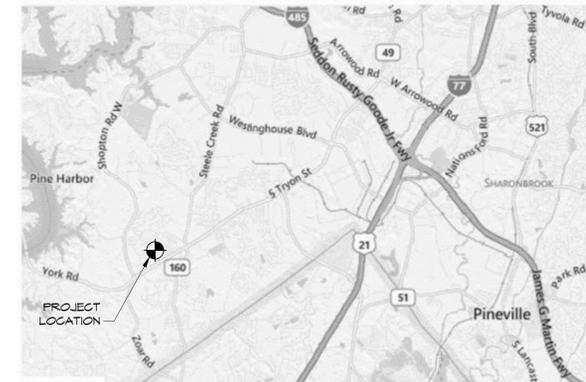




INDEX OF DRAWINGS

SHEET No.	SHEET NAME
RZ-1	DRAWING INDEX / VICINITY MAP / ADJACENT PROPERTY INFO
RZ-2	CONCEPTUAL SITE PLAN
RZ-3	CONCEPTUAL RENDERING

VICINITY MAP:



RECEIVED
By Michael Cataldo at 1:40 pm, Jun 26, 2012

PARCEL #ID NUMBER MAP:



SITE DEVELOPMENT DATA

Tax Parcel:	199-01-110 199-55-201
Site Area:	Parcel 199-01-110: 3.542 Acres Parcel 199-55-201: 5.48 Acres Total Area 9.022 Acres
Existing Zoning:	Parcel 199-01-110: R-3 Parcel 199-55-201: R-3
Proposed Zoning:	Parcel 199-01-110: Inst(CD) Parcel 199-55-201: Inst(CD) *Both parcels to be recorded as one parcel subsequent to rezoning approval.
Existing Use:	Parcel 199-01-110: Single family residential Parcel 199-55-201: Single family residential
Proposed Use:	Parcel 199-01-110: Home for the aged with Special Care - Dependent Living Parcel 199-55-201: Home for the aged with Special Care - Dependent Living
Maximum Allowable Living Units:	Dependent Living Units: 9.022 Acres x 100 Beds/Acre = 902 Beds
Proposed Living Units:	Dependent Living Units: 90 Beds
Floor Area Ratio (FAR)	Allowable/Required: .50 Proposed: Less than .50
Minimum Lot Area	15,000 square feet Proposed: 9.022 Acres = 392,998 square feet
Minimum setback	40 feet Proposed: 40 feet
Minimum side yard	20 feet Proposed: 20 feet
Minimum rear yard	20 feet Proposed: 40 feet
Maximum Building Height	40 feet Proposed: less than 40 feet, one-story
Parking	1 space/3 beds = 30 spaces Proposed: 58 spaces
Long-term bicycle parking	2 or 1/20 employees Proposed: 2 spaces
Short-term bicycle parking	5% of auto parking Proposed: 3 spaces

TRANSPORTATION

- (a) Vehicular access to the Site shall be as generally depicted on the Conceptual Site Plan. The placements and configuration of vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and design and to any adjustments required for approval by the Charlotte DOT including alteration to accommodate any right of way needs and/or construction easements.
- (b) Surface parking shall be as generally depicted on the Conceptual Site Plan. The placements and configuration of parking spaces are subject to any minor modifications required to accommodate final site and construction plans and design. Appropriate and applicable screening of parking areas shall be provided per the Ordinance and the intent of the Steele Creek Area Plan.
- (c) Sidewalks shall be as generally depicted on the Conceptual Site Plan. The placements and configuration of sidewalks are subject to any minor modifications required to accommodate final site and construction plans and design. Sidewalks shall be provided per the Ordinance and the intent of the Steele Creek Area Plan including a new 6 foot wide sidewalk and 8 foot wide planting strip along South Tryon Street.

ARCHITECTURAL STANDARDS

- (a) The Conceptual Elevation Rendering is intended to describe the conceptual architectural theme proposed for the Site. However as noted in General Provisions Section above, the rendering is conceptual in nature. Accordingly, the architectural concept may be altered or simplified during design development and construction document phases subject however to the provisions of Subsection 6.207(1) or (2) of the Ordinance as applicable.
- (b) Various design elements such as gables, porches and ganged windows will be utilized to provide human scale and architectural character.
- (c) Exterior walls shall be constructed with a mix of masonry materials (brick, stone, architectural block, or other masonry materials) and siding to break up the mass and scale of the building.
- (d) The dumpster will be located at the back of the building, appropriately screened with landscaping and enclosed by a 7 foot high wall with gates.

STREETSCAPE AND LANDSCAPING

- (a) Except as otherwise provided in these Development Standards, the streetscape shall meet the standards of the Ordinance and the intent of the Steele Creek Area Plan including a new 6 foot wide sidewalk and 8 foot wide planting strip along South Tryon Street.
- (b) Internal areas of the Site will be landscaped in accordance with the requirements of the ordinance.
- (c) Class C landscape buffers will be provided where required per the Ordinance and as shown on the Conceptual Site Plan. In areas where existing vegetation is sufficient, buffer areas will be left undisturbed.

GENERAL PROVISIONS

These Development Standards form a part of the Site Development Data Sheet associated with the Rezoning Petition filed by Smith/Packett, to rezone Tax Parcels 199-01-110 and 199-55-201, a total of 9.022 acres, located at the corner of South Tryon Street and Wright's Ferry Road; and, currently zoned as R-3.

The purpose of this petition is to request rezoning of the Site to the Institutional INST (CD) Zoning District to allow the development of a facility to accommodate dependent living units including adult care/home for the aged and special care (also known as memory care) units per the regulations of the North Carolina Department of HEALTH SERVICE REGULATION (DHRS), NORTH CAROLINA ADMINISTRATIVE CODE (NCAC), 10A NCAC 13F.

DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE SITE DEVELOPMENT DATA SHEET, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISION OF THE CITY OF CHARLOTTE ZONING ORDINANCE

UNLESS THE SITE DEVELOPMENT DATA SHEET OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE INST ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

THE IMPROVEMENTS DEPICTED ON THE SITE DEVELOPMENT DATA SHEET, CONCEPTUAL ELEVATION RENDERING AND CONCEPTUAL SITE PLAN ARE INTENDED TO DEMONSTRATE GENERAL INTENT. THESE DOCUMENTS ARE CONCEPTUAL IN NATURE, THE FINAL CONFIGURATION AND PLACEMENT OF OPEN SPACE AREAS AND BUILDINGS, AND THE HEIGHTS AND MASSES OF BUILDINGS HAVE NOT BEEN DETERMINED AND MAY BE MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES SO LONG AS THE MAXIMUM BUILDING ENVELOPE LINES AND INTENSITY LIMITATIONS ESTABLISHED ON THE SITE DEVELOPMENT DATA SHEET ARE NOT VIOLATED AND THE PROPOSED ALTERATIONS OR MODIFICATIONS DO NOT EXCEED THE PARAMETERS ESTABLISHED UNDER THESE DEVELOPMENT STANDARDS AND UNDER ORDINANCE FOR INST ZONING DISTRICT. HOWEVER, ANY ALTERATIONS OR MODIFICATIONS WHICH, IN THE OPINION OF THE PLANNING DIRECTOR, SUBSTANTIALLY ALTER THE CHARACTER OF THE DEVELOPMENT OR SIGNIFICANTLY ALTER THE CONCEPTUAL SITE PLAN OR ITS RESPECTIVE CONDITIONS AS WELL AS ANY CHANGES WHICH INCREASE THE INTENSITY OF DEVELOPMENT SHALL NOT BE DEEMED TO BE MINOR AND MAY ONLY BE MADE IN ACCORDANCE WITH THE PROVISION OF SUBSECTIONS 6.207(1) OR (2) OF THE ORDINANCE, AS APPLICABLE.

PERMITTED USES

Dependent Living Facilities such as Home for the Aged with Special Care is a use permitted under prescribed conditions per the Ordinance.

ENVIRONMENTAL FEATURES

- (a) Existing trees and vegetation shall remain in undisturbed areas as shown on the Conceptual Site Plan.
- (b) Petitioner shall comply with the Post Construction Controls Ordinance (PCCO).

SIGNAGE

Signs shall comply with the provisions of the Ordinance.

LIGHTING

- (a) The maximum height of any detached lighting fixtures erected on the Site shall not exceed twenty (20) feet in height.
- (b) All freestanding lighting fixtures installed within the Site shall be shielded with full-cut fixtures, capped and downwardly directed.
- (c) Wall-pak lighting will be prohibited throughout the Site.

AMENDMENTS TO REZONING PLAN

Future amendments to the Site Development Data Sheet, other sheets accompanying the Petition and these Development Standards may be applied for by the then Owners of the Parcel or Parcels within the Site involved in accordance with the provisions of Chapter 6 or Ordinance.

BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- (a) If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and the Site Development Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioners and the current and subsequent owners of the Site and their respective successors in interest and assigns
- (b) Throughout these Development Standards, the terms, "Petitioners" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioners 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.

LIST OF ADJACENT PROPERTY OWNERS:

Parcel ID#: 19901447 Owner Name: JASON W SPRUILL AND CHRISTINA L ANNICHINO Mailing Address: 16429 GREYBRIAR FOREST LN CHARLOTTE, NC 28278	Parcel ID#: 19901446 Owner Name: RUHIYIYH GOMEZ Mailing Address: 16423 GREYBRIAR FOREST LN CHARLOTTE, NC 28278	Parcel ID#: 19901445 Owner Name: SYLVIA M GREGORY Mailing Address: 16417 GREYBRIAR FOREST LN CHARLOTTE, NC 28278	Parcel ID#: 19901444 Owner Name: ANDREW C LINGNER Mailing Address: 16411 GREYBRIAR FOREST LN CHARLOTTE, NC 28278	Parcel ID#: 19901443 Owner Name: DOROTHY BAKKER Mailing Address: 16405 GREYBRIAR FOREST LN CHARLOTTE, NC 28278
Parcel ID#: 19901442 Owner Name: STACEY J PHILLIPS AND DENNIS E KARRIKER Mailing Address: 16337 GREYBRIAR FOREST LN CHARLOTTE, NC 28278	Parcel ID#: 19901441 Owner Name: ALPHONSE E ASHAMALLA AND ELLEN E ASHAMALLA AND ODETTE E ISKANDER Mailing Address: 16331 GREYBRIAR FOREST LN CHARLOTTE, NC 28278	Parcel ID#: 19901440 Owner Name: BANK OF NEW YORK MELLON (THE) Mailing Address: 3476 STATEVIEW BLVD FORT MILL, SC 29715	Parcel ID#: 19901439 Owner Name: FRANCIS H PORTILLO Mailing Address: 16315 GREYBRIAR FOREST LN CHARLOTTE, NC 28278	Parcel ID#: 19901438 Owner Name: STEPHEN L BENNER Mailing Address: 1327 DUNMORE CT, CLOVER, SC 29710
Parcel ID#: 19901437 Owner Name: ARCHIE JR MITCHELL Mailing Address: 5833 GOVERNORS HILL DR ALEXANDRIA, VA 22310	Parcel ID#: 19901170 Owner Name: JACKIE WAYNE TURPIN Mailing Address: PO BOX 240706 CHARLOTTE, NC 28224	Parcel ID#: 19901113 Owner Name: JACKIE WAYNE & TURPIN AND JEFFERY WAYNE TURPIN Mailing Address: 16320 WRIGHT'S FERRY RD CHARLOTTE, NC 28278	Parcel ID#: 19955203 Owner Name: ASSOCIATION STELECROFT PLACE HOMEOWNERS Mailing Address: 15514 DEHAVILLAND DR CHARLOTTE, NC 28278	Parcel ID#: 19955202 Owner Name: HOMEOWNERS ASSOC STELECROFT PLACE Mailing Address: 15514 DEHAVILLAND DR CHARLOTTE, NC 28278
Parcel ID#: 19955104 Owner Name: HARRY E FREEMAN AND BARBARA A FREEMAN Mailing Address: 13500 YORK RD CHARLOTTE, NC 28278-7622	Parcel ID#: 19955105 Owner Name: COMPTON CONTRACTING CO Mailing Address: PO BOX 7424 CHARLOTTE, NC 28241-7424	Parcel ID#: 21912114 Owner Name: CHURCH CHRIST THE KING LUTHERAN Mailing Address: 13501 S. TRYON ST CHARLOTTE, NC 28278	Parcel ID#: 21912401 Owner Name: CHURCH INC CHRIST THE KING LUTHERAN Mailing Address: 13501 S. TRYON ST CHARLOTTE, NC 28278	Parcel ID#: 21912402 Owner Name: CHRISTOPHER J SELF AND LAURA K SELF Mailing Address: 1304 GOLDEN RIDGE RD LAKE WYLIE, SC 29710
Parcel ID#: 21912411 Owner Name: THE JOHNSON JR FAMILY TRUST AND LUCIUS WILEY JR JOHNSON AND MARY JO LOWERY JOHNSON Mailing Address: 13621 YORK RD CHARLOTTE, NC 28278	Parcel ID#: 21912420 Owner Name: SE-HARSH PROPERTIES LLC Mailing Address: 40 SUNRISE POINT RD CLOVER, SC 29710			

seals:

© 2012 by
Stewart & Connors Architects, PLLC

sca project number: 26-05-100 date: 06-25-2012

drawn by: checked by:

revisions:
--
--
--

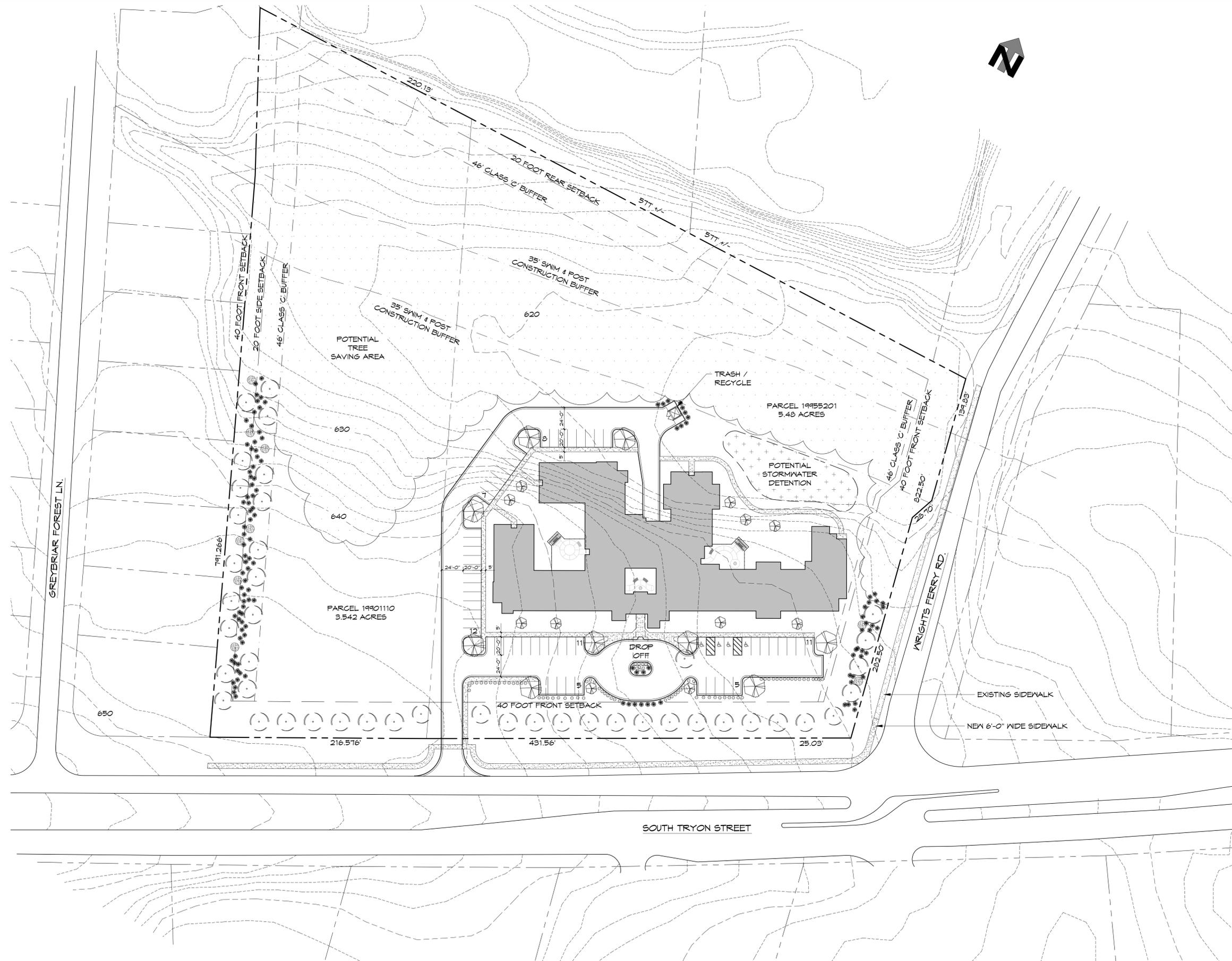
key plan

sheet name:

**CONCEPTUAL
SITE PLAN**

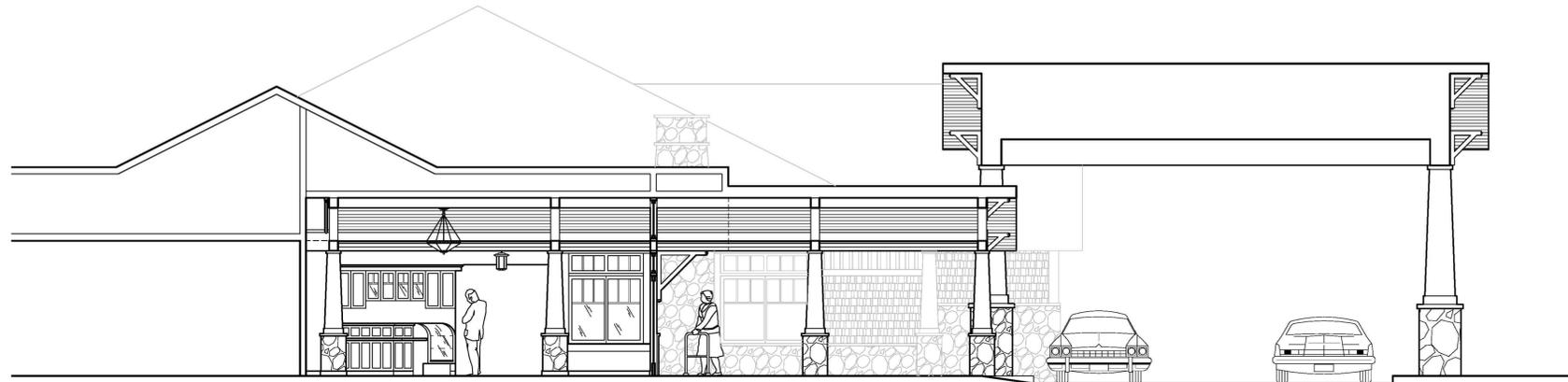
sheet number:

RZ-2

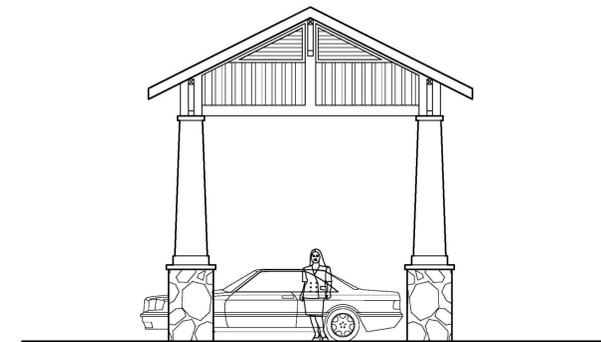


01 **CONCEPTUAL SITE PLAN**
1" = 60'-0"





03 **BUILDING SECTION @ MAIN ENTRANCE**
N.T.S.



02 **PORTE COCHERE ELEVATION**
N.T.S.



01 **CONCEPTUAL RENDERING: PARTIAL FRONT VIEW**
N.T.S.