

VICINITY MAP (NTS)

PARCEL ID KEY 1. JESSE ESSEX & CHELSEY BESS

DEED BOOK: 33193-376 PARCEL ID: 18707218 ZONING: R3 USE: SINGLE FAMILY

> 2. TINNAHINCH LAND CO. INC. DEED BOOK: 31474-990 PARCEL ID: USE: SINGLE FAMILY 18707219 ZONING: R3 USE: SINGLE FAMILY

3. TINNAHINCH LAND CO. INC. DEED BOOK: 31474-990 PARCEL ID: 18707220 ZONING: R3 13. TEMPLE ISRAEL USE: SINGLE FAMILY

4. SUDHIR SHENOY DEED BOOK: 32497-174 PARCEL ID: 18707221 14. ESHET, NACHUM ZONING: R3

 \triangle USE: SINGLE FAMILY 5. RICE, FREDERICK J ZONING: R3 DEED BOOK: 26186-856 PARCEL ID:

18707112 ZONING: R3 15. TEMPLE ISRAEL USE: SINGLE FAMILY 6. JEFFERY SCOTT

COOPER & AMY S. COMBS DEED BOOK: 32136-583 PARCEL ID: 18707222

ZONING: R3 USE: SINGLE FAMILY USE: SINGLE FAMILY

7. RICE, FREDERICK J DEED BOOK: 21300-114 PARCEL ID: 18707111 ZONING: R3

USE: SINGLE FAMILY

8. TEMPLE ISRAEL INC DEED BOOK: 22735-766 PARCEL ID: 18707202 ZONING: R3 USE: SINGLE FAMILY

9. CASTELLANO, ERNEST DEED BOOK:09736-476 PARCEL ID: 18707114 ZONING: R3

10. TEMPLE ISRAEL INC DEED BOOK: 10410-299 PARCEL ID: 18707214 ZONING: R3 USE: SINGLE FAMILY

11. TEMPLE ISRAEL INC DEED BOOK: 10740-722 PARCEL ID: 18707203 ZONING: R3

12. GAYLE L SMITH DEED BOOK:

05388-785 PARCEL ID: 18707110 ZONING: R3 USE: SINGLE FAMILY

INC DEED BOOK: 10348-903 PARCEL ID: 18707204 ZONING: R3 USE: SINGLE FAMILY

DEED BOOK: 19922-537 PARCEL ID: 18707109

USE: SINGLE FAMILY INC DEED BOOK: 08653-726 PARCEL ID:

18707205 ZONING: R3 USE: SINGLE FAMILY 16. MARKS, BRYANT P

DEED BOOK: 2158-152 PARCEL ID: 18707108 ZONING: R3

17. TEMPLE ISRAEL INC DEED BOOK: 13453-663 PARCEL ID: 18707206 ZONING: R3 USE: SINGLE FAMILY

18. TEMPLE ISRAEL INC. DEED BOOK: 08119-821 PARCEL ID: 18707207 ZONING: R-3 USE: SINGLE FAMILY

19. ANNE ENGLISH WALKER DEED BOOK: 06245-375 PARCEL ID: 18706218 ZONING: R-3 USE: SINGLE FAMILY USE: SINGLE FAMILY

ZONING DATA: $\overline{R-3 \text{ TO INST(CD)}} = \pm 7.51 \text{ ACRES}$ R-I TO INST($CD)' = \pm 3.51 \text{ ACRES}$

TOTAL PROPOSED INST(CD) = ±11.02 ACRES REMAINING ±6.15 ACRE PORTION OF PARCEL 18707217 ZONED R-I PROPOSED FOR INST

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This Plan Is A Preliminary Design. NOT Released For Construction.

400' 100' 200'

SCALE: 1"=100' REVISIONS:							
No.	Date	By	Description				
1	5/13/19	AHM	Per Staff and Neighbors Comments				
2	6/24/19	ENL	Per Staff and Neighbors Comments				

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> RK 4 \geq RD 270 C \sim 28 4 \mathbf{O} Ζ Ζ S O R HARL 4 C 4 U S Ŷ Ш \square

EXISTING CONDITIONS & REZONING PLAN REZONING PETITION: 2019-040

CORPORATE CERTIFICATIONS NC PE : C-2930 NC LA : C-253 SC ENG : NO. 3599 SC LA : NO. 211

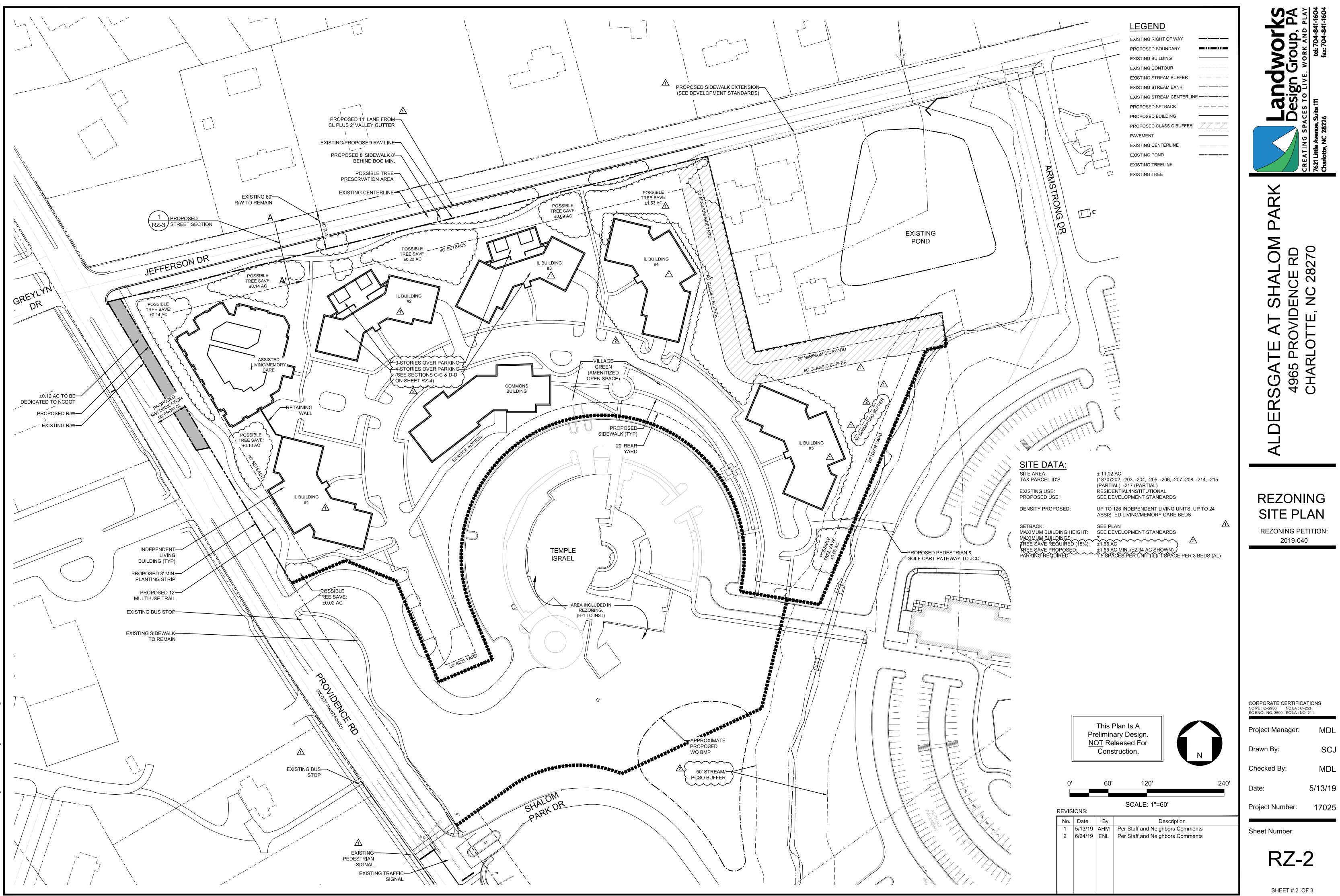
Project Manager:	MDL
Drawn By:	SCJ
Checked By:	MDL
Date:	5/13/19
Project Number:	17025

Sheet Number:



SHEET # 1 OF 3





17 Jobs/17025 - Shalom Park Senior Living/CAD\Sketch Planning\Rezone Base.c

DEVELOPMENT STANDARDS

- 1. GENERAL PROVISIONS
- a. These Development Standards and the Rezoning Site Plan form a part of the Rezoning Petition filed by Aldersgate at Shalom Park, Inc. (the "Petitioner") for an approximately 11.02 acre site located on the east side of Providence Road adjacent to and directly south of Jefferson Drive, which such site is more particularly depicted on the Rezoning Site Plan (hereinafter referred to as the "Site"). The Site is comprised of Tax Parcel Nos. 18707202, 18707203, 18707204, 18707205, 18707206, 18707207, 18707208, 18707214 and a portion of Tax Parcel No. 18707215 and 18707217
- b. The use and development of the Site will be governed by the Rezoning Site Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Site Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the Institutional zoning district shall govern the use and development of the Site.
- c. The proposed Independent Living (IL) buildings, Assisted Living/Memory Care (AL/MC) building, vehicular circulation and parking, as well as other site improvements that are located on the Site, are depicted and designated on the Rezoning Site Plan.
- d. The depiction and layout of the proposed buildings, site improvements, and the associated parking and drive aisles are conceptual in nature and may be altered or modified during design development and construction phases subject to the requirements of the Ordinance and the Rezoning Site Plan.
- e. Future amendments to the Rezoning Site Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Site Plan are subject to Section 6.207 of the Ordinance.
- f. The Petitioner acknowledges that other standard development requirements imposed by other City of Charlotte ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and site development may apply to the development of the Site. These are not zoning regulations, are not administered by the Zoning Administrator and are not separate zoning conditions imposed by the Rezoning Site Plan. Unless specifically noted in the conditions for the Rezoning Site Plan and/or these Development Standards, such other standard development requirements will be applied to the development of the Site as defined by those other City of Charlotte ordinances.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

- a. The Site may only be devoted to a senior living community comprised of independent living units, dependent living facilities, a commons building, and related accessory uses and structures that are designed to serve the aged, elderly, and disabled. Related accessory uses and structures may include, but are not limited to administrative offices and supportive services, as well as the following accessory uses that are intended to be incidental to the primary use and for on-Site residents only:
- Adult care center;
- Short-term care facility;
- Clinic;
- Medical services;
- Dental services; Optical services;
- Common open space; and
- Financial institution.
- b. The Site will be designed as part of a unified development in combination with the adjacent institutional uses. There will be cross access for pedestrians via sidewalks and pathways, vehicles via driveways and sharing of facilities.

3. TRANSPORTATION

- a. Vehicular access to the Site shall be as generally depicted on the Rezoning Site Plan. The placement and configuration of each vehicular access point is subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation ("CDOT") and the North Carolina Department of Transportation ("NCDOT").
- b. The alignment of the internal vehicular circulation areas and the driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts, and any adjustments required for approval by CDOT and/or NCDOT in accordance with applicable published standards.
- c. Prior to the issuance of a certificate of occupancy for the first new building or building addition to be constructed on the Site, the Petitioner shall dedicate and convey in fee simple to the City of Charlotte (subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to Providence Road as required to provide right-of-way measuring fifty feet (50') from the existing centerline of Providence Road, to the extent that such right-of-way does not already exist.
- d. All transportation improvements depicted on the Rezoning Site Plan shall be constructed and approved prior to the issuance of the first certificate of occupancy for the first new building or building additions to be constructed on the Site.
- e. The Petitioner will work with CDOT to evaluate the Jefferson Park street network to identify pportunities for traffic calming, including the addition of speed bumps, stop signs, and/or lowering the speed limit.

4. ARCHITECTURAL STANDARDS

- a. The total number of principal buildings to be developed on the Site shall not exceed seven (7). Accessory buildings and structures located on the Site shall not be considered in any way a 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 buildings located on the Site. Accessory structures and buildings include structures and buildings such as but not limited to: a mail kiosk, dumpster enclosures, gazebos, trellises, storage buildings, and other structures associated with the on-Site open space.
- b. The primary exterior building materials will be a combination of the following: brick and/or manufactured stone, stucco, and cementitious siding. Vinyl siding, EIFS, and Masonite will not be used as an exterior building material on any buildings. Vinyl windows, doors, garage doors, soffits, fascia, trim, and railings will be utilized. The independent living units will all have balconies with composite wood decking.
- c. The maximum building height for the IL building shown on the Rezoning Site Plan as "IL Building #1" shall be limited to sixty feet (60'). The maximum building height for the IL buildings shown on the Rezoning Site Plan as "IL Building #2" and "IL Building #3" shall be limited to thirty (eight feet (38') at the forty foot (40') building setback along Jefferson Drive. One additional foot of height is allowed for every additional four feet (4') in distance the portion of the building is from Jefferson Drive, to a maximum of sixty feet (60'), to allow for transition to the garage level entrance of each building. The maximum building height for the IL building shown on the Rezoning Site Plan as "IL Building #4" shall be limited to thirty six feet (36') at the forty foot (40') building setback along Jefferson Drive. One additional foot of height is allowed for every additional four feet (4') in distance the portion of the building is from Jefferson Drive, to a maximum of forty eight feet (48'), to allow for transition to the garage level entrance of the building. The maximum building height for the IL building shown on the Rezoning Site Plan as "IL Building #5" shall be limited to forty eight feet (48'). The maximum building height for the AL/MC building shall be limited to thirty-five feet (35'). The maximum building height for the building shown on the Rezoning Site Plan as the "Commons Building" shall be limited to forty feet (40'). The IL buildings shown on the Rezoning Site Plan as "IL Building #1," "IL Building #2," and "IL Building #3" shall be a maximum of four (4) stories over covered parking (five (5) stories max), and the IL buildings shown on the Rezoning Site Plan as "IL Building #4" and "IL Building #5" shall be a maximum of three (3) stories over covered parking (four (4) stories max). The AL/MC and the Commons buildings shall be a maximum of two (2) stories each.
- d. The Petitioner shall provide blank wall provisions that limit the maximum blank wall expanse to twenty feet (20') on all building levels, including but not limited to doors, windows, awnings, articulation, change of materials, change of plane, and/or architectural design elements.
- e. The longitudinal distance of the exterior walls facing Providence Road and Jefferson Drive shall have a minimum transparency of forty percent (40%). For example, for a wall length of one hundred feet (100'), the Petitioner shall provide a minimum of forty feet (40') window length along the wall. The Petitioner may locate IL unit(s), internal to the Site, on the parking/garage level of the IL buildings shown on the Rezoning Site Plan as "IL Building #2," "IL Building #3," and "IL Building #4." Λ

5. STREETSCAPE/LANDSCAPING

- a. A fifty foot (50') Class C buffer shall be maintained along those portions of the Site's northeastern and eastern boundary lines that are more particularly depicted on the Rezoning Site Plan, which buffer shall conform to the standards of Section 12.302 of the Ordinance. The width of the buffer shall not be reduced with a fence or wall. In addition to the standard class C Buffer planting requirements, the Petitioner shall plant a minimum of three (3) evergreen trees per one hundred linear feet (100') of frontage within the Class C Buffer (near adjacent residential lots). Evergreen trees shall be two inch (2") caliper and a minimum height of eight feet (8') at planting. Such evergreen trees may be clustered to provide screening for proposed buildings.
- b. A forty foot (40') setback as measured from the existing public right-of-way along the Site's Jefferson Drive frontage, as well as from the proposed right-of-way along the Site's Providence Road frontage, will be provided as generally depicted on the Rezoning Site Plan. The Petitioner shall plant a minimum of three (3) evergreen trees per one hundred linear feet (100') of frontage within the setback along the Site's Jefferson Drive frontage. Evergreen trees shall be two inch (2") caliper and a minimum height of eight feet (8') at planting. Such evergreen trees may be clustered to provide screening for proposed buildings.
- c. The Petitioner shall provide an eight foot (8') minimum width planting strip and twelve foot (12') wide concrete multi-use path along the Site's Providence Road frontage, from the existing Temple Israel entrance drive to the Jefferson Drive intersection.
- d. The Petitioner shall provide a minimum eight foot (8') planting strip and eight foot (8') wide concrete sidewalk along the Site's Jefferson Drive frontage. The Petitioner intends to meander the sidewalk along the Site's Jefferson Drive frontage within the forty foot (40') front setback in order to preserve existing trees along the frontage. The Petitioner will work with CDOT to extend a five foot (5') sidewalk at the back of 2'-6" standard curb and gutter from the end of the Site's Jefferson

Drive frontage to Armstrong Drive, within the existing public ri provide a sidewalk utility easement over the proposed public Jefferson Drive frontage to where the Jefferson Drive sidew right-of-wav.

- e. The existing sidewalk located on the Site's Providence Road fronta Israel entrance drive shall remain in place. f. The Petitioner shall upgrade existing sidewalk ramps at the entrance
- Road to current CDOT standards. g. Items described in notes 5b, 5c, 5d, and 5f will be completed pric
- occupancy for the first new building on the site. h. Internal sidewalks and crosswalks shall be provided on the Si Rezoning Site Plan.
- i. In the event that an adjacent parcel of land is either rezoned to a z that eliminates or reduces the buffer requirements on the Site eliminate, as the case may be, the relevant buffer areas set accordingly.

6. ENVIRONMENTAL FEATURES

- a. The Petitioner shall comply with the Charlotte City Council approve Stormwater Ordinance. b. The location, size, and type of storm water management system
- Plan are subject to review and approval as part of the full develop implicitly approved with this rezoning. Adjustments may be need actual storm water treatment requirements and natural site dischar
- c. Development within any SWIM/PCSO Buffer shall be coordinated Charlotte-Mecklenburg Storm Water Services and mitigated if requ
- d. All requirements of the City of Charlotte Tree Ordinance shall be me
- e. No trees will be planted in the public right-of-way without author

7. LIGHTING

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- a. All newly installed freestanding lighting fixtures on the Site (ex decorative lighting that may be installed along the driveways, side landscaped areas) shall be fully capped and shielded and the illun that direct illumination does not extend past any property line of the
- b. The maximum height of any newly installed freestanding light twenty-one feet (21').
- c. Any lighting fixtures attached to the new buildings and building ad Site shall be decorative, capped and downwardly directed.

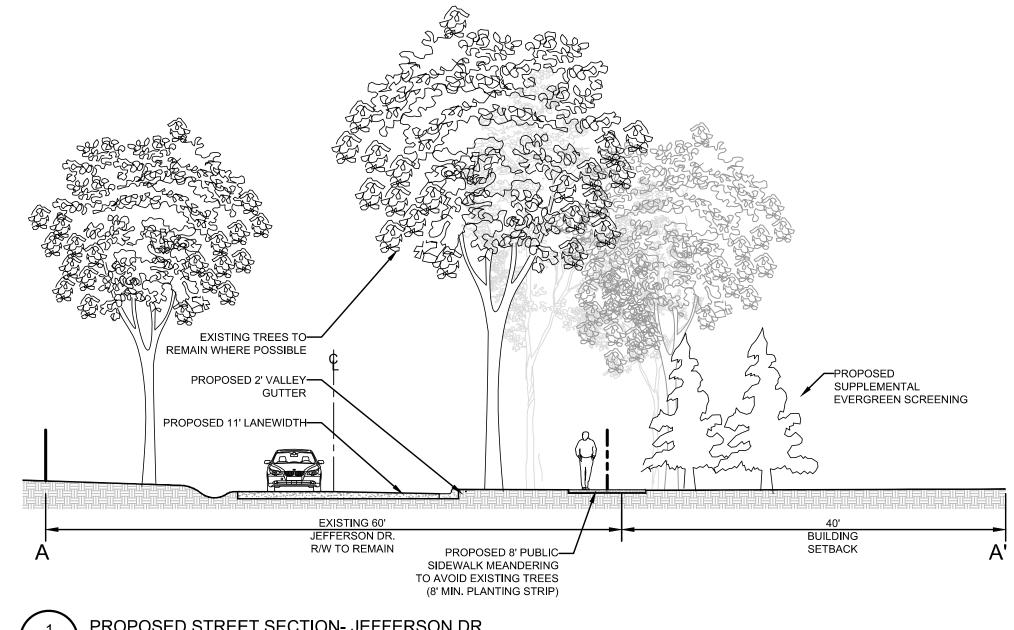
8. PARKS, GREENWAYS, AND OPEN SPACE

a. The Petitioner shall provide a minimum of ten thousand square f open space, as generally depicted on the Rezoning Site Plan. These landscaping, seating areas, and/or hardscape elements.

9.	FIRE	PROTECTION	^
	a.	Per Ordinance standards.	Λ
10.	PHASING		٨
	a.	N/A	Λ

11. SIGNAGE

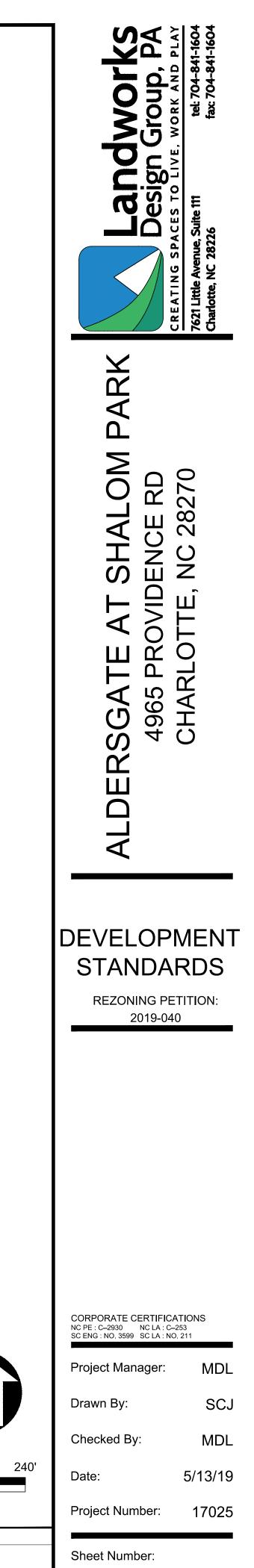
- Z^{1} a. Per Ordinance standards.
- **12. BINDING EFFECT OF THE REZONING DOCUMENTS**
- a. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Site Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- b. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof
- c. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.



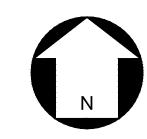




right-of-way. The Petitioner will lic sidewalk area along the Site's lewalk exists the Jefferson Drive	
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ance to Temple Israel on Providence	Δ
rior to issuance of the certificate of	
Site as generally depicted on the	
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ems depicted on the Rezoning Site lopment plan submittal and are not ecessary in order to accommodate harge points.	\triangle
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met with this development.	
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(excluding street lights and lower, idewalks, parking areas, patios and lumination downwardly directed so f the Site.	
shting fixture on the Site shall be	
additions to be constructed on the	
e feet (10,000 sq. ft.) of amenitized hese open space areas will contain	Δ







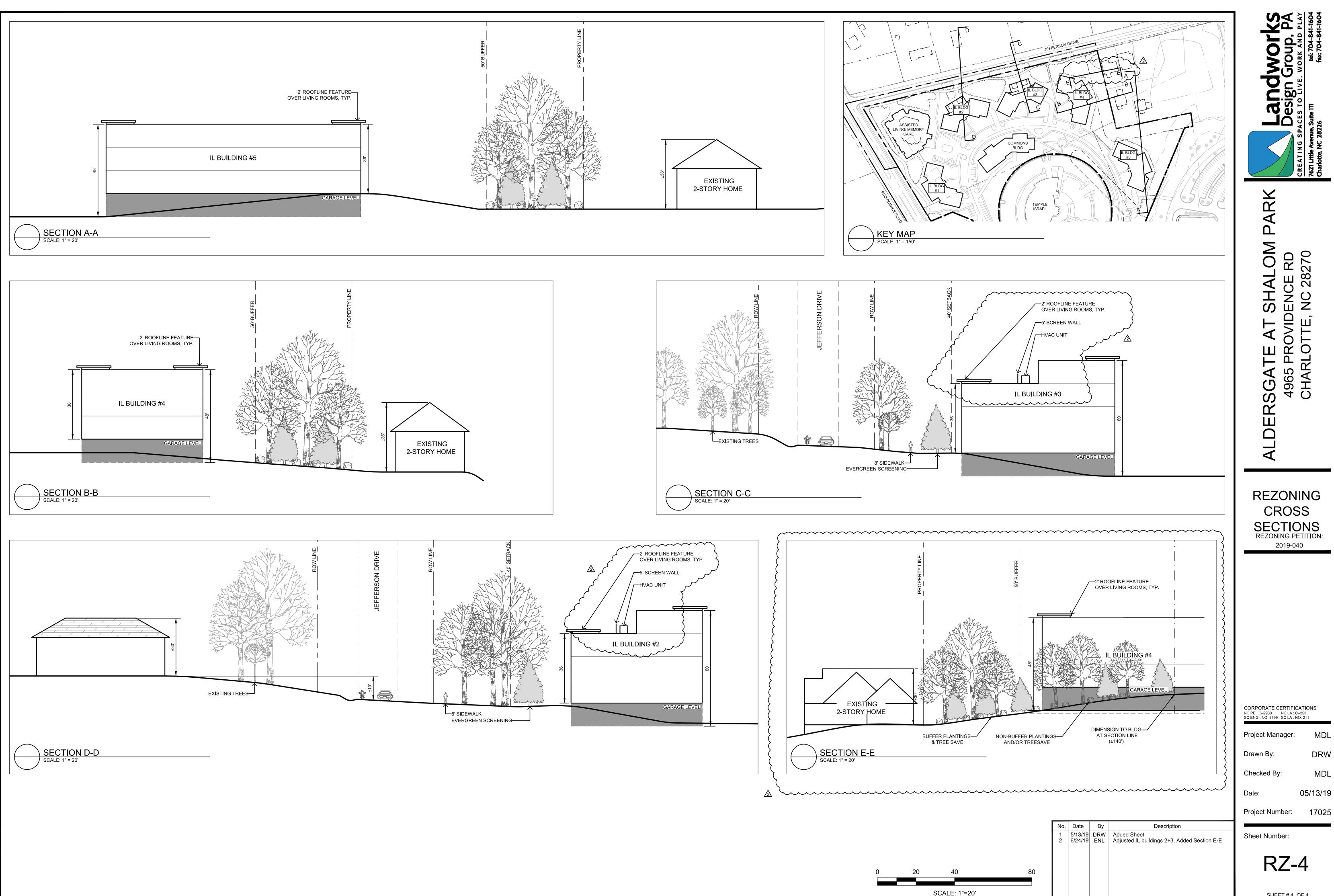
120'

SCALE: 1"=60'

REVISIONS:					
No.	Date	By	Description		
1	5/13/19	AHM	Per Staff and Neighbors Comments		
2	6/24/19	ENL	Per Staff and Neighbors Comments		
3	6/27/19	ENL	Clarified Building Stepback Height per		
			Staff's Request		

RZ-	3
et Number:	
ject Number:	1702
e:	5/13/1





SCALE: 1"=20'