

VICINITY MAP

N.T.S.

50' CLASS C BUFFER

50' CLASS C BUFFER

20' SIDE OR REAR YARD

TREE SAVE AREA

50' CLASS C BUFFER

20' SIDE OR REAR YARD

TREE SAVE AREA

50' CLASS C BUFFER

20' SIDE OR REAR YARD

50' BUILDING SETBACK

POSSIBLE NEW "LEFT-OVER"  
TURN LANE INTO SITE

SOUTH TRYON STREET  
(HWY 49)  
RIGHT OF WAY VARIES  
NC HWY PROJECT #8.1673502 (U-2512-A)

## DEVELOPMENT DATA

--Acreage: ± 20.60

--Tax Parcel #: 291-351-76 and 77

--Existing Zoning: R-3 and R-12(CD)

--Proposed Zoning: Institutional (CD) (along with a five (5) year-vested right period)

--Existing Uses: Vacant

--Proposed Uses: Up to 260 elderly multi-family dwelling units; 26 disabled multi-family dwelling units; an adult care center, along with accessory uses and structures as allowed by the Institutional zoning district, all as more specifically described and stated below.

--Maximum Building Height: 50 feet but not to exceed three stories as defined by the Ordinance.

--Parking: Parking will be provided at the following ratios:

- Elderly multi-family units: 50 spaces per unit
- Disabled multi-family units: 25 spaces per unit
- Adult Care Center: as required by the Ordinance.

### 1. General Provisions:

a. These Development Standards form a part of the rezoning plan associated with this INST (CD) petition to accommodate development on approximately 20.6 acres located on South Tryon Street as more particularly shown on the rezoning plan (the "Site"). Development of the Site will be governed by the attached plans and these Development Standards (together with the plans referred to as the "Rezoning Plan") as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan (including these Development Standards) establish more stringent standards, the regulations established under the Ordinance for the Institutional (INST) Zoning Classification shall govern development on the Site within the Development Areas generally depicted on the Rezoning Plan as Development Area A, Development Area B and Development Area C. For the reasons set forth below, this Petition includes the vesting of the approved Rezoning Plan for the Site for five (5) years.

b. The layout of the development, the exact alignments of points of access, the numbers, the size, configuration and placements of buildings and parking areas, and the depictions of such other site elements on the Rezoning Plan are graphic representations of the proposed development which may be subject to change during the design/development/construction phases. Consequently, except as otherwise expressly specified on the Rezoning Plan, these elements may therefore be subject to alterations or modifications, during the design/development/construction phases, as long as the building and parking improvements are located within the Building/Parking Envelope set forth on the Rezoning Plan and subject to compliance with the accompanying Development Standards and Section 6.207 of the Ordinance. For the purposes of Sections 6.206 and 6.207 of the Ordinance, accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site, and it is understood that up to 12 principal buildings may be located on the Site in connection with permitted uses. Parking layouts for surface parking may be modified to accommodate changes during the design/development/construction phases to the extent permitted by the Ordinance and subject to the requirements and conditions of the Development Standards.

c. To the extent of any conflict between the matters contained in other areas of the Rezoning Plan and the matters set forth in the Development Standards, the Development Standards shall govern.

### 2. Permitted Uses & Development Area Limitation:

a. The portion of the Site generally depicted as Development Area A may be developed with up to 26 disabled multi-family dwellings units. The Petitioner reserves the right to convert up to one-half (½) of the allowed disabled multi-family dwelling units to elderly multi-family dwelling units at a ratio of one (1) disabled unit for one (1) elderly unit. These additional elderly multi-family dwelling units may be constructed within Development Areas A, B or C.

b. The portion of the Site generally depicted as Development Area B may be developed with up to 200 elderly multi-family dwelling units. Additional elderly multi-family units may be constructed within Development Area B as allowed by the conversion options specified above.

c. The portion of the Site generally depicted as Development Area C may be developed with an adult care center or 60 elderly multi-family dwellings units. Additional elderly multi-family dwellings units may be constructed in Development Area C as allowed by the conversion options specified above.

d. In the aggregate no more than 273 elderly multi-family dwellings units may be constructed on the Site.

e. A chapel with up to a 100 seats may be constructed in Development Area A or B. The chapel need not be located on its own parcel and will be available to all residents of the Site. For the purposes of the Ordinance, the chapel will be considered an allowed accessory use.

c. Accessory use and structures as allowed in the Institutional zoning district will be allowed in each of the Development Areas.

### 3. Transportation:

a. Access to the Site will be from South Tryon Street via a private street as generally depicted on the Rezoning Plan.

b. Access to parcels and uses located internally within the Site will be via a private street that will be constructed on the Site as generally depicted on the Rezoning Plan.

b. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns and parking layouts.

c. Subject to approval of the North Carolina Department of Transportation ("NCDOT") and the City Department of Transportation ("CDOT"), the Petitioner may construct a directional cross-over on South Tryon Street to provide access into the Site, but this improvement is not required.

### 4. Architectural Standards:

a. The attached elevations associated with the building to be located within Development Area A are included to reflect the architectural style and quality of the building that will be constructed (the actual building so constructed may vary in minor ways from these illustrations as long as the general architectural concepts and intent illustrated is maintained). The buildings constructed on Development Areas B and C will be architecturally compatible with the building constructed on Development Area A. Compatibility will be achieved by the use of similar architectural styles, building material and colors.

b. The number of buildings illustrated on the Schematic Site Plan may be increased as described above. The location of the proposed 100 seat chapel may be shifted from where it is illustrated on the Schematic Site Plan to an other location within Development Area B or to Development Area A, including attaching it or incorporating it into an elderly multi-family housing building.

c. New dumpster areas and recycling areas within the Development Areas will be enclosed by a solid wall with one side being a decorative gate. The wall used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the building within Development Area. If one or more sides of a dumpster area adjoin a side or rear wall of a building within Development Area, then the side or rear wall may be substituted for a side.

d. Above ground backflow preventers on the Site will be screened from public view and will be located outside of the required setbacks.

### 5. Streetscape, Landscaping, Setbacks and Buffers:

a. Street trees, landscaping, buffers and screening will be provided as required by the Tree Ordinance and the Zoning regulations.

b. A 50 foot landscape setback will be provided along S. Tryon Street as generally depicted on the Rezoning Plan. No buildings or parking areas will be allowed in the 50 foot landscaped setback.

c. The private street providing access to the Site will be designed with six (6) foot sidewalks and eight (8) foot planting strips on both sides.

d. The 50 foot "Class C" buffer located along the northern property boundary may not be reduced as allowed by the Ordinance.

e. Any existing vegetation in the 50 foot "Class C" buffer that is preserved may be used to meet the planting requirements of the "Class C" buffer.

### 6. Environmental Features:

a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance in effect at the time of approval of this Petition.

b. Water quality and storm water detention structures for each Development Area may be provided on each individual Development Area or may be consolidated in one or more locations on the Site to serve all or some of the development that occurs in each of the Development Areas.

### 7. Open Space:

a. Improved open space areas will be provided within each of the Development Areas where elderly or disabled housing units are constructed.

### 8. Signage:

a. Signage per the Ordinance will be allowed.

b. Each parcel created will be allowed a detached sign.

### 9. Lighting:

a. All new lighting fixtures located in each of the Development Areas shall be full cut-off type lighting fixtures with the exception of lower, decorative lighting that may be installed along the driveways, and sidewalks.

b. New detached lighting located in each of the Development Areas will be limited to 25 feet in height.

c. No "wall pak" lighting will be allowed on any buildings constructed on the Site, however architectural lighting on building facades, such as sconces, will be permitted

d. Pedestrian scale lighting may be installed throughout the Site.

### 10. Phasing:

a. It is anticipated that construction will take place in phases such that portions of the remainder of the Site will be developed over time.

b. Each phase of development may be for all or portions of the allowed uses within each of the Development Areas.

### 11. Unified Development:

a. The petitioner reserves the right to subdivide the property without having to provide frontage on a public street as part of a Planned Development and as allowed for multi-family dwellings in section 12.1201.2) of the Ordinance.

b. The Petitioner and/or owner of the Site reserve the right to subdivide the Site and create lots within the interior of the Site without regard to any such internal separation standards, provided, however, all such yards and separation standards along the exterior boundary of the Site shall be adhered to.

### 17. Vesting:

a. Pursuant to the provisions of Section 1.110 of the Ordinance and N.C.G.S. §160A-385.1, due to the nature of the development, the size and phasing, the level of investment, the timing of the development and certain economic cycles and market conditions this Petition includes vesting of the approved Rezoning Plan and conditional zoning district associated with this Petition for a five (5) year period

### 18. 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.

### 19. 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. References to Petitioner shall also include owners of portions or all of the Site.



design resource group

- landscape architecture
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www.drggrp.com

SOUTH TRYON PROPERTY

SOUTH TRYON STREET, CHARLOTTE, NORTH CAROLINA

CATHOLIC DIOCESE OF CHARLOTTE

1123 SOUTH CHURCH STREET

CHARLOTTE, NORTH CAROLINA 28203

(704) 370-3248

REZONING PETITION  
FOR PUBLIC HEARING  
PETITION # 2011-XXX

SCALE: 1" = 100'

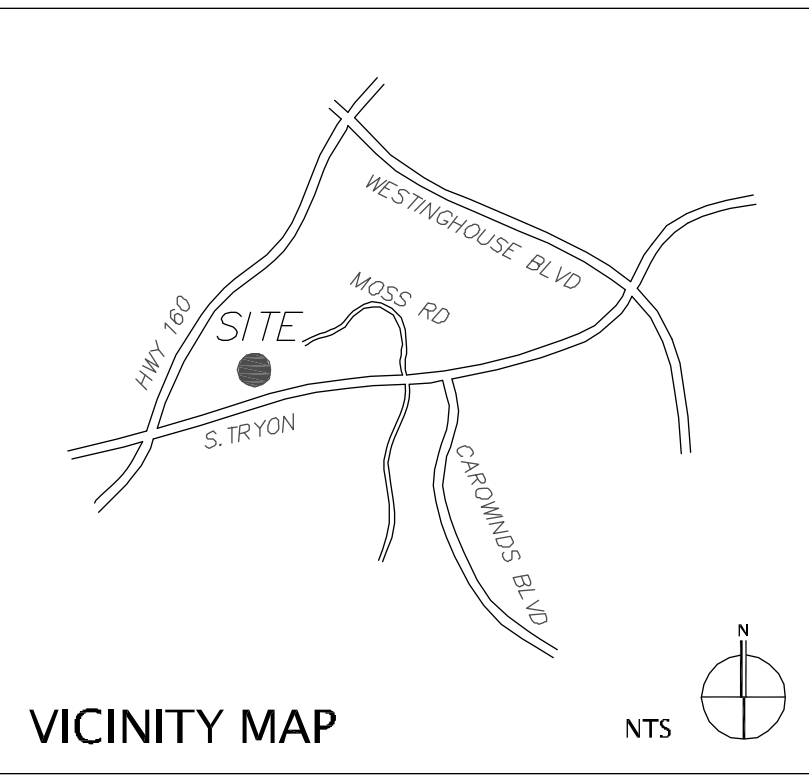
PROJECT #: 318-001  
DRAWN BY: BS  
CHECKED BY: DM

TECHNICAL  
DATA SHEET

APRIL 25, 2011

REVISIONS:

RZ - 1.0





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WATER QUALITY AND  
STORM WATER DETENTION AREA

FIXED INCOME SENIORS  
HOUSING

200 +/- DWELLING UNITS

IMPROVED OPEN SPACE

TREE SAVE AREA

SPECIAL NEEDS  
ADULTS HOUSING

(26 DWELLING UNITS TOTAL)

CHAPEL WITH  
UP TO 100 SEATS

IMPROVED OPEN SPACE /  
OUTDOOR ACTIVITY AREA

ADULT CARE CENTER  
-OR-  
FIXED INCOME SENIORS  
HOUSING  
60 +/- DWELLING UNITS

SOUTH TRYON STREET  
(HWY 49)  
RIGHT OF WAY VARIES  
NC HWY PROJECT #8.1673502 (U-2512-A)

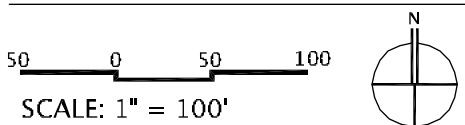
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REZONING PETITION  
FOR PUBLIC HEARING  
PETITION #2011-XXX



PROJECT #: 318-001  
DRAWN BY: DBS  
CHECKED BY: DM

SCHEMATIC  
SITE PLAN

APRIL 25, 2011

REVISIONS:

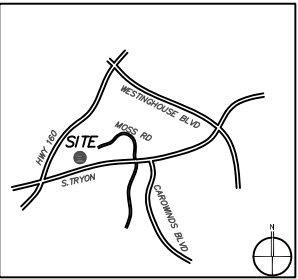




SPECIAL NEEDS ADULTS HOUSING – BUILDING ELEVATION (FRONT)



SPECIAL NEEDS ADULTS HOUSING – BUILDING ELEVATION (SIDE)



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REZONING PETITION  
FOR PUBLIC HEARING  
PETITION #2011-XXX

PROJECT #: 318-001  
DRAWN BY: BS  
CHECKED BY: DM

**BUILDING  
ELEVATIONS**

APRIL 25, 2011  
REVISIONS:

