



UNOBSTRUCTED OPEN SPACE	PARKING	TABULATION OF UNITS
REQUIRED - 70% X 26 ACRES = 792,792 SQ.FT. PLANNED OPEN SPACE = 953,100 SQ.FT.	PARKING SPACES = 239 DUPLIX-TRIPLEX CARPORTS = 47 DRIVES = 52 CURB SIDE SPACES = 36 DUPLIX-TRIPLEX = 374	RESIDENCE UNITS EFF. 15 1 BR 83 2 BR 49 3 BR 3 DUPLIX-TRIPLEX UNITS 47 TOTAL 197
BUILDING - SQ.FT.		NURSING UNITS
MAIN BUILDING = 276,400 SQ.FT. ADDITIONS = 1,095 SQ.FT. DUPLIX-TRIPLEX = 74,339 SQ.FT. TOTAL = 351,834 SQ.FT.		HA (PVT) 20 ICF (PVT) 30 SNF (PVT) 26 SNF (SP) 2 TOTAL 78 TOTAL 275

SUMMARY OF REQUIRED PARKING

TYPE OF USE	REQUIRED PARKING
HEALTH CARE BEDS - 80 X 1/3	27
MULTI-FAMILY ELDERLY - 150 X 25	38
INDEPENDENT LIVING - 47 X 15	71
EMPLOYEES - 60 X 5	30
TOTAL REQUIRED	166
PROVIDED SURFACE COVERED CARPORTS	319 STANDARD, 8 H.C. 47
TOTAL PROVIDED	374

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: 11/24/95
BY: MARTIN R. CRAMTON, JR.

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
INTER-OFFICE COMMUNICATION

DATE: November 24, 1995
TO: Robert Brandon, Zoning Administrator
FROM: Martin R. Cramton, Jr., Planning Director

SUBJECT: Administrative Approval for Special Use Permit 84-5(c) by South Mecklenburg Retirement Community Inc. Tax Parcel # 209-221-02 p.o.

Attached is a specific plan for the Southminster Retirement Community. The plan shows several minor additions to the retirement center. These additions consist of a secondary entrance to the main dining area which will also provide a parking area for small, individual electric carts used by some residents to get around in the interior of the main building. Also proposed is a 100 square foot flower arranging room, enclosure an existing small second floor porch and extensions of two entrance canopies to provide protected access for loading and unloading at the major entrances.

We have reviewed these proposed additions and find them to be minor additions that do not reduce the yards at the exterior of the property or intensify development therefore we are administratively approving this revised plans. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.

HAWKINS KIBLER ASSOCIATES
NEWMAN & JONES, P.A.
ASSOCIATE ARCHITECT
ARCHITECTS
95081
9-18-95
KAR
L-1A