

DEVELOPMENTAL DATA SUMMARY

TOTAL SITE AREA: 8.0 ACRES NET OF RIGHT-OF-WAY

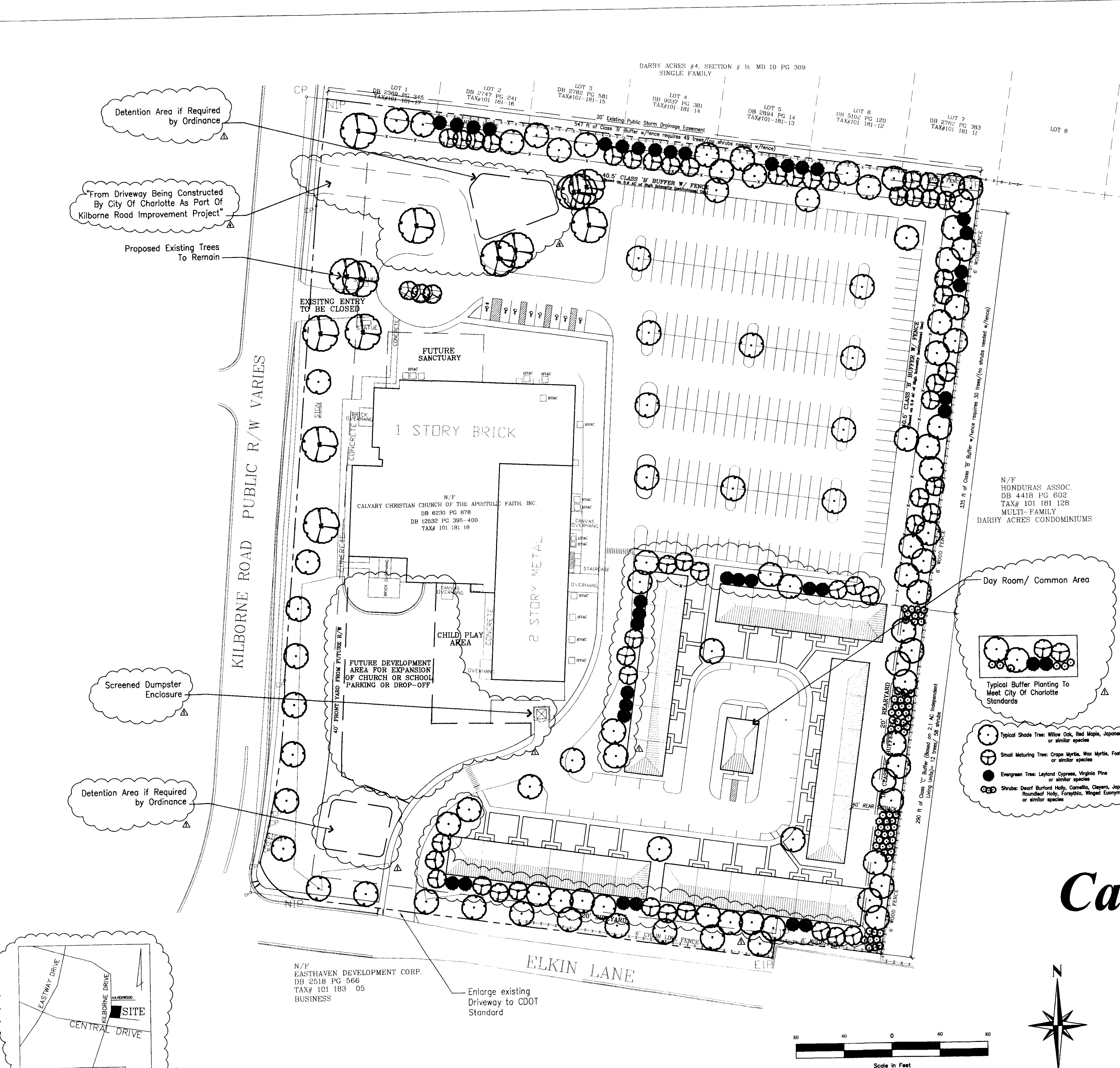
EXISTING ZONING: RESIDENTIAL / INSTITUTIONAL R-1
 PROPOSED ZONING: INSTITUTIONAL (CD)

PROPOSED USE: 29 ONE STORY INDEPENDENT LIVING UNITS FOR THE ELDERLY (2.1 AC)
 EXISTING SANCTUARY / CLASSROOM FACILITY - 37,000 SF
 PROPOSED TWO STORY CLASSROOM SCHOOL - 23,000 SF (5.9 AC)

REQUIRED PARKING: ELDERLY HOUSING (25 SPACES/UNIT)
 PROPOSED - 29 UNITS / 8 SPACES
 SANCTUARY (1 SPACE/4 SEATS)
 EXISTING - 800 SEATS / 200 PARKING SPACES
 PROPOSED - 100 SEATS / 25 PARKING SPACES
 TOTAL SPACES - 233

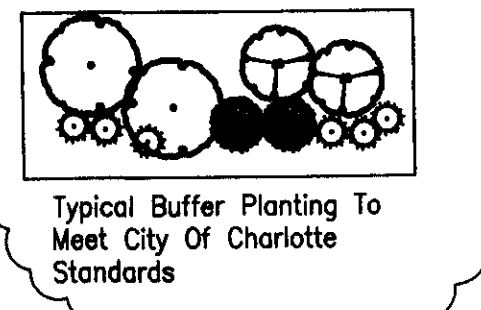
PROPOSED PARKING: ELDERLY HOUSING: 21 SPACES
 SANCTUARY / CLASSROOM FACILITY: 224 SPACES
 HANDICAP: 8 SPACES
 TOTAL SPACES: 253 SPACES

- Development Standards**
- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed buildings and uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases in accordance with the provisions of Sect. 6.2 of the Zoning Ordinance.
 - Access to the site will be provided by driveways from Kilborne Drive and Elkin Lane as shown on this site plan. It is the Petitioner's understanding that the portion of Elkin Lane from which the site will gain access is a public street.
 - The proposed use of the property will be for a church, church school, and age restricted residential uses along with associated parking, accessory uses, and service areas. The Petitioner may construct or place up to three small accessory structures, not to exceed a total of 750 sq. ft. on the site to provide for storage of equipment and other church property.
 - All dumpsters will be screened with solid enclosures and gates.
 - The proposed development will comply with all applicable Ordinance requirements for signage, screening, and landscaping and buffers. Although indicated schematically on the site plan, the composition of the buffers will, at a minimum, comply with the standards of the Zoning Ordinance. Due to the existence of a pre-existing solid screening fence along the northerly side of the site, and due to the expressed desire of the adjoining single-family property owners for that fence to remain, the Petitioner will pursue a variance from the specific provisions of the buffer standards that would allow this fence to remain. The Petitioner will ensure that if allowed to remain, the fence will be maintained and kept in sound condition and repair as part of the buffer. Further, due to the adjacency of existing multi-family housing along that portion of the site where the proposed housing as shown on the site plan will be located, the Petitioner will pursue a variance from the specific provisions of the buffer standards with regard to the width of any buffer located on the Petitioner's site. However, under all circumstances, the Petitioner will comply with the provisions of the Zoning Ordinance should either or both of these variances not be approved.
 - Parking will be provided which meets or exceeds the requirements of the Ordinance.
 - The Petitioner will install pedestrian lighting within the site to enhance the mobility and security of the residents of the site and those attending church or school on the site.
 - If the City has not acquired the minimum required right-of-way for Kilborne Rd. as part of the present widening project for the portion of Kilborne Rd. adjacent to the Petitioner's site, then the Petitioner will dedicate and convey a right-of-way along the Petitioner's frontage equal to 35' from the centerline of the street, said dedication and conveyance to be accomplished prior to the issuance of the first Certificate of Occupancy for any development on the site approved through this Petition.
 - The housing on the site will be owned, managed, and maintained by the church and be restricted to occupants where the occupant(s) or at least one spouse is at least 55 years of age or older. The units will be constructed in a residential style and will utilize materials, including brick, that blend with the style and materials of the main church structure. The location of the units on the site is established by this site plan and the Petitioner will not seek any adjustment to the site plan, other than minor adjustments due to design and construction, that would relocate any of the units to any other portion of the site. Further, the Petitioner will not seek any administrative increase the number of units designated on the plan.
 - The Petitioner will comply with the standards for stormwater management as prescribed by Stormwater Services. All runoff from impervious areas shall be retained through onsite detention. The detention shall tie-in to the existing street storm water system(s). The petitioner shall have the receiving drainage system(s) analyzed to ensure that it will not be taken out of standard due to the development. If it is found that development will cause the storm drainage system(s) to be taken out of standard, the petitioner shall provide adequate detention to prevent this from occurring.
 - Any detached lighting on the site will not exceed 20 feet in height and will be aimed into the site away from adjoining properties and public streets to prevent glare.
 - The Petitioner, prior to initiating any change in the site plan that requires the Planning Staff to grant an administrative approval under Section 6.2 of the Zoning Ordinance, will notify the Winslow Park Neighborhood Organization of the proposed change.
- January 27, 2002
 Revised March 17, 2002 per staff comments
 Revised April 4, 2002 per neighborhood comments
 Revised April 5, 2002 per neighborhood comments
 Revised April 22, 2002 per neighborhood comments
 Revised April 24, 2002 per neighborhood comments
 Revised April 25, 2002 per neighborhood comments
 Revised April 30, 2002 per neighborhood comments

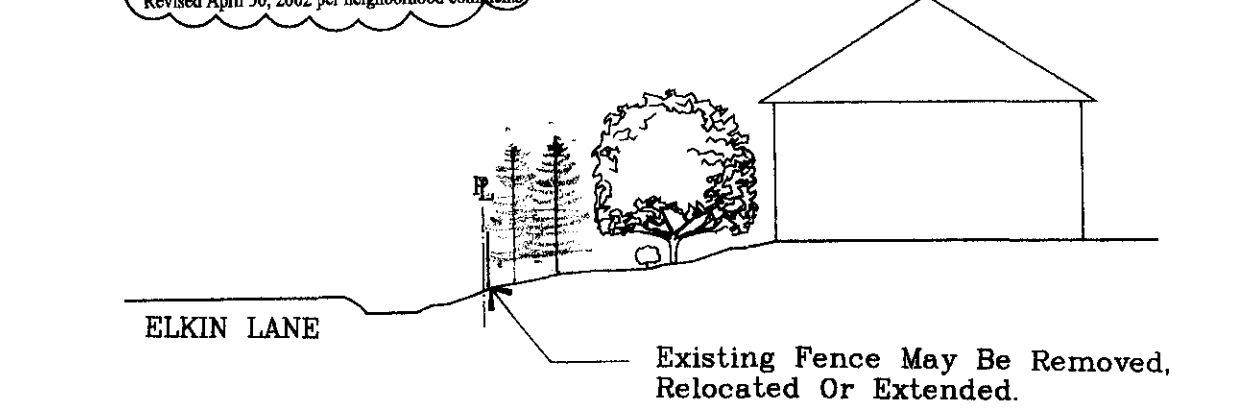


N/F
 HONDURAS ASSOC.
 DB 4418 PG 602
 TAX# 101 181 128
 MULTI-FAMILY
 DARBY ACRES CONDOMINIUMS

Day Room/ Common Area



- Typical Shade Tree: Willow Oak, Red Maple, Japanese Zelkova, or similar species
- Small Maturing Tree: Grape Myrtle, Wax Myrtle, Foster Holly or similar species
- Evergreen Tree: Leyland Cypress, Virginia Pine or similar species
- Shrubs: Dwarf Burford Holly, Camellia, Cleome, Japanese Privet, Roundleaf Holly, Forsythia, Winged Euonymus or similar species



Elkin Lane Section (Typ.)
 Scale: 1"=20'-0"

For Public Hearing
 Petition No. 99-89
 Site Plan

APPROVED BY CITY COUNCIL
 DATE 6/17/02

Calvary Christian Church

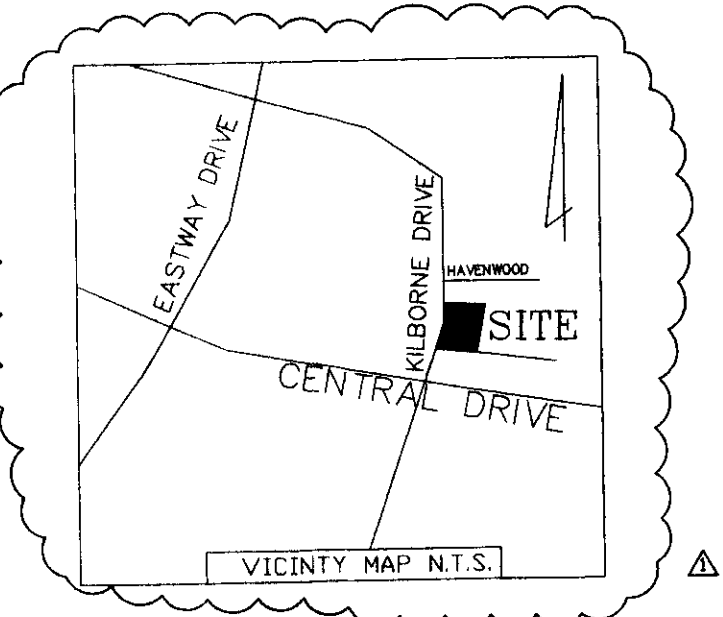
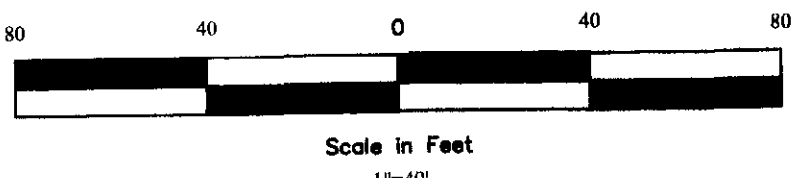
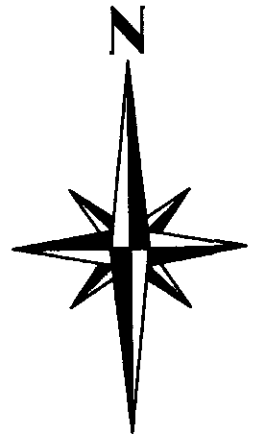
Date	Revisions
JANUARY 28, 2002	
1. DATE: MARCH 18, 2002	Re: PER REVIEW COMMENTS
2. DATE: APRIL 25, 2002	Re: PER NEIGHBORHOOD COMMENTS
3. DATE: MAY 1, 2002	Re: PER NEIGHBORHOOD COMMENTS
4. DATE: MAY 29, 2002	Re: PER ZONING COMMITTEE APPROVAL

Prepared For:

Calvary Christian Church

Prepared By:

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N/F
 EASTHAVEN DEVELOPMENT CORP.
 DB 2518 PG 566
 TAX# 101 183 05
 BUSINESS

Enlarge existing
 Driveway to CDOT
 Standard

Detention Area if Required
 by Ordinance

"From Driveway Being Constructed
 By City Of Charlotte As Part Of
 Kilborne Road Improvement Project"

Proposed Existing Trees
 To Remain

Screened Dumpster
 Enclosure

Detention Area if Required
 by Ordinance