN BY: FSQ
CHECKED BY:
Q.C. BY: As Noted
SCALE:
PROJECT #: 14008.001

SHEET #: TSP001



EXISTING DEVELOPMENT LEGEND

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E3	MF	EPWORTH PLACE PARKER TERRACE	'A' INDEPENDENT 'A' DEPENDENT (ASSISTED LIVING) 'A' DINING & AMENITIES	83 RDU	53 RDU	8-STORY (EXISTING)
E4		BRANSCOMB	'A' OFFICES			1-STORY (EXISTING)
E5	MF	CUTHBERTSON VILLAGE	'A' DEPENDENT(ALZHEIMER/DEMENTIA)		45 RDU	1-STORY (EXISTING)
E6		WESTERN UMC	'C' OFFICES			1-STORY (EXISTING) 2-STORY (MAX HEIGHT)
E7	SF	AZALEA COTTAGES	'B' INDEPENDENT SF(ATTACHED/DETACHED), DUPLEX, TRIPLEX, QUADRAPLEX & MF		39 RDU	1-STORY PLUS BASEMENT (EXISTING & ALLOWED)
E8		T.R .LAWING ENVIRONMENTALSERVICES	'A' OPERATIONS, MAINTENANCE, GROUNDS			1-STORY (EXISTING)
TOTAL EXISTING BUILT				**196 IL**	**98 DL**	
TOTAL EXISTING APPROVED			'A' 300 IL	BUILT 157 IL		OF 300 IL (143 AVAILABLE)
TOTAL EXISTING APPROVED			'A' 150 DL	BUILT	98 DL	OF 150 DL (52 AVAILABLE)
TOTAL EXISTING APPROVED			'B' 75 IL	BUILT 39 IL		OF 75 IL (36 AVAILABLE)

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- REZONING DEVELOPMENT AREAS A, B, C, D
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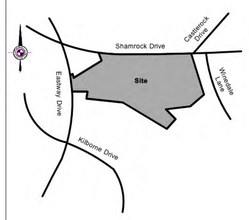

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REZONING SUBMITTAL PETITION

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REVISIONS:

REZONING SUBMITTAL
EXISTING SITE PLAN & NOTES

DATE: 04/28/2014
DESIGNED BY: Shook/Kelley
DRAWN BY: FSQ
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Q.C. BY:
SCALE: As Noted
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SHEET #: TSP002