

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: INDEPENDENT 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
PROPOSED PARKING SPACES: 1 SPACE PER UNIT INCLUDING 40 GARAGES
AMOUNT OF OPEN SPACE: 50% MINIMUM.

TREE SAVE CALCULATIONS:
PROTECTED TREE SAVE AREA REQUIRED: 15% UNDISTURBED
10.29 ACRES X 15% = 1.54 ACRES PROTECTED TREE SAVE REQUIRED
TREE SAVE AREA PROVIDED:
TREE SAVE AREA #1: 0.496 ACRES
TREE SAVE AREA #2: 0.882 ACRES
TREE SAVE AREA #3: 0.180 ACRES
TOTAL: 1.558 ACRES

TURNING LANE TO BE INSTALLED
AS PART OF FUTURE NC160
WIDENING PROJECT

R3
PARCEL ID
19943276

12' MULTI-USE PATH
(CONSTRUCTED AT EXISTING GRADE)
TO NC & C DOT APPROVALS

R3
PARCEL ID
19943292

R3
PARCEL ID
19943101

R3
PARCEL ID
19913104

R3
PARCEL ID
20143110

PROTECTED TREE
SAVE AREA #1
(0.424 AC, UNDISTURBED)

R3
PARCEL ID
20143103

APPROXIMATE LOCATION OF
BMP PIPE OUTFALL AND STORM
DRAIN EASEMENT

R-3(CD)
PARCEL ID
20123302

R-3(CD)
PARCEL ID
20123303

R-3(CD)
PARCEL ID
20123304

R-3(CD)
PARCEL ID
20123305

R-3(CD)
PARCEL ID
20123306

R-3(CD)
PARCEL ID
20123307

R-3(CD)
PARCEL ID
20123308

R-3(CD)
PARCEL ID
20123309

R-3(CD)
PARCEL ID
20123310

R-3(CD)
PARCEL ID
20123311

R-3(CD)
PARCEL ID
20123312

R-3(CD)
PARCEL ID
20123313

R-3(CD)
PARCEL ID
20123314

R-3(CD)
PARCEL ID
20123389

R-3(CD)
PARCEL ID
20123470

R-3(CD)
PARCEL ID
20123469

R-3(CD)
PARCEL ID
20123315

R-3(CD)
PARCEL ID
20123334

R-3(CD)
PARCEL ID
20123333

R-3(CD)
PARCEL ID
20123332

R-3(CD)
PARCEL ID
20123331

R-3(CD)
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PARCEL ID
20123310

R-3(CD)
PARCEL ID
20123309

INITIAL SUBMITTAL: 4/1/2020
RESUBMITTAL DATE: 5/11/2020
RESUBMITTAL DATE: 6/15/2020
RESUBMITTAL DATE: 8/13/2020
RESUBMITTAL DATE: 9/14/2020
RESUBMITTAL DATE: 10/15/2020
RESUBMITTAL DATE: 11/16/2020
RESUBMITTAL DATE: 12/28/2020
RESUBMITTAL DATE: 3/2/2021
RESUBMITTAL DATE: 4/2/2021

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

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)

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 5.207 ALTERATIONS AND APPROVAL.
C. THE DEPICTED LAND CONSOLIDATIONS AS OUTLINED IN THE CONSENT LETTER WILL BE COMPLETED PRIOR TO FINAL PERMITTING.

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. THERE WILL BE NO ACCESS TO NC160 OR IRWIN ROAD.
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 HAS ENTERED INTO AN AGREEMENT TO ACQUIRE A 0.47 ACRE PORTION OF PARCEL 20143101 FROM THE PARCEL OWNER TO ACCOMMODATE THE ENTRANCE DRIVE. ALL ENTRANCE IMPROVEMENTS SHALL BE CONSTRUCTED PRIOR TO RECEIVING THE FIRST CERTIFICATE OF OCCUPANCY.
4. THE PETITIONER SHALL PROVIDE AN ACCESS EASEMENT TO THE OWNER OF PARCEL 20143101 ALLOWING ENTRANCE TO SAID PARCEL FROM THE PROPOSED ENTRANCE DRIVE. VALIDATION OF THIS EASEMENT WILL BE PROVIDED TO CDOT BEFORE FINAL PERMITTING.
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.
6. THE DEVELOPER/CONTRACTOR WILL MILL AND RESURFACE CEDAR CROSSINGS DRIVE FROM THE DEVELOPMENT'S PROPOSED DRIVEWAY NORTH TO ERWIN RD. OTHER ACCESS ROADS WILL BE ASSESSED FOR NEGATIVE IMPACT AND THE DEVELOPER/CONTRACTOR SHALL WORK WITH CDOT TO DETERMINE THE BEST STREET REPAIR IF A NEGATIVE IMPACT IS DETERMINED. THIS IMPROVEMENTS SHALL BE COMPLETED PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY.
7. TO ASSIST THE CDOT WITH IMPROVEMENTS AT THE INTERSECTION OF STEELE CREEK AND ERWIN ROAD, CLOVER IS WILLING TO MAKE A VOLUNTARY CONTRIBUTION IN CONJUNCTION WITH OTHER DEVELOPERS.
8. THE ENTRANCE OFF CEDAR CROSSING DRIVE WILL BE LIMITED TO RIGHT IN AND LEFT OUT.

LANDSCAPING AND BUFFERS
1. THE PETITIONER WILL PROVIDE SCREENING AND LANDSCAPING AS REQUIRED BY THE ZONING ORDINANCE.
2. THE PETITIONER RESERVES THE RIGHT TO REDUCE THE REQUIRED 50' TYPE C BUFFER WIDTH BY 25% BY USE OF FENCE OR WALL IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. BUFFER PLANTINGS SHOWN ON THE REZONING PLAN ARE GRAPHICAL DEPICTIONS ONLY AND ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL LAND DEVELOPMENT PLAN SUBMITTAL TO THE CITY OF CHARLOTTE.
4. THE PROPOSED TYPE C BUFFERS MAY CONSIST OF EXISTING AND/OR NEW PLANTINGS. ALL PLANTINGS WHETHER EXISTING OR PROPOSED SHALL BE IN ACCORDANCE WITH CITY OF CHARLOTTE BUFFER PLANTING REQUIREMENTS AND ARE SUBJECT TO REVIEW AND FINAL APPROVAL BY CITY OF CHARLOTTE URBAN FORESTRY.

FIRE PROTECTION
1. FIRE DEPARTMENT ACCESS ROAD SHALL HAVE A MIN. 20' UNOBSTRUCTED CLEAR WIDTH AND SHALL BE CAPABLE OF SUPPORTING 80,000 LBS.
2. TURNAROUND 30' INSIDE AND 42' OUTSIDE.
3. FOR BUILDINGS THAT ARE EQUIPPED WITH A SPRINKLER SYSTEM, A FIRE DEPARTMENT CONNECTION SHALL BE LOCATED WITHIN 200' OF A FIRE HYDRANT FOR A NFPA 13 & NFPA 14 TYPE SYSTEM AND 750' FOR A NFPA 13R SPRINKLER SYSTEM.
4. FIRE HYDRANT SHALL BE LOCATED WITHIN 750' TO THE MOST REMOTE POINT OF THE BUILDING AS TRUCK TRAVEL FOR ALL BUILDINGS.

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
1. 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 SWIMPSCO 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 OWNERS TO IMPROVE THE STORM WATER CONVEYANCE OR MITIGATE THE STORM WATER DISCHARGE ONTO THE ADJOINING PARCELS.
2. THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL REQUIREMENTS OF THE POST CONSTRUCTION CONTROLS ORDINANCE AS THEY APPLY TO THE PROPOSED ZONING.
3. 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 LAND DEVELOPMENT PLAN SUBMITTAL TO CITY OF CHARLOTTE AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS AND MODIFICATIONS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL WATER TREATMENT REQUIREMENTS, NATURAL SITE DISCHARGE POINTS, AND SITE CONSTRAINTS.

TREE PRESERVATION
A. THE PROPOSED DEVELOPMENT SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE AS IT RELATES TO TREE SAVE AREA REQUIREMENTS.
B. THE PETITIONER IS REQUIRED TO PROVIDE A MINIMUM 15% OF THE SITE AREA AS PROTECTED TREE SAVE AREA.
C. WHERE PROTECTED TREE SAVE AREA AND PERIMETER LANDSCAPE BUFFERS OVERLAP, SUPPLEMENTAL PLANTINGS TO FULFILL BUFFER PLANTING REQUIREMENTS MAY BE REQUIRED. (SEE LANDSCAPE AND BUFFER NOTES)
D. THE PETITIONER WILL PRESERVE ALL TREES POSSIBLE IN THE ROAD RIGHT-OF-WAY.
E. ANY TREE REMOVAL IN THE RIGHT-OF-WAY WILL BE MITIGATED PER THE CITY'S TREE ORDINANCE.
F. TREE SAVE AREAS DEPICTED ON THE REZONING PLAN ARE GRAPHICAL REPRESENTATIONS ONLY. ADJUSTMENTS AND MODIFICATIONS TO TREE SAVE AREAS MAY BE NECESSARY IN ORDER TO ACCOMMODATE THE FINAL SITE DESIGN AND SITE CONSTRAINTS.
G. TREE SAVE AREAS SHALL BE PLATTED AND RECORDED, AND ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL LAND DEVELOPMENT PLAN SUBMITTAL TO CITY OF CHARLOTTE.

ARCHITECTURAL NOTES:
1. PREFERRED EXTERIOR BUILDING MATERIALS: ALL PRINCIPAL AND ACCESSORY BUILDINGS ABUTTING A NETWORK REQUIRED PUBLIC OR PRIVATE STREET SHALL COMPREHEND 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 DETAIL). 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 AS BUT TO 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, HIPs, 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.



C&S COMPANIES
C&S Engineers, Inc.
141 Elm St. Suite 100
Buffalo, New York 14203
Phone: 716-847-1630
Fax: 716-847-1454
www.cscos.com



SENIOR HOUSING
12841 STEELE CREEK ROAD
CHARLOTTE, NC

MARK	DATE	DESCRIPTION
REVISIONS		
PROJECT NO: F53.432.001		
DATE: 3-1-2021		
DRAWN BY: S. SCHIENER		
DESIGNED BY:		
CHECKED BY:		
NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER SECTION 7209 SUBDIVISION 2 OF THE NEW YORK EDUCATION LAW		

C-101