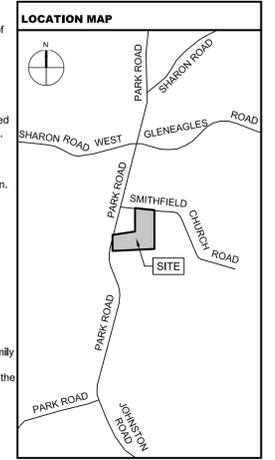


DEVELOPMENT STANDARDS

- GENERAL PROVISIONS**
 - These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Southminster, Inc. (the "Petitioner") to accommodate the expansion of an existing continuing care retirement community situated on an approximately 25.4 acre site located on the east side of Park Road between Smithfield Church Road and Arbor Pointe Drive, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of Tax Parcel Nos. 209-511-33 and 209-511-34.
 - The use and 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"). Subject to the variances described below in Section 1.E., 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 the use and development of the Site.
 - The existing buildings, structures, driveways, surface parking areas and other improvements located on the Site are depicted and designated on the Rezoning Plan, and the proposed "villa style" independent living unit buildings, proposed healthcare building addition and proposed underground structured parking facility (with the upper level on grade) are depicted, designated and shaded on the Rezoning Plan.
 - The depiction and layout of the proposed "villa style" independent living unit buildings, proposed healthcare building addition and proposed underground structured parking facility to be constructed on the Site 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 Plan, and provided that such improvements are located within the Development Areas depicted on the Rezoning Plan.
 - At its meeting on January 25, 2005, the City of Charlotte Zoning Board of Adjustment granted two variances that benefit the Site. First, a variance was granted to allow the existing perimeter driveway along the Site's southern and eastern boundary lines to be located within the required 50 foot Class C buffer as generally depicted on the Rezoning Plan ("Variance # 1"). Second, a variance was granted to allow the existing perimeter driveway along the Site's northern boundary line to be located within the required Class C buffer as generally depicted on the Rezoning Plan ("Variance # 2"). These variances remain valid and in effect. Accordingly, the existing perimeter driveway along the Site's southern and eastern boundary lines may be located within the required 50 foot Class C buffer as generally depicted on the Rezoning Plan, and the existing perimeter driveway along the Site's northern boundary line may be located within the required Class C buffer as generally depicted on the Rezoning Plan.
 - 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. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.
- PERMITTED USES/DEVELOPMENT LIMITATIONS**
 - The Site may only be devoted to a continuing care retirement community comprised of the following uses:
 - A maximum of 379 independent living units, which may include, without limitation, apartment style independent living units, villa style independent living units and single family cottage style independent living units;
 - A maximum of 127 healthcare beds, which shall be comprised of any combination of assisted living beds, skilled nursing beds and hospice beds (which hospice beds may serve the general public as well as the residents of the continuing care retirement community);
 - Related common areas, medical and rehabilitation facilities, recreational facilities, dining facilities and other support facilities;
 - Structured parking; and
 - Any incidental or accessory uses associated therewith that are permitted under the Ordinance in the Institutional zoning district.
- 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 ("CDOT").
 - The alignment of the internal vehicular circulation areas and the driveways may be modified by Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT in accordance with applicable published standards.
 - Prior to the issuance of a certificate of occupancy for the first new building or building addition to be constructed on the Site, Petitioner shall construct a new waiting pad for a relocated bus stop on Park Road adjacent to the Site. The new waiting pad shall be located a minimum of 50 feet north of the vehicular entrance into the Site from Park Road, and it shall be located within the planning strip, entirely within right of way. The precise location of the waiting pad shall be determined during the permitting process. The waiting pad shall be constructed to CATS Development Standard 60.01B. Petitioner's obligation to construct the waiting pad shall be subject to Petitioner's ability to obtain all approvals and permits required to construct it. CATS shall be responsible for the installation and maintenance of a bench or shelter on the waiting pad.
 - Prior to the issuance of a certificate of occupancy for the first new building or building addition to be constructed on the Site, Petitioner shall dedicate and convey to the City of Charlotte (subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to Park Road as required to provide right of way measuring 50 feet from the existing centerline of Park Road, to the extent that such right of way does not already exist.
 - Portions of the existing sidewalk located along the Site's frontage on Park Road may be located within a sidewalk utility easement rather than in public right of way as necessary. Prior to the issuance of a certificate of occupancy for the first new building or building addition to be constructed on the Site, Petitioner shall submit the sum of \$10,000 to CDOT (the "Funds"), which Funds may only be used by CDOT to pay costs and expenses associated with the design, construction and installation of a pedestrian crossing signal on Park Road between Smithfield Church Road and Arbor Pointe Drive and the construction of a related pedestrian refuge island in the existing median on Park Road by CDOT (the "Pedestrian Crossing Improvements"). The Funds shall be held by CDOT for the 3 year period commencing on the date of the issuance of a certificate of occupancy for the first new building or building addition to be constructed on the Site. If CDOT commences the design of the Pedestrian Crossing Improvements within this 3 year period, then the Funds shall be used by CDOT to pay costs and expenses associated with the design, construction and installation of the Pedestrian Crossing Improvements. If CDOT does not commence the design of the Pedestrian Crossing Improvements within this 3 year period, then the Funds shall be returned to Petitioner. CDOT and Petitioner shall enter into an Escrow Agreement to document this agreement.
 - Except as otherwise provided herein, all transportation improvements shall be constructed and approved prior to the issuance of the first certificate of occupancy for the first new building or building addition to be constructed on the Site or phased per the Site's development plan.
- ARCHITECTURAL STANDARDS**
 - The maximum height in stories of Villa A1 shall be 3 stories over a 1 level structured parking facility that is primarily below grade. Notwithstanding the foregoing, as generally depicted on the cross section depicting the southern elevations of Villa A1 and Villa A2 and on the conceptual, schematic image of Villa A1 set out on Sheet RZ-3 of the Rezoning Plan, a portion of the structured parking facility located at the southeastern corner of Villa A1 shall be located above grade, so that this portion of Villa A1 shall have a maximum height of 4 stories above grade. The maximum height in feet of Villa A1 shall be 48 feet at the eaves and 65 feet at the peak of the roof.
 - The maximum height in stories of Villa A2 shall be 3 stories over a 1 level structured parking facility. Portions of the structured parking facility shall be located below grade, and portions of the structured parking facility shall be located above grade, resulting in portions of Villa A2 having a maximum height of 4 stories above grade.
 - The maximum height in stories of Villa B1, Villa B2, Villa B3 and Villa B4 shall be 3 stories over a 1 level structured parking facility.
 - The maximum height in stories above grade of the healthcare building addition shall be 4 stories above grade. A below grade structured parking facility may be located under the healthcare building addition. The maximum height in feet of the healthcare building addition shall be 48 feet at the eaves and 65 feet at the peak of the roof.
 - The proposed structured parking facility to be constructed at the southeastern corner of the Site shall be primarily below grade, with a portion of the parking facility located at grade. In the event that this proposed structured parking facility is constructed, a 50 foot Class C buffer shall be required to be established between the structured parking facility and the adjacent property lines as generally depicted on the Rezoning Plan.
 - Set out on Sheet RZ-3 of the Rezoning Plan are conceptual, schematic images of Villa A1 and Villa A2 that are intended to depict the general conceptual architectural style, design treatment and character of Villa A1, Villa A2, Villa A3, Villa B1, Villa B2, Villa B3 and Villa B4. Accordingly, Villa A1, Villa A2, Villa A3, Villa B1, Villa B2, Villa B3 and Villa B4 shall be designed and constructed so that each of these Villa buildings is substantially similar in appearance to the conceptual, schematic images of Villa A1 and Villa A2 set out on Sheet RZ-3 of the Rezoning Plan with respect to architectural style, design treatment and character. Notwithstanding the foregoing, changes and alterations which do not materially change the overall conceptual architectural style and character shall be permitted.
 - The permitted primary exterior building materials for Villa A1, Villa A2, Villa A3, Villa B1, Villa B2, Villa B3 and Villa B4 shall be those exterior building materials designated and labelled on the conceptual, schematic images of Villa A1 and Villa A2 set out on Sheet RZ-3 of the Rezoning Plan.
 - Set out on Sheet RZ-3 of the Rezoning Plan is a conceptual, schematic image of the eastern elevation of the proposed healthcare building addition that is intended to depict the general conceptual architectural style, design treatment and character of the eastern elevation of the proposed healthcare building addition. Accordingly, the eastern elevation of the proposed healthcare building addition shall be designed and constructed so that the eastern elevation of the proposed healthcare building addition is substantially similar in appearance to the conceptual, schematic image set out on Sheet RZ-3 of the Rezoning Plan with respect to architectural style, design treatment and character. Notwithstanding the foregoing, changes and alterations which do not materially change the overall conceptual architectural style and character shall be permitted.
 - The permitted primary exterior building materials for the eastern elevation of the proposed healthcare building addition are designated and labelled on the conceptual, schematic image of the eastern elevation of the proposed healthcare building addition set out on Sheet RZ-3 of the Rezoning Plan.
 - All other elevations of the proposed healthcare building addition shall be substantially similar in appearance to the eastern elevation of the proposed healthcare building addition with respect to architectural style, design treatment and character, and all other elevations of the proposed healthcare building addition shall be clad with the same primary exterior building materials as the eastern elevation of the proposed healthcare building addition. Notwithstanding the foregoing, changes and alterations which do not materially change the overall conceptual architectural style and character shall be permitted.
- STREETSCAPE/LANDSCAPING**
 - Subject to Variance #1 described above, a 50 foot Class C buffer shall be maintained along those portions of the Site's southern and eastern boundary lines that are more particularly depicted on the Rezoning Plan, which buffer shall conform to the standards of Section 12.302 of the Ordinance.
 - Subject to Variance #2 described above, a 25 foot Class C buffer shall be established/maintained along those portions of the Site's boundary lines that are adjacent to Tax Parcel No. 209-511-35 as generally depicted on the Rezoning Plan.
 - Petitioner shall provide enhanced landscaping within that portion of the 50 foot Class C buffer located along the southern boundary line of the Site that is designated as the "Enhanced Buffer At Garage Entrance" on the Rezoning Plan through the installation of large maturing evergreen trees planted 25 feet on center.
 - In the event that the existing surface parking lot located on the southeast corner of the Site is removed to accommodate the construction of the structured parking facility described above or for any other reason, a 50 foot Class C buffer shall be required to be established between the area formerly devoted to the surface parking lot and the adjacent property lines as generally depicted on the Rezoning Plan.
 - The existing sidewalk and planting strip located along the Site's frontage on Park Road shall remain in place.
 - The existing sidewalk and planting strip located along the Site's frontage on Smithfield Church Road shall remain in place until such time that the first of Villa B1, Villa B2, Villa B3 and Villa B4 is constructed, at which time Petitioner shall install a minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk along the Site's frontage on Smithfield Church Road. More specifically, prior to the issuance of the first certificate of occupancy for Villa B1, Villa B2, Villa B3 or Villa B4, Petitioner shall construct and install a minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk along the Site's frontage on Smithfield Church Road. The sidewalk may meander to save existing trees and to avoid existing utilities, and the exact design shall be determined during the permitting process.
 - The existing sidewalk located along the Site's frontage on Smithfield Church Road shall be connected to the existing pedestrian crossing on Smithfield Church Road.
 - Internal sidewalks and crosswalks shall be provided on the Site as generally depicted on the Rezoning Plan.
 - A sidewalk connection from Villa B1, Villa B2, Villa B3 and Villa B4 to the sidewalk located along the Site's frontage on Smithfield Church Road will be provided at the time that the first of these Villa buildings is constructed. More specifically, prior to the issuance of the first certificate of occupancy for Villa B1, Villa B2, Villa B3 or Villa B4, Petitioner shall construct and install a sidewalk along the eastern side of Laxton Drive as generally depicted on the Rezoning Plan.
- ENVIRONMENTAL FEATURES**
 - The development of the Site shall comply with the applicable requirements of the City of Charlotte Post Construction Stormwater Ordinance.
 - Storm water detention and/or water quality facilities required to be installed on the Site may be located underground.
- LIGHTING**
 - All newly installed freestanding lighting fixtures on the Site (excluding street lights and lower, decorative lighting that may be installed along the driveways, sidewalks, parking areas, patios and landscaped areas) shall be fully capped and shielded and the illumination directed downwardly directed so that direct illumination does not extend past any property line of the Site.
 - The maximum height of any newly installed freestanding lighting fixture on the Site shall be 21 feet.
 - Any lighting fixtures attached to the new buildings and building additions to be constructed on the Site shall be decorative, capped and downwardly directed.
- BINDING EFFECT OF THE REZONING DOCUMENTS**
 - If this Rezoning Petition is conditionally applicable to the use and 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 term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
 - 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.



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SOUTHMINSTER

SOUTHMINSTER RETIREMENT COMMUNITY
CHARLOTTE, NC
REZONING PETITION # 2016-138

TECHNICAL DATA SHEET

seals

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

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

Project Manager: MDL
 Drawn By: MDL
 Checked By: MDL
 Date: 8/22/16
 Project Number: 16007

Sheet Number:

RZ-1
 SHEET # 1 OF 3

DEVELOPMENT DATA

TAX PARCEL: 209-511-33 & 209-511-34
 EXISTING ZONING: INST (CD) PETITION #2006-028
 PRIOR - PETITION #2005-039
 PROPOSED ZONING: INST (CD) S.P.A.
 TOTAL SITE AREA: 25.4 AC

USE	ENTITLED DENSITY	PROPOSED DENSITY	NET CHANGE
INDEPENDENT LIVING:	332 UNITS (13.0 DUA)	379 UNITS (14.9 DUA)	47 UNITS
HEALTHCARE BEDS:	110 BEDS (4.33 BEDS/AC)	127 BEDS (5 BEDS/AC)	17 BEDS

(NOTE: HEALTHCARE BEDS INCLUDE SKILLED NURSING, ASSISTED LIVING, AND HOSPICE)

SITE DATA

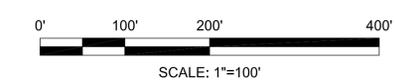
FRONT SETBACK: 40' MIN.
 SIDE YARD: 20' MIN.
 REAR YARD: SEE DEVELOPMENT STANDARDS
 BUILDING HEIGHT: SEE DEVELOPMENT STANDARDS

BUFFERING

50' TYPE C (SOUTH & EAST PROPERTY LINE - SEE VARIANCE 1)
 25' TYPE C (ADJACENT TO CHURCH: 1/2 OF REQUIRED - SEE VARIANCE 2)

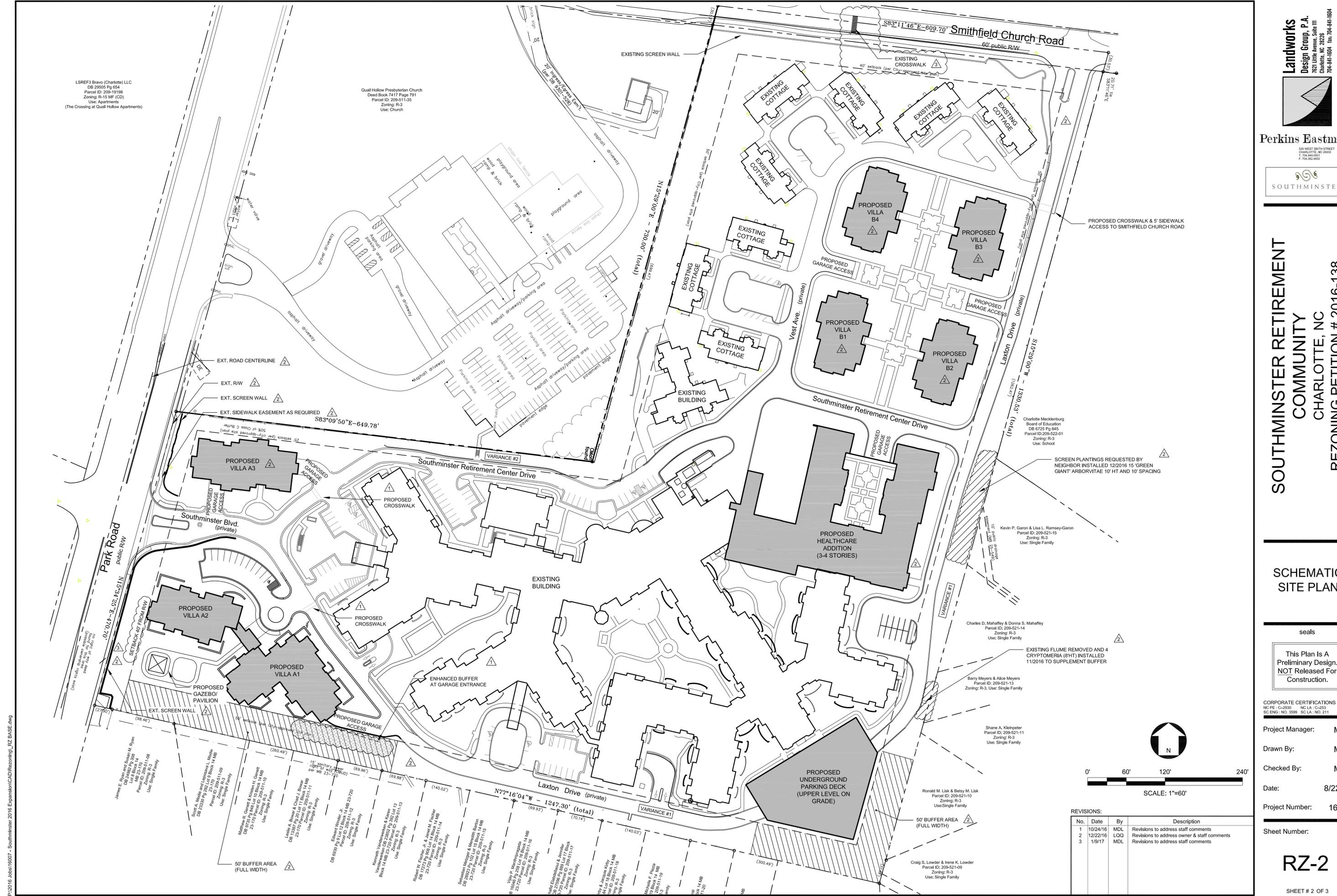
REVISIONS:

No.	Date	By	Description
1	10/24/16	MDL	Revisions to address staff comments
2	12/22/16	LQO	Revisions to address owner & staff comments
3	1/9/17	MDL	Revisions to address staff comments



LSREF3 Bravo (Charlotte) LLC
 DB 29505 Pg 654
 Parcel ID: 209-19198
 Zoning: R-3 MF (CD)
 Use: Apartments
 (The Crossing at Quail Hollow Apartments)

Quail Hollow Presbyterian Church
 Deed Book 7417 Page 791
 Parcel ID: 209-511-35
 Zoning: R-3
 Use: Church



No.	Date	By	Description
1	10/24/16	MDL	Revisions to address staff comments
2	12/22/16	LOQ	Revisions to address owner & staff comments
3	1/9/17	MDL	Revisions to address staff comments

**SOUTHMINSTER RETIREMENT
 COMMUNITY
 CHARLOTTE, NC
 REZONING PETITION # 2016-138**

**SCHEMATIC
 SITE PLAN**

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 SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: MDL

Checked By: MDL

Date: 8/22/16

Project Number: 16007

Sheet Number:

RZ-2

SHEET # 2 OF 3

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SOUTHMINSTER

P:\2016 Jobs\16007 - Southminster 2016 Expansion\CAD\Rezoning\ RZ BASE.dwg



- ① Masonry (Brick)
- ② Masonry (Simulated Limestone/ Light-colored Brick)
- ③ Metal Panel/ Cementitious Panel/ Exterior Tile
- ④ Asphalt roofing shingles
- ⑤ Metal roofing

VILLA BUILDING A1
(VIEW FROM SOUTHEAST)

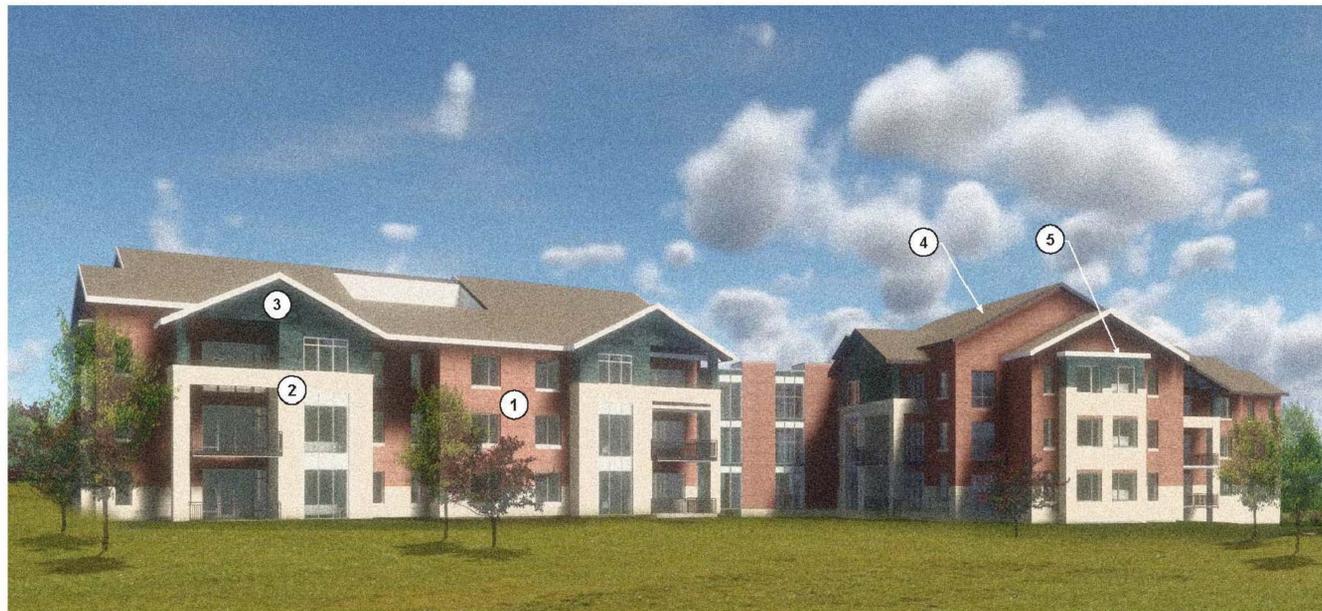
Perkins Eastman 2016.12.12
Southminster - Villa



- ① Masonry (Brick)
- ② Masonry (Simulated Limestone/ Light-colored Brick)
- ③ Metal Panel/ Cementitious Panel/ Exterior Tile
- ④ Asphalt roofing shingles
- ⑤ Metal roofing

HEALTHCARE BUILDING
(VIEW FROM BUFFER AREA)

Perkins Eastman 2016.12.12
Southminster - Healthcare Building



- ① Masonry (Brick)
- ② Masonry (Simulated Limestone/ Light-colored Brick)
- ③ Metal Panel/ Cementitious Panel/ Exterior Tile
- ④ Asphalt roofing shingles
- ⑤ Metal roofing

VILLA BUILDING A1 & A2
(VIEW FROM SOUTHWEST)

Perkins Eastman 2016.12.12
Southminster - Villa



VILLA A2 VILLA A1

SITE SECTION OF VILLAS
(VIEW FROM BUFFER AREA)

Perkins Eastman 2016.12.12
Southminster - Villa

REVISIONS:

No.	Date	By	Description
1	10/24/16	MDL	Added sheet
2	12/22/16	LQQ	Architectural revisions

SCALE: NOT TO SCALE



Perkins Eastman

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SOUTHMINSTER RETIREMENT
COMMUNITY
CHARLOTTE, NC
REZONING PETITION # 2016-138

ARCHITECTURAL
PERSPECTIVES

seals

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SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: MDL

Checked By: MDL

Date: 8/22/16

Project Number: 16007

Sheet Number:

RZ-3

SHEET # 3 OF 3