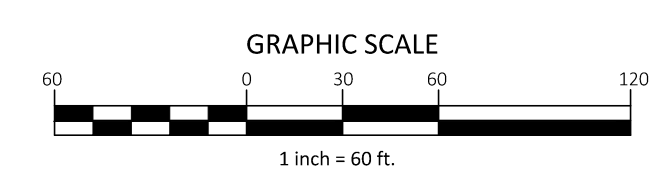
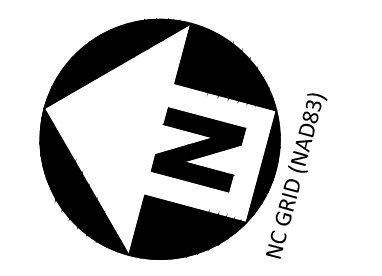
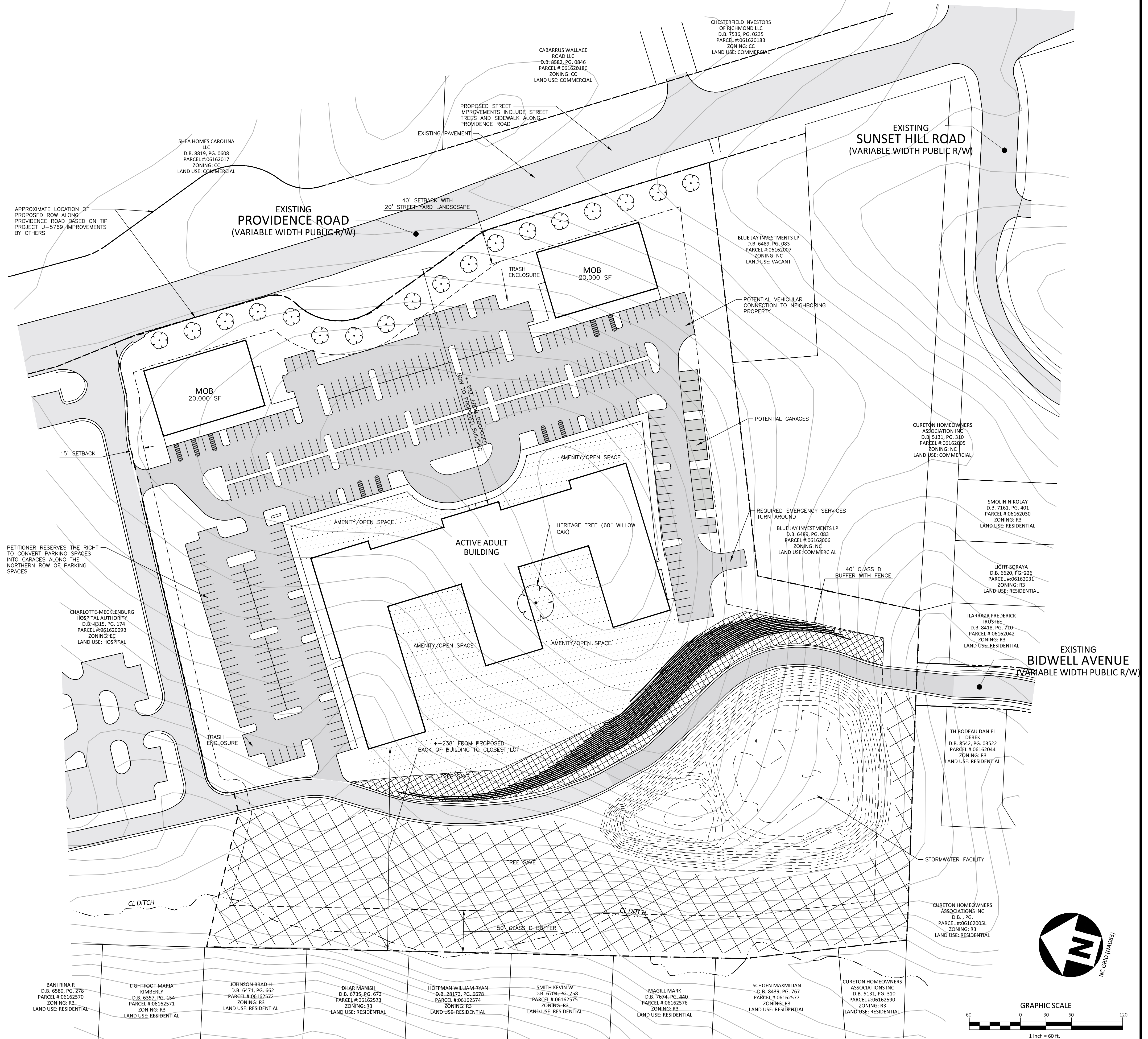


**SITE LEGEND**

-----	PROPERTY LINE
- - - - -	RIGHT-OF-WAY LINE
-----	SUBLOT LINE
-----	EASEMENT LINE
-----	BUFFER LINE
-----	CENTERLINE
-----	TREE SAVE
-----	SUPPLEMENTAL TREE SAVE
-----	OPEN SPACE

**SITE DATA**

DEVELOPER: CHRIS BROOKSHIRE WAXHAW ASSOCIATES, LLC 2 COOPER STREET CAMDEN, NEW JERSEY 08102	
PREPARED BY: MCADAMS COMPANY 2100 SOUTH TRYON STREET, SUITE 400 CHARLOTTE, NC 28203 704.527.0800	
PARCEL NUMBER: 06162009	
TOTAL SITE ACREAGE:	± 14.80 AC
EXISTING ZONING:	EC
PROPOSED ZONING:	EC CONDITIONAL
PROPOSED USE:	MEDICAL OFFICE - 40,000 SF ACTIVE ADULT AGE RESTRICTED RESIDENTIAL - 190 DWELLINGS
SETBACK REQUIREMENTS:	
FRONT:	40' FROM PROPOSED ROW
REAR:	40'
SIDE:	15'
REQUIRED AMENITY/OPEN SPACE (10% OF SITE):	1.48 ACRES
PROVIDED AMENITY/OPEN SPACE:	1.48 ACRES
REQUIRED TREE SAVE (10% OF SITE):	± 2.96 AC
PROPOSED EXISTING TREE SAVE:	± 2.40 AC
SUPPLEMENTAL TREE SAVE:	± 0.56 AC
PARKING SPOTS:	345
STORMWATER MANAGEMENT:	1.01 AC
MAXIMUM HEIGHT:	PER ORDINANCE



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

**McAdams**  
The John R. McAdams Company, Inc.  
2100 South Tryon Street  
Suite 400  
Charlotte, NC 28203  
phone 704.527.0800  
fax 919.361.2269  
license number: C-0293, C-187  
www.mcadamsco.com

**CLIENT**  
MR. CHRIS BROOKSHIRE  
WAXHAW ASSOCIATES, LLC  
2 COOPER STREET  
CAMDEN, NEW JERSEY 08102

**ATRIUM WAXHAW**  
CONDITIONAL REZONING  
2700 S. PROVIDENCE RD  
WAXHAW, NORTH CAROLINA 28173

**REVISIONS**

NO.	DATE
-----	------

**PLAN INFORMATION**

PROJECT NO.	SPEC-23530
FILENAME	SPEC23530-RZ1
CHECKED BY	EM
DRAWN BY	HM
SCALE	1"= 60'
DATE	06.03.2024

**SHEET**

**RZ.01**

M:\Projects\SPEC\SPC 2023\SPC23530 Atrium Waxhaw\04-Production\Engineering\Reasoning\SPC23530.RZ.dwg, 6/7/2024 9:41:23 AM, Heather Madden



**PURPOSE STATEMENT**

The proposed project includes a portion of parcel #06162009 (approximately 14.8 acres) located at 2700 S. Providence Road, Waxhaw, NC, in the jurisdictions of Waxhaw and Union County. The project is requesting to rezone a portion of the parcel to Employment Center (EC) - Conditional in order to allow the development of the site with office uses and age-restricted multi-family residential.

**1. General Provisions:**

- a. **Site Location.** These Development Standards, the Technical Data Sheet, Schematic Site Plan, and related graphics form the Rezoning Plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Waxhaw Associates, LLC, (the "Petitioner") to accommodate development of the site with 190 age-restricted multi-family residential dwelling units with up to 40,000 square feet of office space (the "Site").
- b. **Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the Town of Waxhaw Land Development Code (the "Ordinance"). Unless the Rezoning Plan modifies the standards or establishes more stringent standards as part of the conditional site plan, the regulations established under the Ordinance for the EC zoning classifications shall govern all development taking place on the Site, subject to the provisions provided below.
- c. **Graphics and Alterations.** The schematic depictions of the lot, parking areas, sidewalks, overall layout, building elevations, driveways, streets, open space areas and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Ordinance.

**2. Permitted Uses and Development Area Limitations:**

- a. The Site may be developed with up to one hundred ninety (190) age-restricted multi-family dwelling units and no more than 40,000 square feet of office space including any incidental or accessory uses permitted in the EC zoning district under the Ordinance.

**3. Transportation Improvements:**

- a. **Waxhaw and NCDOT Standards.** All public roadway improvements will be subject to the standards and criteria of Waxhaw and NCDOT, as applicable, to the roadway improvements within their respective road authority. Public streets within the site shall follow Town of Waxhaw typical local street sections as set forth on the Rezoning Plan.
- b. **Right-of-way Conveyance.** IF APPLICABLE BUT ONLY TO THE EXTENT APPLICABLE, the Petitioner will dedicate via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy.

**4. Access and Parking.**

- a. Access to the Site will be from Providence Road and Gray Byrum Road as generally depicted on the Rezoning Plan.
- b. Access to the Site shall be provided by the extension of Bidwell Road only as required by Ordinance and subject the ability to construct such improvement.
- c. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by the Town of Waxhaw in accordance with published standards.

**5. Streetscape, Landscaping and Buffer:**

- a. A fifty (50) foot wide perimeter tree buffer shall be provided in accordance with section 8.6 of the Ordinance and as generally depicted on the Rezoning Plan.
- b. Screening and landscaping shall conform with the standards and treatments specified in the Ordinance.

**6. Environmental Features**

- a. 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 from an engineering perspective with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
- b. This project will use sand filter type SCM stormwater management devices to provide stormwater quality and attenuation.

**7. Open Space & Amenity Areas:**

- a. A minimum of approximately 1.48 acres of the Site shall be set aside as publicly accessible recreation space, which represents 10% of the Site.
- b. Open space shall comply with the standards of the Ordinance.
- c. If the trees are disturbed in tree save area during construction, they will be mitigated.
- d. Amenity areas are generally depicted on the site plan; final location may be adjusted during site plan approval.

**8. Signage:**

- a. All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.

**9. Amendments to the Rezoning Plan:**

- a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area or portion of the Site affected by such amendment in accordance with the provisions herein, Chapter 6 of the Ordinance, and per the CZ amendment process set forth in Section 3.3.5.

**10. Binding Effect of the Rezoning Application:**

- a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

**11. Miscellaneous Provisions:**

- a. Trash removal for individual units shall be provided by the multi-family management company internal to the building.
- b. The current design of the building footprint sits approximately 236 feet from the west/rear property line.



**CLIENT**

MR. CHRIS BROOKSHIRE  
 WAXHAW ASSOCIATES, LLC  
 2 COOPER STREET  
 CAMDEN, NEW JERSEY 08102

**ATRIUM WAXHAW**  
 CONDITIONAL REZONING  
 WAXHAW, NORTH CAROLINA 28173

**REVISIONS**

NO. DATE

**PLAN INFORMATION**

PROJECT NO. SPEC-23530  
 FILENAME SPEC23530-RZ1  
 CHECKED BY EM  
 DRAWN BY HM  
 SCALE  
 DATE 06.03.2024

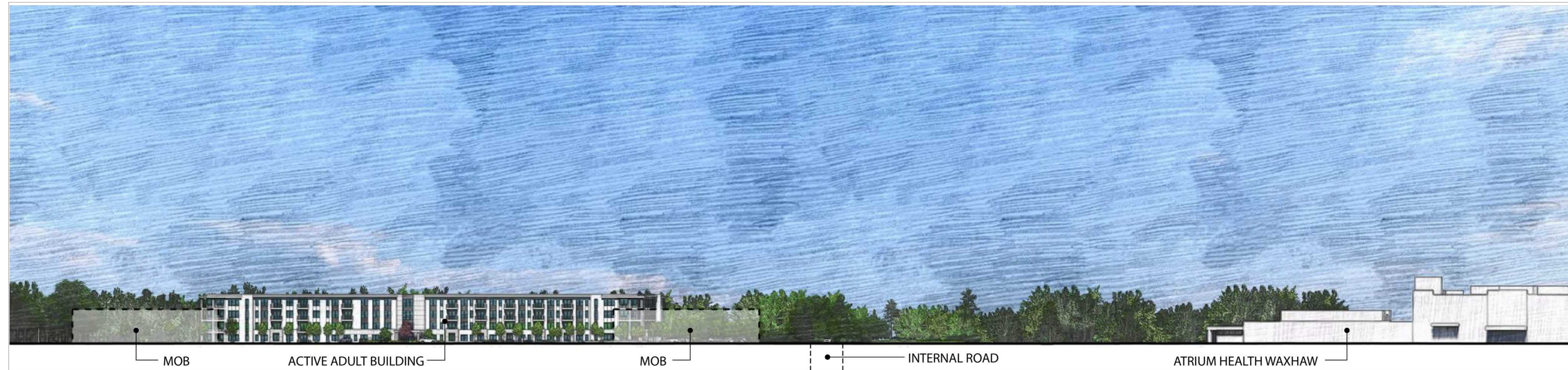
**SHEET**

**REZONING NOTES**

**RZ.02**



NORTH-SOUTH SECTION (FACING EAST)



MEDICAL OFFICE BUILDING



ACTIVE ADULT AGE RESTRICTED RESIDENTIAL



**McADAMS**

The John R. McAdams Company, Inc.  
 2100 South Tryon Street  
 Suite 400  
 Charlotte, NC 28203  
 phone 704. 527. 0800  
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 license number: C-0293, C-187  
 www.mcadamsco.com

**CLIENT**

MR. CHRIS BROOKSHIRE  
 WAXHAW ASSOCIATES, LLC  
 2 COOPER STREET  
 CAMDEN, NEW JERSEY 08102

**ATRIUM WAXHAW**  
 CONCEPTUAL BUILDING ELEVATIONS  
 WAXHAW, UNION COUNTY, NC 28173

**REVISIONS**

NO.	DATE

**PLAN INFORMATION**

PROJECT NO.	SPEC-23530
FILENAME	SPEC23530-RZ1
CHECKED BY	EM
DRAWN BY	HM
SCALE	
DATE	06.04.2024

**SHEET**

**REZONING NOTES**

**RZ.03**