



Northlake Health Investors, LLC **Development Standards**

Rezoning Petition No. 2014-000

Site Development Data:

--Acreage: ± 6.94 acres --Tax Parcel #: 025-11-304

--Existing Zoning: R-3 -- Proposed Zoning: INST (CD)

--Existing Uses: Abandoned building formerly nursing home.

--Proposed Uses: An assisted and/or independent living retirement center together with other uses permitted within the INST district including accessory uses.

--Maximum Building Height: Not to exceed four (4) stories or 50 feet, building height to be measured as defined by the Ordinance.

--Parking: As allowed/required by the Ordinance.

1. General Provisions:
a. Site Location. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Northlake Health Investors, LLC ("Petitioner") to accommodate the development of a 48 bed and/or unit retirement center on an approximately 6.94 gross acre site located on the east side of Reames Road

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 Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards the regulations established under the Ordinance for the INST zoning classification shall govern.

c. Graphics and Alterations. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, and other site elements set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan as well as any schematic building elevations are graphic representations of the development and site elements proposed, and they may be altered or modified in accordance with the setback, yard and buffer requirements set forth on this Rezoning Plan and the Development Standards, provided, however, any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan. Changes to the Rezoning Plan not permitted by the Rezoning Plan will be reviewed and

approved as allowed by Section 6.207 of the Ordinance.
d. Number of Buildings Principal and Accessory. The total number of principal buildings to be developed on the Site shall not exceed three (3). 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 located on

2. Permitted Uses & Development Area Limitation: a. The Site may be developed for an assisted and/or independent living retirement center together with other uses permitted within the INST district including accessory uses.

3. Access and Transportation:
a. Access to the Site will be from Reames Road in the manner generally depicted on the Rezoning Plan.

b. [The Petitioner will dedicate in fee-simple to the City of Charlotte up to ______ feet of right-of-way from the center line of Reames Road. This right-of-way dedication will occur prior to the issuance of a certificate of occupancy for the building constructed on the Site.]

c. 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 or NCDOT in accordance with applicable published standards.

d. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT in 4. Architectural Standards:

a. [The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementatious siding (such as hardi-plank), stucco, EIFS, decorative block and/or wood. Vinyl or aluminum as a building material may only be

used on windows, soffits and on handrails/railings.] b. [The attached illustrative building elevation is included to reflect an architectural style and a quality of the building that may be constructed on the Site (the actual building constructed on the Site may vary from these

illustrations provided that the design intent is preserved).] c. Meter banks will be screened from adjoining properties and from Reames Road.

d. HVAC and related mechanical equipment will be screened from public view and from view of adjacent e. Dumpster areas and recycling areas 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 building. The location of the proposed dumpster and recycling areas is generally depicted on the Rezoning Plan. 5. Streetscape, Buffers, Yards and Landscaping:

a. Along Reames Road a 40 foot setback measured from the future right-of-way line for Reames Road will be provided in the manner generally depicted on the Rezoning Plan.

b. A Class C buffer will be provided along the Site's boundaries in the locations generally depicted on the Rezoning Plan. c. Utilities may cross required buffers at angles no greater than 75 degrees. d. The Petitioner will provide a five (5) foot sidewalk and a planting strip as required by the Tree Ordinance

along the Site's frontage on Reames Road in the manner generally depicted on the Rezoning Plan. e. Screening requirements of the Ordinance will be met. f. Above ground backflow preventers will be screened from public view and will be located outside of the required setbacks.

6. Environmental Features: a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls

b. 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.

c. The Site will comply with the Tree Ordinance. Tree save areas are generally depicted on the Rezoning Plan the location of the proposed tree save areas may shift to accommodate site grades and changes to the proposed site 7. Signage:

a. Signage as allowed by the Ordinance will be provided. 8. <u>Lighting</u>: a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas. b. Detached lighting on the Site will be limited to 15 feet in height.

9. 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 portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance. 10. 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 under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

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REVISIONS

SITE ADDRESS: 9108 REAMES ROAD

SCALE: DATE: 06/19/14 PROJECT: 1324-14

DRAWN BY: TGL, JO

