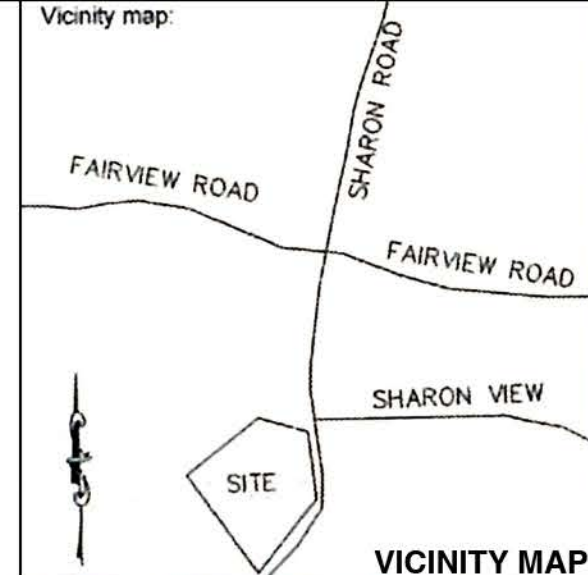




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	2	5/15/2018	Revision #2
	3	6/12/2018	Revision #3

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Sharon Towers
2018-027

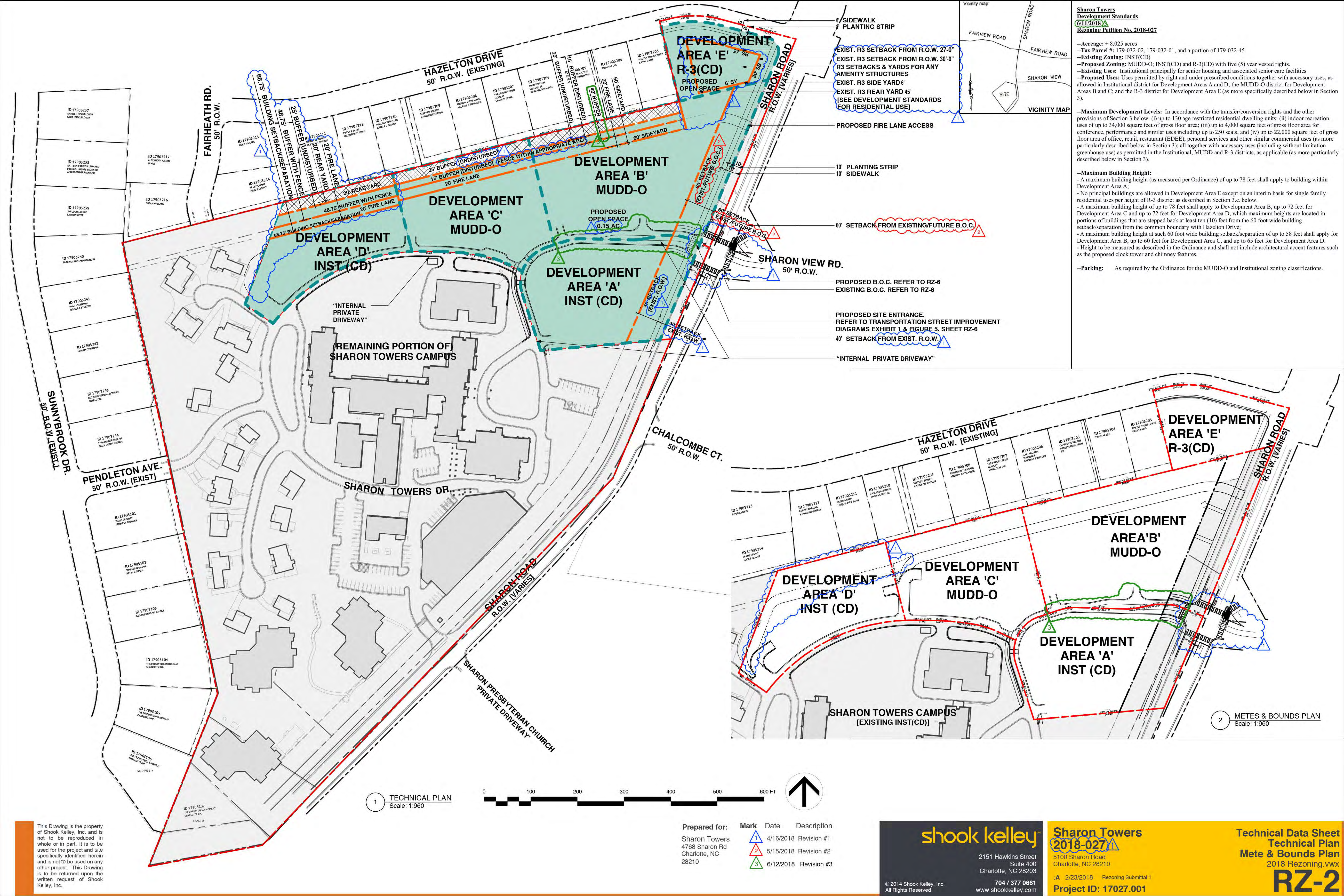
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**Context
Campus Plan**

2018 Rezoning.vwx

RZ-1



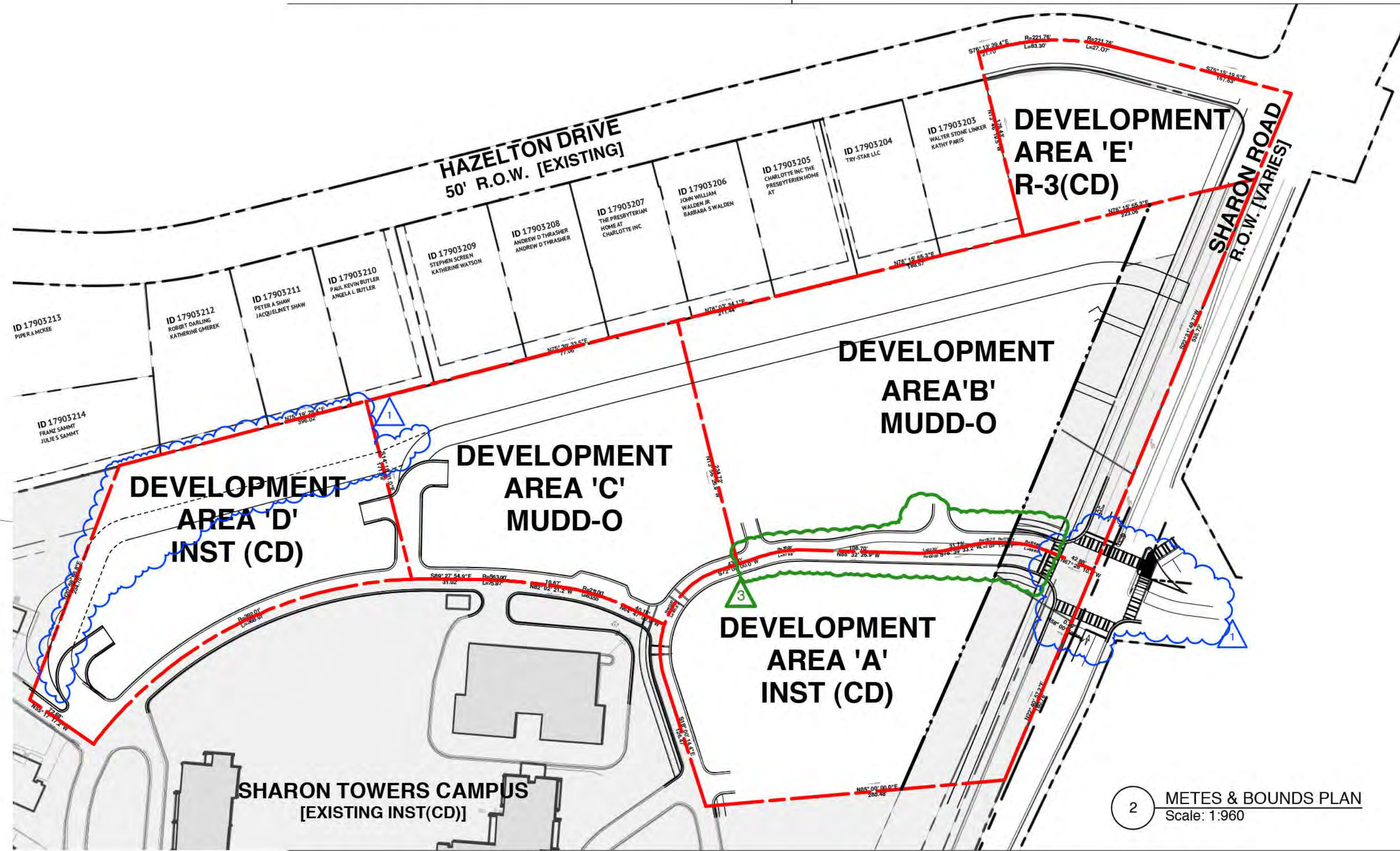
Sharon Towers
Development Standards
6/11/2018
Rezoning Petition No. 2018-027

--Acreage: ± 8.025 acres
--Tax Parcel #: 179-032-02, 179-032-01, and a portion of 179-032-45
--Existing Zoning: INST(CD)
--Proposed Zoning: MUDD-O; INST(CD) and R-3(CD) with five (5) year vested rights.
--Existing Uses: Institutional principally for senior housing and associated senior care facilities
--Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in Institutional district for Development Areas A and D; the MUDD-O district for Development Areas B and C; and the R-3 district for Development Area E (as more specifically described below in Section 3).

--Maximum Development Levels: In accordance with the transfer/conversion rights and the other provisions of Section 3 below: (i) up to 130 age restricted residential dwelling units; (ii) indoor recreation uses of up to 34,000 square feet of gross floor area; (iii) up to 4,000 square feet of gross floor area for conference, performance and similar uses including up to 250 seats, and (iv) up to 22,000 square feet of gross floor area of office, retail, restaurant (EDEE), personal services and other similar commercial uses (as more particularly described below in Section 3); all together with accessory uses (including without limitation greenhouse use) as permitted in the Institutional, MUDD and R-3 districts, as applicable (as more particularly described below in Section 3).

--Maximum Building Height:
- A maximum building height (as measured per Ordinance) of up to 78 feet shall apply to building within Development Area A;
- No principal buildings are allowed in Development Area E except on an interim basis for single family residential uses per height of R-3 district as described in Section 3.c. below.
- A maximum building height of up to 78 feet shall apply to Development Area B, up to 72 feet for Development Area C and up to 72 feet for Development Area D, which maximum heights are located in portions of buildings that are stepped back at least ten (10) feet from the 60 foot wide building setback/separation from the common boundary with Hazelton Drive;
- A maximum building height at such 60 foot wide building setback/separation of up to 58 feet shall apply for Development Area B, up to 60 feet for Development Area C, and up to 65 feet for Development Area D.
- Height to be measured as described in the Ordinance and shall not include architectural accent features such as the proposed clock tower and chimney features.

--Parking: As required by the Ordinance for the MUDD-O and Institutional zoning classifications.



1 TECHNICAL PLAN
Scale: 1:960



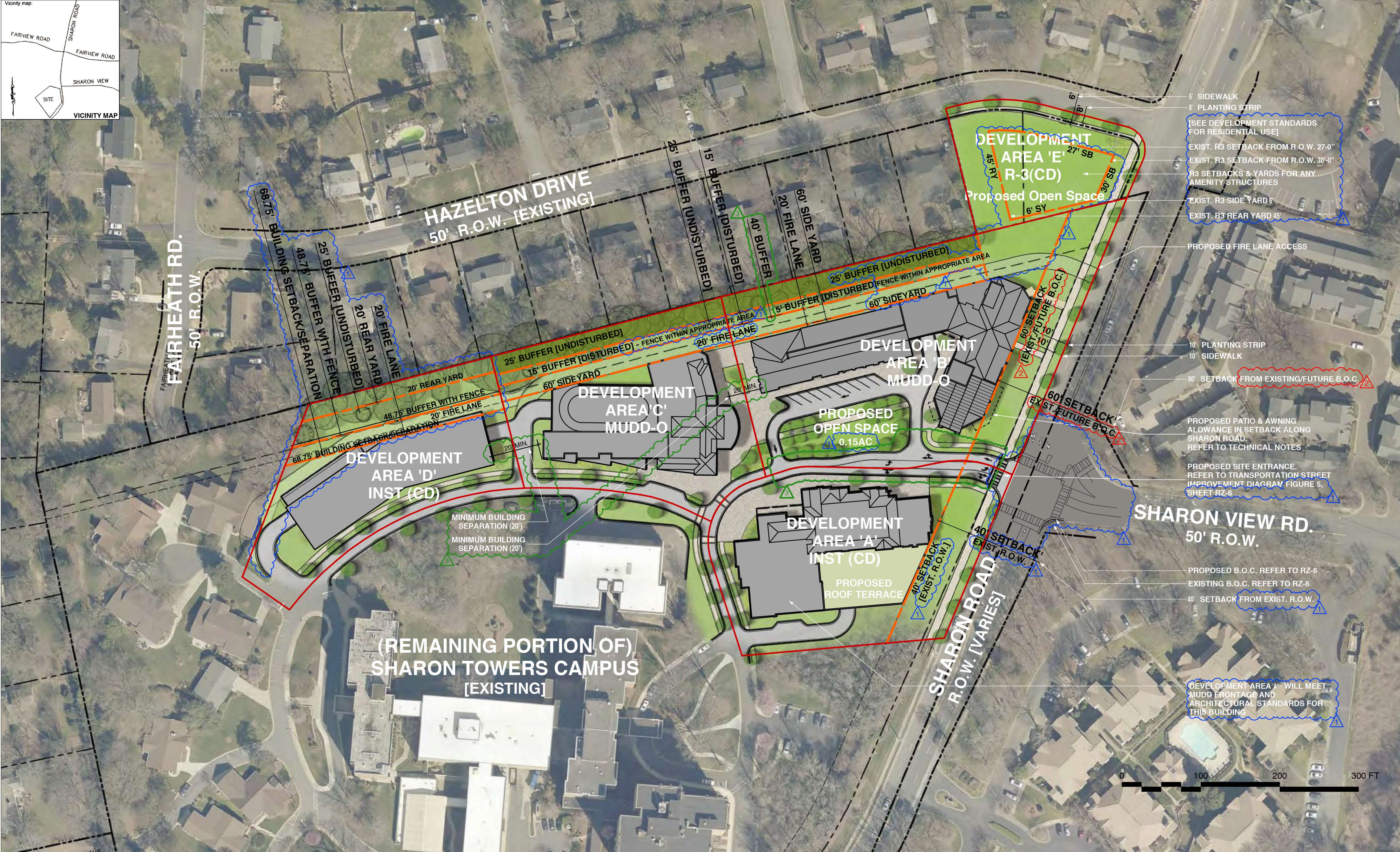
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Sharon Towers
2018-027
5100 Sharon Road
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Technical Data Sheet
Technical Plan
Mete & Bounds Plan
2018 Rezoning.vwx
RZ-2

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6' SIDEWALK
8' PLANTING STRIP
[SEE DEVELOPMENT STANDARDS FOR RESIDENTIAL USE]
EXIST. R3 SETBACK FROM R.O.W. 27'-0"
EXIST. R3 SETBACK FROM R.O.W. 30'-0"
R3 SETBACKS & YARDS FOR ANY AMENITY STRUCTURES
EXIST. R3 SIDE YARD 6'
EXIST. R3 REAR YARD 45'

PROPOSED FIRE LANE ACCESS
10' PLANTING STRIP
10' SIDEWALK
60' SETBACK FROM EXISTING/FUTURE B.O.C.

PROPOSED PATIO & AWNING ALLOWANCE IN SETBACK ALONG SHARON ROAD. REFER TO TECHNICAL NOTES
PROPOSED SITE ENTRANCE. REFER TO TRANSPORTATION STREET IMPROVEMENT DIAGRAM FIGURE 5, SHEET RZ-6

SHARON VIEW RD. 50' R.O.W.
PROPOSED B.O.C. REFER TO RZ-6
EXISTING B.O.C. REFER TO RZ-6
40' SETBACK FROM EXIST. R.O.W.

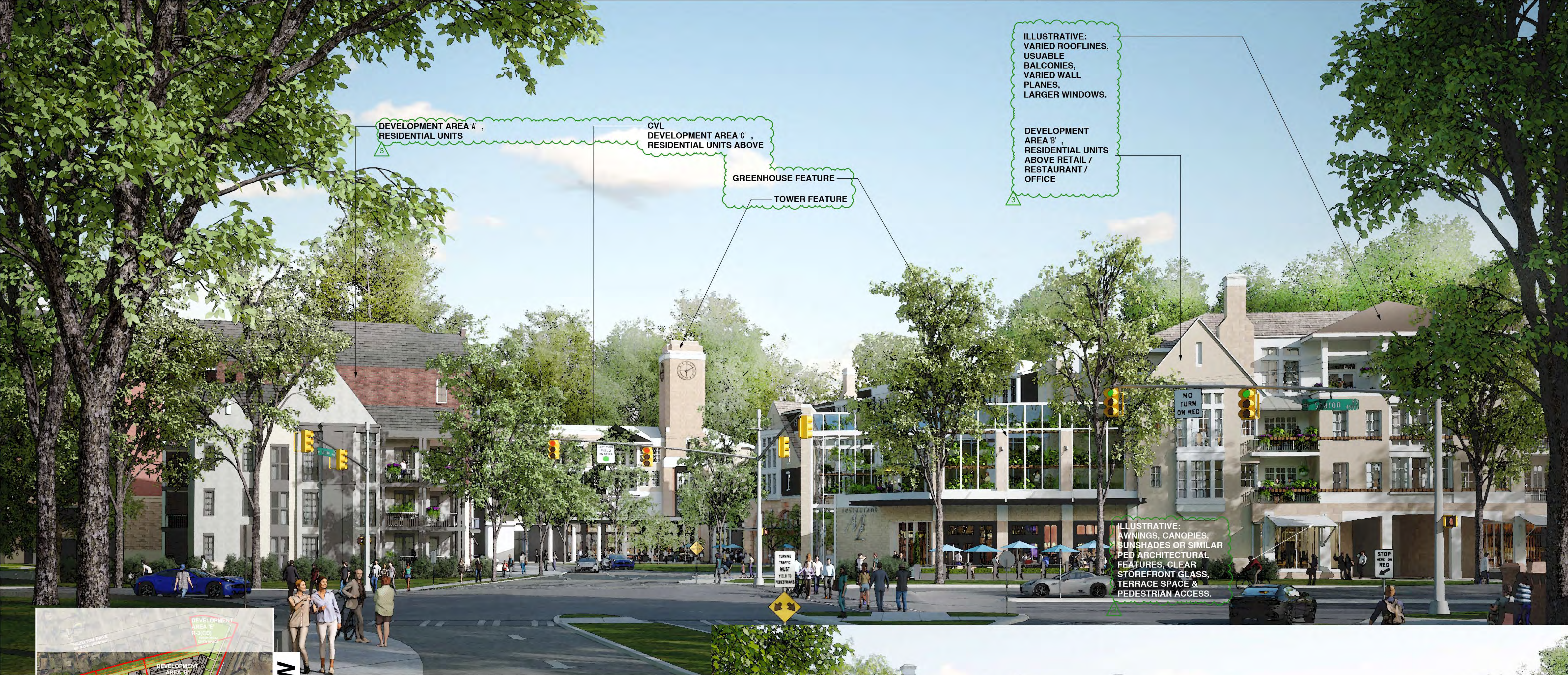
DEVELOPMENT AREA 'A' WILL MEET MUDD FRONTAGE AND ARCHITECTURAL STANDARDS FOR THIS BUILDING

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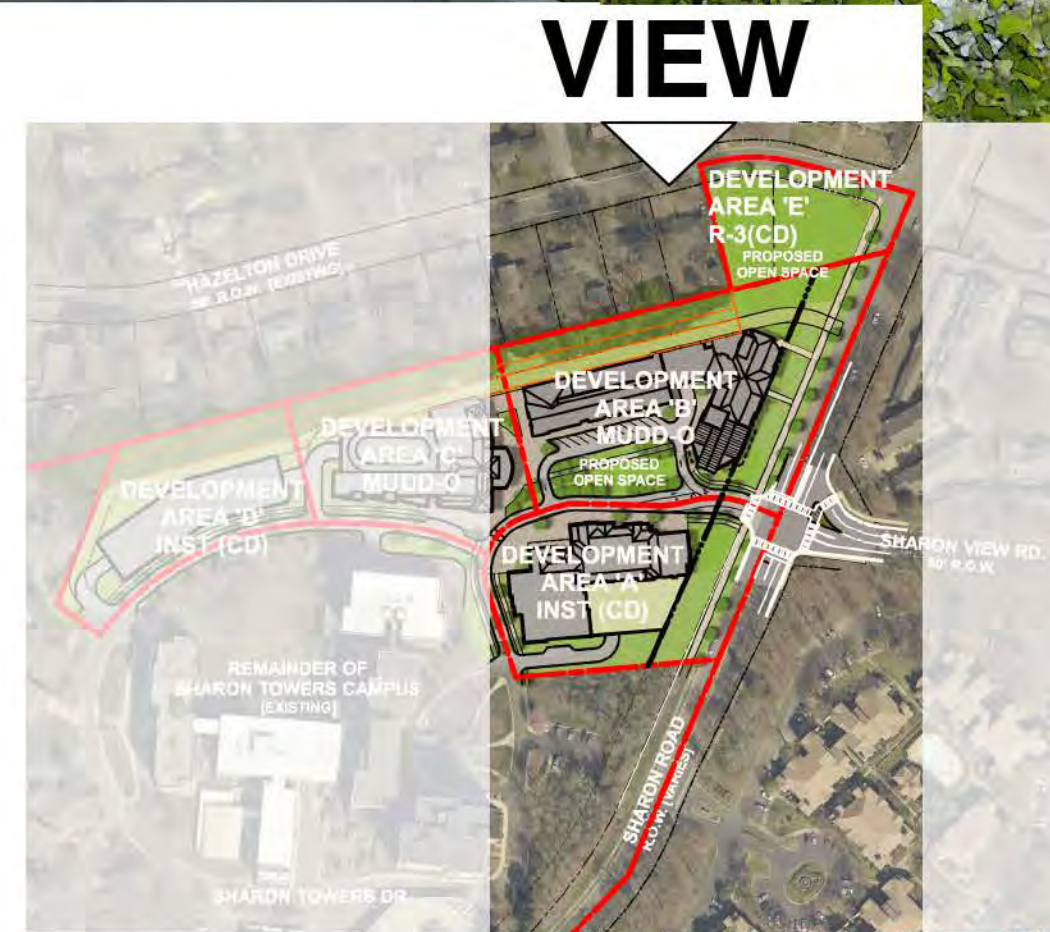
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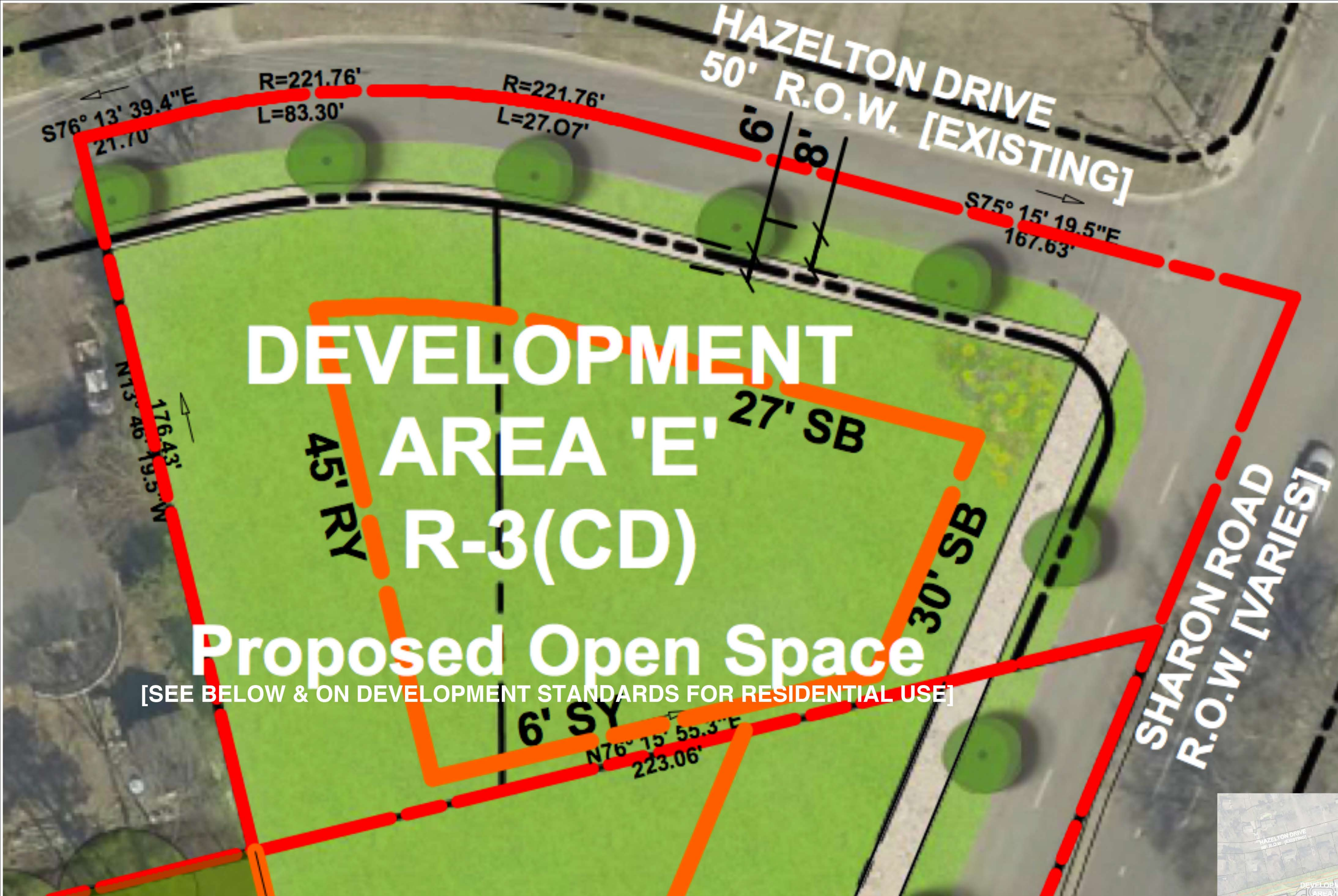
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2018-027
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Charlotte, NC 28210
2018 Rezoning.vwx
Project ID: 17027.001
RZ-3



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Sharon Road Conceptual View & Architectural Perspective



ENLARGED
AREA



Open Space Area Along Hazelton Drive

OPEN SPACE COMMITMENTS

- PRESERVING .53 ACRES AT THE CORNER OF SHARON RD. & HAZELETON DR. FOR OPEN SPACE
- DIRECT PEDESTRIAN CONNECTIONS FROM NEIGHBORHOOD TO SHARON TOWERS.
- HOUSES TO BE REMOVED & AREA GRADED/GRASSED WHEN ADJACENT BUILDNG BUILT*
- Open space to be provided prior to first CO in Dev. Area B, but until such time this area may be used for single family residential uses

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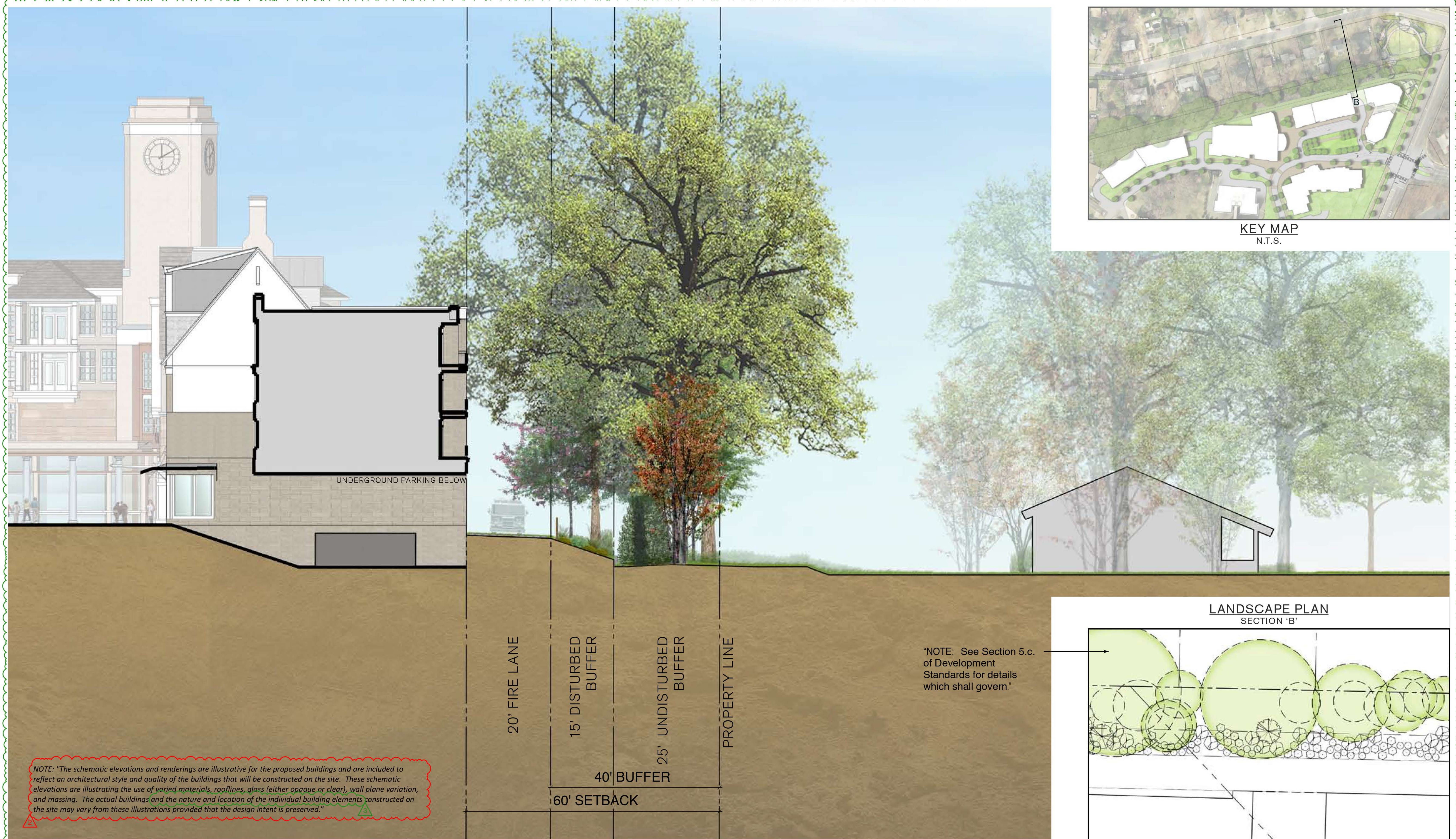
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Open Space Area Along
Hazelton Drive

2018 Rezoning.vwx

RZ-6



Conceptual Site Section 'B'

THIS IS A CONCEPTUAL DEPICTION OF HORIZONTAL TREATMENT OF HAZELTON DRIVE EDGE FOR DEVELOPMENT AREA 'B'

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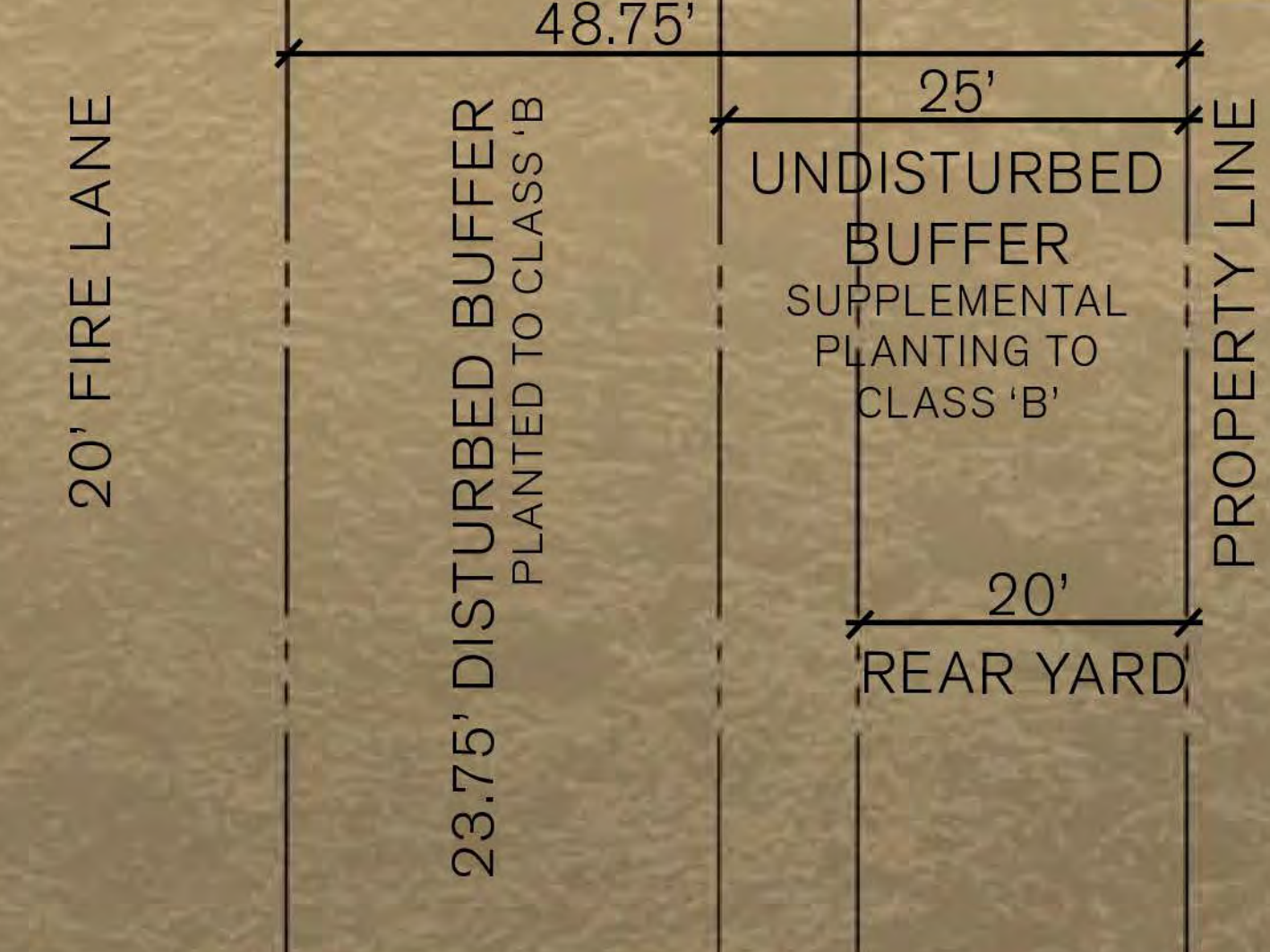
Conceptual Site Section
Development Area 'B'

2018 Rezoning.vwx

RZ-7A



KEY MAP
N.T.S.



"NOTE: See Section 5.c.
of Development
Standards for details
which shall govern."



3 Conceptual Site Section 'D'
THIS IS A CONCEPTUAL DEPICTION OF HORIZONTAL TREATMENT OF HAZELTON DRIVE EDGE FOR DEVELOPMENT AREA 'D'

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Conceptual Site Section
Development Area 'D'
2018 Rezoning.vwx
RZ-7B



DEVELOPMENT AREA 'B' FROM OPEN SPACE



DEVELOPMENT AREA 'B' FROM HAZELTON EDGE

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SEPARATION BETWEEN DEVELOPMENT AREAS 'B' & 'C' FROM HAZELTON EDGE



DEVELOPMENT AREA 'C' FROM HAZELTON EDGE

CONCEPTUAL PERSPECTIVES - PORTIONS OF DEVELOPMENT AREAS 'B' & 'C'

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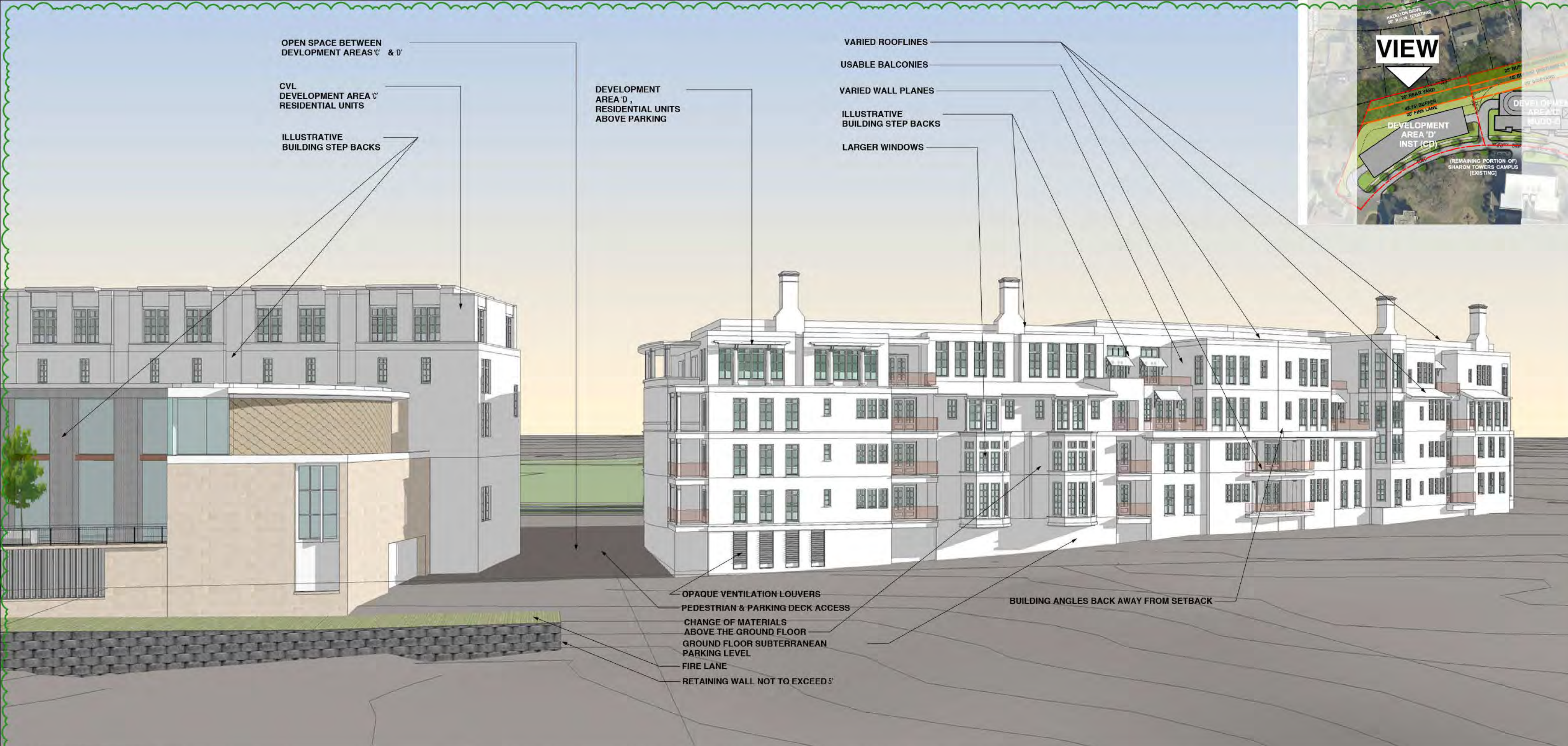
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Conceptual Perspectives
Portion of Development
Areas 'B' & 'C'

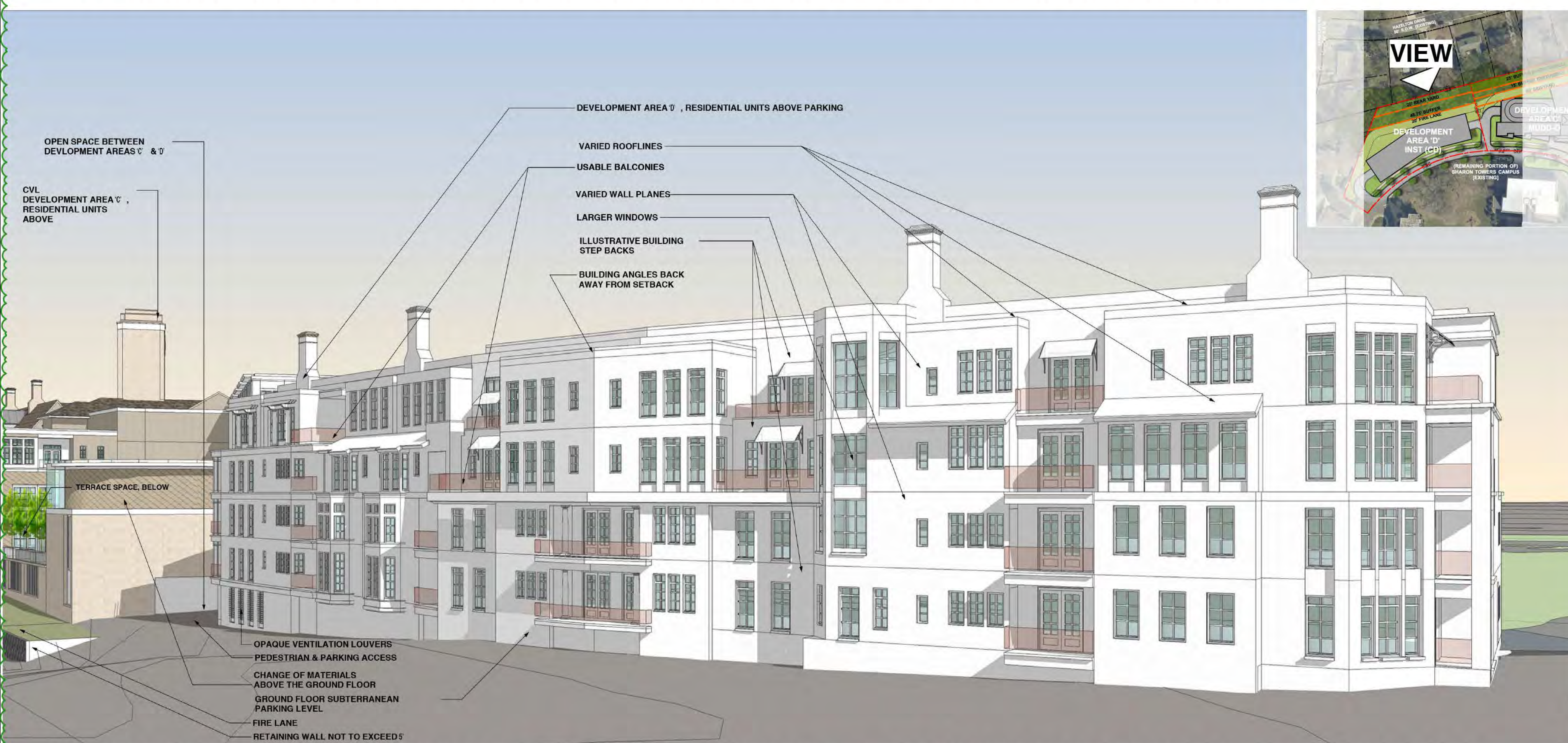
2018 Rezoning

RZ-8A

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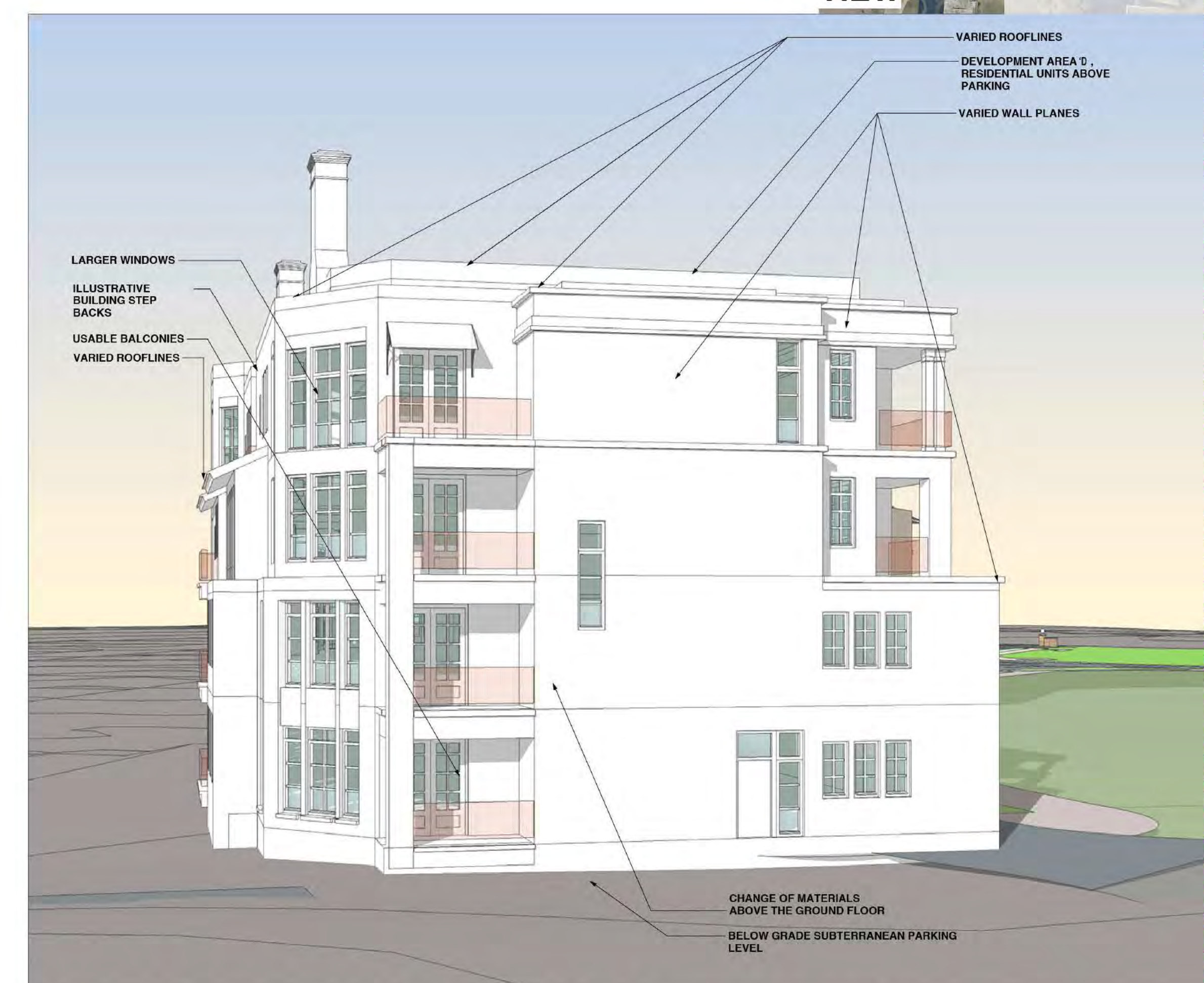


CONCEPTUAL PERSPECTIVE - DEVELOPMENT AREA 'D' - BUILDING 'F' MASSING FROM HAZELTON EDGE



CONCEPTUAL PERSPECTIVE - DEVELOPMENT AREA 'D' - BUILDING 'F' MASSING FROM COTTAGES AT HAZELTON EDGE

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CONCEPTUAL PERSPECTIVE - DEVELOPMENT AREA 'D' BUILDING 'F' MASSING FROM FAIRHEATH EDGE

CONCEPTUAL PERSPECTIVES - PORTIONS OF DEVELOPMENT AREAS 'C' & 'D'

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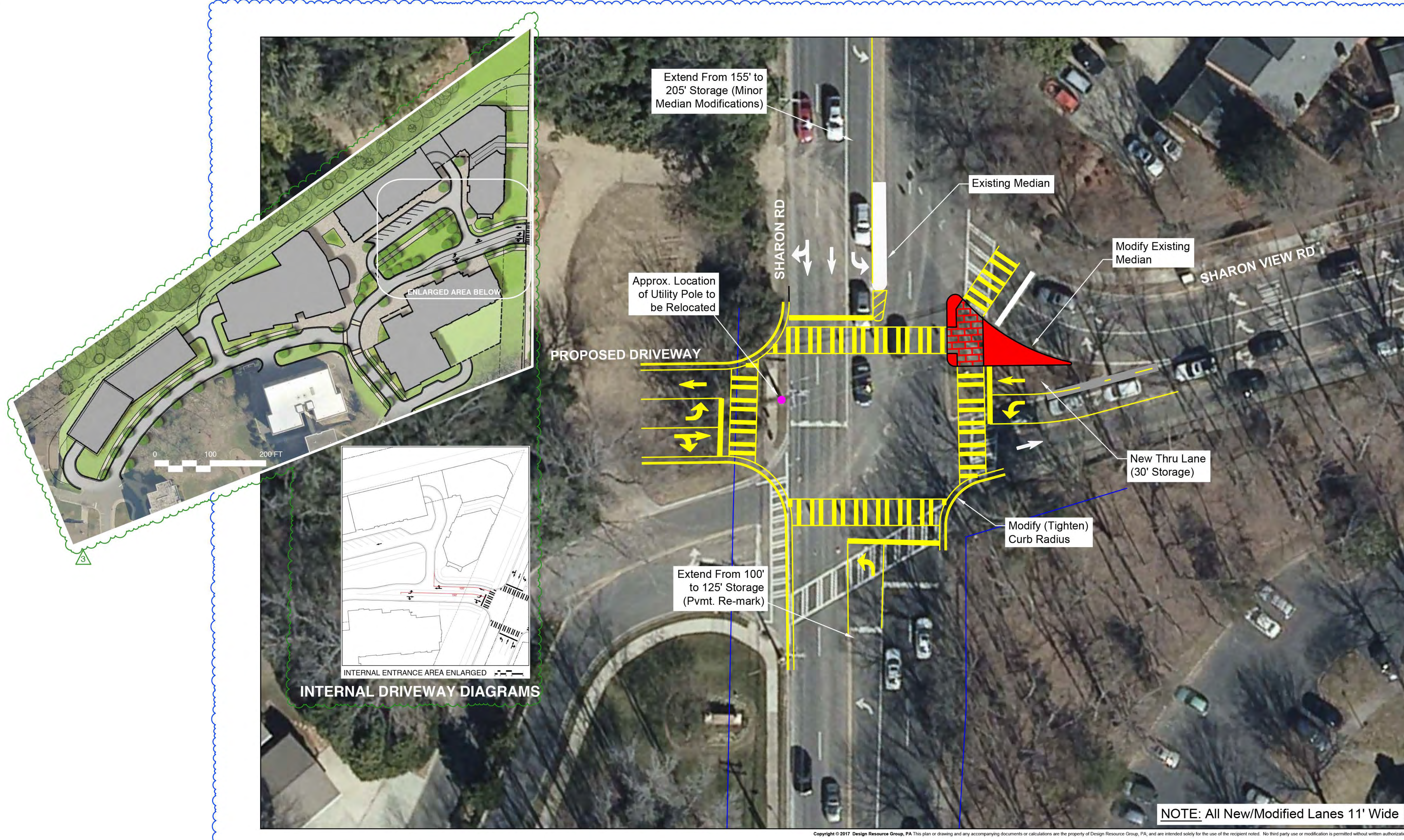
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Conceptual Perspectives
Portion of Development
Areas 'C' & 'D'

2018 Rezoning.vwx

RZ-8B

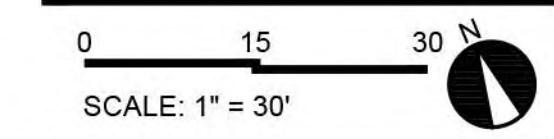
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CHARLOTTE, NC

SHARON TOWERS
5100 SHARON RD
CHARLOTTE, NC 28210
704-553-3709

**SUGGESTED
CONCEPTUAL
IMPROVEMENTS**



PROJECT #: 676-001
DRAWN BY: JCZ
CHECKED BY: REG
DECEMBER 2017

REVISIONS:
1. 02/09/18 Per CDOT Comments
2. 02/21/18 Text revision
3. 03/19/18 Per Dev. Team

Figure 5

Traffic Improvement Diagram

"NOTE: the improvements generally depicted are subject to further review by Petitioner in consultation with CDOT and other departments."

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