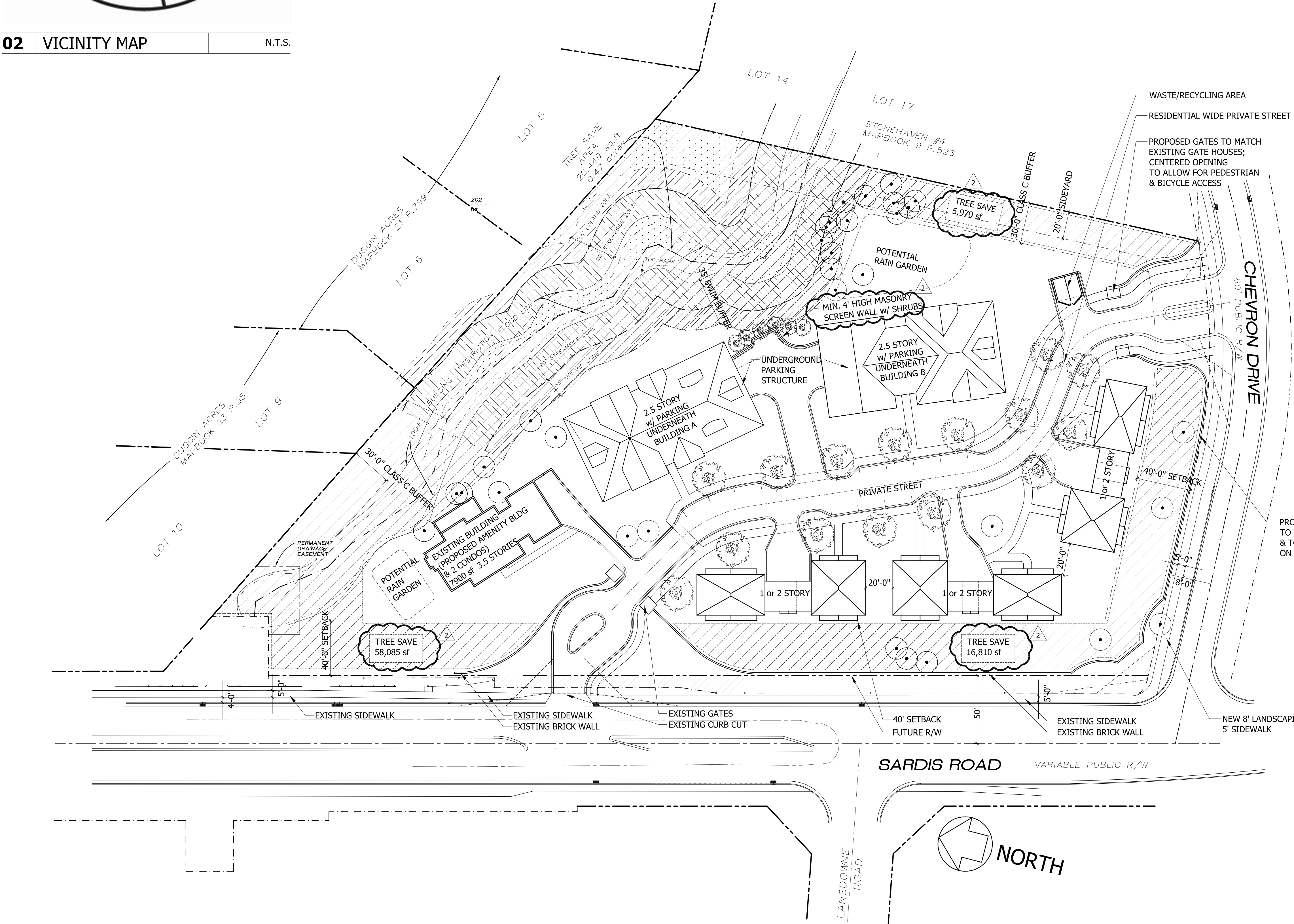




02 VICINITY MAP

N.T.S.



01 SITE PLAN

1"=40'

Development Summary

Tax Parcel ID#s: 18914223, 18914224, 18914225, 18914226, 18914227, 18914228, 18914229, 18914230, & 18914231

Total Site Acreage: 5.05 acres

Existing Zoning: R-3

Existing Use: Single family residence (empty) & vacant land

Proposed Zoning: Institutional (CD)

Proposed Uses: Age restricted, senior living community, containing up to 54 independent living units and amenities

Maximum Building A/B Height: 40' measured from the front elevation
53' measured from back elevation at bottom of parking structure
2.5 Stories w/ parking underneath

- Max. Number of Stories

Maximum 1 to 2 Story Building Height: 40'

- Max. Number of Stories

Parking Spaces: 81 Spaces

Parking Ratio: 1.5 spaces per unit

Setback Requirements:

- Front Public R/W: 40'
- Sideway: 20'
- Rearyard: 20'

Development Totals:

- Multi-Family: 52 Units
- Amenity Building: Public Space & 2 Condos

Pervious Space: 62%

Impervious Space: 38%

Tree Save Areas:

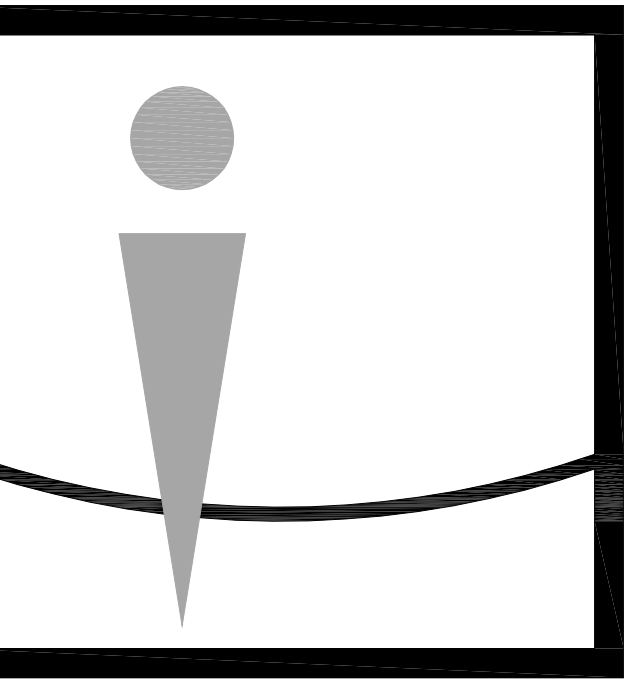
- Total Tree Save Area: 80,865 sf
- Total Site Area: 219, 978 sf

TREE LEGEND:

EXISTING TREES TO BE SAVED :

PROPOSED TREES:

TREE SAVE AREA:



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SHADY KNOLL

SARDIS RD.
CHARLOTTE, NC

PETITION # 2011-033
FOR PUBLIC HEARING

KEY PLAN

ISSUE	:	---
INITIAL SUBMITTAL	:	03/28/11
REZONING RESUBMITTAL	:	06/17/11
REZONING REVISIONS 1	:	08/19/11
REZONING REVISIONS 2	:	09/23/11
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SITE PLAN

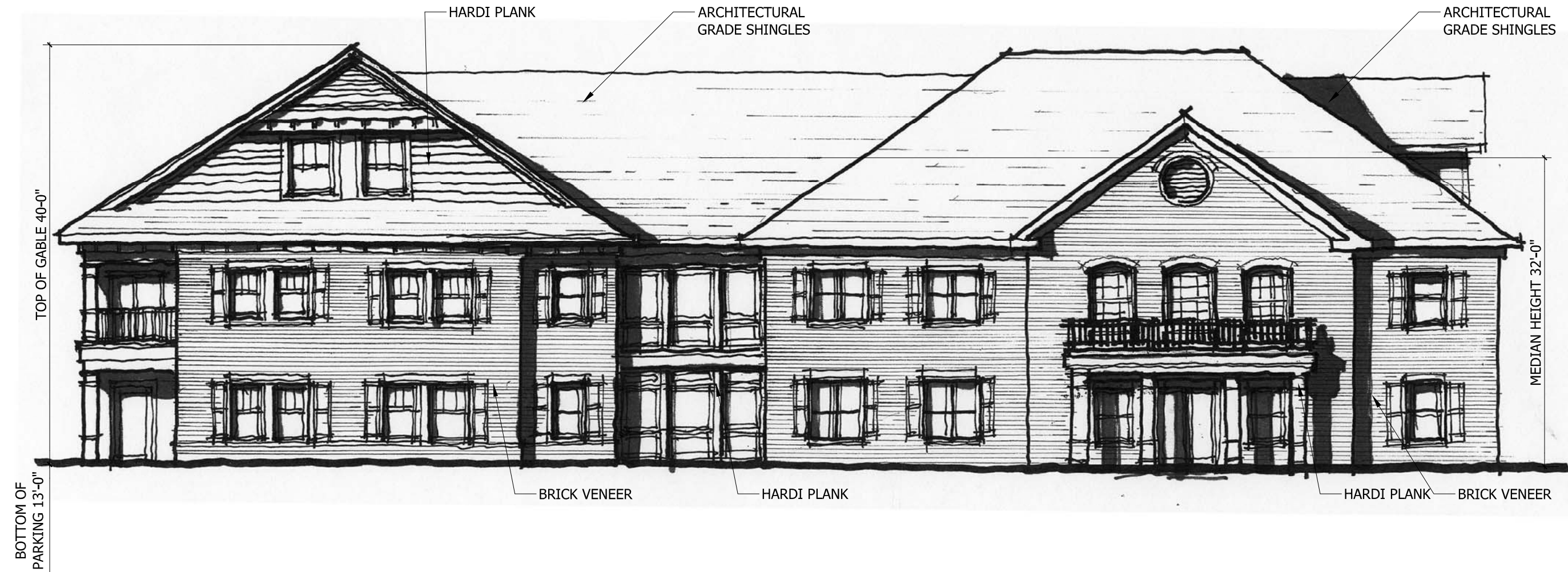
RZ-1

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03 BUILDING A FRONT ELEVATION

3/32" = 1'-0"



** MULTI-FAMILY DUPLEX STYLE BUILDINGS TO BE CONSISTENT IN ARCHITECTURAL STYLE

02 BUILDING B FRONT ELEVATION

3/32" = 1'-0"

General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Sardis Road Land Company, LLC to accommodate the development of an age restricted senior living community comprised of for sale independent living units and related common areas and amenities on that approximately 5.05 acre site located on the eastern side of Sardis Road between Chevron Drive and Waverly Hall Drive (the "Site").
- Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
- Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the Institutional (CD) zoning district shall govern all development taking place on the Site.
- Future amendments to the Rezoning 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.

Permitted Uses

- The Site may only be devoted to an age restricted senior living community comprised of a maximum of 54 for sale independent living units and related common areas and amenities, and to any accessory uses that are permitted under the Ordinance in the Institutional zoning district.
- The senior independent living units shall be located in duplex style buildings and in two multi-family style buildings designated as Building A and Building B on the Rezoning Plan, and 2 independent living units shall be located in the amenity building.
- This senior living community is intended to provide housing primarily for persons 55 years of age or older. As a result, this residential community shall be an age restricted community and shall comply with the requirements of the State and Federal Fair Housing Acts. Each dwelling unit, if occupied, shall be regularly occupied by at least one person 55 years of age or older. However, in the event of the death of a person who was the sole occupant 55 years of age or older of a dwelling unit, the remaining occupant or occupants may continue to occupy the same dwelling unit as long as the provisions of the State and Federal Fair Housing Acts are not violated by such occupancy. No person under 19 years of age shall reside in any dwelling unit located on the Site for more than 90 days in any calendar year. The foregoing age restrictions shall be placed in the restrictive covenants to be recorded that will govern this senior living community.

Amenities and Services

- A security system shall be provided for each independent living unit.
- Exterior home maintenance and lawn maintenance shall be provided by the homeowners association.
- An amenity building with a computer room, central meeting areas, exercise equipment and a theatre shall be provided to serve the residents of this senior living community.
- A nature trail and walking path shall be provided on the Site.
- The above referenced amenities and services shall be available only to the residents of this senior living community and their guests.

Transportation

- Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of each vehicular access point are 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 and/or the North Carolina Department of Transportation.
- As depicted on the Rezoning Plan, the internal street shall be a private street that meets the standards of a residential wide street type. Access into the Site may be controlled through the installation of gates at the Sardis Road and Chevron Drive entrances to the Site. The gates shall be equipped with a "click to enter device" or a similar device approved by the City of Charlotte to ensure access for emergency vehicles and delivery vehicles. A turn around area for delivery vehicles is not provided since they will have the ability to drive through the Site to exit the Site through the use of the click to enter device or a similar device.
- The exact alignment of the proposed residential wide private street may be slightly altered during the construction permitting process to maximize the preservation of trees and to improve the street's horizontal alignment.
- Vehicular parking will meet the minimum standards established under the Ordinance. Off-street vehicular parking shall be provided underneath Building A and Building B and in the garages and on the driveways associated with the duplex style buildings. Additionally, on-street vehicular parking shall be provided as generally depicted on the Rezoning Plan.
- The parking areas underneath Building A and Building B shall be screened from abutting properties by masonry walls of a height that is sufficient to shield the abutting properties from headlights, however, in no event shall the height of such walls be less than 4 feet.
- As depicted on the Rezoning Plan, a masonry wall with a minimum height of 4 feet and shrubs shall be installed along the eastern terminus of the driveway between Building A and Building B to shield the abutting properties from headlights.
- Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan. The internal sidewalks may meander to save existing trees.

- The sidewalks located along the internal street may be located at the back of curb adjacent to the on-street vehicular parking spaces as depicted on the Rezoning Plan.
- Sidewalk connections to Sardis Road and to Chevron Drive shall be provided as generally depicted on the Rezoning Plan.
- Prior to obtaining planned multi-family approval for this senior living community, the Petitioner shall dedicate and convey (by quitclaim deed and subject to a reservation for any necessary utility easements) those portions of the Site immediately adjacent to Sardis Road as required to provide right of way measuring 50 feet from the existing centerline of Sardis Road if such right of way does not currently exist.

Architectural Standards

- Set out on Sheet RZ-2 of the Rezoning Plan are schematic architectural renderings of the front elevation of Building A and the front elevation of Building B that are intended to depict the general conceptual architectural style and character of the front elevations of these buildings. Accordingly, the front elevation of Building A shall be designed and constructed so that it is substantially similar in appearance to the schematic architectural rendering of the front elevation of Building A, and the front elevation of Building B shall be designed and constructed so that it is substantially similar in appearance to the schematic architectural rendering of the front elevation of Building B. Changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.
- The primary exterior building materials for each building to be constructed on the Site shall be brick, cementitious board, hardi-plank and architectural shingles. Vinyl shall not be a permitted exterior building material, provided, however, that vinyl may be utilized on the soffits of the buildings to be constructed on the Site and vinyl windows may be installed on the buildings.

- Each duplex style building constructed on the Site shall be compatible in appearance and quality to Building A and Building B through the use of similar exterior building materials, architectural features and styles. More specifically, each duplex style building will be constructed of brick or stone (30% minimum masonry) and cementitious board or hardi-plank, stucco or synthetic stucco. Window styles, dormer styles and architectural shutters shall be similar in character to the windows, dormers and architectural shutters on Building A and Building B. Roofs will be architectural grade fiberglass shingles on a combination of hipped and gabled roofs. All facades facing Sardis Road or Chevron Drive will be articulated with a door, porch and windows to match the inner facing front facades of these buildings.
- The duplex buildings located along the Site's frontages on Sardis Road and Chevron Drive shall not be required to front these streets. However, the rear of each duplex building shall have architectural features that will give the rear of these duplex buildings the appearance of a building front. More specifically, all facades facing Sardis Road or Chevron Drive will be articulated with a door, porch and windows to match the inner facing front facades of these buildings.

- The amenity building is an existing brick building that will remain in place.
- The maximum height of the duplex style buildings shall be 2 stories.
- The maximum height of Building A and Building B is set out in the Development Summary on Sheet RZ-1 of the Rezoning Plan.
- Each independent living unit shall be designed using AARP Universal Design Guidelines or the equivalent.
- Dumpster and recycling areas will be enclosed on all four sides by an opaque wall or fence with one side being a hinged opaque gate. If one or more sides of a dumpster and recycling area adjoin a side wall or rear wall of a building, then the side wall or rear wall of the building may be substituted for the wall or fence along each such side.

Streetscape and Landscaping

- Petitioner shall install a minimum 8 foot planting strip and a minimum 5 foot sidewalk along the Site's frontage on Chevron Drive as generally depicted on the Rezoning Plan.
- The street trees may be planted 50 feet on center on average.
- A 30 foot Class C buffer shall be established along the Site's northern and eastern boundary lines as depicted on the Rezoning Plan, which buffer shall conform to the standards of Section 12.302 of the Ordinance. The width of this 30 foot Class C buffer may not be reduced.
- The height of the brick wall to be extended along the Site's frontage on Chevron Drive shall not exceed an average height of 5 feet.

Environmental Features

- In addition to the trees located within the tree save areas, the Petitioner shall preserve those trees designated on the Rezoning Plan for preservation. With respect to those trees located outside of the tree save areas and designated for preservation, the Petitioner shall engage a certified arborist to prepare and implement a tree protection and preservation plan for these trees, and a copy of the tree protection and preservation plan must be submitted to the Charlotte-Mecklenburg Planning Department prior to commencing any grading activities on the Site.
- No detention areas will be allowed within any required buffer.
- Location, size and type of storm water management systems depicted on the rezoning site plan are subject to review and approval with 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

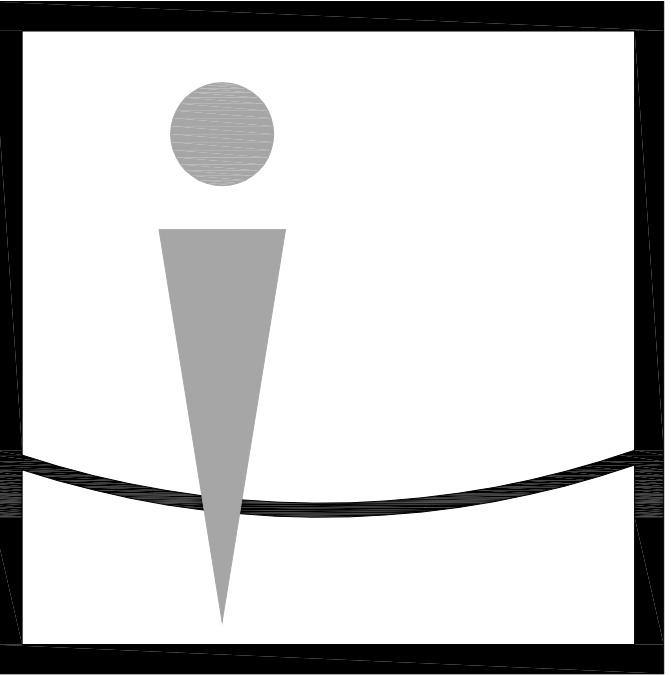
The nature trail and walking path will remain outside of the stream side zone other than to cross the stream.

Lighting

- Pedestrian scale, freestanding lighting fixtures will be installed throughout the Site along the internal private street and drives. The pedestrian scale, freestanding lighting fixtures will be uniform in design, and the final spacing of such lighting fixtures shall be determined by the Petitioner. All such freestanding lighting 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.
- The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed 20 feet.
- Wall-pak type light fixtures may not be installed on the Site, however, wall-mounted decorative light fixtures are permitted.

Binding Effect of the Rezoning Documents and Definitions

- If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- Throughout these Development Standards, the terms, "Petitioner" and "owner" or "owners" 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.



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SARDIS RD.
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FOR PUBLIC HEARING

KEY PLAN

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ELEVATIONS &
NOTES

RZ-2

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01 NOTES

N.T.S.