

SITE INFORMATION:

1. SITE STREET ADDRESS:
9108 REAMES ROAD
2. SITE ACREAGE: 6.967± Ac. (DEED)
3. DEED REFERENCE: DB 29004 PG 246
4. PARCEL NUMBER: 025-11-304
5. EXISTING ZONING: R-3
6. PROPOSED ZONING: INST (CD)
7. PARKING REQUIRED: 1 / 3 BEDS (50 / 3 X 1.5) = 25
8. PARKING PROVIDED: 62
9. WATERSHED: LONG WATERSHED
10. THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PLAN # 37104548001 BEARING AN EFFECTIVE DATE OF MARCH 2, 2009
11. THE PROPERTIES SHALL BE INSPECTED FOR SEPTIC SYSTEMS PRIOR TO ANY SITE DEVELOPMENT. IF THE SEPTIC SYSTEM USE IS TO BE DISCONTINUED AFTER PROJECT DEVELOPMENT ANY SEPTIC TANKS IDENTIFIED SHALL BE PUMPED BY A LICENSED WASTE HAULER TO REMOVE RESIDUAL CONTENTS, CRUSHED AND BACKFILLED WITH SUITABLE MATERIALS BEFORE SITE DEVELOPMENT BEGINS.
12. FLOOR AREA RATIO: 24,075 / 302,306 = 7.96%

SETBACKS (INST):

MIN SETBACK: 40 FT
MIN SIDE YARD SETBACK: 20 FT
MIN REAR YARD SETBACK: 20 FT

**Northlake Health Investors, LLC
Development Standards
08/15/14
Re zoning Petition No. 2814-476**

- Site Development Data:**
- Acreage: ± 6.94 acres
 - Tax Parcel #: 025-11-304
 - Existing Zoning: R-3
 - Proposed Zoning: INST (CD)
 - Existing Use: Abandoned building formerly nursing home.
 - Proposed Use: An assisted living retirement center (i.e. a Dependent Living Facility) together with accessory uses as permitted within the INST zoning district.
 - Maximum Building Height: Not to exceed two (2) stories or 40 feet, building height to be measured as defined by the Ordinance.
 - Parking: As allowed/required by the Ordinance.
 - Floor Area Ratio: As allowed in the Institutional Zoning District.

1. General Provisions:

- a. Site Location:** These Development Standards form a part of the Re zoning Plan associated with the Re zoning Petition filed by Northlake Health Investors, LLC ("Petitioner") to accommodate the development of a dependent living facility with up to 50 beds on an approximately 6.94 gross acre site located on the east side of Reames Road (the "Site").
- b. Zoning Districts/Ordinance:** Development of the Site will be governed by the Re zoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Re zoning 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 in the Re zoning 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 Re zoning Plan as well as any schematic building elevations are graphic representations of the development as the elements proposed, and they may be altered or modified in accordance with the setback, yard and buffer requirements set forth on this Re zoning Plan and the Development Standards, provided, however, any such alterations and modifications shall not materially change the overall design intent depicted on the Re zoning Plan. Changes to the Re zoning Plan not permitted by the Re zoning 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 one (1). 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 the Site.

2. Permitted Uses & Development Area Limitation:

- a.** The Site may be developed with a dependent living facility with up to 50 beds together with accessory uses as permitted within the INST zoning district.
- 3. Access and Transportation:**
- a.** Access to the Site will be from Reames Road in the manner generally depicted on the Re zoning Plan.
- b.** The Petitioner will dedicate in fee-simple to the City of Charlotte up to 35 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 Petitioner will install a 50 foot long by eight (8) foot wide raised concrete pedestrian refuge island in the center of Reames Road approximately 240 feet north of the Site's proposed driveway to Reames Road. As part of the installation of the pedestrian refuge island the Petitioner will install accessible pedestrian ramps on both sides of Reames Road. The pedestrian refuge island location will be coordinated with CATS to determine an appropriate location for the pedestrian refuge island and the existing CATS bus stop. This pedestrian refuge island will be installed prior to the issuance of a certificate of occupancy for the allowed use on the Site.

- d.** 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.

- e.** 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.

- f.** The Petitioner will remove the three (3) existing driveways including their aprons located along the Site's Reames Road frontage and replace the area with curb and gutter. Any existing sidewalks that is damaged as part of the removal of the driveways will be replaced by the Petitioner. The driveways and associated aprons will be removed prior to the issuance of a certificate of occupancy for the allowed use on the Site.

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, cementitious siding (such as hard-plank), masonry, 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 properties at grade.

- 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 area is generally depicted on the Re zoning 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 Re zoning Plan.

- b.** A Class C buffer will be provided along the Site's boundaries in the locations generally depicted on the Re zoning Plan.

- c.** Utilities may cross required buffers at angles no greater than 75 degrees.

- d.** The existing sidewalk and planting strip along Reames Road will be maintained. Perimeter trees as required by the Tree Ordinance will be provided along Reames Road.

- 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 Ordinance.

- b.** The location, size and type of storm water management systems depicted on the Re zoning 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 Re zoning Plan the location of the proposed tree save areas may shift to accommodate site grades and changes to the proposed site plans.

7. Signage:

- a.** Signage as allowed by the Ordinance will be provided.

8. Lighting:

- a.** All new lighting shall be full cut-off type lighting fixtures excluding tower, 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. CATS Waiting Pad:

- a.** The Petitioner will construct a concrete waiting pad for the existing CATS bus stop located along the Site's frontage on Reames Road. The concrete waiting pad will be constructed utilizing land development ind. 60.01B.

10. Amendments to the Re zoning Plan:

- a.** Future amendments to the Re zoning 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.

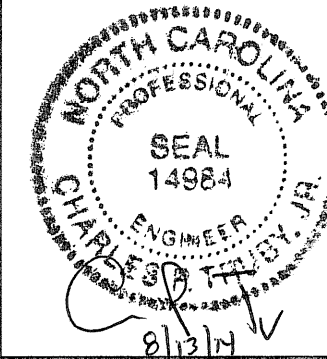
11. Binding Effect of the Re zoning Application:

- a.** If this Re zoning Petition is approved, all conditions applicable to the development of the Site imposed under the Re zoning 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.

REVISIONS

- ADDRESS ZONING
COMMENTS 08/19/14

ENGINEERING AND SURVEYING, INC.
LAND DEVELOPMENT CONSULTING
CORPORATE LICENSE NUMBER C-1875
4400 TYNING STREET
HIGH POINT, NORTH CAROLINA 27265
PHONE: (836) 912-9900 ~ FAX: (836) 912-9190



SKETCH PLAN

9108 REAMES ROAD
CITY OF CHARLOTTE ~ MECKLENBURG COUNTY
NORTH CAROLINA

SITE ADDRESS:
9108 REAMES ROAD

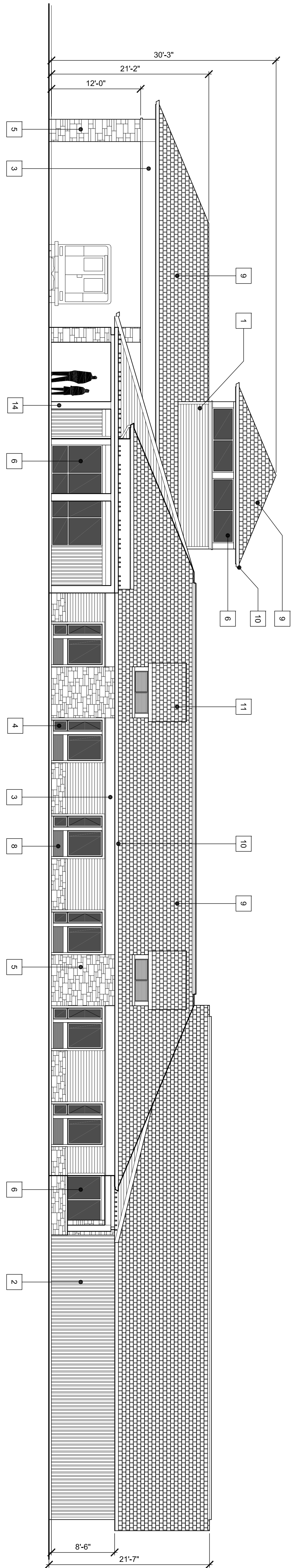
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DATE: 06/19/14

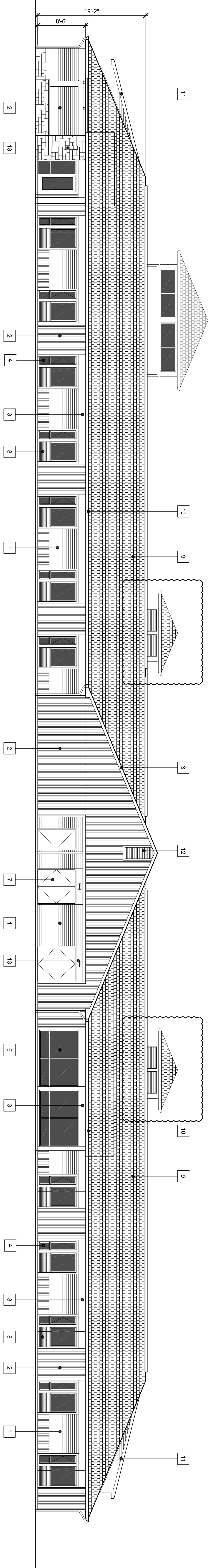
PROJECT: 1324-14

DRAWN BY: TGL, JC

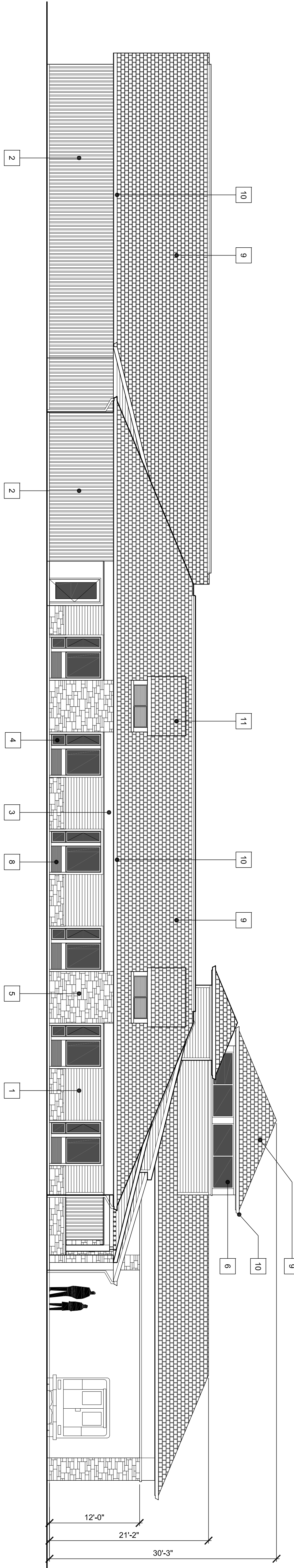
SHEET



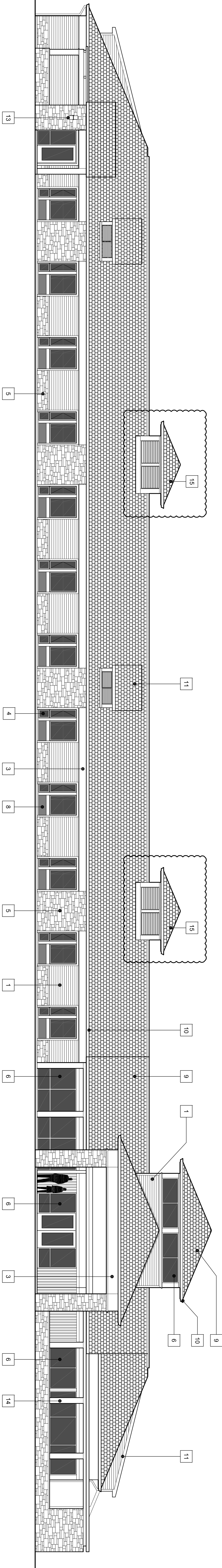
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Proposed South Elevation
SCALE: 1/8" = 1'-0"



3
Proposed East Elevation
SCALE: 1/8" = 1'-0"



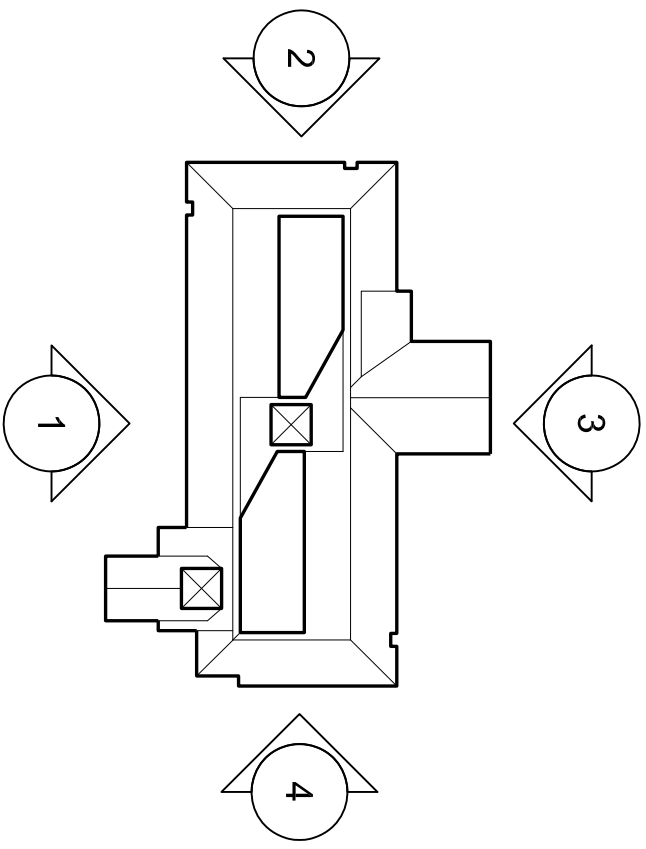
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Proposed North Elevation
SCALE: 1/8" = 1'-0"



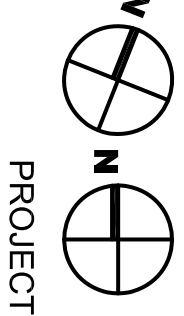
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Proposed West Elevation
SCALE: 1/8" = 1'-0"

Elevation Key Notes

- FIBER CEMENT SIDING - TYPE 1 - CLAYBOARD STYLE
- FIBER CEMENT SIDING - TYPE 2 - BOARD & BATTEN
- VERTICAL SIDING
- PAINTED COMPOSITE TRIM
- VINYL WINDOW W/ PAINTED COMPOSITE TRIM
- CULTURED STONE VENEER
- ALUMINUM STOREFRONT SYSTEM
- PAINTED METAL DOOR
- PTAC ARCHITECTURAL GRILL
- ASPHALT SHINGLE ROOF W/ RIDGE VENT
- PRE-FINISHED ALUMINUM GUTTERS & DOWNSPOUTS, T.M.E.
- DOORWAY WITH PAINTED COMPOSITE TRIM, VINYL LOUVER & SIDING TYPE 1
- VINYL LOUVER
- EXTERIOR WALL MOUNTED LIGHT FIXTURE
- PAINTED COMPOSITE COLUMN ENCLOSURE & TRIM
- CORNER W/ PAINTED COMPOSITE TRIM, VINYL LOUVER & SIDING TYPE 1



KEY PLAN



PROJECT

DATE	SITE PLAN COMMENTS
08/11/2014	

DIGroup Architecture

NEW JERSEY
REGISTERED ARCHITECT
PENNSYLVANIA
REGISTERED ARCHITECT

Richard D. Shoffman, AIA
1270 25TH STREET SE
HICKORY, NC 28602
TEL: 704.327.7941
FAX: 704.327.7942

Project:
NORTHLAKE HOUSE
48 BED ADULT CARE HOME
9108 REAMES ROAD
CHARLOTTE, NORTH CAROLINA 28202

Owner:

NORTHLAKE HEALTH INVESTORS, LLC
1270 25TH STREET SE
HICKORY, NORTH CAROLINA 27602

Drawing Title:

Proposed
Exterior Elevations

Project No.	Date
2014-012.00	08/11/14

Scale	File Location
AS NOTED	NB

Richard D. Shoffman, AIA NJ RA #10822 NY RA #46195 NJ RA #11915 AIA Jeffrey G. Venable, AIA NJ RA #10827 NY RA 023794-1 William W. Wilson, AIA NJ RA #10822 NY RA #10565-1	Drawn By: SDH
	Checked By:
	File No.

	Drawn By: A201
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