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 ESP Associates, P.A.

CLIENT

The McAlpine Group, L.L.C.

1329 East Morehead Street
 Charlotte, NC 28204
 704.362.2400

SHEET TITLE

Conceptual Site Plan

FOR PUBLIC HEARING

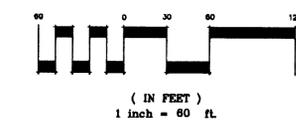
PROJECT

'McCarley'

Petition 2009-025

PROJECT LOCATION **Charlotte, NC**

GRAPHIC SCALE



PROJECT NO	TH14.150
DRAWING	TH14 - Schematic & TDS.dwg
DATE	03-11-09
DRAWN BY	MM
CHECKED BY	ML/PT

REVISIONS			
NO.	DATE	BY	REVISION
1	12/22/08		Initial Rezoning Submittal
2	1/16/09		Revised Rezoning Submittal to CMPC
3	3/20/09		Revisions per staff comments. Revised zoning request to INST(CD)
4	3/31/09		Revisions per client comments
5	4/24/09		Revisions per staff comments dated 4/8/09 and public hearing on 4/20/09



Vicinity Map

Not to Scale

Site Data

Parcels:	223-51-198, 223-51-197, 223-51-199, 223-51-196, 223-51-886 (portion of), 223-51-884 (portion of), 223-51-105 (portion of), 223-51-799 (portion of)
Zoning:	
Existing:	MX-2 - Innovative INST (CD)
Proposed:	
Municipality:	City of Charlotte
Site Area:	+/-13.81 Acres
Total Units:	Up to 322 Units
Senior Living Units:	+/-200 Units
Senior Condominiums:	+/-110 Units
Senior Townhomes:	+/-12 Units
Density:	Up to 23.32 DU/AC

Development Notes

- All base information received from drawing titled "McCarley Master.dwg" prepared by ESP Associates, PA.
- All site plan, zoning, and wetland information utilized in the preparation of this sketch plan is considered to be preliminary in nature and subject to final verification.
- Concept Sketch prepared by Calloway Johnson Moore & West, P.A. in a file titled "09-0309 site plan with Notes.pdf" on 03-09-09.

Wetland Information

Wetland information obtained from drawing titled "Topographic Survey of 23.837 Acres" dated 1-27-06 prepared by ESP Associates, PA.

Public Information

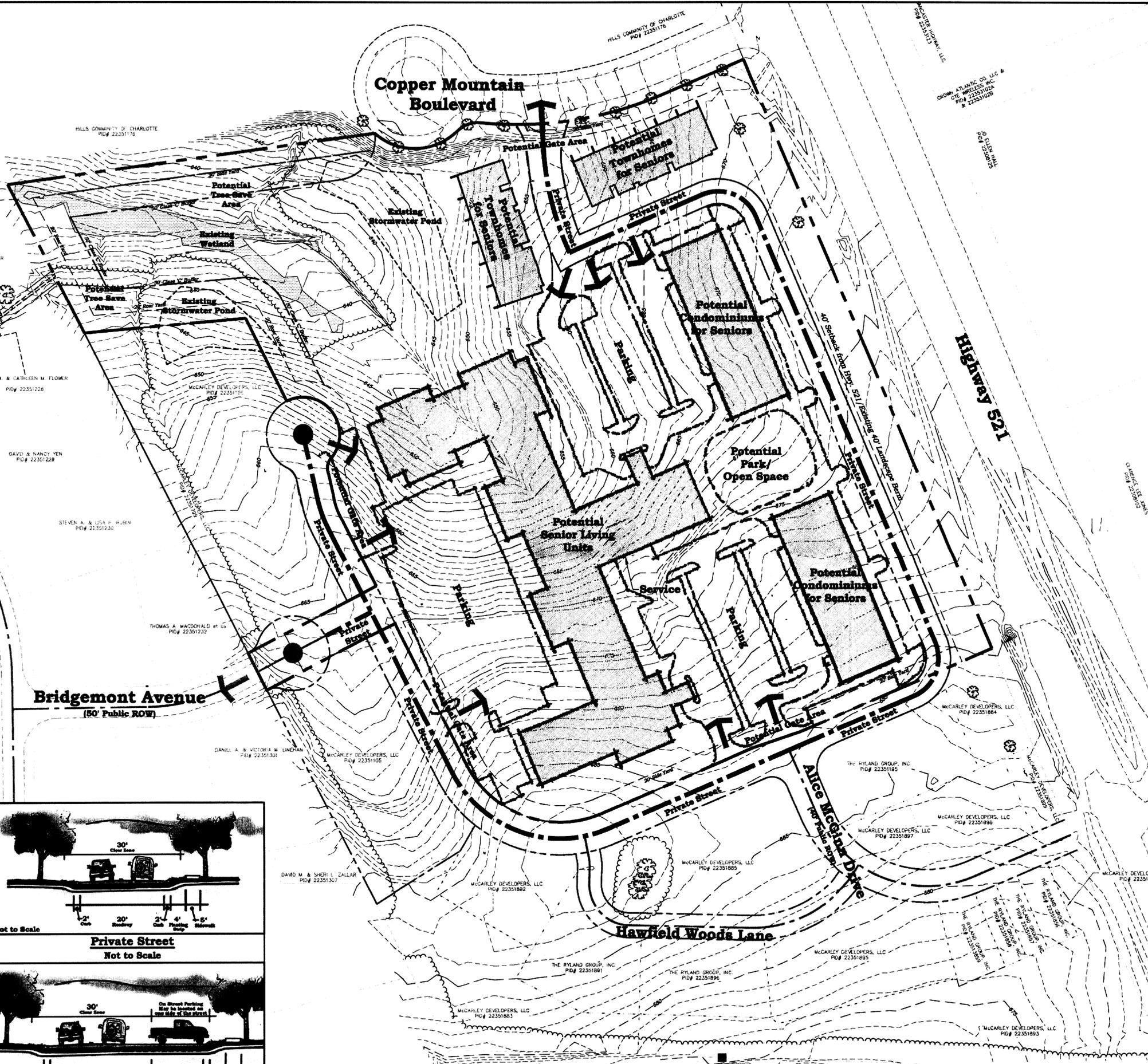
ESP Associates is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.

Conceptual Site Plan

The Conceptual Site Plan includes design concepts that illustrate the Petitioner's intent in terms of overall development of the site. The Conceptual Site Plan will be used during review in accordance with section 6.2 in the zoning ordinance and also in conjunction with the technical data sheet. The building locations, building & parking shapes, building & parking dimensions, lot lines, details of the open space area design, entrance locations, or exact private street alignment shown on the Conceptual Site Plan are subject to change pending additional site investigation in respect to topography, wetlands, and site characteristics.

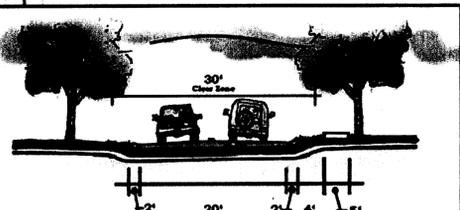
Note:

The Conceptual Site Plan is preliminary in nature and is intended to depict general building, parking, and circulation relationships. Refer to the Schematic Site Plan on the Technical Data Sheet for specific uses and development standards.

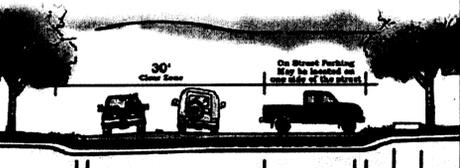


Conceptual Site Plan

1"=60'



Private Street
Not to Scale



Private Street with Parking on One Side
Not to Scale

Development Standards

General Provisions
It is the petitioners intent to incorporate the development of the site with the development of previously approved Petition 2006-013. The proposed Adult Care/Senior Living facility is considered to have similar characteristics and style to match the existing McCarley community.
Development of the site will be controlled by the standards depicted on this Schematic Site Plan, Technical Data Sheet and standards of the Charlotte Zoning Ordinance ("Ordinance"). The development depicted on the Schematic Site Plan is intended to reflect the general arrangement of the proposed uses on site, but the exact configurations, placement, and size of the individual site elements may be altered or modified within the limits prescribed by the Ordinance during the design development and construction phases within the building envelope line as shown on the Schematic Site Plan per Section 6.2 of the Ordinance. Parking layouts may also be modified to accommodate final building locations. The petitioner reserves the right to reallocate unit types within the building & parking envelopes depicted on the Schematic Site Plan, provided the total number of units does not exceed the maximum total number permitted.

Building & Parking Envelopes
The development depicted on the Technical Data Sheet & Schematic Site Plan reflect the general arrangement of the proposed building and parking envelopes; but the final configuration, shape, placement, and size of the individual site elements may be altered within the areas depicted on the Schematic Site Plan. The petitioner may redesign and/or reorient the building and parking areas as necessary within the building and/or parking envelopes depicted on the Schematic Site Plan.

Permitted Uses
Use of the site will consist of an Adult Care/Senior Living Facility with Services along with related accessory uses which are customarily associated with servicing the residents of the facility.

- Uses will consist of:
 - Up to 12 Senior Townhome Units
 - Up to 110 Senior Condominium units
 - Up to 200 Senior Living units
 - Age Restricted Community- Primary residents on the property within the McCarley Senior Living Community (Petition 2009- 025) shall be 62 years of age or older. Developer agrees to a condition with the 2009-025 Conditional District (CD) rezoning of the property to Institutional (CI) which will age restrict all occupants of remaining areas of the property, governed by the McCarley HOA and joint CCR's to the note above regarding age restrictions.
 - Other additional permitted uses may include but are not limited to: administrative offices, home health care, resident dining areas, kitchen, catering, maintenance and house keeping areas, a laundry, a branch bank (with limited operating hours), cafe, bar, arts and crafts room, fitness and exercise rooms, indoor swimming pool, hair salon, spa with rooms for manicure, pedicure and massage, meeting rooms, storage and staff support areas, a small clinic, and therapy rooms in support of the community residents. Along with any incidental or accessory uses in connection therewith, which are permitted by right or under prescribed conditions in the Institutional Zoning District and detailed in Chapter 11 Conditional Zoning District. Petitioner reserves the right to reallocate unit types, increase or decrease the size of units, provided the total number of units does not exceed the total amount of units specified on the Technical Data Sheet. (Example: Townhomes for Seniors may be converted into Senior Living units or into Condominiums for Seniors).
 - Non-residential uses are accessory and not available to the general public.

Density
Gross Residential density for the project will not exceed 23.32 dwelling units per acre. Open space areas shall be included in the calculations for gross residential density.

Building Height
The maximum building height shall not exceed 68'. Building heights for side walls and living spaces may be up to 60' in height. The total building height which includes roof pitch, ridge line, shall be allowed up to a maximum building height measurement of 68 feet. In addition, as provided in the Ordinance, any architectural features such as cupolas, spires, sky lights, roof structures for elevators, stairways, tanks, heating, ventilation and air-conditioning equipment, or similar equipment for the operation and maintenance of a building are exempt from these height measurements.

- Setbacks**
The following other setbacks have been labeled as clarified per Section 9.505 of the Ordinance:
- Minimum Setback: 40'
 - Minimum Side Yard: 20'
 - Minimum Rear Yard: 20'

Petitioner may elect to reduce front setbacks dimensions to 15 feet in accordance with provisions outlined in the Ordinance once they provide information illustrating building facade treatment to communicate how the these areas of the building are architecturally representative of a front facade or elevation (e.g equipped with walkways, a doorway, windows, appropriate lighting, trim, etc.) Petitioner reserves the right to apply for a variance to the Board of Adjustment to request relief from setbacks requirements.

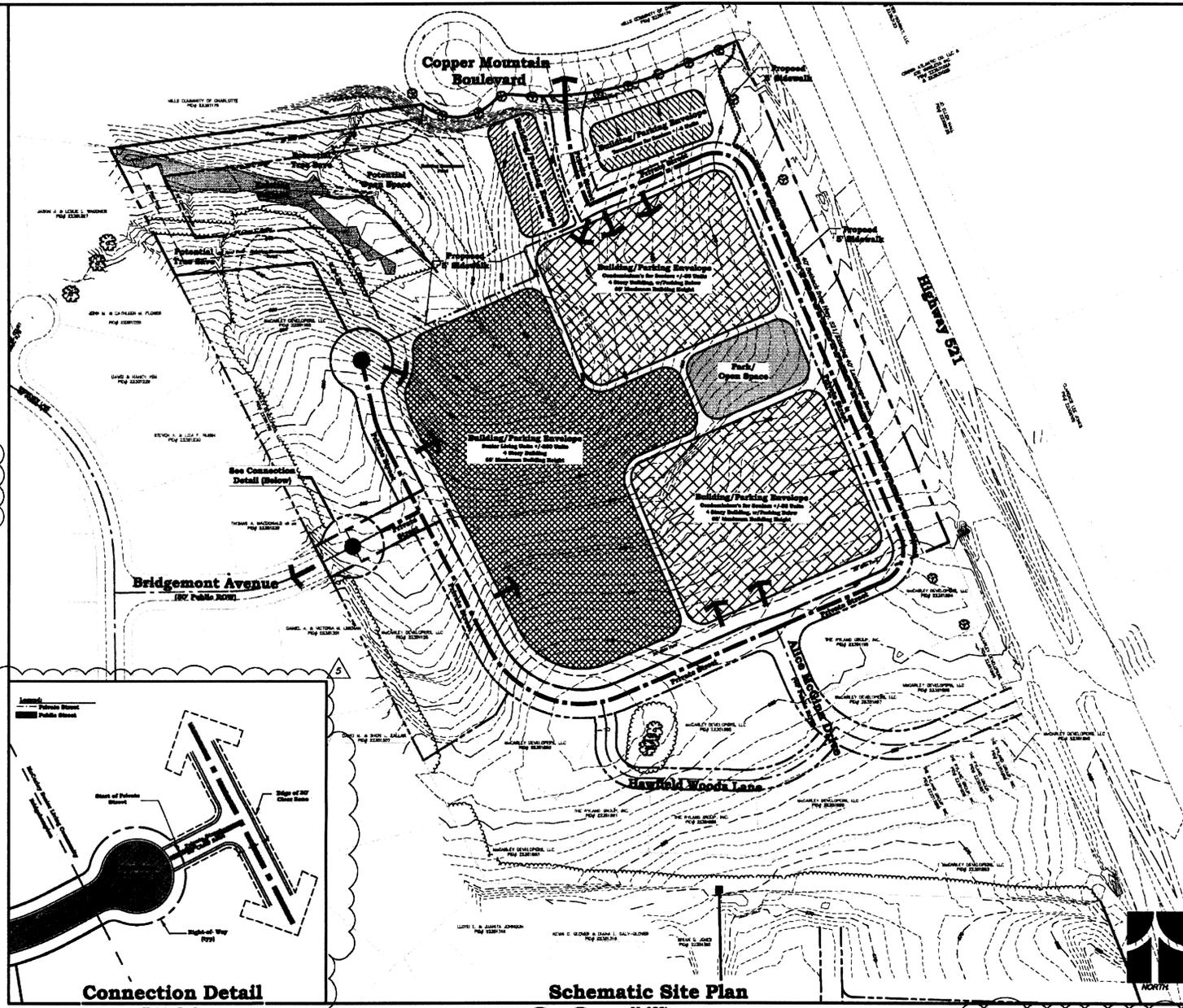
Buffers
There is a 50' Class "C" buffer shown adjacent to existing single family zoning and land use. Existing infrastructure improvements within the required buffer installed to satisfy stormwater requirements for Petition 2006-013 shall be allowed to remain in the buffer area. The petitioner reserves the right to grade within the buffer area and maintain existing detention and BMP's. Petitioner may supplement buffer planting requirements with existing vegetation as necessary. Buffers are established in Chapter 12, Part 3 of the Ordinance. The Developer agrees to install all external buffers along the perimeter of the McCarley property prior to the occupancy of any units that are adjacent to this buffer area. Petitioner agrees to satisfy the internal Buffer requirements outlined in this section of the code with acknowledgements to allow that a fence, berm or wall can be installed in combination with reducing the required width of the buffer by 25% provided these additional improvements are included. Petitioner reserves the right to apply for a variance to the Board of Adjustment to request relief from specified requirements for internal buffers and installing internal buffers along private streets that abut residential zoning or land use.

Landscaping
Landscaping for newly developed areas shall be provided to meet or exceed the standards of the existing Ordinance at time of approval. Existing landscaping and vegetation may be utilized to satisfy these requirements. In addition to standards established in the existing ordinance; the petitioner will commit to the following:
• Bridgehampton- Petitioner agrees to plant a 50' Class "C" Buffer along portions of the property that abut the Bridgehampton Neighborhood. Based on an agreement with the residents of Bridgehampton and their landscaping committee, developer will utilize 8-10' tall Southern Magnolia trees as the large maturing tree species.

Solid Waste
Petitioner shall provide a solid waste plan as described in a document titled "Solid Waste Management Plan Guidance." The solid waste plan will depict the general location(s) and quantity of proposed refuse & recycling facilities.

Signs
Signage for the Senior Living Facility shall be permitted in accordance with applicable zoning standards of Chapter 13 of the Ordinance.

Tree Save Areas
Tree save areas as previously approved shall remain. Tree save areas have been provided on site. A minimum of 10% tree save are shall be provided on site. Tree save areas have been calculated based on the overall project area since existing tree canopy is limited to specific areas of the site. Tree save areas may be located within common open space.



Common Open Space Area
Common open space areas as previously approved shall remain. Common open space areas have been provided on site. Petitioner proposes to provide additional open space areas in locations illustrated on the Schematic Site Plan. The location of open space areas are considered to be preliminary based on the proposed Schematic Plan layout and may be subject to further verification and/or configuration as more detailed design information is collected. Open spaces areas may include one or more of the following types of improvements: benches, arbors, plantings. Petitioner reserves the right to amend and modify improvements to open space areas based on market conditions and final design criteria.

Site Access
Access to the site will be provided by private drive connections out to Highway 521 and from Copper Mountain Boulevard. The exact location and design of these access points will be subject to approval by the transportation authorities.

Public Transportation
Public transportation requirements have been satisfied by Petition 2006-013 for this site through the reservation of an area to support a future CATS bus stop.

Gated Entrances
Petitioner proposes a gated community. Proposed gate locations shown on the Conceptual Site Plan are preliminary in location and may be adjusted as long as gates are not located on public streets. Ownership and Maintenance of the gates and entrance features shall be the responsibility of the Homeowners Association. Coordination for operations and access to the gated areas of the site with the various service providers for routine public services, maintenance and to coordinate emergency access will be the responsibility of the Developer.

Lighting
Any detached lighting on the site will be limited to 30 feet in height unless City standards require streetlights to be higher. Lighting on the site shall be fully shielded and no Wal-Pak lighting shall be used. (Cut-off Lighting will be provided.)

Binding Effect of the Reasoning Petitions
If this Reasoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

Vesting
The petitioner requests a 5 year vesting of approval of rezoning. It is the Petitioner's intent to construct a high quality community.

Stormwater
The petitioner shall comply with the Charlotte City Council approved and adopted Post-Construction Controls Ordinance.

Streetscape Treatment
The McCarley site is an existing project with substantial road and streetscape infrastructure improvements that have already been approved and constructed pursuant to requirements outlined and specified in Zoning Petition 2006-13. These existing improvements have been installed and accepted by the City of Charlotte. Any redesign or modification of roadway and streetscape areas, or any proposed connections or extensions to these existing road and streetscape infrastructure improvements will need to match the existing previously approved design, in order to maintain consistency throughout the project.

Transportation Improvements
Transportation improvements associated with the McCarley site have been implemented in accordance with previous requirements stipulated for petition 2006-013. The site described and depicted on the Technical Data Sheet and Conceptual Site Plan as the adult care / senior living facility (Petition 2009-025) has been determined to have marginal traffic impacts, which have already been mitigated by improvements previously installed and required by petition 2006-013. No additional transportation improvements are necessary to mitigate any aspects of petition 2009-025.

Binding Effect of the Reasoning Application
If this reasoning application is approved, all conditions applicable to development of the site imposed under this Technical Data Sheet and the Schematic Site Plan will, unless amended in the manner provided under the ordinance, be binding upon and inure to the benefit of petitioner and subsequent owners of the site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

Right of Way Abandonment
Petitioner intends to abandon certain platted right of ways associated with previously approved Petition 2006-013. Petitioner will seek approval through the abandonment process for the portion of Alice McMan Drive that has been recorded and accepted for dedication.

Architectural Commitment's
Buildings on site shall be constructed of either one or a combination of the following materials: brick, stone, stucco, wood, cement fiber siding alternative (i.e. hardi-plank), or wood shingles. No aluminum or vinyl siding will be allowed on the exterior of buildings, except as trim, windows, doors and overhang, eaves, soffits, or other similar architectural treatments. In addition to the building architecture and material commitments that have been identified, the Petitioner agrees to comply with all Local and State building codes for the project.

Private Open Space Area
If land is sold with an individual Senior Townhome dwelling unit, the minimum sub-lot size shall be sufficient to accommodate the Senior Townhome dwelling unit and 400 square feet of private open space.

Streams and Wetlands
Wetland and Stream areas will remain undisturbed unless the Petitioner elects to submit applicable Permit applications to the Army Corp of Engineers and/or State of North Carolina Division of Water Quality to obtain clearances to impact State and Federally regulated Wetlands and Streams.

- Parking**
- Parking will be provided through on-street parking, surface parking, and/or structural parking.
 - Parking will be provided at a rate of:
 - 1.25 spaces per unit for the 12 Senior Townhome Units
 - 1.25 spaces per unit for the 110 Senior Condominium Units
 - 1.25 spaces per unit for the 200 Senior Living Units
 - Vehicular and bicycle parking will be provided to meet or exceed the provisions outlined in Section 12 of the Ordinance. Parking provided along Highway 521 shall be allowed provided it is screened in accordance with required landscaping for parking areas per Section 12 of the Ordinance. Parking shall be screened per Section 12 of the Ordinance.

Petitioner requests authorization concurrent with City Council approval of this conditional district rezoning and in accordance with provisions outlined in the zoning ordinance (Section 12.209) which allows a Petitioner to reduce required vehicle parking spaces by up to 25% of the total spaces provided based on a 1:1 ratio for every additional bicycle parking space or area that is provided in exchange for the displaced vehicular parking spaces provided. Bicycle parking located in the parking ramp areas shall be counted towards these calculations. Petitioner reserves the right to apply for a variance to the Board of Adjustment to request relief from parking requirements.

Variance, Waivers, and Modifications
Petitioner requests authorization concurrent with City Council approval of this conditional district rezoning to request modifications to internal buffers, setbacks and parking. The City Council by way of this conditional district rezoning approval directs and authorizes the Planning Director or Administrator (City Manager) the ability to review and decide on requests to change the plan. Requests to modify buffer widths that are internal to the "McCarley property" whereby multi-family land uses abut similar multi-family land uses, as outlined herein, may be submitted to the Planning Director or Administrator (City Manager) in the form of a proposed modified site plan as an amendment to this Conditional District approval (referred to as Petition #2009- 025). These amendments may be approved by the Planning Director or Administrator (City Manager) as designated by the City Council as part of this Conditional District approval. The Planning Director or Administrator (City Manager) shall not unreasonably withhold or delay the approval of any such proposed changes, or modifications to parking, setback or internal buffers. The Petitioner reserves the right to seek a variance for any parking, setback or internal buffers changes that may be necessitated or determined by the Petitioner during the detailed design process to be needed to develop the site in the manner as proposed.



Vicinity Map
Not to Scale

Site Data

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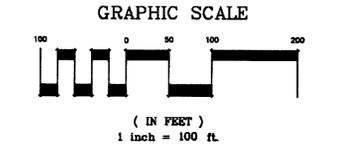
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Technical Data Sheet

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'McCarley'
Petition 2009-025

PROJECT LOCATION: Charlotte, NC



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