

CARRIAGE CLUB

of Charlotte, N.C.

Carriage Club, L.P.

Rezoning Site Plan

(AS FOR PUBLIC HEARING)

APPROVED BY CITY COUNCIL

DATE January 23, 1995
94-101

SITE TABULATION:

TOTAL AREA - 43.91 AC

AREA IN R.O.W. 1.3 AC

TOTAL DEVELOPMENT AREA 42.61 AC

EXISTING ZONING - R-15 WITH SPECIAL USE PERMIT

DEVELOPMENT SUMMARY

276 INDEPENDENT LIVING UNITS
58 ASSISTED LIVING BEDS
30,000 SF COMMON SERVICE AREA (±)

COMMON SERVICES AREA TO BE USED EXCLUSIVELY BY CARRIAGE CLUB RESIDENTS AND STAFF. PROPOSED USES MAY INCLUDE DINING AREAS, KITCHEN, BEAUTY PARLOR, ADMINISTRATIVE OFFICES, LIBRARY, STAFF LOUNGE, EMERGENCY NURSING AND VISITING DOCTOR'S OFFICE, AND OTHER SUCH USES COMPATIBLE WITH A PRIVATE RETIREMENT COMMUNITY.

PROPOSED ZONING - INST (CD) (will terminate existing S.U.P.)

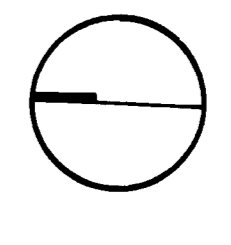
DEVELOPMENT SUMMARY

276 INDEPENDENT LIVING UNITS
62 ASSISTED LIVING BEDS
42 NURSING CARE BEDS
104 TOTAL NUMBER OF BEDS (ASSISTED LIVING AND NURSING CARE BEDS)
40,000 SF COMMON SERVICE AREA (±)

NOTES:

1. THE SOLE PURPOSE OF THIS REQUEST IS TO PERMIT THE ADDITION OF 4 ASSISTED LIVING BEDS, 42 NURSING BEDS, AND RELATED COMMON SERVICE AREA TO DEVELOPMENT ALREADY APPROVED. THIS SHALL BE ACCOMPLISHED BY RENOVATING EXISTING ASSISTED LIVING BED FACILITIES AND CONSTRUCTING ONE NEW BUILDING TO HOUSE THE DISPLACED EXISTING ASSISTED LIVING BEDS.
2. A VARIANCE FOR PARKING AND CIRCULATION REQUIREMENTS FROM THE CITY OF CHARLOTTE BOARD OF ADJUSTMENT MAY BE NECESSARY.
3. EXISTING SIGNAGE THAT COMPLIES WITH THE CITY OF CHARLOTTE ZONING ORDINANCE WILL REMAIN.
4. ANY BUFFERS AFFECTED BY PROPOSED CONSTRUCTION WHERE EXISTING VEGETATION IN THE BUFFER DOES NOT COMPLY WITH SECTION 12.302 OF THE CITY OF CHARLOTTE ZONING ORDINANCE WILL BE SUPPLEMENTED WITH ADDITIONAL VEGETATION TO BRING THE BUFFER INTO COMPLIANCE.
5. PETITIONER WILL DEDICATE ADDITIONAL RIGHT-OF-WAY ON OLDE PROVIDENCE ROAD (35' FROM ROAD CENTERLINE) AND ON BLUEBERRY LANE (30' FROM ROAD CENTERLINE) PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
6. ALL PROPOSED BUILDING/CONSTRUCTION PLANS WILL COMPLY WITH SECTION 9.303 (10)B FOR INSTITUTIONAL USES OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
7. PORTIONS OF THE SITE AFFECTED BY NEW CONSTRUCTION WILL COMPLY WITH CHAPTER 21 OF THE CITY OF CHARLOTTE TREE ORDINANCE.
8. FIRE HYDRANTS WILL BE LOCATED WITHIN 750-FT. OF ANY NEW BUILDING.

DATE 9/21/94
PROJECT NO 14156
REVISIONS 11/18/94 PER PLAN COMMISSION REVIEW
12/16/94 REVISE NOTE #2

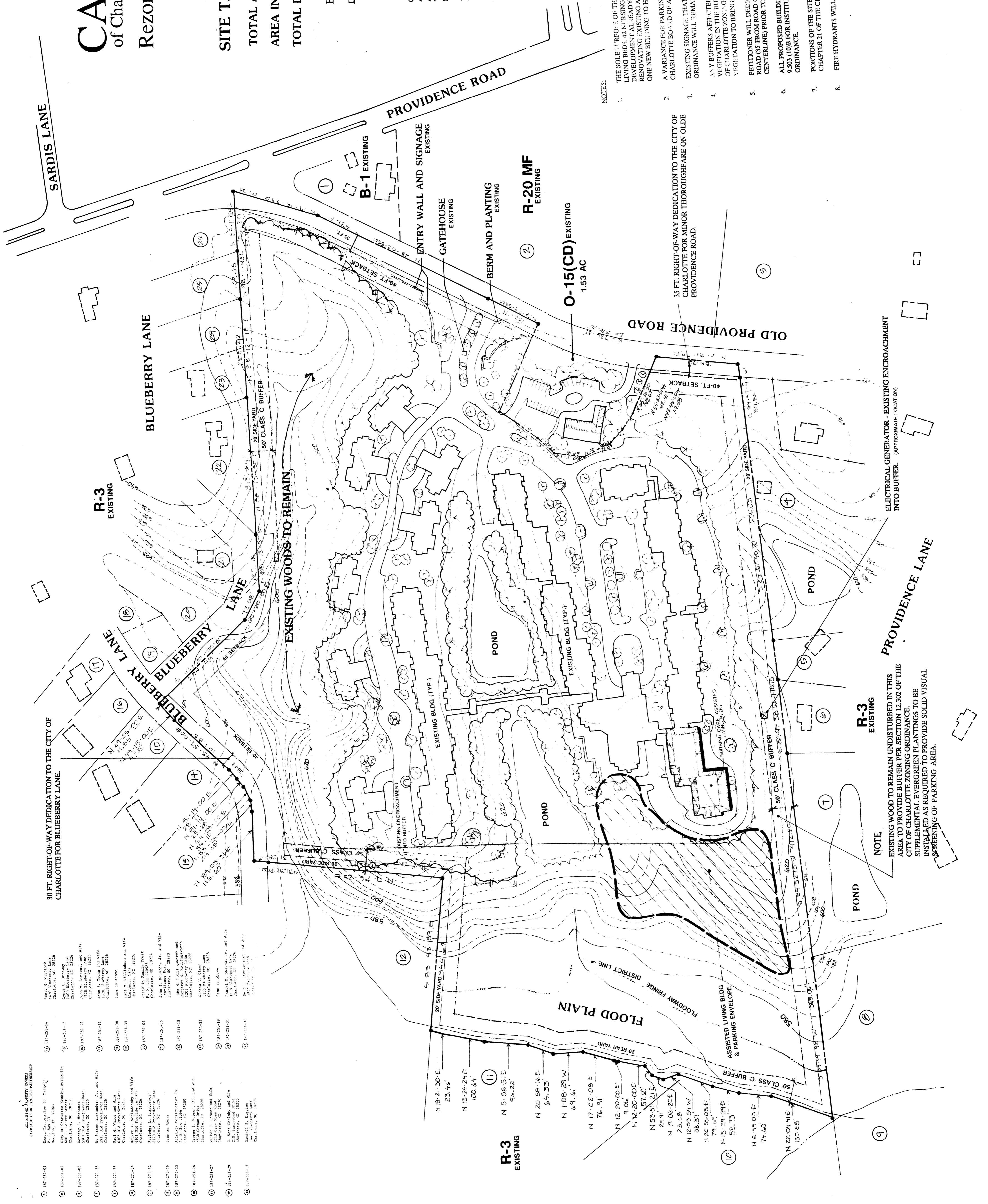


SCALE 1" = 100'

Land Design

30 FT. RIGHT-OF-WAY DEDICATION TO THE CITY OF CHARLOTTE FOR BLUEBERRY LANE.

- ① 87-21-01: Eric Corporation, 137 West 1st, Charlotte, NC 28201
- ② 87-21-02: City of Charlotte, Board of Public Works, Charlotte, NC 28201
- ③ 87-21-03: Danby P. Robinson, 125 S. Salisbury Lane, Charlotte, NC 28201
- ④ 87-21-04: W. Bacon Alexander, Jr. and Wife, 212 Old Providence Road, Charlotte, NC 28201
- ⑤ 87-21-05: Tom N. White and Wife, 4100 Old Providence Lane, Charlotte, NC 28201
- ⑥ 87-21-06: Frank Family Trust, 4100 Old Providence Lane, Charlotte, NC 28201
- ⑦ 87-21-07: John E. Houston, Jr. and Wife, 4100 Old Providence Lane, Charlotte, NC 28201
- ⑧ 87-21-08: John E. Houston, Jr. and Wife, 4100 Old Providence Lane, Charlotte, NC 28201
- ⑨ 87-21-09: Alan S. Conditon Co., 4100 Old Providence Lane, Charlotte, NC 28201
- ⑩ 87-21-10: George B. Rogers, Jr. and Wife, 4100 Old Providence Lane, Charlotte, NC 28201
- ⑪ 87-21-11: Walter C. Johnson and Wife, 4100 Old Providence Lane, Charlotte, NC 28201
- ⑫ 87-21-12: B. West, Goldsby and Wife, 4100 Old Providence Lane, Charlotte, NC 28201
- ⑬ 87-21-13: 2011 Westwood Drive, Charlotte, NC 28201
- ⑭ 87-21-14: 2011 Westwood Drive, Charlotte, NC 28201
- ⑮ 87-21-15: 2011 Westwood Drive, Charlotte, NC 28201



NOTE: EXISTING WOOD TO REMAIN UNDISTURBED IN THIS AREA TO PROVIDE BUFFER PER SECTION 12.302 OF THE CITY OF CHARLOTTE ZONING ORDINANCE. SUPPLEMENTAL EVERGREEN PLANTINGS TO BE INSTALLED AS REQUIRED TO PROVIDE SOLID VISUAL SCREENING OF PARKING AREA.

ELECTRICAL GENERATOR - EXISTING ENCROACHMENT INTO BUFFER. (APPROXIMATE LOCATION)

35 FT. RIGHT-OF-WAY DEDICATION TO THE CITY OF CHARLOTTE FOR MINOR THOROUGHFARE ON OLDE PROVIDENCE ROAD.