



Citsculpt - 6151 Sharon Road.  
Development Standards  
Rezoning Petition No. 2015-000

Site Development Data:  
--Acreage: ± 2.90 acres.  
--Tax Parcel #: 209-401-21 and 209-401-21E  
--Existing Zoning: R-3  
--Proposed Zoning: UR-2(CD)  
--Existing Uses: A religious institution.  
--Proposed Uses: Up to 160 aged restricted dependent and/or independent living units/beds (nursing home, rest home, home for the aged, elderly, and disabled) together with accessory uses, as allowed in the UR-2 zoning district.  
--Proposed Floor Area Ratio: As allowed by the UR-2 Zoning District.  
--Maximum Building Height: As allowed by the UR-2 Zoning District; building height to be measured as required by the Ordinance.  
--Parking: As 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 Citsculpt, LLC, ("Petitioner") to accommodate the development of a 160 unit/bed dependent and/or independent seniors community on approximately 2.90 acre site located 6151 Sharon 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 Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards the regulations established under the Ordinance for the UR-2 zoning classification shall govern.  
c. Graphics and Alterations. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets 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 Section 6.207 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 Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

i. expressly permitted by the Rezoning Plan (it is understood that if a modification is expressly permitted by the Rezoning Plan it is deemed a minor modification for the purposes of these Development Standards); or  
ii. minor and don't materially change the overall design intent depicted on the Rezoning Plan; or  
iii. modifications to move structures graphically depicted on the Rezoning Plan closer to adjacent properties in a residential district or abutting residential use but no closer than the "external building line" (in this case the external setbacks, rear yards or buffer areas) indicated on Sheet RZ-1; or  
iv. modifications to allow minor increases in the mass of the buildings that do not materially change the design intent depicted on or described in 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 Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

2. Permitted Uses & Development Area Limitation:  
d. The Site may be developed with up to 160 aged restricted dependent and/or independent living units/beds (nursing home, rest home, home for the aged, elderly, and disabled) together with accessory uses allowed in the UR-2 zoning district.  
e. Surface parking areas will not be allowed between Sharon Road and the proposed building.

3. Access and Transportation:  
a. Access to the Site will be from Sharon Road in the manner generally depicted on the Rezoning Plan.  
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 in accordance with applicable published standards.  
c. 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 accordance with published standards.

4. Streetscape, Buffers, Yards, and Landscaping:  
a. A 40 foot setback measured from the existing right-of-way of Sharon Road will be provided.  
b. An eight (8) foot sidewalk and an eight (8) foot planting strip will be provided along Sharon Road as generally depicted on the Rezoning Plan.  
c. A 30 foot side yard will be established along the northern property line and a 20 foot side yard will be established along the southern property line as generally depicted on the Rezoning Plan.  
d. A 20 foot rear yard will be established eastern property line as generally depicted on the Rezoning Plan.  
e. Along the Site's internal parking area, the Petitioner will provide a sidewalk and cross-walk network that links to the building on the Site and to the sidewalks along Sharon Road in the manner depicted on the Rezoning Plan. The minimum width for this internal sidewalk will be five (5) feet.  
f. Screening requirements of the Ordinance will be met.  
g. Above ground backflow preventers will be screened from public view and will be located outside of the required setbacks.

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

6. Signage:  
h. Signage as allowed by the Ordinance will be provided.

7. Lighting:  
a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, parking areas and courtyards.  
b. Detached lighting on the Site will be limited to 15 feet in height.

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 portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 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 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.

VICINITY MAP:

# 6151 Sharon Road

PROJECT TITLE:

AUGUST 13, 2015

SCALE: 1"=50'

# RZ-1