

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

EXISTING DENSITY

INDEPENDENT LIVING: 259 UNITS (10.19 UNITS/AC)
SKILLED NURSING: 60 BEDS
ASSISTED LIVING: 25 BEDS
HOSPICE: 8 BEDS
TOTAL HEALTHCARE BEDS: 93 BEDS (3.66 BEDS/AC)

PERMITTED DENSITY (PER SECTION 9.503(11))

INDEPENDENT LIVING: 43 UNITS/AC
HEALTHCARE (DEPENDENT LIVING): 100 BEDS/AC
FLOOR AREA RATIO: N/A

PROPOSED DENSITY

INDEPENDENT LIVING: 379 UNITS (14.92 UNITS/AC)
SKILLED NURSING/ASSISTED LIVING: 115 BEDS
HOSPICE: 12 BEDS
TOTAL HEALTHCARE BEDS: 127 BEDS (5 BEDS/AC)

SITE DATA

FRONT SETBACK: 40' MIN.
SIDE YARD: 20' MIN.
REAR YARD: 20' MIN.
BUILDING HEIGHT: 40' MAX. UP TO 110' PER 9.505 (1)(2)

EXISTING PARKING

259 UNITS @ 1.5 SPACE PER UNIT = 388 REQUIRED
93 BEDS @ 1 SPACE PER 3 BEDS = 31 REQUIRED
419 SPACES REQUIRED
449 SPACES PROVIDED

PROPOSED PARKING

379 UNITS @ 1.5 SPACE PER UNIT = 569 REQUIRED
143 BEDS @ 1 SPACE PER 3 BEDS = 48 REQUIRED
617 SPACES REQUIRED
617 SPACES PROVIDED (MIN.)

BUFFERING

50' TYPE C (SOUTH & EAST PROPERTY LINE - SEE VARIANCE 1)
25' TYPE C (ADJACENT TO CHURCH: $\frac{1}{2}$ OF REQUIRED - SEE VARIANCE 2)

DEVELOPMENT STANDARDS

1. GENERAL PROVISIONS

- A. 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 senior living community situated on an approximately 25.94 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.
- B. 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 paragraph 4.G., 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.
- C. The depiction and layout of the new buildings and building additions 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.
- D. 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

- A. The Site may only be devoted to a senior living community comprised of the following uses:

- (1) A maximum of 379 independent living units, which shall include apartment style independent living units and single family cottage style independent living units;
- (2) A maximum of 115 healthcare beds, which shall be comprised of any combination of assisted living beds and skilled nursing beds;
- (3) A maximum of 12 hospice beds (which may serve the general public as well as the residents of the senior community);
- (4) Related common areas, medical and rehabilitation facilities, recreational facilities, dining facilities and other support facilities; and
- (5) Any incidental or accessory uses associated therewith that are permitted under the Ordinance in the Institutional zoning district.

3. TRANSPORTATION

- A. 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").
- B. Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan.
- C. 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.

4. STREETScape/LANDSCAPING

- A. Landscaping will meet or exceed the requirements of the Ordinance.
- B. Subject to paragraphs C and G below, a 50 foot Class C buffer shall be established along those portions of the Site's 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.
- C. A 25 foot Class C buffer shall established along those portions of the Site's boundary lines adjacent to Tax Parcel No. 209-511-35 as generally depicted on the Rezoning Plan.
- D. In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the Site, Petitioner may reduce or eliminate, as the case may be, the relevant buffer areas set out on the Rezoning Plan accordingly.
- E. Subject to paragraph G below, the buffer areas shall not be disturbed except for required driveways, sidewalks, or other pedestrian paths, walls, fences, or required landscaping, landscaping maintenance and replacement or the installation and maintenance of utility lines in accordance with Section 12.302(12) of the Ordinance.
- F. Where existing trees and natural vegetation have been cleared to accommodate those items set out above in paragraph E, the cleared unimproved areas will be landscaped with trees and shrubs in accordance with the requirements of the Ordinance.
- G. The following variances were granted by the Charlotte Zoning Board of Adjustment on January 25, 2005 in Case No. 05-007, and these variances shall continue in full force and effect and shall apply to the development and use of the Site:
- (1) The existing perimeter driveway located within the 50 foot Class C buffer on the southerly and easterly boundaries of the Site adjacent to the Cameron Woods Subdivision may remain in place and encroach into the 50 foot Class C buffer as depicted on the Rezoning Plan.
- (2) The existing 25 foot driveway located within the 25 foot Class C buffer on the northerly boundary of the Site adjacent to Tax Parcel No. 209-511-35 may remain in place and encroach into the 25 foot Class C buffer as depicted on the Rezoning Plan.
- (3) The buffer planting requirements are waived on the westerly boundary of the Site adjacent to Tax Parcel No. 209-511-35.
- (4) A public easement along the eastern boundary of Park Road will be granted for the existing public sidewalk if such easement has not already been granted.

5. SIGNAGE

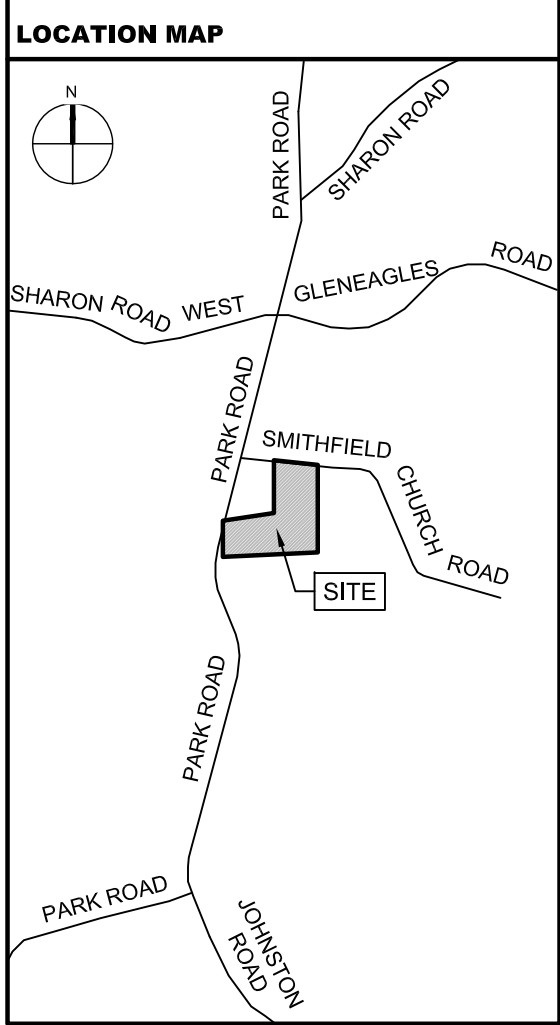
- A. All new signs installed on the Site shall comply with the requirements of the Ordinance.

6. LIGHTING

- A. 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.
- B. The maximum height of any newly installed freestanding lighting fixture on the Site shall be 21 feet.
- C. Any lighting fixtures attached to the new buildings and building additions to be constructed on the Site shall be decorative, capped and downwardly directed.

7. BINDING EFFECT OF THE REZONING DOCUMENTS

- A. 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.
- B. 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.
- 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.



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

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: PGJ

Checked By: MDL

Date: 8/22/16

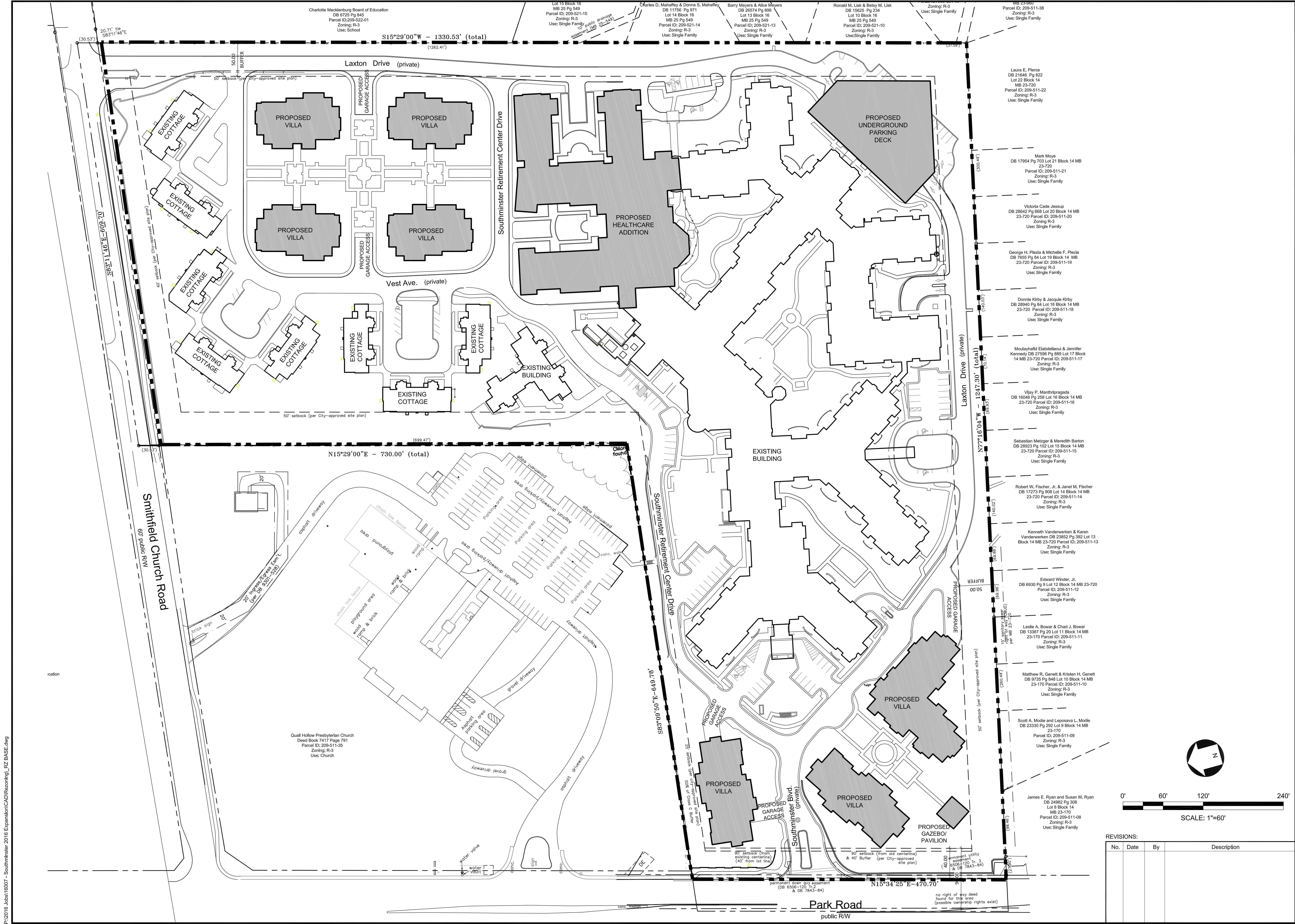
Project Number: 16007

Sheet Number:

RZ-1

SHEET # 1 OF 2

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SOUTHMINSTER

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

SCHEMATIC
SITE PLAN

seals

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RZ-2
SHEET # 2 OF 2