



NOTE: ORIGINAL REZONING SPA PLAN PREPARED BY SHOOK-KELLEY FOR REZONING 2014-067. THIS REZONING SPA (2016-054) PROPOSES A NOTE CHANGE INDICATED BELOW.

2016-054  
Aldersgate UMRC  
(David High)

EXISTING BUILDING LEGEND	EXISTING DEVELOPMENT	PROPOSED DEVELOPMENT	FUTURE TOTAL
E1 FRANCIS APARTMENTS 3-STORY (EXISTING)	UNITS ALLOWED PER PETITION 1999-116	UNITS PROPOSED (INITIAL PHASE)	TOTAL UNITS (FUTURE PHASES)
E2 RAY HALL 2-STORY (EXISTING)	INDEPENDENT UNITS 375	INDEPENDENT UNITS 125	INDEPENDENT UNITS 500
E3 EDWORTH PLACE PARKER TERRACE DINING & AMENITIES 8-STORY (EXISTING)	DEPENDENT UNITS (BEDS) 150	DEPENDENT UNITS (BEDS) 16 MEMORY CARE 61 ASSISTED LIVING 120 120 SKILLED NURSING 12 HOSPICE 5 ADULT CARE 5 SN/MEMORY/HOSPICE/ADULT 49	MEMORY CARE 61 SKILLED NURSING 120 HOSPICE 12 ADULT CARE 5 SN/MEMORY/HOSPICE/ADULT 49
E4 BRANSCOMB 1-STORY (EXISTING)	TOTAL UNITS ALLOWED 525	DEPENDENT SUBTOTAL 153	DEPENDENT UNITS 389
E5 CUTHBERTSON VILLAGE 1-STORY (EXISTING)	234 BUILT	278 PROPOSED	FUTURE TOTAL 800
E6 WESTERN UMC 1-STORY (EXISTING)	AMENITY/SERVICES PER PETITION 1999-116		
E7 AZALEA COTTAGES 1-STORY PLUS BASEMENT (EXISTING & ALLOWED)	NO SQ. FT. MAXIMUM SPECIFIED		

SITE LEGEND
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/WQ LOCATION
APPROXIMATE PCCO WQ LOCATION
TREE SAVE AREA (PROPOSED)
SITE TRIANGLES (COORDINATION W/ CDOT)
APPROXIMATE FUTURE PRIVATE DRIVE

VICINITY MAP NOT TO SCALE

APPROVED BY  
CITY COUNCIL  
APR 18 2016

**1. DEVELOPMENT DATA TABLE:** AREAS A, B, C & D - 491.31 AC

DEVELOPMENT AREA A:	47.9 AC
1a. SITE ACREAGE (AREA A):	47.9 AC
1b. 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
1c. EXISTING & PROPOSED ZONING:	INST (AGE-RESTRICTED MULTIFAMILY DEPENDENT & INDEPENDENT) & ACCESSORY USES
1d. EXISTING USES:	INST (AGE-RESTRICTED MULTIFAMILY DEPENDENT & INDEPENDENT) & ACCESSORY USES
1e. PROPOSED USES:	UP TO 125 ADDITIONAL INDEPENDENT; MF SF (ATTACHED/DETACHED), DUPLEX, TRIPLEX, QUAD UP TO 150 ADDITIONAL DEPENDENT; MF (A), MEMORY CARE, SKILLED NURSING, HOSPICE
1f. # OF RESIDENTIAL UNITS BY HOUSING TYPE	
1g. FLOOR AREA RATIO:	72 FEET UP TO 6-STORY OVER BASEMENT OR PARKING (PROPOSED) PER 9.503 PART 5
1h. MAXIMUM BUILDING HEIGHT:	1L: UP TO 170, SNF: UP TO 235, FUTURE DEVELOPMENT AREAS: PER CHAPTER 12, PART 2
1i. # AND/OR RATIO OF PARKING SPACES:	
1j. AMOUNT OF OPEN SPACE:	

**1. DEVELOPMENT AREA B [NO CHANGE FROM 1999-116] APPROVED PLANS:**

DEVELOPMENT AREA B:	25.0 AC
1a. SITE ACREAGE (AREA B):	25.0 AC
1b. 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
1c. EXISTING & PROPOSED ZONING:	INST (AGE-RESTRICTED SF INDEPENDENT) & ACCESSORY USES
1d. EXISTING USES:	INST (AGE-RESTRICTED SF INDEPENDENT) & ACCESSORY USES
1e. PROPOSED USES:	INST (AGE-RESTRICTED SF & MF INDEPENDENT) & ACCESSORY USES
1f. # OF RESIDENTIAL UNITS BY HOUSING TYPE	
1g. FLOOR AREA RATIO:	1-STORY (PLUS BASEMENT)
1h. MAXIMUM BUILDING HEIGHT:	GARAGE (PLUS DRIVEWAY / UNIT)
1i. # AND/OR RATIO OF PARKING SPACES:	
1j. AMOUNT OF OPEN SPACE:	

**1. DEVELOPMENT AREA C [NO CHANGE FROM 1999-116] APPROVED PLANS:**

DEVELOPMENT AREA C:	8.0 AC
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. EXISTING ZONING: INST(CD), PROPOSED ZONING: INST(CD) SPA
1c. EXISTING & PROPOSED ZONING:	COMMERCIAL OFFICE
1d. EXISTING USES:	COMMERCIAL OFFICE
1e. PROPOSED USES:	COMMERCIAL OFFICE
1f. # OF RESIDENTIAL UNITS BY HOUSING TYPE	
1g. FLOOR AREA RATIO:	UP TO 28,000 S.F. (EXISTING & FUTURE EXPANSION)
1h. MAXIMUM BUILDING HEIGHT:	2-STORY
1i. # AND/OR RATIO OF PARKING SPACES:	110 SPACES MAXIMUM INCLUDING EXISTING SPACES
1j. AMOUNT OF OPEN SPACE:	

**1. DEVELOPMENT AREA D:**

DEVELOPMENT AREA D:	10.4124 AC
1a. SITE ACREAGE (AREA D):	10.4124 AC
1b. TAX PARCELS:	(PORTION) ID 101-021-07, DEED BK 1246-167, ALDERSGATE UNITED METHODIST RETIREMENT COMMUNITY, INC. EXISTING ZONING: R-17MF, PROPOSED ZONING: INST(CD) SPA
1c. EXISTING & PROPOSED ZONING:	VACANT LAND, LEASE AREA PARK & RECREATION ENVIRONMENTAL SERVICES (OFFICES, STORAGE, GROUNDSKEEPING)
1d. EXISTING USES:	
1e. PROPOSED USES:	
1f. # OF RESIDENTIAL UNITS BY HOUSING TYPE	
1g. FLOOR AREA RATIO:	NA
1h. MAXIMUM BUILDING HEIGHT:	1-STORY
1i. # AND/OR RATIO OF PARKING SPACES:	UP TO 80 SPACES
1j. AMOUNT OF OPEN SPACE:	

**2. GENERAL PROVISIONS:**

- 2a. APPLICABILITY OF ORDINANCE NOTES:
- 2b. ALTERATIONS:
- 2c. OPTIONAL PROVISIONS:
- 2d. PERMITTED USES:
- 2e. ALLOWED USES:
- 2f. PROHIBITED USES:
- 2g. OTHER USE RESTRICTIONS:
- 2h. TRANSPORTATION:
- 2i. ARCHITECTURAL STANDARDS:
- 2j. BUILDING MATERIALS:
- 2k. BUILDING SCALE AND NUMBER OF BUILDINGS:
- 2l. TREATMENT OF URBAN DESIGN AND ARCHITECTURAL ELEMENTS:
- 2m. TREATMENT OF SOLID WASTE & RECYCLING ENCLOSURE

ALTERATION OF THE CONDITIONAL PLAN IS SUBJECT TO SECTION 8.207 AS PRESCRIBED BY THE ORDINANCE: CHAPTER 8 AGE-RESTRICTED MULTIFAMILY, SF & ACCESSORY USES, & OFFICE A PORTION OF A CCRC, CONTINUING CARE RETIREMENT FACILITY CONTAINING 8 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. THE HOSPICE AND DIALYSIS UNITS LOCATED WITHIN THE SKILLED NURSING FACILITY MAY SERVE THE GENERAL PUBLIC AS WELL AS RESIDENTS OF THE CCRC.

MATERIALS TO INCLUDE BRICK, STONE, SYNTHETIC STONE, STUCCO, EIFS, CEMENTITIOUS PANEL (HARDI-PAN®)

**7. STREETScape & LANDSCAPING:**

- 7a. STREETScape (SIDEWALK & PLANTING STRIP) STANDARDS
- 7b. BUFFER/SCREENING TREATMENT
- 7c. ENVIRONMENTAL FEATURES:
- 7d. TREE SAVE AREAS
- 7e. SITE INTERIOR TREES & LANDSCAPE
- 7f. PCCO TREATMENT
- 7g. PARKS, GREENWAYS & OPEN SPACE:
- 7h. CONNECTIONS TO PARK & OR GREENWAY
- 7i. FIRE PROTECTION:
- 7j. FIRE LANE TREATMENT
- 7k. SIGNAGE:
- 7l. SIGN LIMITATIONS - SIZE, TYPE, LOCATION
- 7m. LIGHTING:
- 7n. LIMITATIONS ON TYPE / LOCATION OF LIGHTING
- 7o. PEDESTRIAN SCALE LIGHTING
- 7p. PHASING:
- 7q. DEVELOPMENT PHASING BY USE OR AREA
- 7r. OTHER:
- 7s. UNDERGROUNDING OF UTILITIES
- 7t. POTENTIAL LOCATION OF DUMPSTERS & RECYCLING CONTAINERS
- 7u. TRAFFIC STUDY

A 50' CLASS 'C' BUFFER WILL BE PROVIDED IN AREAS A & D WITHIN AREAS OF NEW DEVELOPMENT. EXISTING BUFFERS WILL REMAIN ELSEWHERE. NO DETENTION WITHIN SETBACKS OR BUFFERS. BUFFERS PER SECTION 12.302.

TREE SAVE 11.5% PETITIONER WILL COMPLY W/ CITY OF CHARLOTTE TREE ORDINANCE

THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE SUBMITTAL PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS & NATURAL SITE DISCHARGE POINTS

60' SWM BUFFER EASEMENT TO PARKS & RECREATION, AREA A (-0.21 AC).

**Aldersgate**  
A United Methodist Retirement Community

**Landworks**  
Design Group, P.A.  
7821 Little Avenue, Suite 111  
Charlotte, NC 28226  
704-441-8600 fax 704-441-8684

**Aldersgate CCRC - Rezoning Petition - INST (CD) SPA**  
3800 Shamrock Drive, Charlotte NC. 28215  
Aldersgate CCRC - CONTINUING CARE RETIREMENT COMMUNITY  
704.622.0230 p / 704. 632.7097 f; EMAIL - suzzam@aldersgateccrc.com  
REZONING SUBMITTAL PETITION 2016-054

Resubmittal Petition Plan  
Revisions:  
01/25/2016 Issued 01/25/2016  
DATE: 01/25/2016  
DESIGNED BY: MDH  
DRAWN BY: MDH  
CHECKED BY: MDH  
C.C. BY: As Noted  
PROJECT #: 140-00  
SHEET #:

**TECHNICAL REZONING SITE PLAN SUBMITTAL & NOTES**

**TSP001**



