

DEVELOPMENT DATA:
 SITE ACREAGE: 10.29+/- ACRES
 TAX PARCEL INCLUDED IN REZONING: 20143102
 EXISTING ZONING: R-3
 PROPOSED ZONING: R-12MF(CD)
 EXISTING USE: SINGLE FAMILY RESIDENTIAL
 PROPOSED USE: SENIOR APARTMENTS (MULTI-FAMILY)
 NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE: MULTI-FAMILY (SENIOR) 119-UNITS
 RESIDENTIAL DENSITY: 11.6 UNITS PER ACRE
 SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE: NA
 MAXIMUM BUILDING HEIGHT: PER ZONING ORDINANCE
 MAXIMUM NUMBER OF BUILDINGS: 1 MULTIFAMILY AND 4 GARAGES
 NUMBER AND OR RATIO OF PARKING SPACES: 119 SPACES (INCLUDING 40 GARAGES)
 PARKING SPACE RATIO: 1 SPACE PER UNIT
 AMOUNT OF OPEN SPACE: 50% MINIMUM.

GENERAL PROVISIONS
 A. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THE SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE SITE CONFIGURATION, INCLUDING BUILDING, PARKING AND GARAGES MAY BE MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ZONING ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASE AS ALLOWED BY THE ZONING ORDINANCE.
 B. THE PETITIONER ACKNOWLEDGES THAT REVISIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207 ALTERATIONS AND APPROVAL.

PURPOSE
 THE PURPOSE OF THIS REZONING IS TO PROVIDE NEEDED INDEPENDENT LIVING SENIOR APARTMENTS WITHIN A RESIDENTIAL AREA. THE PETITIONER SEEKS TO HAVE THE SITE REZONED FROM R-3 (SINGLE FAMILY RESIDENTIAL) TO R-12MF(CD) (MULTIFAMILY).

PERMITTED USES
 THE SITE MAY BE USED FOR MULTI-FAMILY (RESTRICTED TO SENIORS).

TRANSPORTATION
 1. THE SITE WILL HAVE ACCESS TO CEDAR CROSSINGS DRIVE. THE GENERAL CONNECTION CONFIGURATION TO CEDAR CROSSINGS DRIVE IS SHOWN ON THE SITE PLAN.
 2. THE PETITIONER WILL COORDINATE WITH THE NCDOT TO DEDICATE AND FOR THE FEE SIMPLE CONVEYANCE OF THE RIGHT-OF-WAY NEEDED ALONG THE SITE FRONTAGE TO CONSTRUCT THE NCDOT TIP PROJECT (U-5766) NC 160. THE APPROXIMATE LIMITS ARE SHOWN ON THIS PLAN.
 3. THE PETITIONER SHALL OBTAIN RIGHT-OF-WAY AGREEMENT FROM ADJACENT PROPERTY OWNER FOR ENTRANCE DRIVE AND CONSTRUCT ALL ENTRANCE IMPROVEMENTS PRIOR TO RECEIVING THE FIRST CERTIFICATE OF OCCUPANCY.
 4. ALL TRANSPORTATION IMPROVEMENTS WILL BE CONSTRUCTED BEFORE THE SITE'S FIRST CERTIFICATE OF OCCUPANCY IS ISSUED WITH THE EXCEPTION OF THE NCDOT NC 160 IMPROVEMENTS, INCLUDING THE 8-FOOT PLANTING STRIP AND 12-FEET WIDE MULTI-USE PATH.
 5. THE PETITIONER WILL COORDINATE WITH THE NCDOT TO PROVIDE A 8-FOOT PLANTING STRIP AND 12-FOOT MULTI-USE PATH ALONG STEELE CREEK ROAD.

LANDSCAPING
 THE PETITIONER WILL PROVIDE SCREENING AND LANDSCAPING AS REQUIRED BY THE ZONING ORDINANCE.

FIRE PROTECTION
 1. THE APARTMENT BUILDING WILL BE SPRINKLERED AND ON-SITE HYDRANTS WILL BE PROVIDED AS REQUIRED BY CODE.
 2. FIRE DEPARTMENT ACCESS ROADS TO BE CAPABLE OF SUPPORTING 80,000 POUNDS.
 3. FIRE DEPARTMENT CONNECTION(S) SHALL BE LOCATED WITHIN 200 FEET OF A FIRE HYDRANT.

LIGHTING
 SITE LIGHTING WILL BE PROVIDED BY POLE OR BUILDING MOUNTED. DARK SKY COMPLIANT LIGHT FIXTURES. POLES HEIGHT WILL BE LIMITED TO 20' MAX. ALL LIGHTING WILL BE FULL CUT OFF AND DOWNWARDLY DIRECTED. PHOTOMETRIC DESIGN WILL BE IN ACCORDANCE WITH ZONING REQUIREMENTS.

PHASING
 THE PROJECT WILL BE CONSTRUCTED IN A SINGLE PHASE.

ENVIRONMENTAL FEATURES
 FOR ADJOINING PARCELS RECEIVING STORM WATER DISCHARGE THE PETITIONER SHALL ANALYZE THE ADEQUACY OF THE EXISTING STORM WATER CONVEYANCE ON THE ADJOINING PARCELS TO THE DOWNSTREAM CHANNEL (IDENTIFIED BY THE SWIMPSO BUFFER ON PID 20143103). IF THE EXISTING STORM WATER CONVEYANCE ON THE ADJOINING PARCELS IS FOUND TO BE INADEQUATE, THE PETITIONER SHALL MAKE A GOOD FAITH EFFORT WITH THE PROPERTY OWNER(S) TO IMPROVE THE STORM WATER CONVEYANCE OR MITIGATE THE STORM WATER DISCHARGE ONTO THE ADJOINING PARCELS.

TREE PRESERVATION
 A. THE PETITIONER SHALL PRESERVE A MINIMUM OF 15% OF THE EXISTING TREES ON THE SITE.
 B. THE PETITIONER WILL PRESERVE ALL TREES POSSIBLE IN THE STEELE CREEK ROAD RIGHT-OF-WAY. ANY TREE REMOVAL IN THE RIGHT-OF-WAY WILL BE MITIGATED PER THE CITY'S TREE ORDINANCE.

ARCHITECTURAL NOTES:
 1. PREFERRED EXTERIOR BUILDING MATERIALS: ALL PRINCIPAL AND ACCESSORY BUILDINGS ABUTTING A NETWORK REQUIRED PUBLIC OR PRIVATE STREET SHALL COMPRISE A MINIMUM OF 30% OF THAT BUILDING'S ENTIRE FAÇADE FACING SUCH NETWORK STREET USING BRICK, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO OR OTHER MATERIAL APPROVED BY THE PLANNING DIRECTOR.
 2. PROHIBITED EXTERIOR BUILDING MATERIALS:
 A. VINYL SIDING (BUT NOT VINYL HAND RAILS, WINDOWS OR DOOR TRIM)
 B. CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED
 3. BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT THROUGH THE FOLLOWING:
 A. BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FAÇADE TO ALL NETWORK REQUIRED STREETS (PUBLIC OR PRIVATE)
 4. BUILDING MASSING AND HEIGHT SHALL BE DESIGNED TO BREAK UP LONG MONOLITHIC BUILDING FORMS AS FOLLOWS:
 A. BUILDINGS EXCEEDING 120 FEET IN LENGTH SHALL INCLUDE MODULATIONS OF THE BUILDING MASSING/FAÇADE PLANE (SUCH AS RECESSES, PROJECTIONS, AND ARCHITECTURAL DETAILS). MODULATIONS SHALL BE A MINIMUM OF 10 FEET WIDE AND SHALL PROJECT OR RECESS A MINIMUM OF 6 FEET EXTENDING THROUGH THE BUILDING.
 5. ARCHITECTURAL ELEVATION DESIGN - ELEVATIONS SHALL BE DESIGNED TO CREATE VISUAL INTEREST AS FOLLOWS:
 A. BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FAÇADE FEATURES WHICH MAY INCLUDE BUT NOT BE LIMITED TO A COMBINATION OF EXTERIOR WALL OFFSETS, PROJECTIONS, RECESSES, PILASTERS, BANDING AND CHANGE IN MATERIALS OR COLORS
 B. BUILDINGS SHALL BE DESIGNED WITH A RECOGNIZABLE ARCHITECTURAL BASE ON ALL FAÇADES FACING NETWORK REQUIRED PUBLIC OR PRIVATE STREETS. SUCH BASE MAY BE EXECUTED THROUGH USE OF PREFERRED EXTERIOR BUILDING MATERIALS OR ARTICULATED ARCHITECTURAL FAÇADE FEATURES AND COLOR CHANGES
 C. BUILDING ELEVATIONS FACING NETWORK REQUIRED PUBLIC OR PRIVATE STREETS SHALL NOT HAVE EXPANSIONS OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS BUT NOT LIMITED TO BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS
 6. ROOF FORM AND ARTICULATION - ROOF FORM AND LINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF STRUCTURE AS FOLLOWS:
 A. LONG PITCHED OR FLAT ROOF LINES SHALL AVOID CONTINUOUS EXPANSIONS WITHOUT VARIATION BY INCLUDING CHANGES IN HEIGHT AND/OR ROOF FORM. TO INCLUDE BUT NOT BE LIMITED TO GABLES, HIP, DORMERS OR PARAPETS
 B. FOR PITCHED ROOFS THE MINIMUM ALLOWED IS 4:12 EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS
 C. ROOF TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE FROM THE NEAREST STREET
 7. SERVICE AREA SCREENING - SERVICE AREAS SUCH AS DUMPSTERS, REFUSE AREAS, RECYCLING AND STORAGE SHALL BE SCREENED FROM VIEW WITH MATERIALS AND DESIGN TO BE COMPATIBLE WITH PRINCIPAL STRUCTURES. SUCH DESIGN SHALL INCLUDE A MINIMUM 20 PERCENT PREFERRED EXTERIOR BUILDING MATERIALS OR A CLASS B BUFFER NOT LESS THAN 10' IN DEPTH AT ALL ABOVE GRADE PERIMETER NOT PAVED FOR ACCESS.

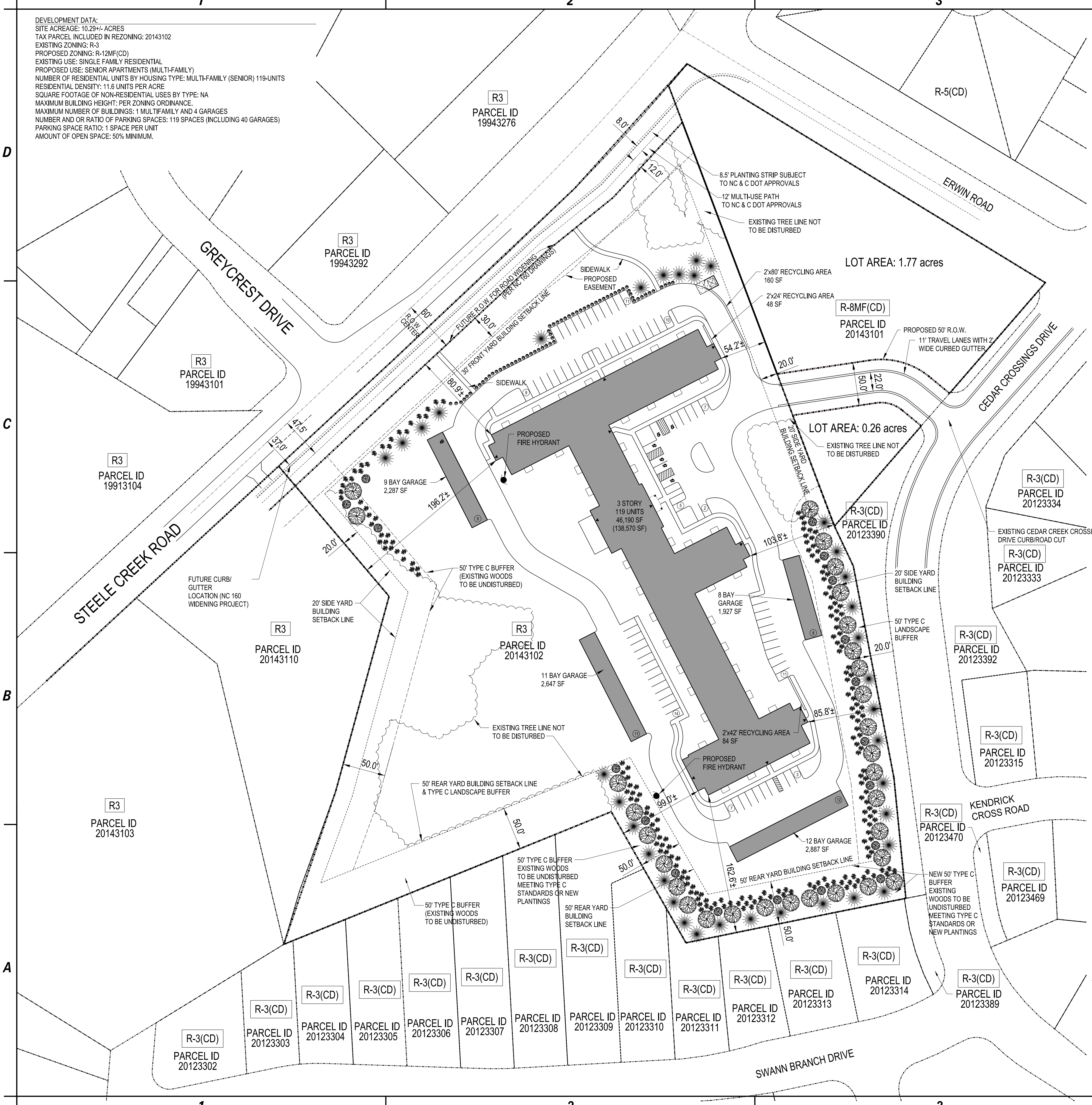
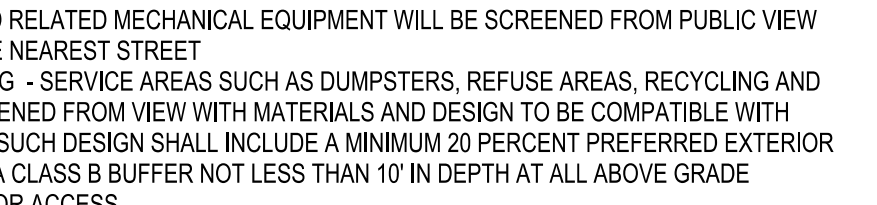
CONDITIONAL USE NOTES:
 1. 55+ AGE RESTRICTED, SENIOR INDEPENDENT LIVING

BUILDING DATA:
 3 STORY BUILDING
 119 UNITS
 2,770 SF STORAGE (FIRST FLOOR)
 46,190 SF (138,570 TOTAL)

LEGEND
 R-3(CD) R3 CURRENT ZONING

NOTES:
 1. PROPERTY LINES ARE FROM MECKLENBURG COUNTY GIS PARCEL DATA
 2. NO SURVEY IS AVAILABLE AT THIS TIME

INITIAL SUBMITTAL: 4/1/2020
 RESUBMITTAL DATE: 5/11/2020
 RESUBMITTAL DATE: 6/15/2020
 RESUBMITTAL DATE: 8/13/2020



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SENIOR HOUSING
 12841 STEELE CREEK ROAD
 CHARLOTTE, NC

MARK	DATE	DESCRIPTION
REVISIONS		
		PROJECT NO: F53.432.001
		DATE: 8-12-2020
		SCALE: 1"=60'
		DRAWN BY: S. SCHIENER
		DESIGNED BY:
		CHECKED BY:

RE-ZONING
 EXHIBIT

C-101