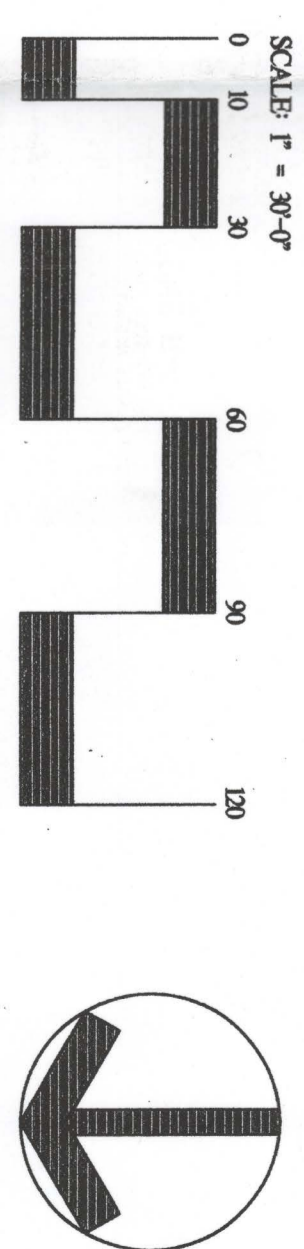


# Conditional Zoning Plan St. Luke's Village

May 7, 1999

For Public Hearing  
Petition No. 99-36

REVISIONS:  
 FEBRUARY 12, 1999 - AS PER CHARLOTTE/MECKLENBURG STAFF REVIEW COMMENTS  
 MARCH 8, 1999  
 APRIL 8, 1999  
 MAY 15, 1999  
 JUNE 5, 1999  
 SCALE: 1" = 30'-0"



Prepared By:

**Wirth & Associates**  
 LANDSCAPE ARCHITECTS AND LAND PLANNERS  
 1000 W. 7th Street, Suite 200  
 Charlotte, NC 28202  
 Phone: 704-775-1588  
 Fax: 704-775-1589  
 Email: wirth@wirthandassociates.com

CURTON WOODROW AND  
 WIFE, MARGARET ANN WOODROW  
 DEED: 3081-1  
 ZONE R-4

PAUL DRAYTON MASONIC LODGE #7  
 (THE TRUSTEES)  
 DEED: 8427-254  
 ZONE R-4

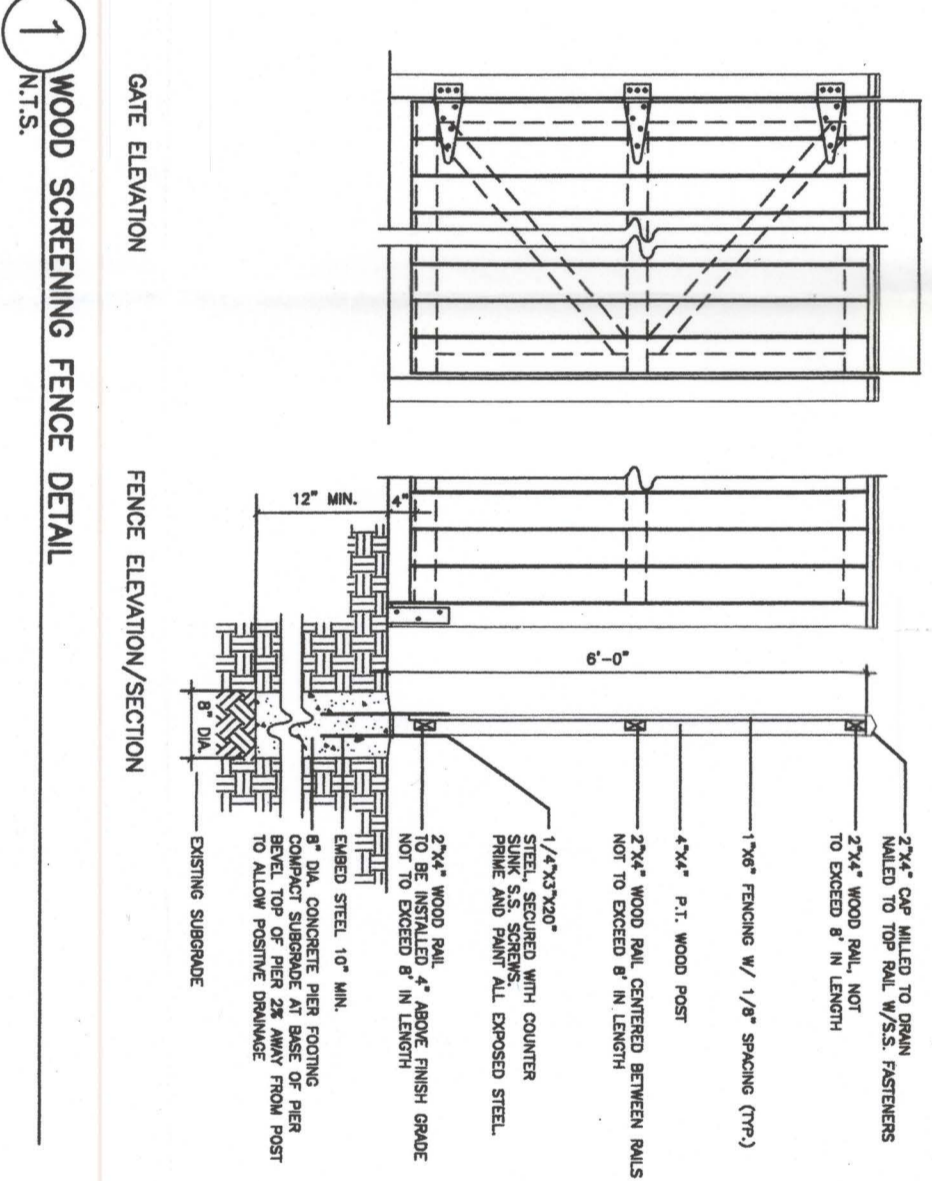
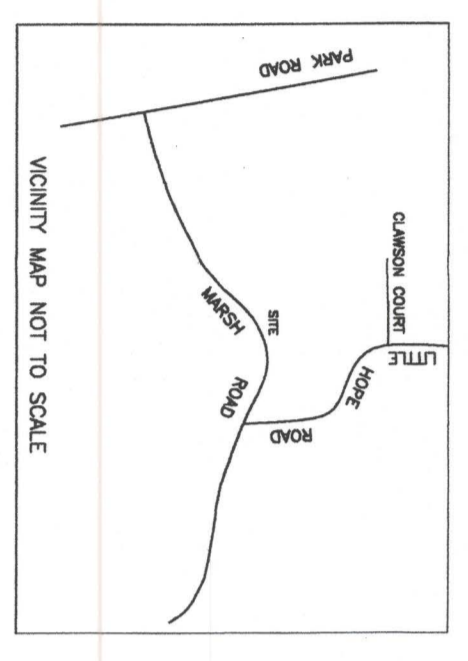
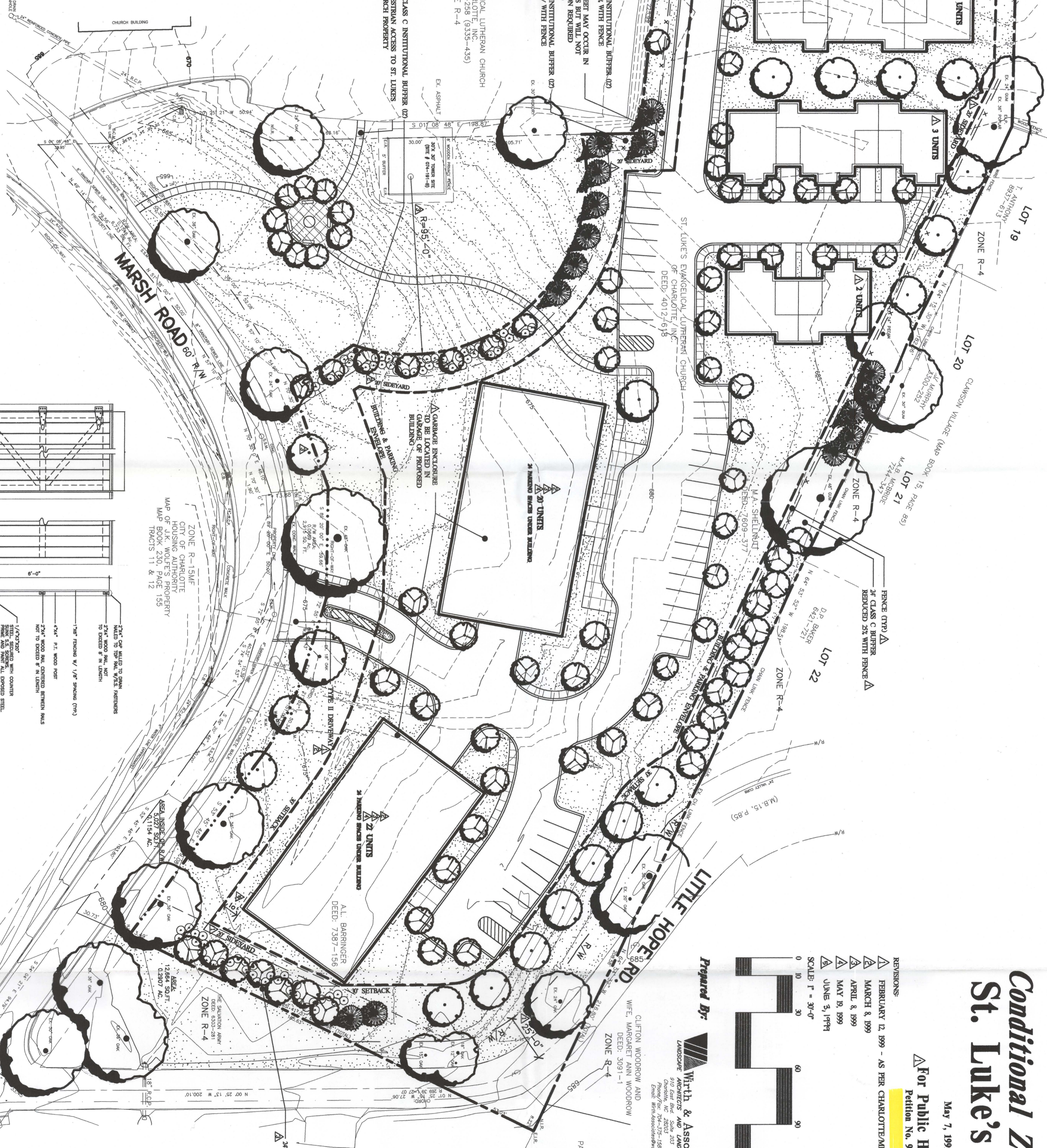
APPROVED BY CITY COUNCIL  
 DATE 6-21-99

99-36

**SITE DATA**  
 TOTAL SITE AREA:  $\Delta$  3,792.0 AC\* (NET OF MARSH)  
 PROPOSED ZONING:  $\Delta$  R-17 MERC  
 PROPOSED UNITS:  $\Delta$  53 (AGE RESTRICTED HOUSING COMMUNITY)  
 PROPOSED DENSITY:  $\Delta$  14.0 DU/AC  
 OPEN SPACE PROVIDED:  $\Delta$  45%  
 PARKING AS REQUIRED BY ORDINANCE

**ST. LUKE'S VILLAGE DEVELOPMENT STANDARDS**  
 $\Delta$  Includes site area within dedicated Right-of-Way along Little Hope Road

1. Development of the site will be controlled by the standards depicted on this plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed 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 within the building envelope line as shown on the plan.
2. Stormwater detention facilities will be designed to meet the applicable standards of Charlotte/Mecklenburg Stormwater Services. No stormwater detention will occur within any required detention pond. The detention pond will be located within the setback along Marsh Road. The setback if no other practical alternative is available. If located within the setback, no slopes for the detention area will exceed a ratio of 4 to 1.
3. Any detached lighting on the site will be limited to 20 feet in height in the interior of the site and 10 feet in height on the exterior of the site and will be shielded to prevent glare onto adjacent residential properties.
4. Storage will be provided in accordance with applicable Zoning standards.
5. Fencing will be provided which will meet or exceed the standards of the Zoning Ordinance.
6. Screening will conform to the applicable standards of Sect. 12.303 of the Zoning Ordinance. All permanent garbage disposal facilities (i.e. dumpsters or compactors if provided) will be screened by a solid enclosure with gates. It is the Petitioner's intention that trash collection will be provided by a private contractor through the use of roll-off containers.
7. The use of the site will be for the construction of a 53 unit multifamily development which is designed for an aging population. Residents of this community must be at least 55 years of age, if desired in accordance with the standards of that district.
8. All buildings will be within 750 feet of a fire hydrant as prescribed by the Charlotte Fire Dept.
9. Petitioner will dedicate additional right-of-way sufficient to provide 30 feet from the centerline of Marsh Road to the centerline of the proposed building. In addition, Petitioner will dedicate of an existing pavement. Any such dedication will be completed prior to the issuance of the first Certificate of Occupancy for the site.
10. All utilities serving the site will be located underground.
11. Access to the site will be provided by a driveway connecting to Marsh Rd.
12. The site must undergo planned multifamily approval prior to issuance of building permits.
13. The two main structures on the site will be composed of 2 to 3 residential floors over parking and the smaller structures will be 1 to 1 1/2 floors.
14. In accordance with the provisions of the Ordinance, the Petitioner reserves the right to reduce the required buffer width up to 25% with the use of a fence or wall. In addition, the Petitioner may install ornamental fences around all or portions of the site.
15. The Petitioner reserves the right to request a variance with regard to the yard, buffer, and/or fence requirement along the common property line with the St. Luke's Church and along the common property line with the Salvation Army property on the West end of the site.
16. The large trees indicated on this site plan along Marsh Road will be preserved. Any smaller trees (4" to 8" in diameter) removed from the Marsh Road setback will be replaced within this setback by trees of at least 4" in diameter.



1 WOOD SCREENING FENCE DETAIL

February 12, 1999, Revisions per Staff comments  
 March 8, 1999, Notes 15 & 16  
 April 8, 1999, Notes 2, 7, 13, 15, and 16 and site data table  
 May 19, 1999, Note 16

THE SALVATION ARMY  
 DEED: 6303-281  
 ZONE R-4