

SITE SUMMARY

ACREAGE:	14.9270 AC +/- (650,221 SF) GROSS - 0.48 AC (20,946 SF) DEDICATED ROW 14.4461 AC +/- (629,275) NET AREA
TAX PARCEL #S:	211-632-98
EXISTING ZONING:	R-3
PROPOSED ZONING:	INST (CD)
PROPOSED USE:	ASSISTED LIVING AND INDEPENDENT LIVING
BUILDING HEIGHT:	40' HT. (OR AS PRESCRIBED BY THE ORDINANCE)
BUILDING FLOOR AREA:	0.50 MAX F.A.R.
PARKING:	AS PRESCRIBED BY THE ORDINANCE
TREE SAVE:	15% MIN. X 14,337 AC = 2.15 AC (93,678 SF)

DEVELOPMENT DATA

General Provisions:

- Development of the Site will be controlled by the standards depicted on this Technical Data Sheet (Site Plan) and by the standards of the Charlotte Zoning Ordinance. The development depicted on this Site Plan is intended to reflect the arrangement of proposed uses on the Site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.
- The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and site development, may apply to the development of this Site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this Site Plan. Unless specifically noted in the conditions for this Site Plan, these other standard development requirements will be applied to the development of this Site as defined by those other city ordinances.
- Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

Purpose:

The purpose of this petition is to provide for the renovation and expansion of an existing independent and assisted living facility. To achieve this purpose, the application seeks to rezone the site to the Institutional (CD) classification.

Permitted Uses:

Uses allowed on the property included in this Petition will be an independent and assisted living facility and related accessory uses as are permitted in the Institutional district. This will include an expansion of the existing main building as well as new cottages as generally depicted on the site plan. The site plan also reflects a number of minor variances that were approved on June 27, 2023 by the Charlotte Zoning Board of Adjustment (Variance Case Number- 2023-011). The new development on the site will include a new wing on the main building containing up to 12,000 square feet and up to 13 new cottage units as well as the relocation and addition to the surface parking.

Transportation:

- The Site will have access via two existing driveways to Carmel Road as generally identified on the Site Plan.
- Parking areas are generally indicated on the Site Plan.
- Both curb and gutter and sidewalk already exist along the property frontage on Carmel Road. The location of future curb and gutter will be 27 feet from the roadway centerline to accommodate the Charlotte Streets Map with a roadway typical section of CLDSM 11.09 Minor Thoroughfare or to be consistent with City of Charlotte improvements on adjoining public right-of-way extending onto the Petitioner's site. The Petitioner will dedicate 35 feet of right-of-way from the Carmel Road centerline if sufficient right of way is not already present.
- A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained street right-of-way by a private individual, group, business, or homeowner's business association. An encroachment agreement must be approved by CDOT prior to construction/installation.
- The Petitioner shall dedicate and convey in fee simple all rights-of-way to the City before the site's first building certificate of occupancy is issued. All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued.
- The internal driveway network serves as a private drive for the property and may be considered for minor alterations at the sole discretion of the Petitioner during the design review process.

Architectural Standards:

The development of the Site will be governed by the district regulations of the Zoning Ordinance for the Institutional district. The character and scale of new development on the site will be similar to and compatible with the existing buildings and building materials. Cottages on the site will be limited to two stories. The number of new proposed buildings on the site are depicted on the site plan.

Any new service areas or equipment such as dumpsters, refuse areas, recycling and storage for the will be screened from view from public streets with materials and design to be compatible with principal structures. Such design shall use building materials consistent with the existing buildings on the site with one side containing a decorative gate. The trash and recycling containers for the site, if used, shall be screened from view from Carmel Road except on those days when trash and recycling is picked up by the trash service.

Streetscape and Landscaping:

It is the Petitioner's desire and intent to preserve and maintain the well-established existing streetscape along the site frontage on Carmel Road. This can be accomplished by allowing for the site streetscape to be an extension of the City of Charlotte Sidewalk Project (Project No. PMES221703) that actually extends onto the Petitioner's property. It is the Petitioner's understanding that there are no current plans to widen Carmel Road in this area as much of the frontage is already developed and widening for additional travel lanes and/or bicycle lanes would require significant disruption to the entire corridor, including the loss of existing streetscape vegetation and trees. The Petitioner agrees to continue the City's aforementioned streetscape section along the site's Carmel Road frontage, thus protecting the site's vegetation and existing trees along Carmel Road and maintaining the predominate streetscape along Carmel Road from Colony Road to NC HWY 51.

If required by the City to remove existing well established vegetation and trees to plant back new trees, the Petitioner will commission and install a landscape design that will enhance the remaining landscaping and trees by filling in the remaining landscaping with the addition of flowering and evergreen shrubs and trees appropriate for the location to reestablish a screened view along the Carmel Road frontage.

Environmental Features:

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 with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

Parks, Greenways, and Open Space:	Reserved
Fire Protection:	Reserved
Signage:	Reserved
Lighting:	New freestanding lighting on the site will utilize full cut-off luminaires such that fixtures shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the site. Existing residential scale lighting will continue to be provided in the parking and circulation areas. Any new freestanding pedestrian light fixtures will be limited to 15' of total height, including any bases. No new "wall pack" lighting fixtures may be installed on the Site, however, architectural lighting on building facades shall be permitted.
Phasing:	Reserved

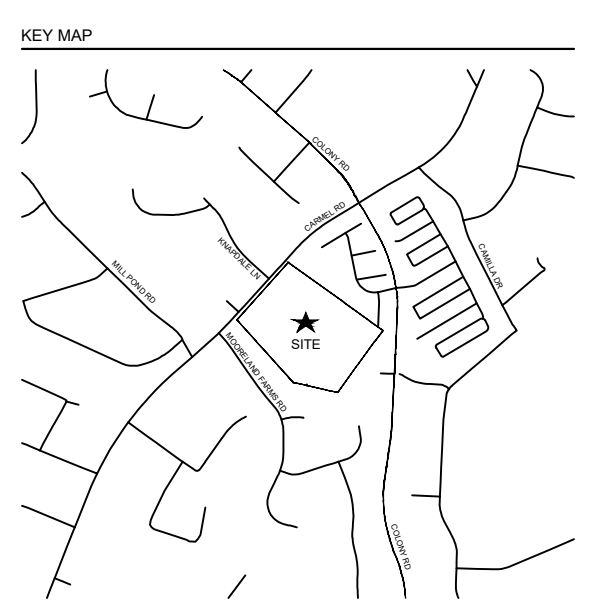
Initial Submission- 6-24-22, 1.0
Revised submission- 11-13-23, 1.1

SCALE: 1" = 60'
0 30 60 120'



master planning . civil engineering
urban design . landscape architecture
919 berryhill rd. ste 101 . charlotte, nc 28208
704.332.1204 . www.dpr.design
NC Firm License # C-0560

CLIENT / OWNER
CARMEL HILLS RETIREMENT COMMUNITY
2801 CARMEL RD
CHARLOTTE, NC 28226



CARMEL HILLS SENIOR LIVING
PETITION 2022-116

PROJECT NUMBER
21102

DATE
06-24-2022

ISSUED FOR
CITY STAFF REVIEW

NO.	DATE	DESCRIPTION	BY
1	11-13-2023	REVISED REZONING	CM

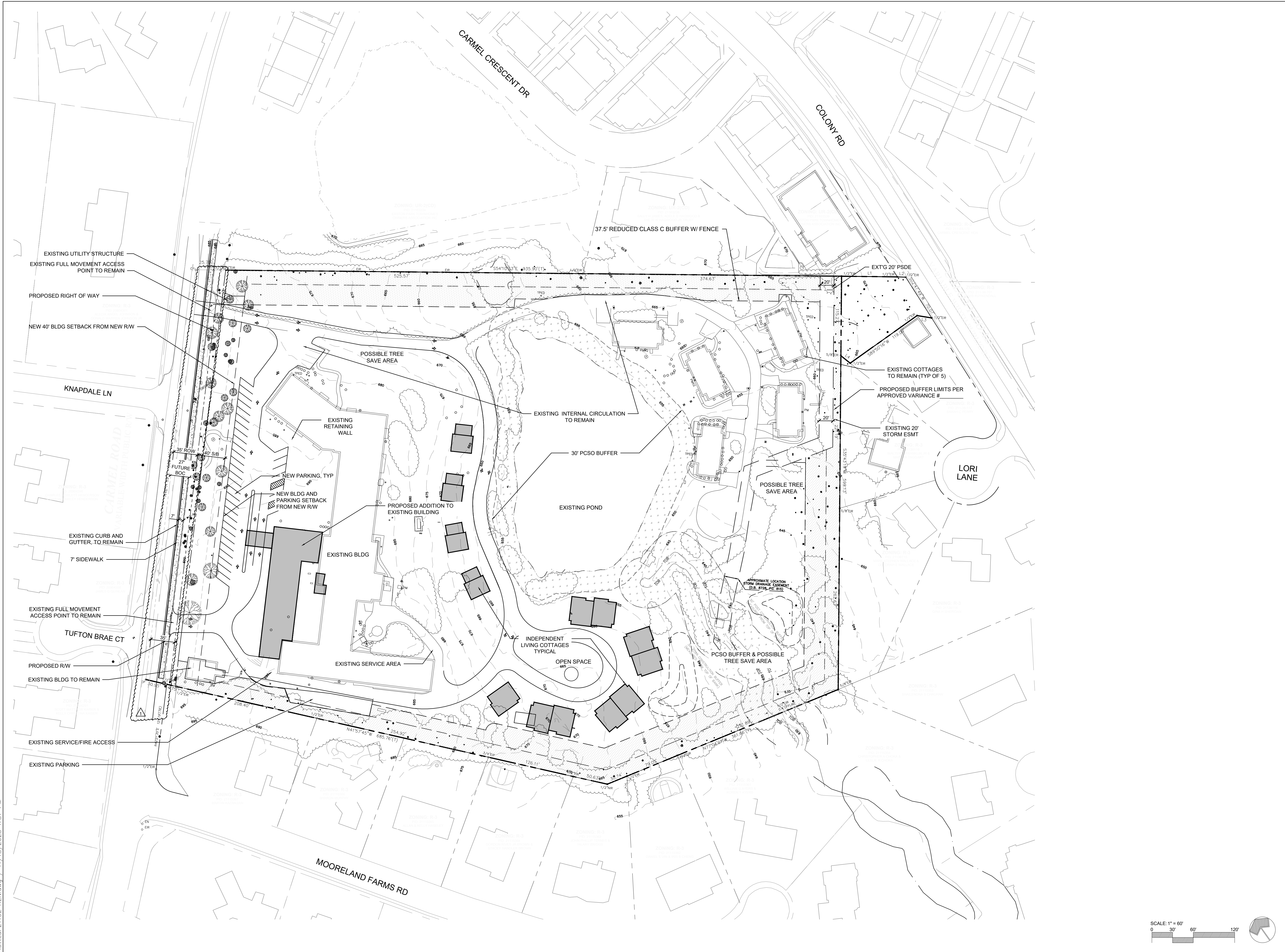
PROJ. MANAGER: BS
DRAWN BY: KO
CHECKED BY: ---

SCALE
AS INDICATED

DRAWING
TECHNICAL DATA SHEET

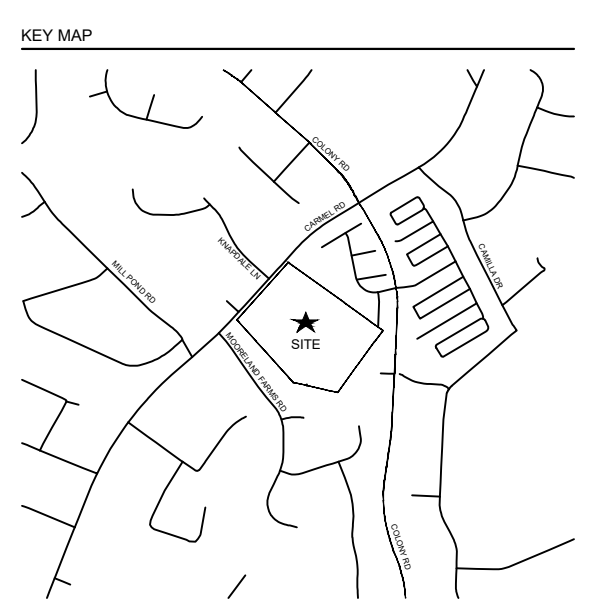
RZ-1

Plotfiled: 21102_RZ1.dwg / 11/13/2023 1:38 PM



master planning . civil engineering
 urban design . landscape architecture
 919 berryhill rd. ste 101 . charlotte, nc 28208
 704.352.1204 . www.dpr.design
 NC Firm License # C-0560

CLIENT / OWNER
CARMEL HILLS SENIOR LIVING
 2801 CARMEL RD
 CHARLOTTE, NC 28226



PROJECT
CARMEL HILLS SENIOR LIVING
 PETITION 2022-116

PROJECT NUMBER
 21102
 DATE
 6-5-23

ISSUED FOR
REZONING PETITION

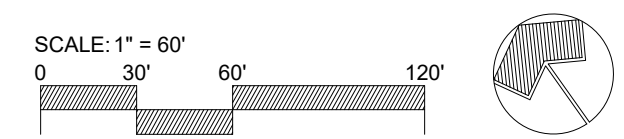
NO.	DATE	DESCRIPTION	BY
1	11-13-2023	REVISED REZONING	CM

PROJ. MANAGER: BS
 DRAWN BY: KO
 CHECKED BY: ---

SCALE
 AS INDICATED

DRAWING
SCHEMATIC CONCEPT PLAN
 SUBJECT TO THE PROVISIONS
 OF ZONING ORDINANCE SECTION
 6.2

RZ-2



Plotfile: 21102_RZn.dwg / 11/13/2023 1:37 PM