





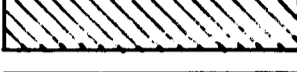
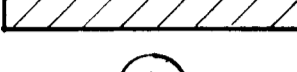



**LEGEND**

- PROPERTY LINE 
- EXISTING TOPO LINE 
- PROPOSED ZONING LINE 
- DEVELOPMENT AREA LIMIT LINE 
- SETBACK LINE 
- EXISTING BUILDING 
- PROPOSED BUILDING 
- PROPOSED PARKING LOT/DRIVE 
- ADJACENT PROPERTY OWNER KEY 

**REZONING AREA SUMMARY**

TOTAL ACRES: 80  
 TOTAL HOME FOR THE AGED UNITS (LICENSED): 171 MAXIMUM \*  
 TOTAL CONGREGATE LIVING UNITS (INCL. COTTAGES): 344 MAXIMUM \*  
 MAXIMUM TOTAL UNITS: 424  
 DENSITY: 5.3 U/AC, 700 SPACES MAXIMUM  
 TOTAL PARKING: 700 SPACES MAXIMUM

\* NOTE: THE TOTALS FOR HOME-FOR-THE-AGED UNITS AND CONGREGATE UNITS REFLECT 91 UNITS MORE THAN THE MAXIMUM TOTAL DUE TO THE 91 UNITS OF UNKNOWN MIXTURE OF H.A. UNITS AND/OR CONGREGATE UNITS IN AREA "B".

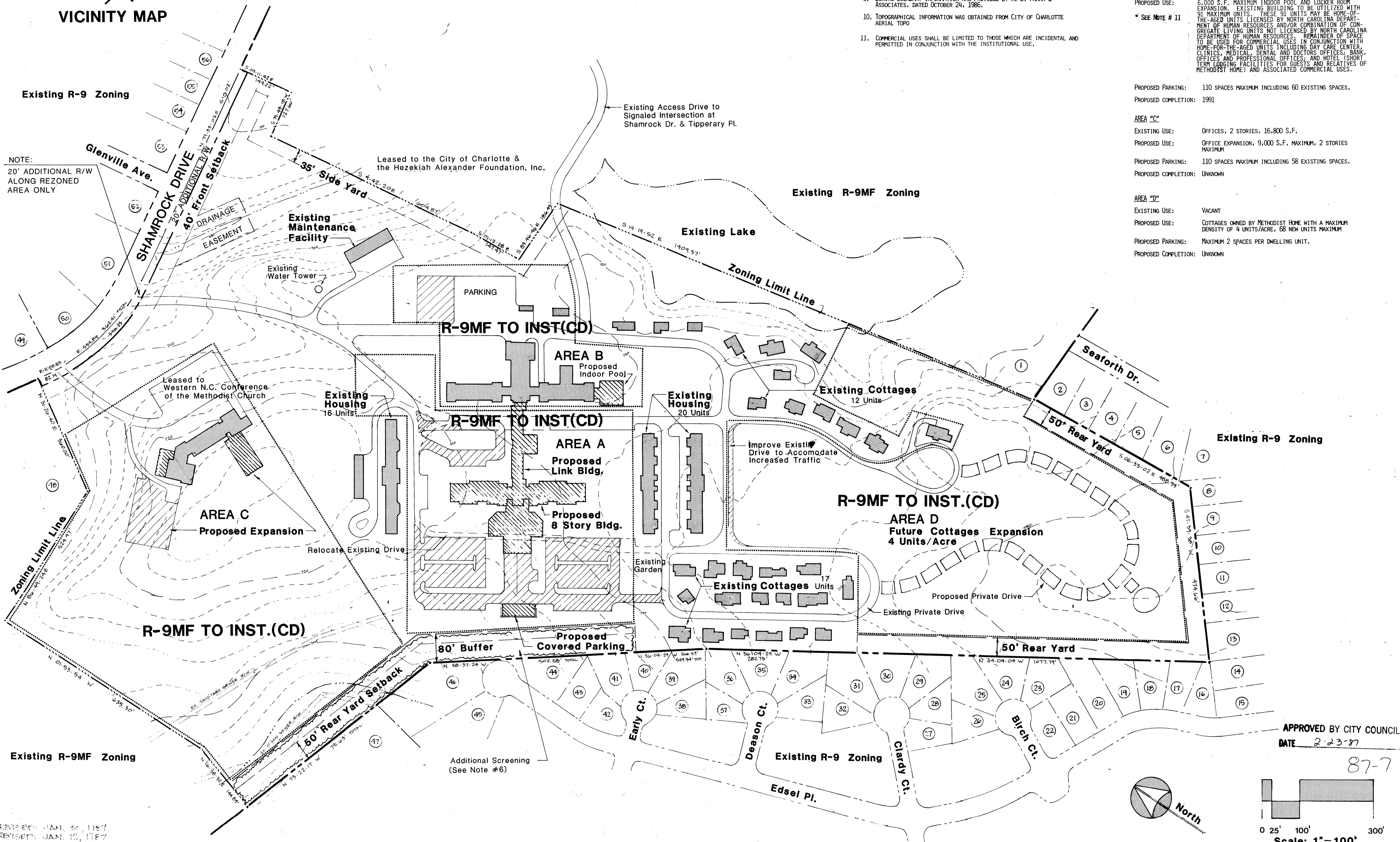
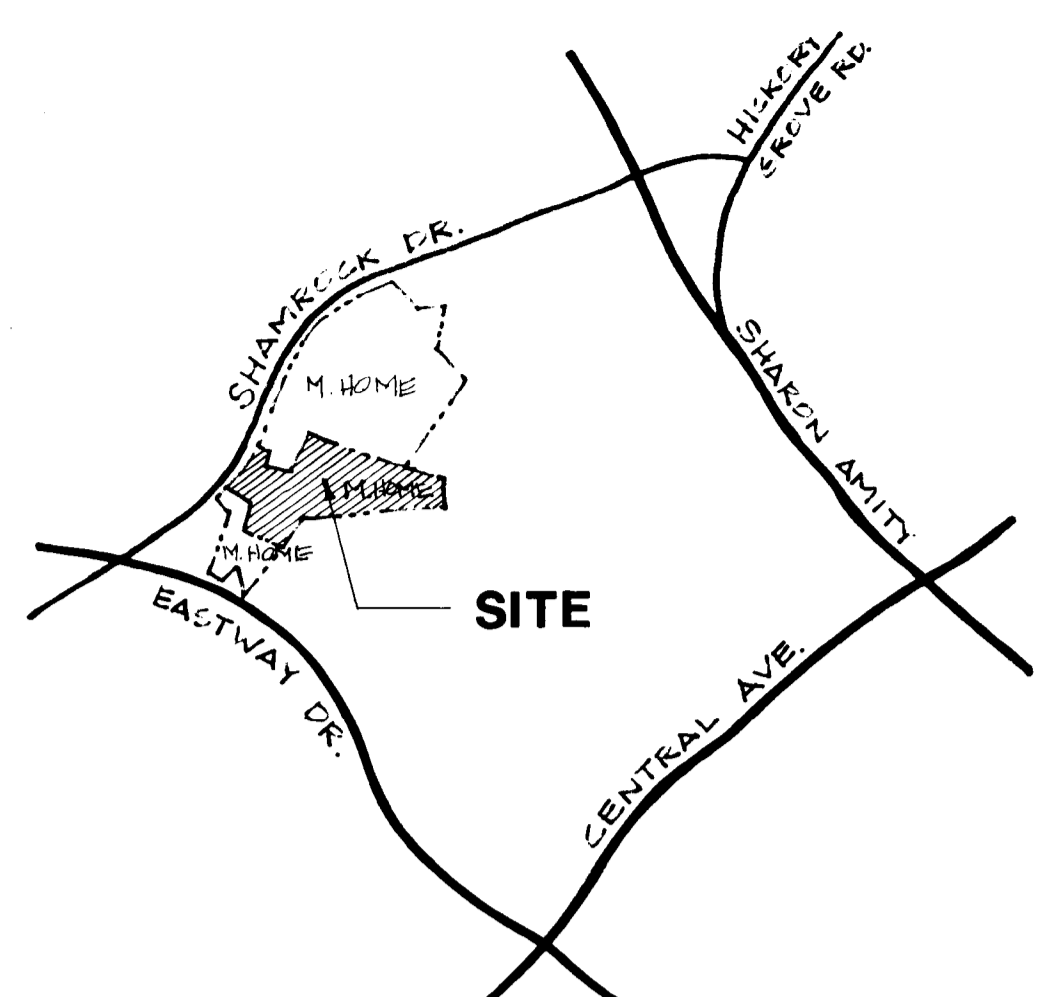
**NOTES**

1. CURRENT ZONING IS R9-MF, PROPOSED ZONING IS INST(CD).
2. TOTAL REZONE SITE AREA = 80 ± ACRES
3. PARKING, CIRCULATION AND BUILDING LOCATIONS ARE SUBJECT TO MINOR ADJUSTMENT IN FINAL DESIGN IF NECESSARY TO SAVE EXISTING TREES, REDUCE GRADING, OR ADJUST TO OTHER SITE CONDITIONS.
4. DEVELOPMENT SHALL MEET THE REQUIREMENTS OF THE CHARLOTTE STORMWATER DETENTION ORDINANCE.
5. SIGNAGE SHALL CONFORM TO THE CHARLOTTE SIGN ORDINANCE REQUIREMENTS.
6. ADDITIONAL SCREENING SHALL BE PROVIDED AS REQUIRED TO SUPPLEMENT BUFFER AREAS. THIS SCREENING SHALL BE ACCOMPLISHED THROUGH THE USE OF ADDITIONAL EVERGREEN PLANT MATERIALS, WALLS, FENCES, BERMS, OR A COMBINATION OF THESE.
7. EXISTING AREAS OUTSIDE OF THE DEVELOPMENT AREAS SHALL REMAIN UNDISTURBED EXCEPT WHEN NECESSARY FOR ROADS AND UTILITIES TO CROSS.
8. PLANTING AND TREE PRESERVATION WILL BE PROVIDED WITHIN THE DEVELOPMENT AREAS TO PROVIDE SHADE AND A CAMPUS LIKE ENVIRONMENT.
9. ZONING BOUNDARY INFORMATION WAS PROVIDED BY R. B. PHARR & ASSOCIATES, DATED OCTOBER 24, 1986.
10. TOPOGRAPHICAL INFORMATION WAS OBTAINED FROM CITY OF CHARLOTTE AERIAL TOPO.
11. COMMERCIAL USES SHALL BE LIMITED TO THOSE WHICH ARE INCIDENTAL AND PERMITTED IN CONJUNCTION WITH THE INSTITUTIONAL USE.

**AREA DEVELOPMENT DATA**

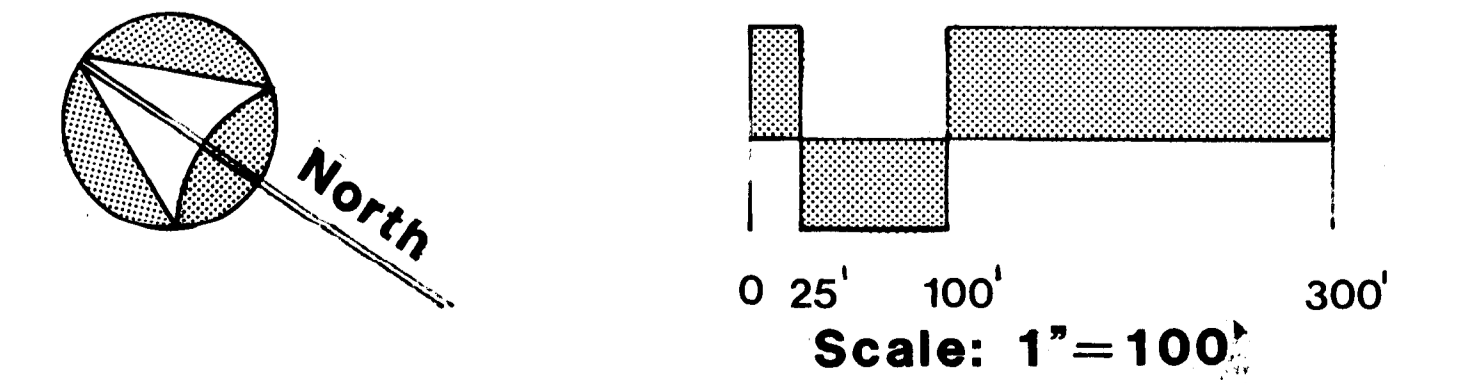
- AREA "A"**  
 EXISTING USE: PARKING, DRIVES AND VACANT  
 PROPOSED USE: NEW BUILDING, MAXIMUM 8 STORIES, PLUS BASEMENT, MAXIMUM 210,000 S.F.; 80 HOME FOR THE AGED UNITS LICENSED BY THE NORTH CAROLINA DEPARTMENT OF HUMAN RESOURCES; 120 CONGREGATE LIVING UNITS NOT LICENSED BY D.H.R.; COMMERCIAL USES IN CONJUNCTION WITH HOME FOR THE AGED UNITS INCLUDING OFFICES, PROFESSIONAL OFFICES AND BANK.  
 PROPOSED PARKING: 240 SPACES MAXIMUM  
 PROPOSED COMPLETION: 1989
- AREA "B"**  
 EXISTING USE: 105,400 S.F. BUILDING WITH 132 HOME FOR THE AGED UNITS LICENSED BY THE NORTH CAROLINA DEPARTMENT OF HUMAN RESOURCES, OFFICES, AND COMMERCIAL USES IN CONJUNCTION WITH HOME FOR AGED UNITS.  
 PROPOSED USE: 6,000 S.F. MAXIMUM INDOOR POOL AND LOCKER ROOM EXPANSION. EXISTING BUILDING TO BE UTILIZED WITH 91 MAXIMUM UNITS. THESE 91 UNITS MAY BE HOME-FOR-THE-AGED UNITS LICENSED BY NORTH CAROLINA DEPARTMENT OF HUMAN RESOURCES AND/OR COMBINATION OF CONGREGATE LIVING UNITS NOT LICENSED BY NORTH CAROLINA DEPARTMENT OF HUMAN RESOURCES. REMAINDER OF SPACE TO BE USED FOR COMMERCIAL USES IN CONJUNCTION WITH HOME-FOR-THE-AGED UNITS INCLUDING DAY CARE CENTER, OFFICES, MEDICAL, DENTAL AND DOCTORS OFFICES, BANK, OFFICES AND PROFESSIONAL OFFICES, AND HOTEL (SHORT TERM LODGING FACILITIES FOR GUESTS AND RELATIVES OF METHODIST HOME) AND ASSOCIATED COMMERCIAL USES.  
 PROPOSED PARKING: 110 SPACES MAXIMUM INCLUDING 60 EXISTING SPACES.  
 PROPOSED COMPLETION: 1991
- AREA "C"**  
 EXISTING USE: OFFICES, 2 STORIES, 16,800 S.F.  
 PROPOSED USE: OFFICE EXPANSION, 9,000 S.F. MAXIMUM, 2 STORIES MAXIMUM  
 PROPOSED PARKING: 110 SPACES MAXIMUM INCLUDING 58 EXISTING SPACES.  
 PROPOSED COMPLETION: UNKNOWN
- AREA "D"**  
 EXISTING USE: VACANT  
 PROPOSED USE: COTTAGES OWNED BY METHODIST HOME WITH A MAXIMUM DENSITY OF 4 UNITS/ACRE, 68 NEW UNITS MAXIMUM  
 PROPOSED PARKING: MAXIMUM 2 SPACES PER DWELLING UNIT.  
 PROPOSED COMPLETION: UNKNOWN

**VICINITY MAP**



NOTE:  
 20' ADDITIONAL R/W  
 ALONG REZONED  
 AREA ONLY

APPROVED BY CITY COUNCIL  
 DATE 2-23-87



REVISION: JAN. 24, 1987  
 REVISION: JAN. 10, 1987  
 OCTOBER 27, 1986

**wood and cory, p.a. architects**  
 239 HAYWOOD STREET, ASHEVILLE, NORTH CAROLINA

**REZONING PLAN**  
**METHODIST HOME FOR THE AGED**  
 CHARLOTTE, N.C.

SHEET NO. **21**  
 DATE OCT. 27, 1986  
 JOB NO. 5285