



APPROVED BY CITY COUNCIL  
SEP 15 2014

Aldersgate CCRC - Rezoning Petition - INST (CD) SPA  
3810 Shamrock Drive, Charlotte NC, 28215  
Aldersgate CCRC - CONTINUING CARE RETIREMENT COMMUNITY  
704.322.2147  
SUBMITTAL PETITION 2014-067

| EXISTING BUILDING LEGEND  | EXISTING DEVELOPMENT   | PROPOSED DEVELOPMENT   | FUTURE TOTAL  |
|---|--|--|---|
| E1 FRANCIS APARTMENTS 3-STORY (EXISTING)                              | UNITS ALLOWED PER PETITION 1999-116 196 / 375 ALLOWED UNDER CURRENT ZONING | UNITS PROPOSED (INITIAL PHASE) 125   | TOTAL UNITS (FUTURE PHASES) 600   |
| E2 RAY HALL 2-STORY (EXISTING)  | DEPENDENT UNITS 375  | INDEPENDENT UNITS 125  | INDEPENDENT UNITS 600   |
| E3 EPWORTH PLACE PARKER TERRACE DINING & AMENITIES 8-STORY (EXISTING) | DEPENDENT UNITS (BEDS) 150   | DEPENDENT UNITS (BEDS) 16 MEMORY CARE 53 ASSISTED LIVING 12 HOSPICE 5 ADULT CARE | MEMORY CARE 61 ASSISTED LIVING 53 SKILLED NURSING 120 HOSPICE 12 ADULT CARE 5 |
| E4 BRANSCOMB 1-STORY (EXISTING)                                       | NO SQ. FT. MAXIMUM SPECIFIED   | DEPENDENT SUBTOTAL 153   | DEPENDENT UNITS 308   |
| E5 CUTHBERTSON VILLAGE 1-STORY (EXISTING)                             |  |  |   |
| E6 WESTERN UMC 1-STORY (EXISTING) 2-STORY (MAX HEIGHT)                | TOTAL UNITS ALLOWED 525 294 BUILT  | 278 PROPOSED   | FUTURE TOTAL 800  |
| E7 AZALEA COTTAGES 1-STORY PLUS BASEMENT (EXISTING & ALLOWED)         |  |  |   |

| SITE LEGEND                              | VICINITY MAP NOT TO SCALE |
|--|---------------------------|
| REZONING DEVELOPMENT BOUNDARY            |                           |
| ZONING BOUNDARY LINE (EXIST. & PROPOSED) |                           |
| PHASING LINE                             |                           |
| BUILDING OR BUFFER SETBACK (SB)          |                           |
| 1999-116 DEVELOPMENT AREA (NO CHANGE)    |                           |
| EXISTING BUILDINGS                       |                           |
| APPROXIMATE PROPOSED BUILDING FOOTPRINT  |                           |
| BUILDING ENVELOPE AREA                   |                           |
| PARKING ENVELOPE AREA                    |                           |
| APPROXIMATE PCCO BMP/PWQ LOCATION        |                           |
| APPROXIMATE PCCO WQ LOCATION             |                           |
| TREE SAVE AREA (PROPOSED)                |                           |
| SITE TRIANGLES (COORDINATION W/ CDOT)    |                           |
| APPROXIMATE FUTURE PRIVATE DRIVE         |                           |

- DEVELOPMENT DATA TABLE:
  - DEVELOPMENT AREA A:
    - SITE ACREAGE (AREA A): +47.9 AC
    - TAX PARCELS: (PORTION) ID 101-021-01, DEED BK 1246-167, ALDERSGATE UNITED METHODIST RETIREMENT COMMUNITY, INC. EXISTING ZONING: INST(CD), PROPOSED ZONING: INST(CD) SPA
    - EXISTING & PROPOSED ZONING: EXISTING ZONING: INST(CD), PROPOSED ZONING: INST(CD) SPA
    - EXISTING USES: INST (AGE-RESTRICTED MULTIFAMILY DEPENDENT & INDEPENDENT) & ACCESSORY USES
    - PROPOSED USES: INST (AGE-RESTRICTED MULTIFAMILY DEPENDENT & INDEPENDENT) & ACCESSORY USES
    - NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE: UP TO 125 ADDITIONAL INDEPENDENT MF, SF (ATTACHED/DETACHED), DUPLEX, TRIPLEX, QUAD UP TO 150 ADDITIONAL DEPENDENT MF (ALL MEMORY CARE, SKILLED NURSING, HOSPICE)
    - FLOOR AREA RATIO: 72 FEET UP TO 6-STORY OVER BASEMENT OR PARKING (PROPOSED) PER § 503 PART 5 & UP TO 120' FOR SNF UP TO 225' FUTURE DEVELOPMENT AREAS PER CHAPTER 12, PART 2
    - MAXIMUM BUILDING HEIGHT: 11.5 STORIES
    - # AND/OR RATIO OF PARKING SPACES: UP TO 150 ADDITIONAL DEPENDENT MF (ALL MEMORY CARE, SKILLED NURSING, HOSPICE)
    - AMOUNT OF OPEN SPACE: 72 FEET UP TO 6-STORY OVER BASEMENT OR PARKING (PROPOSED) PER § 503 PART 5 & UP TO 120' FOR SNF UP TO 225' FUTURE DEVELOPMENT AREAS PER CHAPTER 12, PART 2
  - DEVELOPMENT AREA B (NO CHANGE TO 1999-116 APPROVED PLANS):
    - SITE ACREAGE (AREA B): +25.0 AC
    - TAX PARCELS: (PORTION) ID 101-021-01, DEED BK 1246-167, ALDERSGATE UNITED METHODIST RETIREMENT COMMUNITY, INC. EXISTING ZONING: INST(CD), PROPOSED ZONING: INST(CD) SPA
    - EXISTING & PROPOSED ZONING: EXISTING ZONING: INST(CD), PROPOSED ZONING: INST(CD) SPA
    - EXISTING USES: INST (AGE-RESTRICTED SF & MF INDEPENDENT) & ACCESSORY USES
    - PROPOSED USES: INST (AGE-RESTRICTED SF & MF INDEPENDENT) & ACCESSORY USES
    - NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE: UP TO 75 RDU (U), SF (ATTACHED & DETACHED), DUPLEX, TRIPLEX, QUADPLEX & MF
    - FLOOR AREA RATIO: 1-STORY (PLUS BASEMENT)
    - MAXIMUM BUILDING HEIGHT: GARAGE (PLUS DRIVEWAY / UNIT)
    - # AND/OR RATIO OF PARKING SPACES: UP TO 60 SPACES
    - AMOUNT OF OPEN SPACE:
  - DEVELOPMENT AREA C (NO CHANGE FROM 1999-116 APPROVED PLAN):
    - SITE ACREAGE (AREA C): +8.0 AC
    - TAX PARCELS: (PORTION) ID 101-021-01, DEED BK 1246-167, ALDERSGATE UNITED METHODIST RETIREMENT COMMUNITY, INC. EXISTING ZONING: INST(CD), PROPOSED ZONING: INST(CD) SPA
    - EXISTING & PROPOSED ZONING: EXISTING ZONING: INST(CD), PROPOSED ZONING: INST(CD) SPA
    - EXISTING USES: COMMERCIAL OFFICE
    - PROPOSED USES: COMMERCIAL OFFICE
    - NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE: NA
    - FLOOR AREA RATIO: UP TO 28,000 S.F. (EXISTING & FUTURE EXPANSION)
    - MAXIMUM BUILDING HEIGHT: 2-STORY
    - # AND/OR RATIO OF PARKING SPACES: 110 SPACES MAXIMUM INCLUDING EXISTING SPACES
    - AMOUNT OF OPEN SPACE:
  - DEVELOPMENT AREA D:
    - SITE ACREAGE (AREA D): 10.4124 AC
    - TAX PARCELS: ID 101-021-07, DEED BK 1246-167, ALDERSGATE UNITED METHODIST RETIREMENT COMMUNITY, INC. EXISTING ZONING: INST(CD), PROPOSED ZONING: INST(CD) SPA
    - EXISTING & PROPOSED ZONING: EXISTING ZONING: INST(CD), PROPOSED ZONING: INST(CD) SPA
    - EXISTING USES: VACANT LAND, LEASE AREA PARK & RECREATION
    - PROPOSED USES: ENVIRONMENTAL SERVICES (OFFICES, STORAGE, GROUNDKEEPING)
    - NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE: NA
    - FLOOR AREA RATIO: 1-STORY
    - MAXIMUM BUILDING HEIGHT: 1-STORY
    - # AND/OR RATIO OF PARKING SPACES: UP TO 60 SPACES
    - AMOUNT OF OPEN SPACE:
- GENERAL PROVISIONS:
  - APPLICABILITY OF ORDINANCE NOTES:
  - ALTERATIONS:
  - OPTIONAL PROVISIONS:
  - PERMITTED USES:
  - ALLOWED USES:
  - PROHIBITED USES:
  - OTHER USE RESTRICTIONS:
  - TRANSPORTATION:
    - TRANSPORTATION IMPROVEMENTS CONSTRUCTED IN CONJUNCTION WITH DEVELOPMENT
    - PUBLIC VS. PRIVATE STREETS
    - PARKING LOCATION - SURFACE
    - LOCATION OF PROPOSED PEDESTRIAN IMPROVEMENTS
    - EXISTING THOROUGHFARES
    - EXISTING RESIDENTIAL STREETS
    - ARCHITECTURAL STANDARDS:
      - BUILDING MATERIALS
      - BUILDING SCALE AND NUMBER OF BUILDINGS
      - TREATMENT OF URBAN DESIGN AND ARCHITECTURAL ELEMENTS
      - TREATMENT OF SOLID WASTE & RECYCLING ENCLOSURE
      - FENCE/WALL STANDARDS
- STREETScape & LANDSCAPING:
  - STREETScape (SIDEWALK & PLANTING STRIP) STANDARDS
  - BUFFER/SCREENING TREATMENT
  - ENVIRONMENTAL FEATURES:
    - TREE SAVE AREAS
    - SITE INTERIOR TREES & LANDSCAPE
    - PCCO TREATMENT
  - PARKS, GREENWAYS & OPEN SPACE:
    - CONNECTIONS TO PARK & OR GREENWAY
    - FIRE PROTECTION:
      - FIRE LANE TREATMENT
      - SIGNAGE
      - SIGN LIMITATIONS - SIZE, TYPE, LOCATION
      - LIMITATIONS ON TYPE / LOCATION OF LIGHTING
      - PHASING:
        - DEVELOPMENT PHASING BY USE OR AREA
        - OTHER:
        - UNDERGROUNDINGS OF UTILITIES
        - POTENTIAL LOCATION OF DUMPSTERS & RECYCLING CONTAINERS
        - TRAFFIC STUDY

Technical Rezoning Site Plan Submittal & Notes  
TSP001  
DATE: 04/29/2014  
DESIGNED BY: Sherry Kelly  
CHECKED BY: FSG  
SCALE: AS SHOWN  
PROJECT #: 14005.001  
SHEET #: