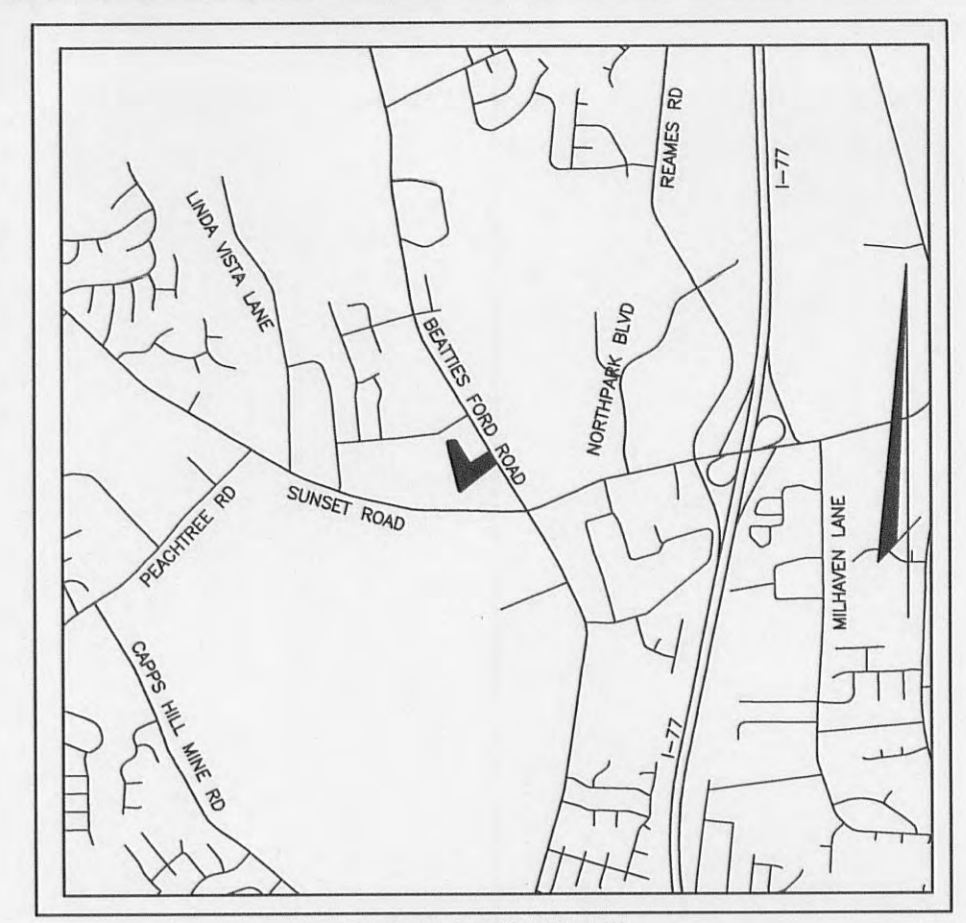


J:\2014\154\Drawings\Engineering\Living Conditions\Rezoning Conditions\Drawings\2014\_032\14\_032\_01.dwg, 5/19/2014, 8:48 AM Last Printed By: mchambers, 5/19/2014, 8:48 AM



LOCATION MAP  
Not to Scale

**DEVELOPMENT DATA**

**Site Acreage:**  
Existing: 3.72± Acres (162,043 SF)  
Proposed: 3.72± Acres (162,043 SF)

**Tax Parcel No.:** 03711204

**Zoning:**  
Existing: R-4  
Proposed: UR-2 (CD)

**Existing Use:** Single Family Residential  
**Proposed Use:** Elderly Multi-Family Residential (\*See Note)

**Building Data:**  
Proposed Number of Units: 82  
Proposed Density: 82 Dwelling Units/3.72 Ac. = 22.0 D.U.A.  
Floor Area Ratio:  
Allowable: 1.0  
Provided: 108,900 SF/162,043 SF = 0.67  
Maximum Building Height: 47'

**Setbacks/Yards:**  
Required: Front Setback: 14' From back of curb  
Side Yard: 5'  
Rear Yard: 10'  
Provided: Front Setback: 40'  
Side Yard: 5'  
Rear Yard: 10'

**Parking:**  
Auto Parking:  
Required: 0.25 space per Unit  
82 Units x 0.25 = 21 Spaces  
Provided: 32 Standard Spaces  
10 Handicap Spaces  
42 Total Spaces

**Short Term Bike Parking:**  
Required: 1 space per 20 Units  
82 Units x 1/20 Space per Unit = 5 Spaces  
Provided: 5

**Tree Save Area:**  
Required: 162,043 SF x 15% = 24,306± SF  
Provided: 28,890 SF

**NOTE:** \* Magnolia Garden Apartments will be developed as housing intended and operated for occupancy by persons aged 55 and older. In that definition, the units must be occupied by at least one (1) person who is 55 years of age or older and any other occupants must be at least 45 years of age. However, up to 10% of the units may be occupied by persons the ages of 45 and older if they meet the definition of handicap or disabled, provided verification of such is obtained

- FEMA NOTE**
- The proposed Site is located outside of the 100 year floodplain.
  - According to the Federal Emergency Management Agency's Flood Insurance Map, dated March 02, 2009, the subject tract shown herein does not lie within Zone "X" (areas determined to be outside 0.2% annual chance floodplain), Community Panel Nos. 3701594547 J.
  - In areas where the Floodway Regulations are applicable, the Future Conditions Line, FEMA Flood Fringe Line, Community Encroachment Line, and FEMA Floodway Encroachment Line shall be shown on the preliminary plan and the final plat. An application for a Floodlands Development Permit shall be submitted and approved to the County Engineering Department in accordance with the requirements set forth in the City/County Floodway Regulations prior to plan approval.

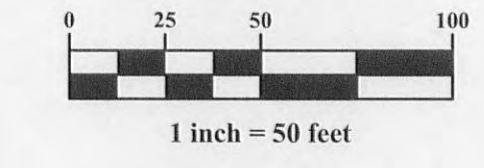
APPROVED BY  
CITY COUNCIL

MAY 12 2014

SHEET INDEX

EXISTING CONDITIONS PLAN	RZ-1.0
SKETCH PLAN	RZ-2.0
REZONING NOTES	RZ-3.0

GRAPHIC SCALE



RECEIVED  
MAY 09 2014  
BY: \_\_\_\_\_

**PRELIMINARY**  
NOT TO BE USED FOR  
CONSTRUCTION

PLAN SET DATE  
March 20, 2014

REZONING PETITION 2014-032

EMHT  
EVANS, MECHWART, HAMILTON & TILTON, INC.  
Surveyors & Engineers, Inc.  
3015 Carolina Road, Suite 200  
Charlotte, NC 28205  
Phone: 704.588.0833 Fax: 704.588.0833 emht.com

RECEIVED  
MAY 12 2014

RECEIVED  
MAY 12 2014

**REVISIONS**

MARK	DATE	DESCRIPTION	CHARITTE COMANOR
1	04/22/14	ISSUED PER CITY OF CHARLOTTE COMANOR	
2	05/07/14	ISSUED PER CITY OF CHARLOTTE COMANOR	

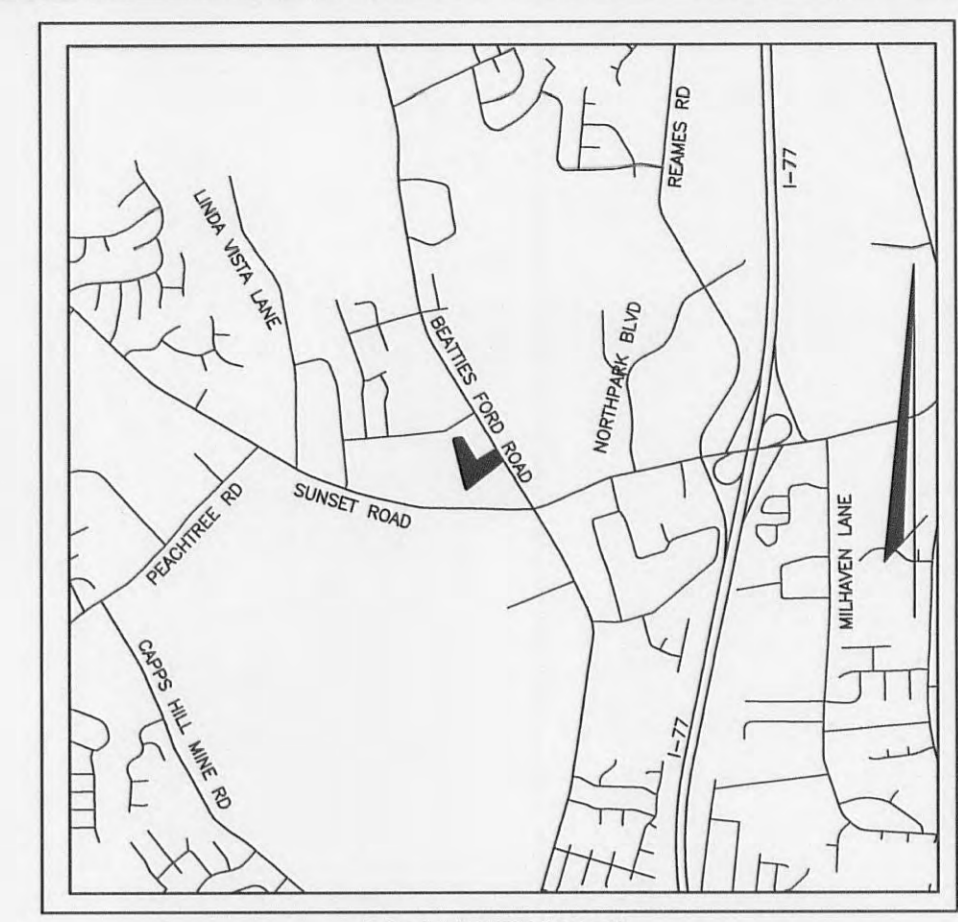
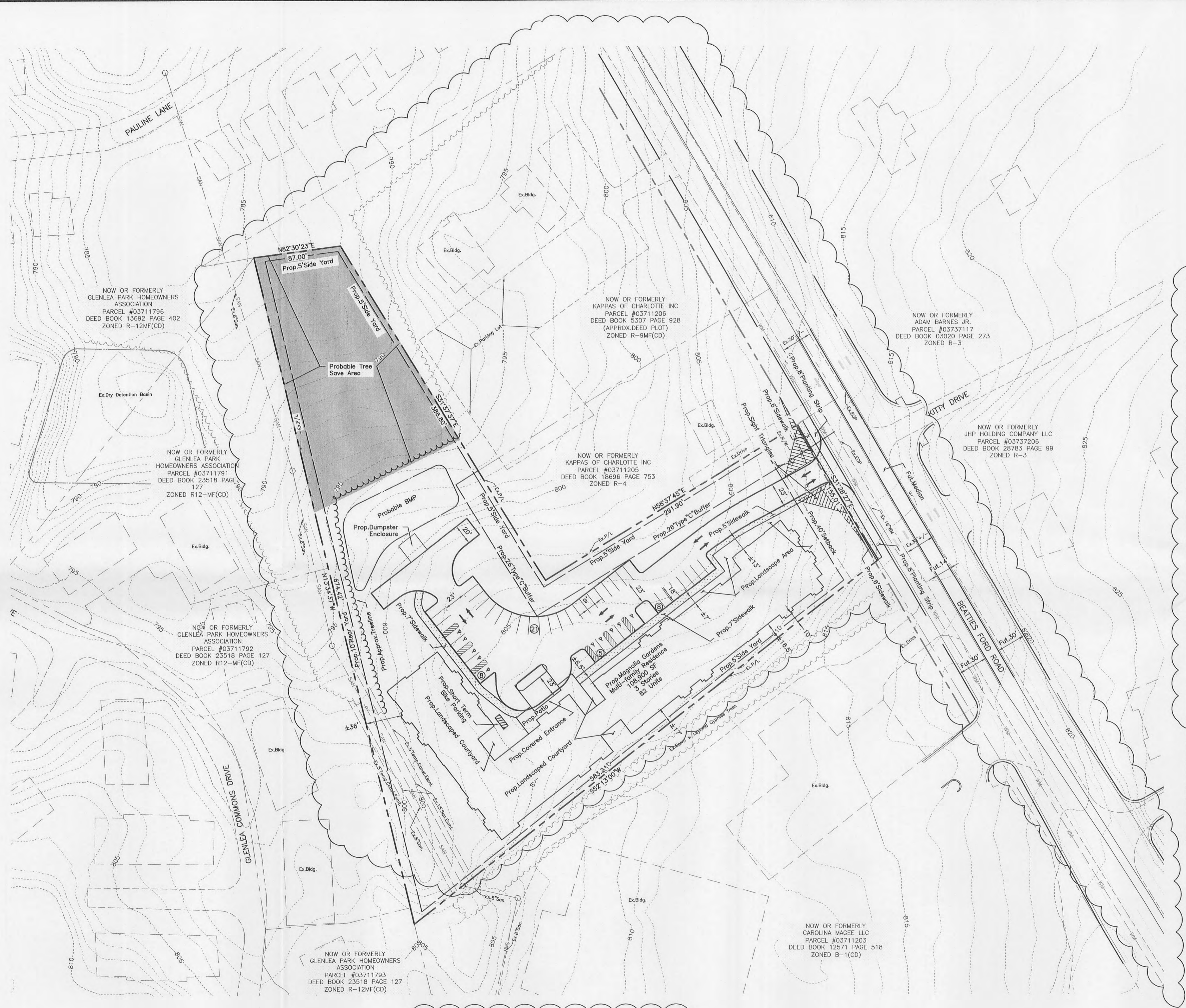
The Affordable Housing Group of NC  
4600 Park Road, Suite 390  
Charlotte, NC 28209  
PH: (704) 342-3316

CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC  
FOR  
REZONING PLAN  
MAGNOLIA GARDENS  
EXISTING CONDITIONS PLAN

DATE	March 20, 2014
SCALE	1" = 50'
JOB NO.	2014-0154
SHEET	RZ-1.0



A:\2014\14124\14124.dwg (14124) - Prelim Engineering - Sketch Planning - Last Saved By: emm@emh.com, 5/9/2014 8:48 AM



LOCATION MAP  
Not to Scale

DEVELOPMENT DATA	
<b>Site Acreage</b>	
Existing:	3.72± Acres(162,043 SF)
Proposed:	3.72± Acres(162,043 SF)
Tax Parcel No.:	03711204
<b>Zoning</b>	
Existing:	R-4
Proposed:	UR-2 (CD)
Existing Use:	Single Family Residential
Proposed Use:	Elderly Multi-Family Residential (*See Note)
<b>Building Data</b>	
Proposed Number of Units:	82
Proposed Density:	82 Dwelling Units/3.72 Ac. = 22.0 D.U.A.
Floor Area Ratio:	
Allowable:	1.0
Provided:	108,900 SF/162,043 SF = 0.67
Maximum Building Height:	47'
<b>Setbacks/Yards</b>	
Required:	Front Setback: 14' From back of curb Side Yard: 5' Rear Yard: 10'
Provided:	Front Setback: 40' Side Yard: 5' Rear Yard: 10'
<b>Parking</b>	
Auto Parking:	0.25 space per Unit
Required:	82 Units x 0.25 = 21 Spaces
Provided:	32 Standard Spaces 10 Handicap Spaces 42 Total Spaces
<b>Short Term Bike Parking</b>	
Required:	1 space per 20 Units
Provided:	82 Units x 1/20 Space per Unit = 5 Spaces
<b>Tree Save Area</b>	
Required:	162,043 SF x 15% = 24,306± SF
Provided:	28,890 SF

**FEMA NOTE**

- The proposed Site is located outside of the 100 year floodplain.
- According to the Federal Emergency Management Agency's Flood Insurance Map, dated March 02, 2009, the subject tract shown herein does not lie within Zone "X" (areas determined to be outside 0.2% annual chance floodplain), Community Panel Nos. 3701594547 J.
- In areas where the Floodway Regulations are applicable, the Future Conditions Line, FEMA Flood Fringe Line, Community Encroachment Line, and FEMA Floodway Encroachment Line shall be shown on the preliminary plan and the final plan. An application for a Floodlands Development Permit shall be submitted and approved to the County Engineering Department in accordance with the requirements set forth in the City/County Floodway Regulations prior to plan approval.

Proposed Sidewalk

Tree Save Area

NOTE: All dimensions are from face of curb unless otherwise noted

**APPROVED BY CITY COUNCIL**

MAY 12 2014

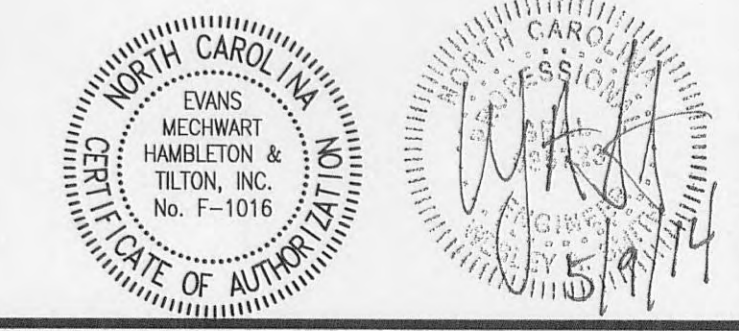
GRAPHIC SCALE  
0 25 50 100  
1 inch = 50 feet

**NOTES:**

- Two (2) additional 3" canopy trees to be provided along the frontage of Beatties Ford Road.
- Additional 3" canopy trees shall be planted within the proposed 26' type "C" buffer at a rate of 1 tree per 2500 SF, up to a maximum of five (5) trees.

**PRELIMINARY**  
NOT TO BE USED FOR CONSTRUCTION  
PLAN SET DATE  
March 20, 2014

REZONING PETITION 2014-032



REVISIONS	
MARK	DATE DESCRIPTION
1	04/29/14 REVISION PER CITY OF CHARLOTTE COMMENTS
2	04/29/14 REVISION PER CITY OF CHARLOTTE COMMENTS
3	04/29/14 REVISION PER CITY OF CHARLOTTE COMMENTS

The Affordable Housing Group of NC  
4600 Park Road, Suite 390  
Charlotte, NC 28209  
PH: (704) 342-3316

CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC  
REZONING PLAN FOR  
**MAGNOLIA GARDENS**  
SKETCH PLAN

**EMHT**  
Evans, McWhirt, Hambleton & Tilton, Inc.  
Engineers • Surveyors • Planners • Scientists  
1000 Park Road, Suite 390  
Charlotte, NC 28209  
Phone: 704.342.3316  
emht.com

DATE  
March 20, 2014

SCALE  
1" = 50'

JOB NO.  
2014-0154

SHEET  
RZ-2.0



1. GENERAL PROVISIONS

a.) Future amendments to the conditional site plan development standards may be applied for by the then Owner of the parcel or parcels involved, in accordance with 6.207 of the Charlotte Zoning Ordinance.

2. PERMITTED USES

a.) Parcel 03711204 shall be limited to the 'Elderly Multi-Family Residential' use as described in Section 9.404 of the Charlotte Zoning Ordinance.

3. TRANSPORTATION

a.) The total number of ingress/egress points to the site from existing and proposed thoroughfares that abuts the site shall be limited to the number shown on the Plan. The exact locations may vary from those depicted based upon final design and location requirements as regulated by CDOT and NCDOT.

b.) According to the City of Charlotte's Driveway Regulations, CDOT has the authority to regulate/approve all private street/driveway and public street connections to the right-of-way of a street under the regulatory jurisdiction of the City of Charlotte.

c.) Adequate sight triangles must be reserved at the existing/proposed street entrance. Two 35'x35' and two 10'x70' sight triangles are required for the entrance to meet requirements. All proposed trees, berms, walls, fences, and/or identification signs must not interfere with sight distance at the entrance.

d.) The proposed driveway connection to Beatties Ford Road will require a driveway permit to be submitted to CDOT and NCDOT for review and approval. The exact driveway locations and type/width of the driveways will be determined by CDOT during the driveway permit process. The locations of the driveways shown on the site plan are subject to change in order to align with driveway on the opposite side of the street and comply with City Driveway Regulations and the City Tree Ordinance.

e.) All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.

f.) Any fence or wall constructed along or adjacent to any sidewalk or street right of way requires a certificate issued by CDOT.

g.) A Right of Way Encroachment Agreement is required for the installation of any non standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City maintained street right of way by a private individual, group, business or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to the construction/installation of the non-standard item(s). Contact CDOT for additional information concerning costs, submittal and liability insurance coverage requirements.

4. ARCHITECTURAL STANDARDS.

a.) Parcel 03711204 shall provide a 40' setback measured from the existing Right of Way of Beatties Ford Road. A 5' side and 10' rear yard shall be provided.

b.) The following is a list of amenities which will be associated with the proposed building.

- Building Amenities
- Automated exterior door with keypad entry and intercom system for resident security and for visitors to check in with office
  - Double load corridors
  - Lobby
  - Indoor community mail room
  - Office manager
  - Multiuse room (soft seating, kitchenette, cable vision, storage)
  - Emergency pull cord in each unit
  - Sprinklers and smoke detectors
  - Community Computer lab
  - Common washer and dryer area
  - Common area porch or patio on each floor
  - Social services coordinator office
  - Covered drop off at main entrance
  - Community sitting/meeting rooms

- Outside Amenities
- Covered patio adjacent to building
  - Seating including tables and chairs
  - Outdoor Grill

c.) The three story structure's architectural shingle rooflines will be articulated with dormers. The site gradually slopes from Beatties Ford Road down toward the west elevation of the building to rest below street level.

d.) The exterior materials will include brick, architectural windows, and low maintenance siding (board and batten and horizontal)

e.) The roof will be architectural asphalt shingle.

f.) The selected materials and colors are designed to accentuate the natural tones of the site and to compliment the surrounding landscape.

h.) The loading and trash collection areas are to be comprised of brick walls screened from both the view of the public and our residents.

4.) ARCHITECTURAL STANDARDS (Continued)

i.) Building materials will be used in such a way to break up the mass and scale of the building.

j.) No vinyl, EIFS, or masonite will be used for siding materials, but vinyl may be used for soffit and trim, including window and door trim.

k.) Each building face shall be comprised of a minimum of 30% brick.

5.) STREETScape AND LANDSCAPING

a.) Parcel 03711204 shall provide a minimum 26 foot wide type "C" buffer along all property lines that abut properties zoned R-4 zoning in accordance with Section 12.302(9) of the Zoning Ordinance.

b.) All landscaping and screening requirements shall meet the standards set forth by the City of Charlotte Zoning Ordinance.

6. ENVIRONMENTAL FEATURES

a.) The overall development shall provide 15 percent Tree Save Area, located generally in the vicinity depicted on the site plan.

b.) Development on the site shall comply with the City of Charlotte Post Construction Controls Ordinance (PCCO).

c.) The location, size, and type of storm water management systems depicted on the Rezoning 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 and natural site discharge points.

7.) FIRE PROTECTION

a.) Fire protection shall meet the requirements set forth by the City of Charlotte Fire Department.

8.) LIGHTING

a.) All freestanding lighting and all exterior lighting on buildings will be fully shielded and full cut-off type fixtures downwardly directed. Attached decorative lighting fixtures such as sconces may be allowed. The maximum height of any freestanding lighting shall not exceed 20 feet.

9.) PARKING

a.) Parking will generally conform to the layout shown on the plan. Parking shall meet the requirement set forth by the City of Charlotte Zoning Ordinance.

10) SOLID WASTE MANAGEMENT PLAN

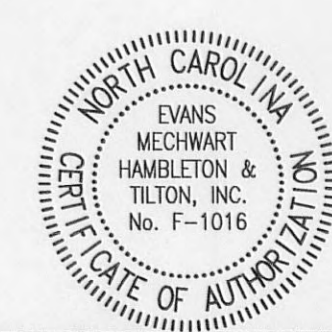
a.) The Petitioner shall submit to the Mecklenburg County Solid Waste Department a Solid Waste Management Plan prior to initiating demolition and/or construction activities. The Solid Waste Management Plan will include, at a minimum, the procedures that will be used to recycle all clean wood, metal, and concrete generated during demolition and construction activities. Additionally, the Solid Waste Management Plan will specify that all land clearing and inert debris shall be taken to a properly permitted facility. The plan shall also include a requirement that a monthly reporting of all tonnage disposed and recycled will be made to the Mecklenburg County Solid Waste Program. The report shall include the identification and location of all facilities receiving disposed or recycled materials.

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**PRELIMINARY**  
NOT TO BE USED FOR CONSTRUCTION  
PLAN SET DATE  
March 20, 2014

REZONING PETITION 2014-032

APPROVED BY  
CITY COUNCIL  
MAY 12 2014



MARK	DATE	DESCRIPTION
1	04/29/14	REVISED PER CITY OF CHARLOTTE COMMENTS
2	04/29/14	REVISED PER CITY OF CHARLOTTE COMMENTS
3	04/29/14	REVISED PER CITY OF CHARLOTTE COMMENTS

The Affordable Housing Group of NC  
4600 Park Road, Suite 390  
Charlotte, NC 28209  
PH: (704) 342-3316

CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC  
REZONING PLAN  
FOR  
MAGNOLIA GARDENS  
REZONING NOTES

**EMHIT**  
Evans, Mechwart, Hambleton & Tilton, Inc.  
301 McCullough Dr., Ste. 107, Charlotte, NC 28202  
Phone: 774-546-0338  
emhit.com

DATE	March 20, 2014
SCALE	None
JOB NO.	2014-0154
SHEET	RZ-3.0





APPROVED BY  
CITY COUNCIL

MAY 12, 2014



# Magnolia Gardens Senior Living

## First Floor Plan

### Legend

- Amenity/Common Space
- One Bedroom Unit
- Two Bedroom Unit
- Service/Utility
- Circulation

### Total Unit Count:

82 Units

1st Floor: 24 Units

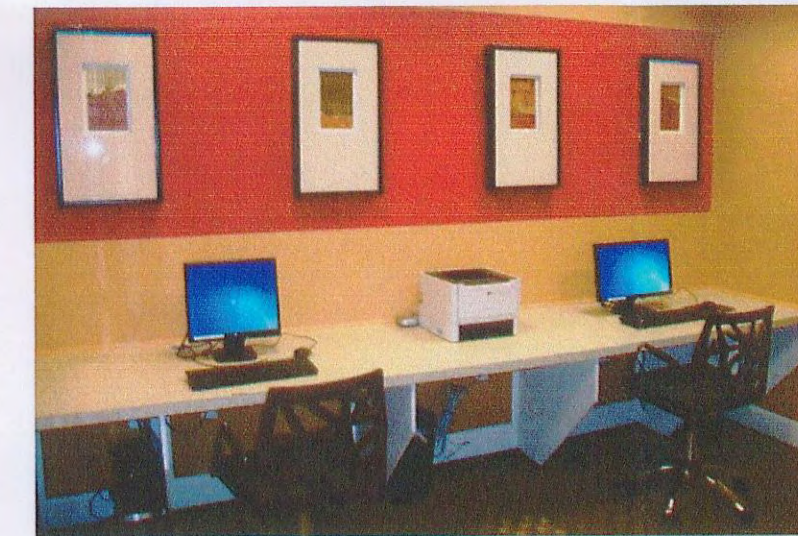
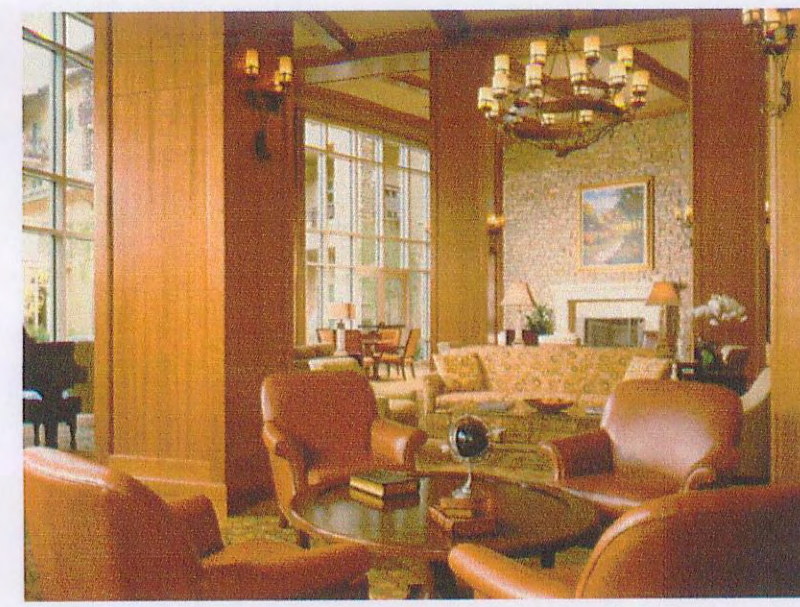
2nd/3rd Floor: 29 Units each

APPROVED BY  
CITY COUNCIL

MAY 12 2014

### PROJECT BUILDING AMENITIES

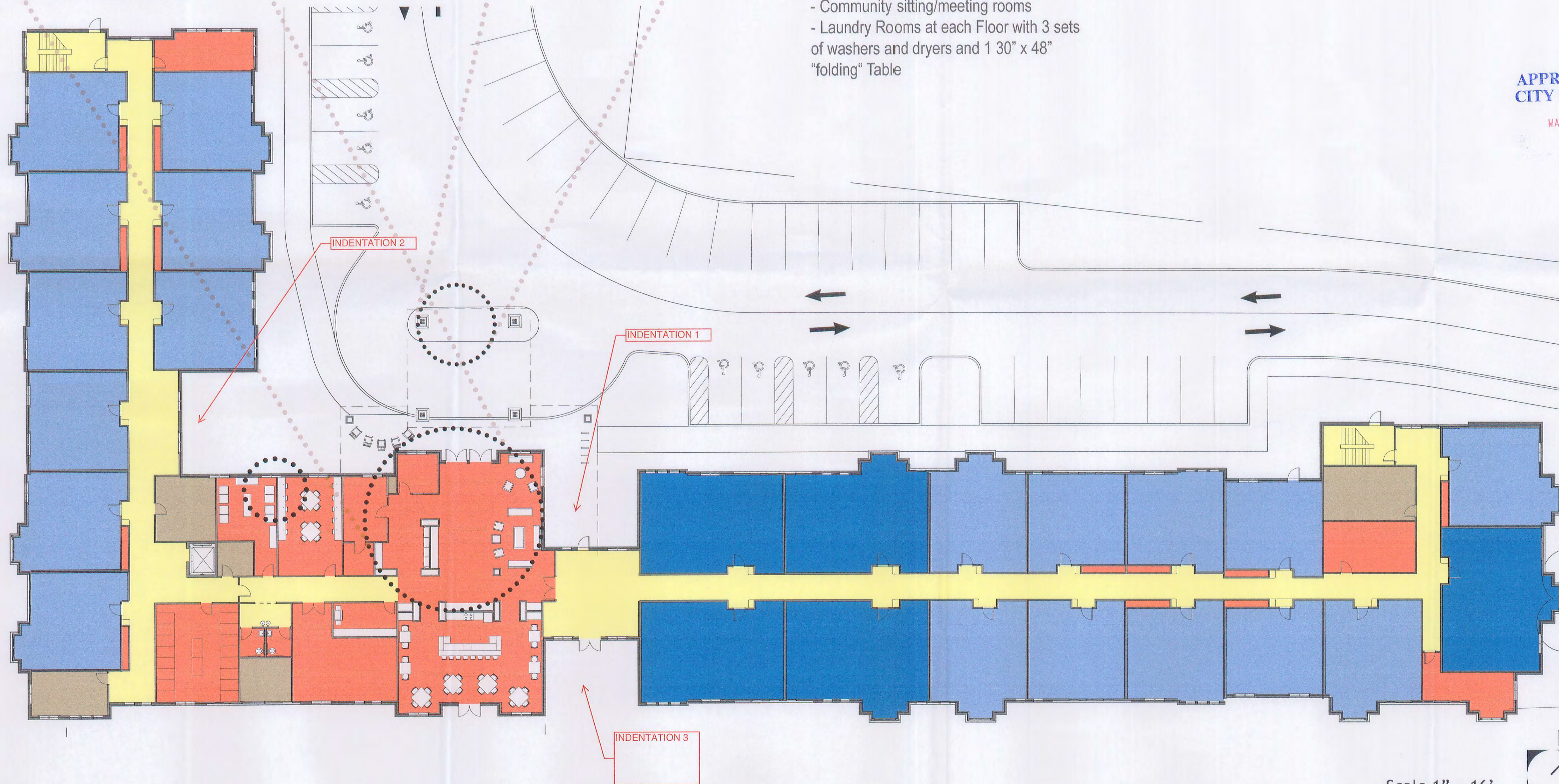
- Tenant Storage
- Automated exterior door with keypad entry and intercom system – for resident security and for visitors to check in with office
- Double load corridors
- Lobby
- Indoor community mail room
- Office manager
- Multiuse room (soft seating, kitchenette, cable vision, storage)
- Emergency pull cord in each unit
- Sprinklers and smoke detectors
- Community Computer lab
- Common washer and dryer area
- Common area porch or patio on each floor
- Social services coordinator office
- Covered drop off at main entrance
- Community sitting/meeting rooms
- Laundry Rooms at each Floor with 3 sets of washers and dryers and 1 30" x 48" "folding" Table



RESIDENT COMPUTER CENTER

COVERED DROP-OFF AT ENTRY

COMMUNITY/  
MULTI-PURPOSE ROOM



Scale 1" = 16'



THE AFFORDABLE HOUSING GROUP

**TDC**

THE DRAKEFORD COMPANY

neighboring  
concepts



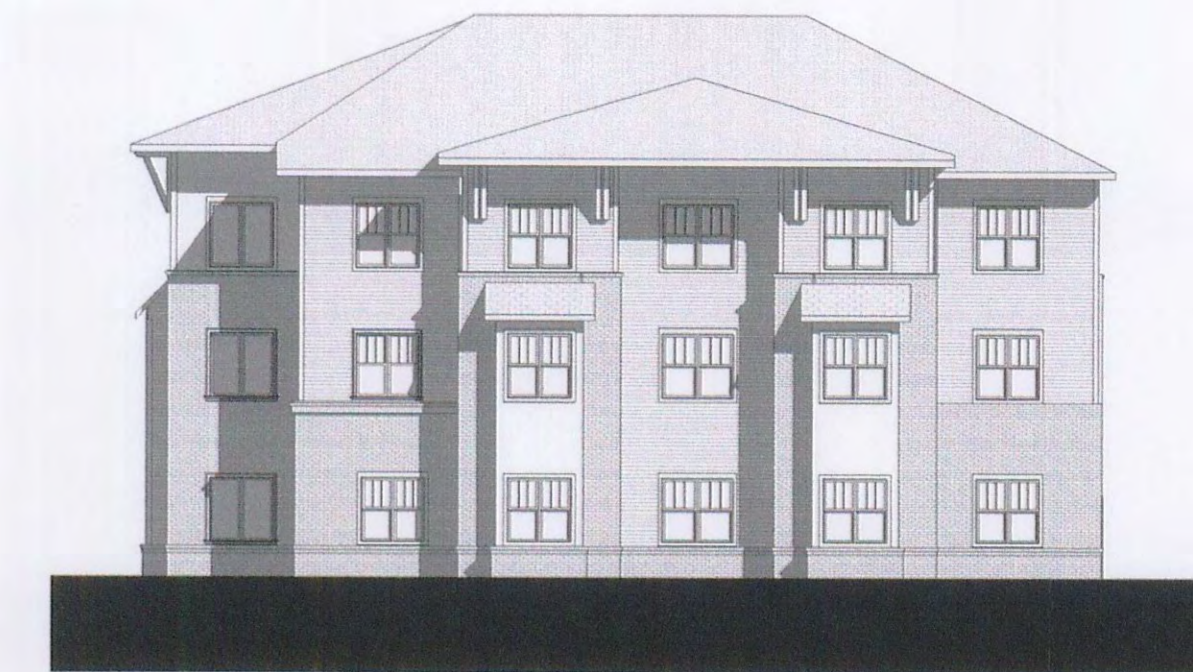
Magnolia Gardens  
Senior Living

Overall  
Elevations



West Elevation

Scale 1" = 16'



East Elevation

Scale 1" = 16'

INDENTATION 2  
BEYOND - SEE  
PERSPECTIVE  
AND PLAN



North Elevation

Scale 1" = 16'

INDENTATION 1

APPROVED BY  
CITY COUNCIL

MAY 12 2014



South Elevation

Scale 1" = 16'

INDENTATION 3



THE AFFORDABLE HOUSING GROUP

**TDC**

THE DRAKEFORD COMPANY

neighboring  
concepts