

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

### 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: 20' MIN.  
BUILDING HEIGHT: SEE DEVELOPMENT STANDARDS

#### BUFFERING

50' TYPE C (SOUTH & EAST PROPERTY LINE - SEE VARIANCE 1)  
25' TYPE C (ADJACENT TO CHURCH: ½ OF REQUIRED - SEE VARIANCE 2)



### DEVELOPMENT STANDARDS

#### 1. 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 parking deck (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 parking deck 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 new building and parking envelopes 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.

#### 2. 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; and
  - Any incidental or accessory uses associated therewith that are permitted under the Ordinance in the Institutional zoning district.

#### 3. 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 planting 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 60.018. 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.

#### 4. ARCHITECTURAL STANDARDS

- The maximum height in stories of each villa style independent living unit building to be constructed on the Site shall be 3 stories over a 1 level structured parking facility. Portions of the structured parking facility will be below grade, and the entrance into the structured parking facility will be at grade.
- The maximum height in stories above grade of the healthcare building addition to be constructed on the Site shall be 4 stories. A below grade structured parking facility may be located underneath the healthcare building addition.
- The proposed structured parking facility to be constructed at the southeastern corner of the Site shall contain one level of parking located below grade and one level of parking 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 is a conceptual, schematic image of the northeast elevation of the villa style independent living unit building designated as "Proposed Villa A-1" on the Rezoning Plan that is intended to depict the general conceptual architectural style and character of the northeast elevation of Proposed Villa A-1. Accordingly, the northeast elevation of Proposed Villa A-1 shall be designed and constructed so that the northeast elevation of Proposed Villa A-1 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 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 exterior building materials for the northeast elevation of Proposed Villa A-1 are designated and labelled on the conceptual, schematic image of the northeast elevation of Proposed Villa A-1 set out on Sheet RZ-3 of the Rezoning Plan.
- All other elevations of Proposed Villa A-1 shall be substantially similar in appearance to the northeast elevation of Proposed Villa A-1 with respect to architectural style and character, and all other elevations of Proposed Villa A-1 shall be clad with the same exterior building materials as the northeast elevation of Proposed Villa A-1. Notwithstanding the foregoing, changes and alterations which do not materially change the overall conceptual architectural style and character shall be permitted.
- The elevations of the other proposed villa style independent living unit buildings to be constructed on the Site shall be substantially similar in appearance to the northeast elevation of Proposed Villa A-1 with respect to architectural style and character, and these elevations shall be clad with the same exterior building materials as the northeast elevation of Proposed Villa A-1. Notwithstanding the foregoing, changes and alterations which do not materially change the overall conceptual architectural style and character shall be permitted.
- 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 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 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 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 and character, and all other elevations of the proposed healthcare building addition shall be clad with the same 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.
- Set out on Sheet RZ-3 of the Rezoning Plan is a cross section depicting the southern elevation of Proposed Villa A-1 and the relationship of the southern elevation of Proposed Villa A-1 to grade.

#### 5. 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 enhance 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 Zone" on the Rezoning Plan by installing large maturing evergreen trees planted 25 feet on center.
- Petitioner shall install a minimum 5 foot wide planting strip and a minimum 6 foot wide sidewalk along the Site's frontage on Smithfield Church Road as generally depicted on the Rezoning Plan. Portions of this minimum 6 foot wide sidewalk may be located in a sidewalk utility easement.
- Internal sidewalks and crosswalks shall be provided on the Site as generally depicted on the Rezoning Plan.

#### 6. ENVIRONMENTAL FEATURES

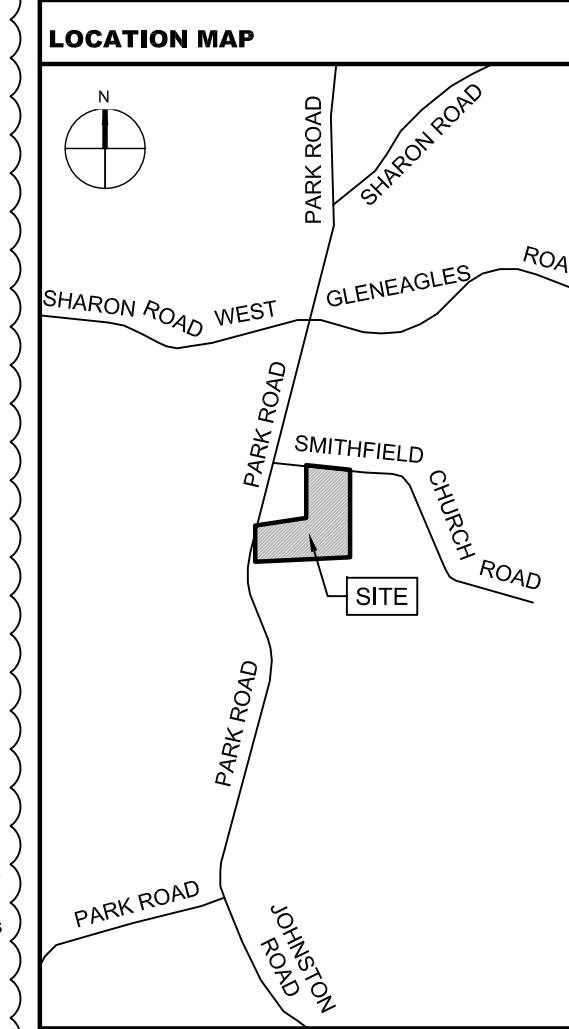
- The development of the Site shall comply with the applicable requirements of the City of Charlotte Post Construction Stormwater Ordinance.
- Storm water detention and/or water quality facilities required to be installed on the Site may be located underground.

#### 7. 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 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 18 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.

#### 8. BINDING EFFECT OF THE REZONING DOCUMENTS

- If this Rezoning Petition is approved, all conditions 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.



## SOUTHMINSTER RETIREMENT COMMUNITY CHARLOTTE, NC

### 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

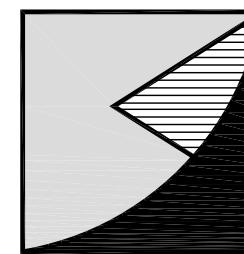
Project Number: 16007

Sheet Number:

# RZ-1

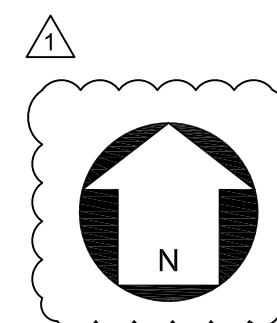
SHEET # 1 OF 3

**Landworks**  
Design Group, P.A.  
7621 Little Avenue, Suite 101  
Charlotte, NC 28226  
704-941-6804 fax: 704-941-6804



**Perkins Eastman**

120 WEST SIXTH STREET  
CHARLOTTE, NC 28202  
770.560.2001  
F. 770.562.4602



#### REVISIONS

No.	Date	By	Description
1	10/24/16	MDL	Revisions to address staff comments



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

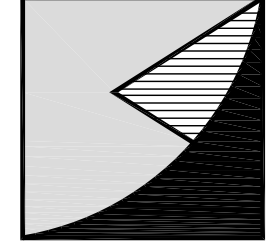
PROPOSED 8' PLANTING STRIP  
& 6' SIDEWALK ALONG  
SMITHFIELD CHURCH ROAD

Smithfield Church Road  
60' public R/W

S83°11'46"E-609.70

S83°11'46"E

**Landworks**  
Design Group, P.A.  
7621 Little Avenue, Suite 111  
Charlotte, NC 28226  
704-841-1604 fax: 704-841-1605



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

## SCHEMATIC SITE PLAN

seals

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NOT Released For Construction.

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 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

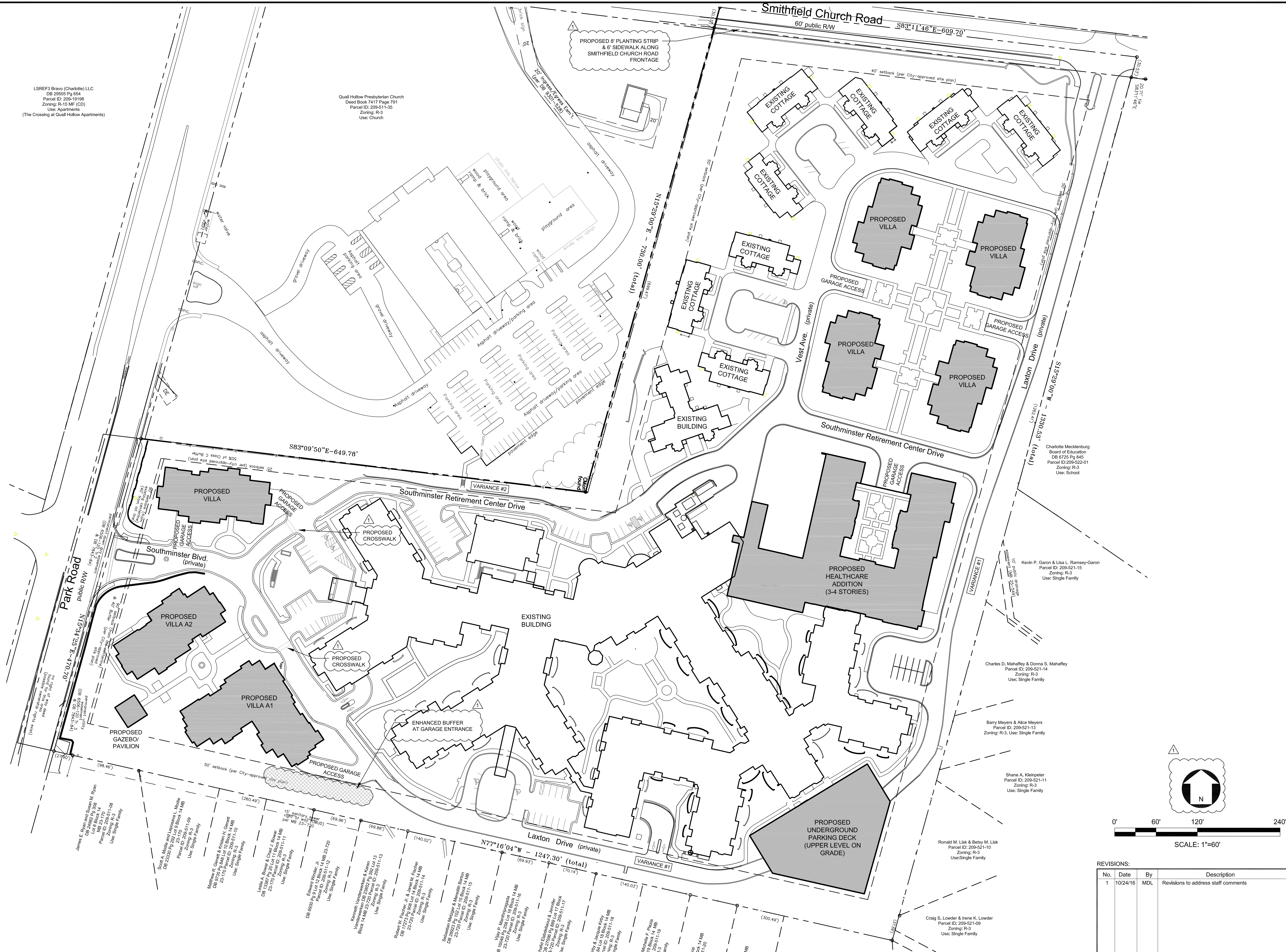
Date: 8/22/16

Project Number: 16007

Sheet Number:

RZ-2

SHEET # 2 OF 3







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

VILLA BUILDING A1  
(VIEW OF NORTHEAST CORNER)

Perkins Eastman

2016.10.24  
Southminster - Typical Villa

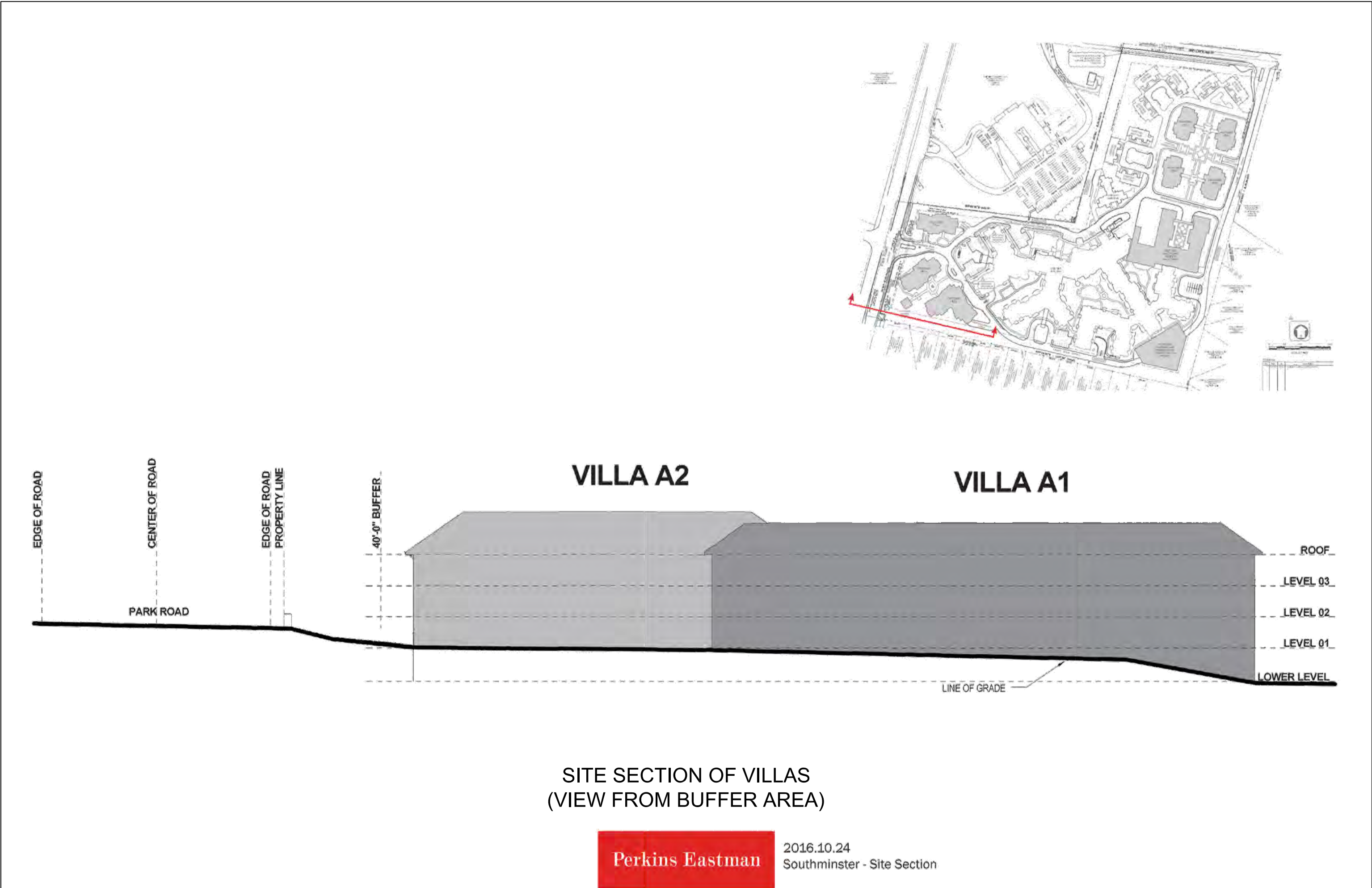


- 1 Masonry (Brick)
- 2 Masonry (Simulated Limestone)
- 3 Metal Panel/ Cementitious Panel/ Exterior Tile
- 4 Asphalt roofing shingles
- 5 Metal roofing

HEALTHCARE BUILDING  
(VIEW FROM BUFFER AREA)

Perkins Eastman

2016.10.24  
Southminster - Healthcare Building



SITE SECTION OF VILLAS  
(VIEW FROM BUFFER AREA)

Perkins Eastman

2016.10.24  
Southminster - Site Section

SCALE: NOT TO SCALE

REVISIONS:

No.	Date	By	Description
1	10/24/16	MDL	Added sheet

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

ARCHITECTURAL  
PERSPECTIVES

seals

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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-3

SHEET # 3 OF 3