

VICINITY MAP | NOT TO SCALE

SITE DEVELOPMENT DATA:

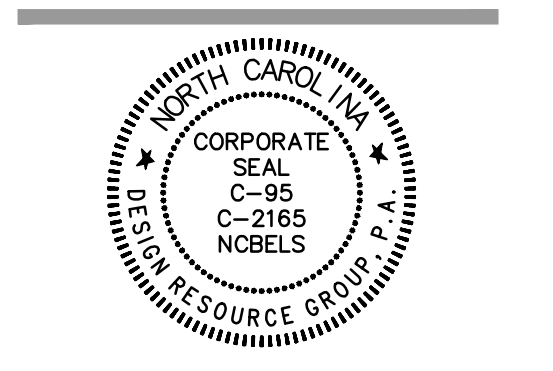
PID:	025-16-105
SITE AREA:	04875 SF (± 6.99 ACRES)
PROPOSED UNITS:	57
EXISTING ZONING:	R-BMF (CD)
PROPOSED ZONING:	R-BMF (CD)
EXISTING USE:	VACANT
PROPOSED USE:	SENIOR MULTI-FAMILY HOUSING
PARKING REQUIRED:	CLT ORDINANCE, ELDERLY OR DISABLED MF 0.25 SPACES PER UNIT = 14.25 SPACES NCHA REQUIREMENTS 1.0 SPACES PER UNIT = 57 SPACES
PARKING PROVIDED:	TO MEET ORDINANCE REQUIREMENTS
SETBACK:	30'
SIDE YARD:	20'
REAR YARD:	50'
OPEN SPACE REQUIRED:	TO MEET ORDINANCE REQUIREMENTS
MAX BUILDING HEIGHT:	AS DEFINED BY THE ORDINANCE
TRASH REQUIRED:	TO MEET ORDINANCE REQUIREMENTS
RECYCLING REQUIRED:	TO MEET ORDINANCE REQUIREMENTS
BIKE PARKING REQUIRED:	N/A (ELDERLY OR DISABLED MF)

- NOTES**
1. THE 100' SWIM BUFFER SHALL BE DEDICATED AND CONVEYED TO MECKLENBURG COUNTY PARKS AND RECREATION PRIOR TO ISSUANCE OF THE BUILDING CERTIFICATE OF OCCUPANCY. THE SENIOR APARTMENTS OWNERS SHALL RESERVE THE RIGHT TO USE THE DEDICATED SWIM BUFFER FOR RECREATIONAL PURPOSES AS PERMITTED BY MECKLENBURG COUNTY PARKS AND RECREATION AND IN ACCORDANCE WITH MECKLENBURG COUNTY STORM WATER SERVICES ORDINANCES.
 2. ADDITIONAL RIGHT-OF-WAY ALONG BEATTIES FORD AND MT. HOLLY-HUNTERSVILLE ROAD SHALL BE DEDICATED AND CONVEYED TO THE CITY OF CHARLOTTE PRIOR TO THE ISSUANCE OF THE BUILDING PERMITS. ALONG MT. HOLLY-HUNTERSVILLE ROAD, 55' FROM THE CENTERLINE FOR THE FIRST 500' DEPARTING BEATTIES FORD ROAD, MEASURED FROM THE RIGHT-OF-WAY, AT WHICH POINT THE RIGHT-OF-WAY WILL TRANSITION TO 50' OVER THE NEXT 225'. ON BEATTIES FORD ROAD, THE RIGHT-OF-WAY REQUIREMENT IS 55' FROM THE CENTERLINE EXTENDING 300' FROM THE INTERSECTION.
 3. SENIOR MULTI-FAMILY DEVELOPMENT SHALL MEET REQUIREMENTS AS STATED IN CHAPTERS 9 AND 12 OF THE CHARLOTTE CITY CODE REGARDING SOLID WASTE DUMPSTER, COMPACTOR, AND RECYCLING AREAS.
 4. A 5-FOOT SIDEWALK AND 8' PLANTING STRIP SHALL BE PROVIDED ALONG MT. HOLLY-HUNTERSVILLE ROAD FRONTAGE AND BEATTIES FORD ROAD (WITH THE EXCEPTION OF ALONG THE BRIDGE CROSSING AND ASSOCIATED GUARDRAIL).
 5. THE PETITIONER WILL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION ORDINANCE.
 6. NO WALL PAC LIGHTING WILL BE PERMITTED.
 7. DETACHED LIGHTS SHALL BE LIMITED TO 22' IN HEIGHT WITH LIGHTS BEING FULLY SHIELDED.
 8. THE MINIMUM TREE SAVE AREA PROPOSED SHALL MEET ORDINANCE REQUIREMENTS. THE SWIM BUFFER MAY BE USED TOWARDS THIS REQUIREMENT.
 9. THE REQUIRED CLASS C BUFFER ADJACENT TO THE LONG CREEK MASONIC LODGE IS 38'. THE PROPOSED SENIOR HOUSING SITE IS RESPONSIBLE FOR HALF OF THE REQUIRED BUFFER.
 11. SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS WHICH SHALL BE DETERMINED BY THE PLANNING DIRECTOR.

NOTE: TOPOGRAPHY FROM MECKLENBURG COUNTY GIS, SHOWN FOR REFERENCE.



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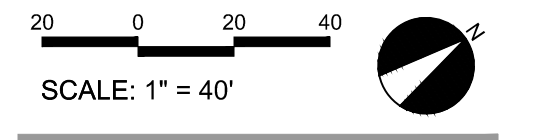


REZONING PETITION
 2020-XXXX

REZONING DOCUMENTS

LONG CREEK SENIOR APARTMENTS
 CHARLOTTE, NORTH CAROLINA
 NHE
 325 ROCKY SLOPE ROAD, SUITE 301
 GREENVILLE, SOUTH CAROLINA 29607
 864.467.1600

SCHEMATIC SITE PLAN



PROJECT #: 848-004
 DRAWN BY: JN
 CHECKED BY: SK

JULY 16, 2020

REVISIONS:
 1. 10.09.2020

RZ1.00