

ADJACENT PROPERTY OWNERS

1. Harry Gray and Gwen Hoover
6433 Venedale Drive
Charlotte, NC 28212
Parcel #10312109 and #10312110
2. Robert H. Morrison
1333 Queens Road
Charlotte, NC 28207
Parcel #10310222 and #10310209
3. Braden D. Cruse and Pamela V. Cruse
5935 Wilora Lake Road
Charlotte, NC 28212
Parcel #10310210
4. Eastland LTD
c/o Faxon & Associates, Inc. #1900
121 West Trade Street
Charlotte, NC 28202
Parcel #10305101
5. Eastland Mall Associates
c/o ABKB Realty Advisor
Two Concourse Parkway #265
Atlanta, GA 30328
Parcel #10304118
6. Bertha Wallace McLean
6109 Wilora Lake Road
Charlotte, NC 28212
Parcel #10311218
7. EQR-Eastpoint Vistas, Inc.
Two North Riverside Plaza
Chicago, IL 60606
Parcel #10311219
8. M. Frances Hoover Carr and Wilton F. Carr, Jr.
4577 Woodlark Lane
Charlotte, NC 28211
Parcel #10312108

DEVELOPMENT TABULATION

TOTAL SITE AREA	14.05 ACRES
EXISTING ZONING	S.U.P.
PROPOSED ZONING	R-12 MF (CD)

NOTE: SNF - SKILLED NURSING FACILITY
ICF - INTERMEDIATE CARE FACILITY
HA - HOME FOR THE AGED

WILORA LAKE LODGE (RETIREMENT CENTER)

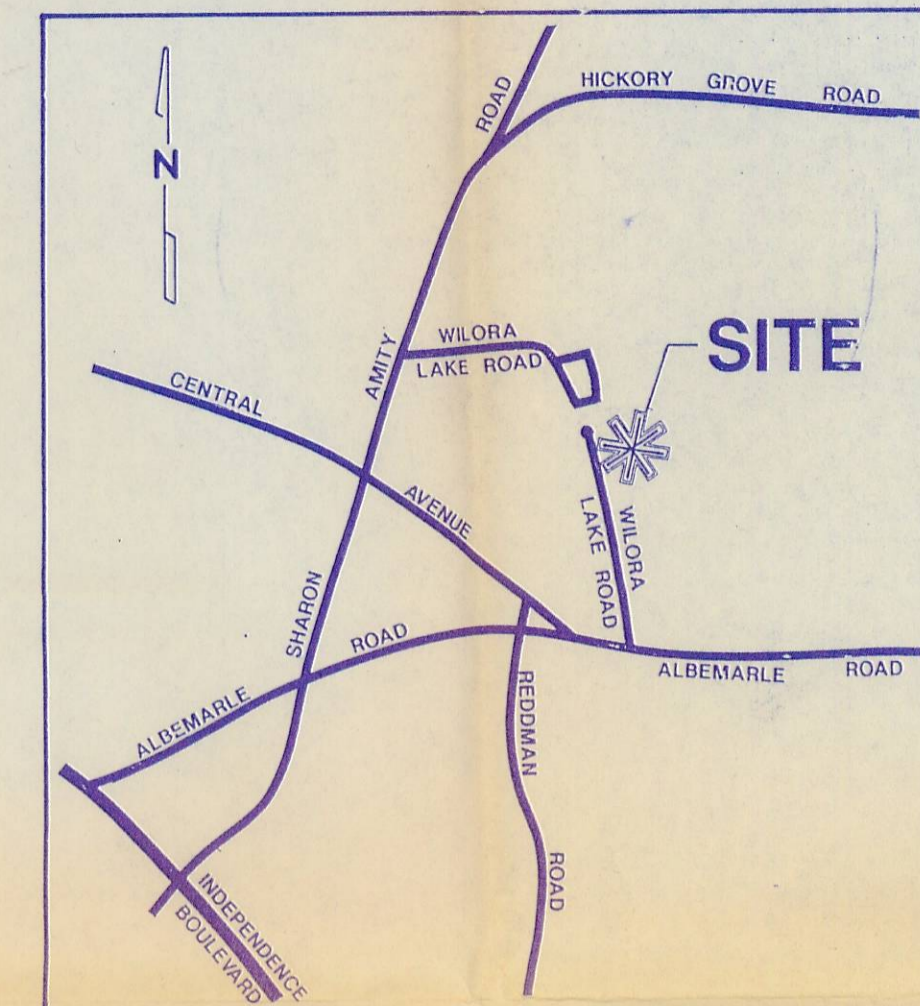
SITE AREA	7.95 ACRES
EXISTING BUILDING COVERAGE	.96 ACRES
PROPOSED ADDITIONAL BUILDING ENVELOPE	.44 ACRES
EXISTING PARKING/DRIVEWAY ENVELOPE	2.28 ACRES
PROPOSED PARKING/DRIVEWAY ENVELOPE	.27 ACRES
EXISTING WILORA LAKE ROAD AND VERNEDALE ROAD R/W	.94 ACRES
OPEN SPACE (ULTIMATE)	3.06 ACRES (38% SITE AREA)
TOTAL UNITS	176
(EXISTING)	136)
(PROPOSED)	40)
EXISTING PARKING	110 SP
PARKING REQUIRED	44 SP
ADDITIONAL PARKING PROPOSED	26 SP

NURSING CENTER

SITE AREA	6.1 ACRES
PROPOSED BUILDING ENVELOPE	2.0 ACRES
PROPOSED PARKING/DRIVEWAY ENVELOPE	.84 ACRES
EXISTING VERNEDALE ROAD R/W	.35 ACRES
OPEN SPACE (ULTIMATE)	2.91 ACRES (48% SITE AREA)
TOTAL BEDS (SNF+ICF+HA)	90
PARKING REQUIRED	31 SP
PARKING PROVIDED	31 SP

WILORA LAKE LODGE AND NURSING CENTER

CROSLAND PROPERTIES, DIVISION OF THE CROSLAND GROUP, INC.



VICINITY MAP

DEVELOPMENT CONDITIONS

1. This document represents a general concept for development and is subject to minor adjustments during detailed site plan development. Minor adjustments may be made to the location of the building and parking/driveway envelope shown. No adjustments may be made to the designated setbacks between building envelopes and project perimeter. It is intended that parking and driveways be permitted within the building envelopes.
2. Parking shall be provided in conformance with City of Charlotte ordinance requirements.
3. The Nursing Center project sign, 24 square feet in size, will be located as shown on the technical data sheet in accordance with the requirements of a planned residential development. All other signs will also conform to the City of Charlotte sign ordinances.
4. Storm drainage and stormwater management shall conform with City of Charlotte ordinance requirements.
5. Landscape improvements shall conform with the City of Charlotte Tree Ordinance.
6. As part of the zoning proposal, the petitioner requests that the existing special use permit be terminated.

ATTACHED TO ADMINISTRATIVE APPROVAL

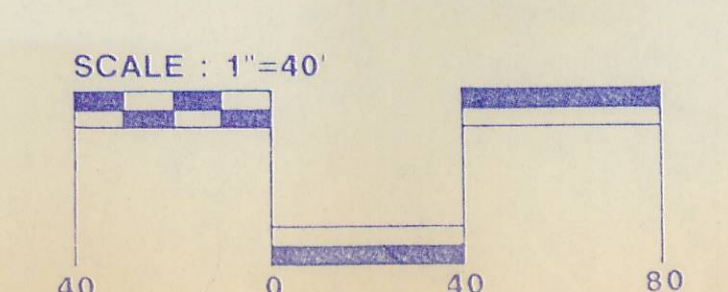
DATED: 07/21/94
BY: MARTIN R. CRAMTON, JR.

Land Design

DATE: 5 JULY, 1989
PROJECT NO.: 89122
REVISIONS:
9/26/89 - REV. LAYOUT PER '35'
SETBACK NOTES; DEV. TAB.;
SIGN LAYOUT
6/29/94 - REV. BLDG. ENVELOPE
FOR NURSING CENTER; ADJ.
PROPERTY OWNER REV'S;
DEV. TAB.

170 East Boulevard, Charlotte, NC 28203 704-333-0355
128 Prince Street, Alexandria, VA 22314 703-548-7784

Land Design
Landscape Architecture Land Planning



PROPOSED PROJECT PHASING/PROPERTY LINE BETWEEN THE RETIREMENT CENTER AND THE NURSING CENTER

PROPOSED NURSING CENTER ENVELOPE

PROPOSED BUILDING ADDITION ENVELOPE

ADJACENT PROPERTY OWNERS

1. Helen Gray and Owen Howell
4423 Venedale Drive
Charlotte, NC 28212
Parcel #193199 and #1012110
2. Robert H. Maxson
4010 Wilora Lake Road
Charlotte, NC 28207
Parcel #1010223 and #1010209
3. Blakes D. Case and Pamela V. Case
4010 Wilora Lake Road
Charlotte, NC 28207
Parcel #1010223
4. Eastland TTD
4010 Wilora Lake Road
Charlotte, NC 28207
Parcel #1010223
5. Eastland TTD Association, Inc. #190
4010 Wilora Lake Road
Charlotte, NC 28207
Parcel #1010223
6. G.A. Baker Real Estate, Inc.
14010 Wilora Lake Road
Charlotte, NC 28207
Parcel #1010223
7. B.G. Eastern Vista, Inc.
4010 Wilora Lake Road
Charlotte, NC 28207
Parcel #1010223
8. S.T. Maxson, Inc.
4010 Wilora Lake Road
Charlotte, NC 28207
Parcel #1010223
9. M. Brown Howard Corp. and Michael F. Culp, Jr.
4010 Wilora Lake Road
Charlotte, NC 28207
Parcel #1010223

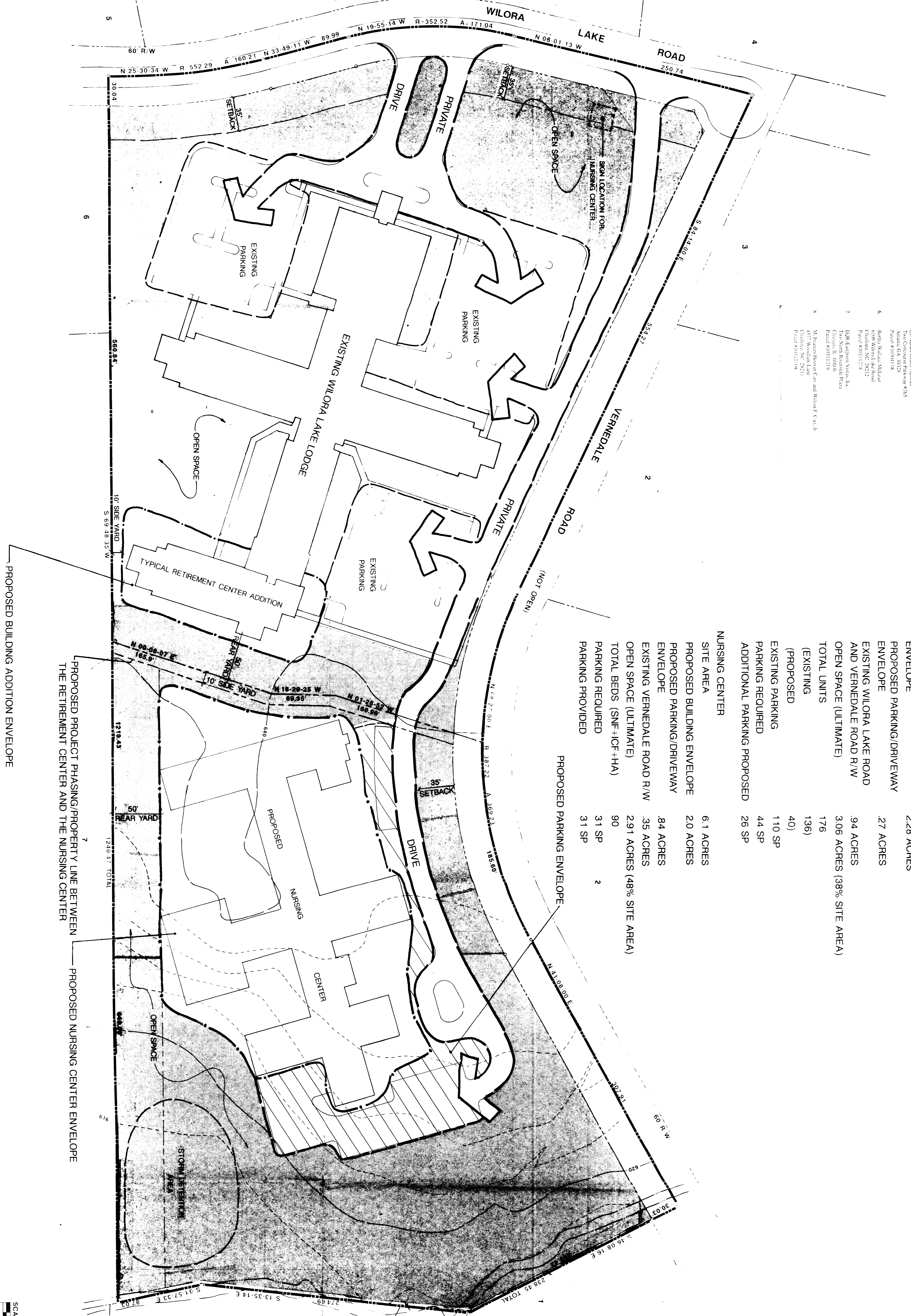
DEVELOPMENT TABULATION

DEVELOPMENT ZONING	PROPOSED ZONING	TOTAL SITE AREA	EXISTING BUILDING COVERAGE	PROPOSED ADDITIONAL BUILDING ENVELOPE	EXISTING PARKING/DRIVEWAY ENVELOPE	PROPOSED PARKING/DRIVEWAY ENVELOPE	EXISTING WILORA LAKE ROAD AND VERNEDALE ROAD R/W	OPEN SPACE (ULTIMATE)	TOTAL UNITS	EXISTING (EXISTING)	PROPOSED (PROPOSED)	PARKING REQUIRED	ADDITIONAL PARKING PROPOSED
HA - HOME FOR THE AGED	R-12 MF (CD)	14.05 ACRES	96 ACRES	4.4 ACRES	2.28 ACRES	27 ACRES	94 ACRES	3.06 ACRES (38% SITE AREA)	176	136	40	44 SP	26 SP
HA - HOME FOR THE AGED	R-12 MF (CD)	14.05 ACRES	96 ACRES	4.4 ACRES	2.28 ACRES	27 ACRES	94 ACRES	3.06 ACRES (38% SITE AREA)	176	136	40	44 SP	26 SP
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NOTE: SHF - SKILLED NURSING FACILITY
ICF - INTERMEDIATE CARE FACILITY
HA - HOME FOR THE AGED

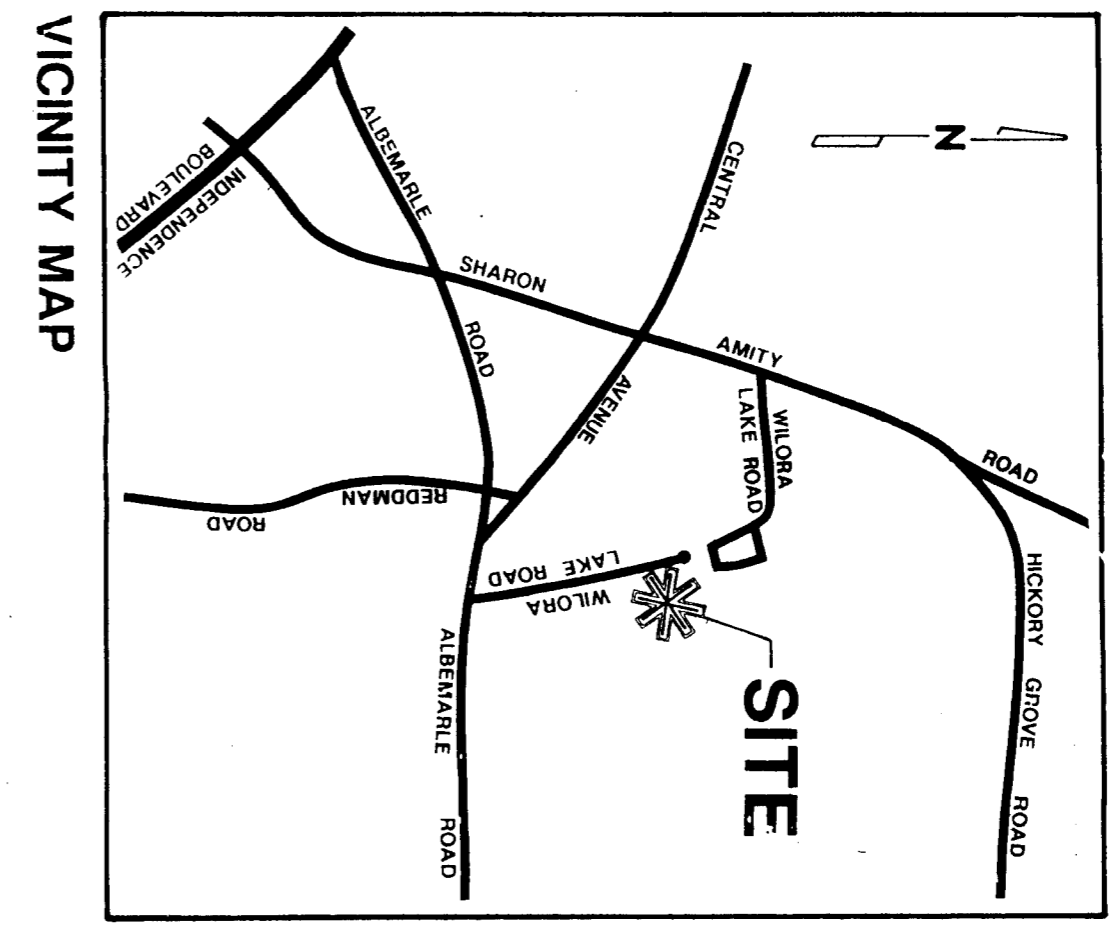
WILORA LAKE LODGE AND NURSING CENTER

CROSLAND PROPERTIES, DIVISION OF THE CROSLAND GROUP, INC.



DEVELOPMENT TABULATION

TOTAL SITE AREA	14.05 ACRES
EXISTING BUILDING COVERAGE	96 ACRES
PROPOSED ADDITIONAL BUILDING ENVELOPE	4.4 ACRES
EXISTING PARKING/DRIVEWAY ENVELOPE	2.28 ACRES
PROPOSED PARKING/DRIVEWAY ENVELOPE	27 ACRES
EXISTING WILORA LAKE ROAD AND VERNEDALE ROAD R/W	94 ACRES
OPEN SPACE (ULTIMATE)	3.06 ACRES (38% SITE AREA)
TOTAL UNITS	176
EXISTING (EXISTING)	136
PROPOSED (PROPOSED)	40
PARKING REQUIRED	110 SP
ADDITIONAL PARKING PROPOSED	26 SP
NURSING CENTER	
SITE AREA	6.1 ACRES
PROPOSED BUILDING ENVELOPE	2.0 ACRES
PROPOSED PARKING/DRIVEWAY ENVELOPE	.84 ACRES
EXISTING VERNEDALE ROAD R/W	.35 ACRES
OPEN SPACE (ULTIMATE)	2.91 ACRES (48% SITE AREA)
TOTAL BEDS (SNF+ICF+HA)	90
PARKING PROVIDED	31 SP
PARKING REQUIRED	2
PROPOSED PARKING ENVELOPE	31 SP



- DEVELOPMENT CONDITIONS**
1. This document represents a general concept for development and its subject to minor adjustments during detailed site plan development. Minor adjustments may be made to the location of the building envelopes, parking areas, and drives to better fit the site and to be made to the designated setbacks between building envelopes and project perimeter. It is intended to show the general location and project perimeter. It is intended to show the general location and project perimeter. It is intended to show the general location and project perimeter.
 2. The building envelopes shall be shown with City of Charlotte requirements.
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 5. The building envelopes shall be shown with City of Charlotte requirements.
 6. The building envelopes shall be shown with City of Charlotte requirements.

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: 7/21/94
BY: MARTIN H. CLAYTON, JR.

DATE: 5 JULY 1988
PROJECT NO: 89122
REVISIONS: REVISION 1 - PER 5/27/88
9/28/88
SHEET: 1 OF 1
FOR: NURSING CENTER, ADV PROPERTY OWNER KEYS, DEV. TAB

SCALE: 1"=40'
0 10 20 30 40

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
INTER-OFFICE COMMUNICATION

DATE: July 21, 1994
TO: Robert Bendon, Zoning Administrator
FROM: Mike Robinson, Jr., Planning Director

SUBJECT: Administrative Approval for Petition No. 89-81 Crosland Properties Tax Parcel No. 100-121-11

Attached is a revised site plan for the above mentioned zoning petition. The plan has been revised to show a different building configuration for the second phase of the development as well as reduce the total number of beds within the second phase from 150 to 90. We have reviewed this plan and find it to be in compliance with the zoning ordinance. Please use these plans when evaluating requests for building permits and certificates of occupancy.

LAND DESIGN
Landscape Architecture & Planning

ADJACENT PROPERTY OWNERS

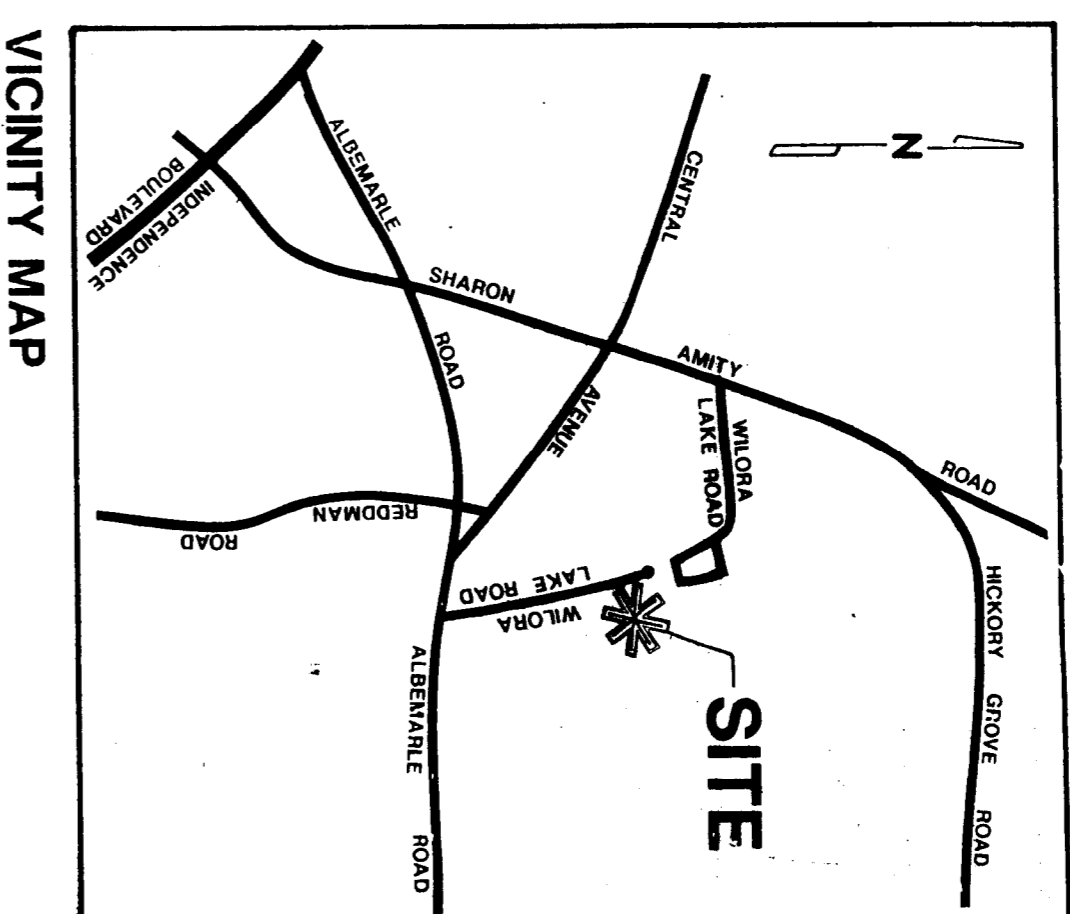
1. Hays, Gray and Green House
6423 Venable Drive
Charlotte, NC 28212 #1013110
2. Robert L. McNeal
3500 W. Wendover
Charlotte, NC 28207
Parcel #1010222 and #1010209
3. Brandon D. Coker and Pamela V. Coker
10000 W. Wendover
Charlotte, NC 28212
Parcel #10101010
4. Eudial LTD
401 Flanders & Associates, Inc. #1900
Charlotte, NC 28202
Parcel #10105101
5. Eudial Small Associates
400 Albemarle Avenue
Atlanta, GA 30323
Parcel #10104113
6. Berna, Wallace McLean
Charlotte, NC 28212
Parcel #10101113
7. EOR Equipment, York, Inc.
Two North Forsythe Plaza
Raleigh #1011319
8. M. Francis Lower-Coral and Wilson F. Carr, Jr.
4177 Woodlake Lane
Charlotte, NC 28211
Parcel #10113180

DEVELOPMENT TABULATION

ADJACENT PROPERTY OWNERS	DEVELOPMENT TABULATION	NOTE
TOTAL SITE AREA	14.05 ACRES	SNF - SKILLED NURSING FACILITY
EXISTING ZONING	SUP	ICF - INTERMEDIATE CARE FACILITY
PROPOSED ZONING	R-12 MF (OD)	HA - HOME FOR THE AGED
WILORA LAKE LODGE (RETIREMENT CENTER)	7.95 ACRES	
SITE AREA	9.6 ACRES	
PROPOSED BUILDING COVERAGE ENVELOPE	4.4 ACRES	
EXISTING PARKING/DRIVEWAY ENVELOPE	2.28 ACRES	
PROPOSED PARKING/DRIVEWAY ENVELOPE	2.7 ACRES	
EXISTING WILORA LAKE ROAD AND VERNEDALE ROAD R/W	9.4 ACRES	
OPEN SPACE (ULTIMATE)	3.06 ACRES (38% SITE AREA)	
TOTAL UNITS	180	
(EXISTING)	(136)	
(PROPOSED)	(44)	
EXISTING PARKING	110 SP	
PARKING REQUIRED	45 SP	
ADDITIONAL PARKING PROPOSED	26 SP	
NURSING CENTER		
SITE AREA	6.1 ACRES	
PROPOSED BUILDING ENVELOPE	2.0 ACRES	
PROPOSED PARKING/DRIVEWAY ENVELOPE	.94 ACRES	
EXISTING VERNEDALE ROAD R/W	.35 ACRES	
OPEN SPACE (ULTIMATE)	2.91 ACRES (48% SITE AREA)	
TOTAL BEDS (SNF-ICF-HA)	90	
PARKING REQUIRED	31 SP	
PARKING PROVIDED	31 SP	
PROPOSED PARKING ENVELOPE	2	

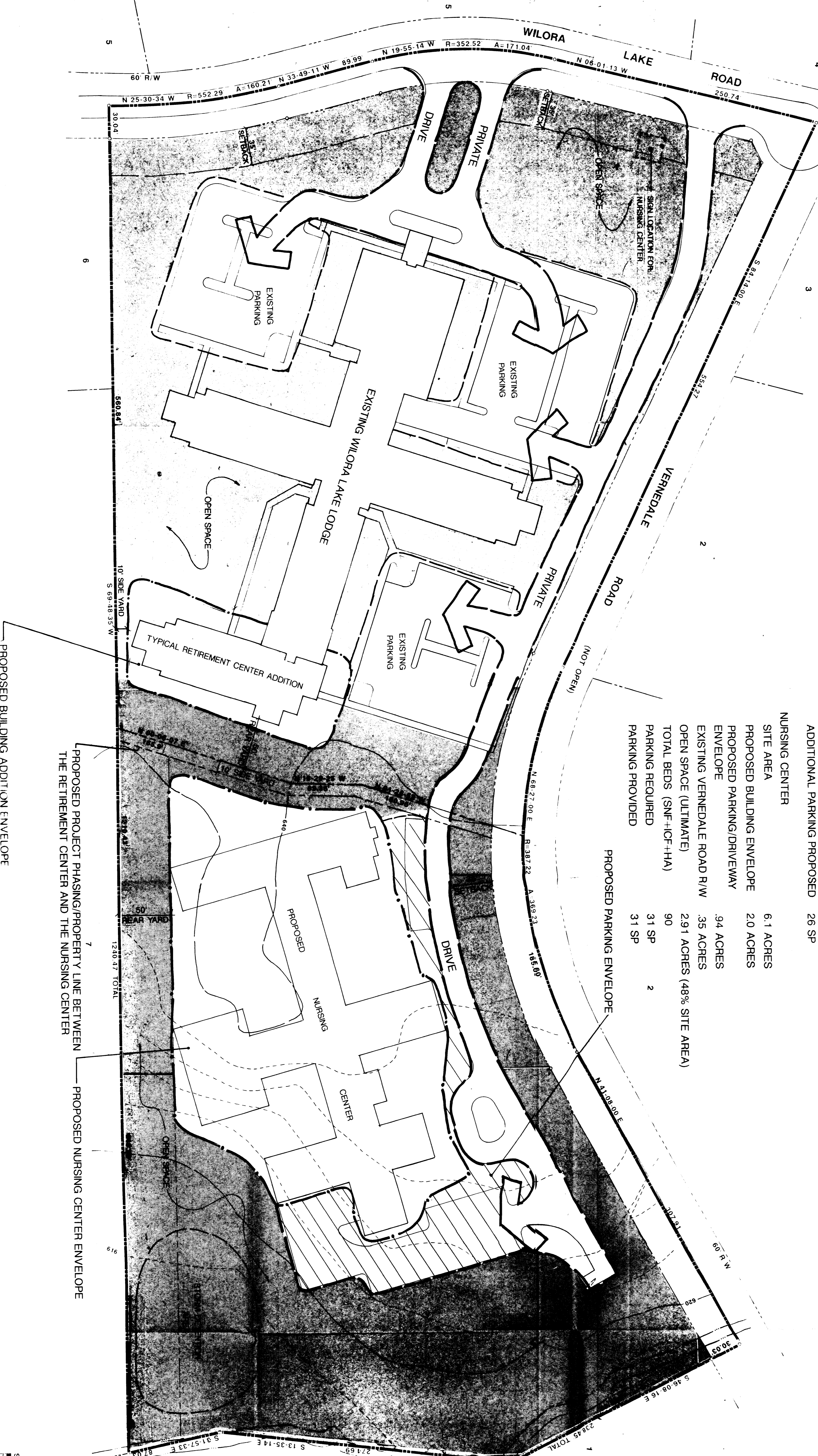
WILORA LAKE LODGE AND NURSING CENTER

CROSLAND PROPERTIES, DIVISION OF THE CROSLAND GROUP, INC.



DEVELOPMENT CONDITIONS

1. This document represents a general concept for development and is subject to minor adjustments that may be made to the location of the building and parking/driveway envelope shown. No adjustments may be made to the site area or the number of units. It is intended that parking and driveways be provided within the building envelope.
2. Parking shall be provided in conformance with City of Charlotte ordinance requirements.
3. The Nursing Center project shall be a single-story building with the requirements of a planned residential development. All other signs shall also conform to the City of Charlotte sign ordinance.
4. Storm drainage and stormwater management shall conform with City of Charlotte ordinance requirements.
5. Landscape improvements shall conform with the City of Charlotte ordinance requirements.
6. As part of the zoning proposal, the petitioner requests that the existing special use permit be terminated.



DATE: 5 JULY 1989
 ATTACHED TO ADMINISTRATIVE PROJECT NO. 89122
 APPROVAL
 DATED: 28 JUL 1989
 BY: MARTIN R. CRAWFORD, JR.
 FOR: NURSING CENTER AND/ PROPERTY OWNER KEV5,
 DEV. TAB.

SCALE: 1"=40'
 0 40 80
 LAND DESIGN
 LAND PLANNING

CHARLOTTE-MECKLENBURG
 PLANNING COMMISSION
 INTER-OFFICE COMMUNICATION

TO: Robert Brandon
 Zoning Administrator
 FROM: Martin R. Crawford, Jr.
 Planning Director
 DATE: April 26, 1989
 SUBJECT: Administrative Approval for Petition No. 89-81 Crosland Properties Tax Parcel No. 103-12111

Attached is a site plan showing an increase of 4 units in the proposed addition to the Retirement Center increasing the proposed units to 44 and the total units to 180. We have reviewed this plan and find it an addition by 10 percent. I am administratively approving this request. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.

**CHARLOTTE - MECKLENBURG
PLANNING COMMISSION**

INTER - OFFICE COMMUNICATION

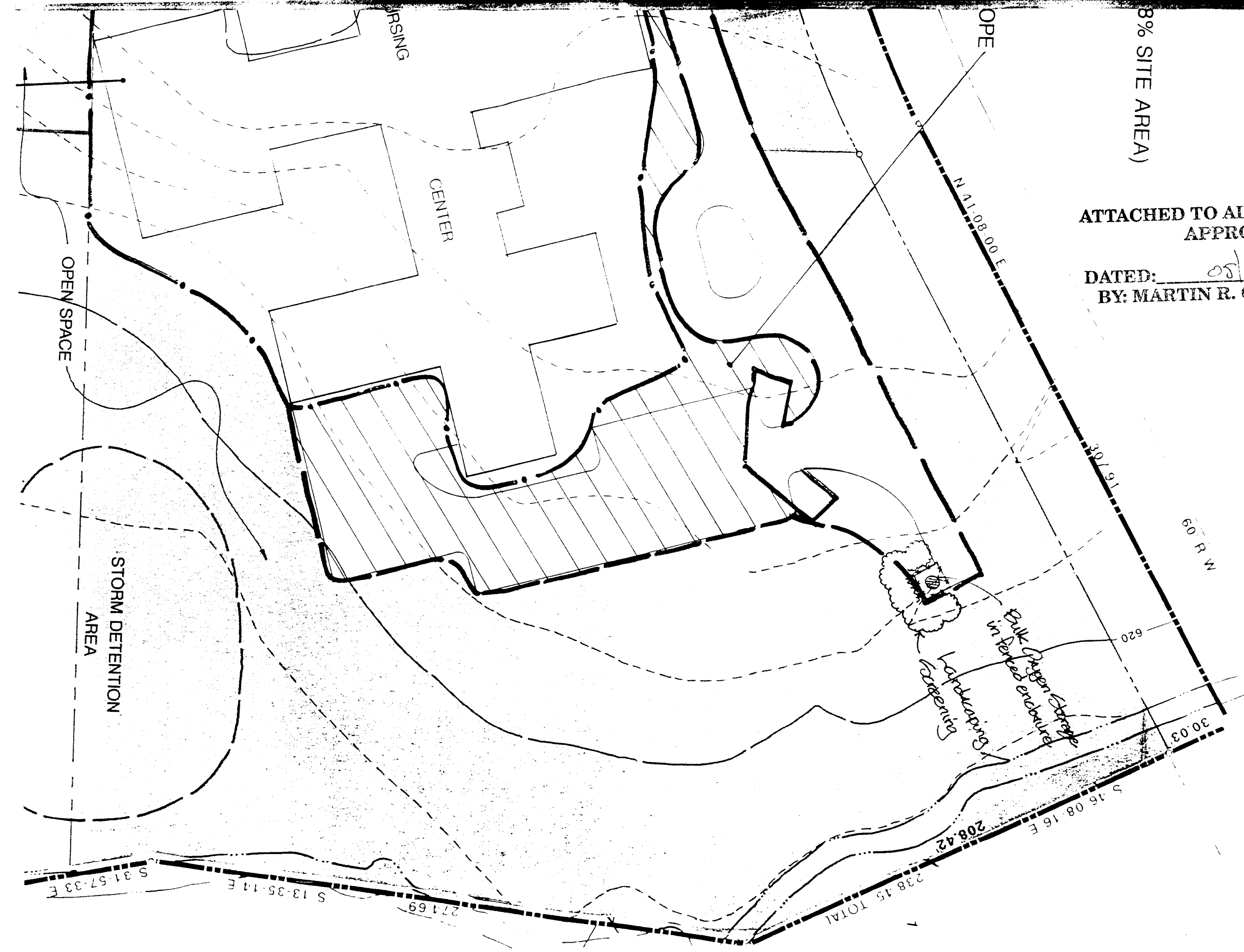
DATE: August 31, 1994

TO: Robert Brandon
Zoning Administrator

FROM: *Martin R. Cramton, Jr.*
Martin R. Cramton, Jr.
Planning Director

SUBJECT: Administrative Approval for Petition No. 89-81 by Crosland Properties Tax Parcel # 103-121-11

Attached is a drawing for a portion of the above mentioned rezoning petition. This drawing shows the extension of the service drive for a bulk oxygen storage facility. This bulk storage will be screened by a wooden fence and landscaping. Since this change is minor I am Administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.



**ATTACHED TO ADMINISTRATIVE
APPROVAL**

DATED: 08/31/94
BY: **MARTIN R. CRAMTON, JR.**