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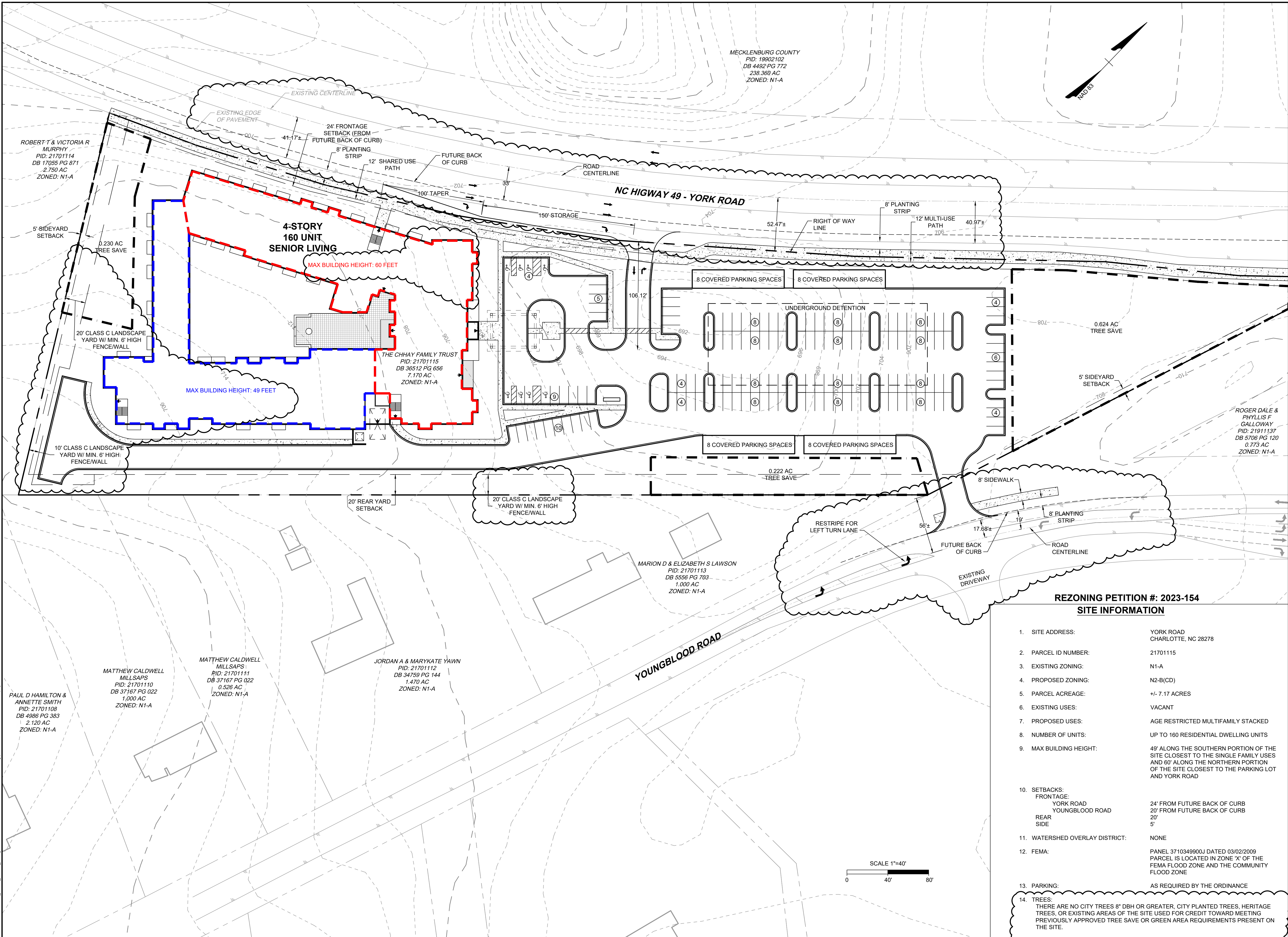
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DATE: 01/12/2024
CITY COMMENTS: 03/21/2024
DATE: 15 NOV 2023

DRAWN BY: B. CRUTCHFIELD
DESIGNED BY: B. CRUTCHFIELD
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SCALE: 1"=40'

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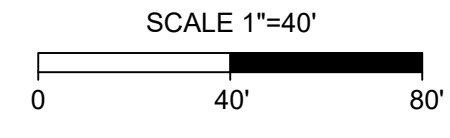
STEELE CREEK SENIOR LIVING DEVELOPMENT
MECKLENBURG COUNTY, NORTH CAROLINA
REZONING SITE PLAN

JOB NO. 62387
SHEET NO. RZ-1



**REZONING PETITION #: 2023-154
SITE INFORMATION**

- SITE ADDRESS: YORK ROAD CHARLOTTE, NC 28278
- PARCEL ID NUMBER: 21701115
- EXISTING ZONING: N1-A
- PROPOSED ZONING: N2-B(CD)
- PARCEL ACREAGE: +/- 7.17 ACRES
- EXISTING USES: VACANT
- PROPOSED USES: AGE RESTRICTED MULTIFAMILY STACKED
- NUMBER OF UNITS: UP TO 160 RESIDENTIAL DWELLING UNITS
- MAX BUILDING HEIGHT: 49' ALONG THE SOUTHERN PORTION OF THE SITE CLOSEST TO THE SINGLE FAMILY USES AND 60' ALONG THE NORTHERN PORTION OF THE SITE CLOSEST TO THE PARKING LOT AND YORK ROAD
- SETBACKS:
FRONTAGE: YORK ROAD 24' FROM FUTURE BACK OF CURB
YOUNGBLOOD ROAD 20' FROM FUTURE BACK OF CURB
REAR SIDE 5'
- WATERSHED OVERLAY DISTRICT: NONE
- FEMA: PANEL 3710349900J DATED 03/02/2009
PARCEL IS LOCATED IN ZONE 'X' OF THE FEMA FLOOD ZONE AND THE COMMUNITY FLOOD ZONE
- PARKING: AS REQUIRED BY THE ORDINANCE
- TREES: THERE ARE NO CITY TREES 8" DBH OR GREATER, CITY PLANTED TREES, HERITAGE TREES, OR EXISTING AREAS OF THE SITE USED FOR CREDIT TOWARD MEETING PREVIOUSLY APPROVED TREE SAVE OR GREEN AREA REQUIREMENTS PRESENT ON THE SITE.



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UNC Capital
Development Standards - Steele Creek Senior Living Development
Rezoning Petition No. 2023-154
03/21/2024

Site Development Data:

- Acreage: ± 7.17 acres
- Tax Parcel #: 2170115
- Existing Zoning: N1-A
- Proposed Zoning: N2-B(CD)
- Existing Uses: Vacant
- Proposed Uses: Age restricted multi-family stacked development with up to one hundred sixty (160) residential dwelling units together with accessory uses, as allowed by right and under prescribed conditions in the N2-B zoning district.
- Maximum Building Height: As per the N2-B building height standards and as more specifically indicated in Section 5 below.
- Parking: As required by the Ordinance.

1. General Provisions:

- a. Site Location.** These Development Standards, the Technical Data Sheet, Schematic Site Plan and other site plan sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by UNC Capital ("Petitioner") to accommodate the development of an age restricted multi-family residential community on an approximately 7.17-acre site located to the south of York Road and west of Youngblood Road (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 City of Charlotte Unified Development Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the N2-B zoning classification shall govern all development taking place on the Site.
- c. Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, building and parking envelopes, 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 Article 37.3 of the Ordinance. Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for 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 Minor Amendment Process per Article 37.3 of the Ordinance. These instances would include changes to graphics if they are minor and don't materially change the overall design intent depicted on the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Minor Amendment Process per Article 37.3 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

- d. Number of Buildings Principal and Accessory.** The total number of principal buildings to be developed on the Site will be limited to two (2). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements, and designs as the principal building(s) located on the Site.

2. Permitted Uses & Development Area Limitations:

- a.** The principal building(s) constructed on the Site shall be developed with an age restricted multi-family stacked development with up to one hundred sixty (160) residential dwelling units together with accessory uses, as allowed by right and under prescribed conditions in the N2-B zoning district.

3. Access and Transportation Improvements:

- a.** Access to the Site will be from York Road and Youngblood as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by CDOT and/or NCDOT in accordance with applicable published standards. The Petitioner shall install a right turn lane for the access along York Road with 150' storage and 100' taper as generally depicted on the Rezoning Plan. A 100' internal protected stem shall be provided along the driveway entrance from York Road.
- b.** The placement and configuration of the vehicular access point is subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT and/or NCDOT in accordance with applicable published standards.
- c.** Required roadway improvements, if any, will be approved and constructed prior to the issuance of the certificate of occupancy for the first building on the Site, subject to the Petitioner's ability to post a bond for any improvements not in place at the time of the issuance of the first certificate of occupancy.
- d.** 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, and the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy.
- e.** The Petitioner shall provide an eight (8) foot planting strip and twelve (12) foot shared-use path along the Site's York Road frontage and an eight (8) foot planting strip and eight (8) foot sidewalk along the Site's Youngblood Road frontage. The sidewalk facilities will be outside of the NCDOT maintained right-of-way and within a public access easement. The Petitioner will construct and maintain these facilities. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.
- f.** In the event a Right-of-Way Encroachment Agreement is necessary 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/business association, an encroachment agreement will be submitted for approved by CDOT prior to construction/installation.
- g.** All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad southwestern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

4. Streetscape, Buffers, Yards, Open Space, and Landscaping:

- a.** York Road is designated as a 4-5 Lane Avenue/Boulevard with a proposed back of curb thirty-three (33) feet from the centerline. A twenty-four (24) foot setback will be provided from the proposed back of curb. A twelve (12) foot shared-use path and an eight (8) foot planting strip shall be provided along York Road as generally depicted on the Rezoning Plan.
- b.** Youngblood Road is a local street and the proposed back of curb is per the residential medium cross section in CLDSM. A twenty (20) foot setback will be provided from the proposed back of curb along Youngblood Road. An eight (8) foot sidewalk and an eight (8) foot planting strip shall be provided along this segment of Youngblood Road as generally depicted on the Rezoning Plan.
- c.** A ten (10) foot wide Class C landscape yard is required for the Site per Article 20.9 of the Ordinance. However, a conditional twenty (20) foot wide landscape yard with a minimum six (6) foot high fence/wall shall be provided along the property line abutting residential uses as generally depicted on the Rezoning Plan. The conditional landscape yard will be planted with 1 large or medium maturing tree per 30 linear feet and 1 evergreen shrub per five linear feet. The conditional landscape yard will not apply within areas adjacent to tree save and the area of the site for the fire lane turn around as generally depicted on the Rezoning Plan and the required ten (10) foot wide Class C landscape yard as per Article 20.9 of the Ordinance shall be provided.
- d.** Walkways shall be provided to connect all residential entrances to sidewalks along abutting streets.
- e.** The proposed multi-family stacked development shall provide a minimum of 10% of the lot area to be designed as on-site open space. Such open space may be private open space, common open space, public open space, or any combination thereof. Residential on-site open space shall meet the design requirements of Article 16.5 of the Ordinance.

5. Architectural Standards:

- a.** The buildings on the Site will comply with the applicable residential site layout, building design standards, and building material restrictions found in Article 5 of the Ordinance. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements, and designs as the principal building(s) located on the Site.
- b.** The principal building(s) within the development on the Site will front along York Road. No parking areas will be placed within the established front setback along York Road. Parking areas will be provided to the side and/or rear of the building(s) as generally depicted on the Rezoning Plan.
- c.** Meter banks will be screened from adjoining properties and from public streets.
- d.** HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade. Ground-mounted mechanical equipment shall not be located in the established setback along the York Road frontage. Roof-mounted mechanical equipment shall be screened by an architectural element so that it is not visible from an abutting frontage.

e. Dumpster and recycling area will be enclosed by a solid wall or fence with one side being a decorative gate. The wall or fence used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal buildings.

f. The Site shall have a maximum building height of 49' along the southern portion of the Site closest to the single family residential uses and 60' along the northern portion of the Site closest to the parking lot and York Road as generally depicted on the Rezoning Plan.

6. Environmental Features:

- a.** The Site shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance found in Article 25 of the Ordinance. The location, size, and type of storm water management system(s) 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 petition. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
 - b.** The Site will comply with the Tree provisions of the Ordinance found in Article 20. The final location of the required tree save areas will be determined during the land development approval process for the Site. Tree save areas will comply with the requirements of the Tree Ordinance.
- c.**Development within any SWIM/PCSO Buffers shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by Ordinance. There are no Water Quality Buffers identified on the Site.
- d.** The Site is located within the Protected Area of the Lower Lake Wylie Watershed. The proposed development shall comply with all applicable provisions within Article 23 of the Watershed Protection Area.

7. Lighting:

- a.** All freestanding exterior lighting installed on the Site shall comply with Article 16.2 of the Ordinance.

8. 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 and of Article 37.3 of the Ordinance.

9. 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 or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

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| REVISION DESCRIPTION |
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| DATE | CITY COMMENTS |
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| 01/12/2024 | |
| 03/21/2024 | |

DATE
15 NOV 2023

DRAWN BY
B. CRUTCHFIELD

DESIGNED BY
B. CRUTCHFIELD

CHECKED BY
-

SCALE
NONE

TIMMONS GROUP

STEELE CREEK SENIOR LIVING DEVELOPMENT
MECKLENBURG COUNTY, NORTH CAROLINA
DEVELOPMENT STANDARDS

| |
|--------------------------|
| JOB NO. 62387 |
| SHEET NO. RZ-2 |

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