

SITE DEVELOPMENT DATA

Tax Parcel: 199-01-110
199-55-201

Site Area: Parcel 199-01-11-: 3.542± Acres
Parcel 199-55-201: 5.48± Acres
Total Area: 9.022± Acres

Existing Zoning: R-3
Proposed Zoning: Inst (CD)
* Both parcels to be recorded as one parcel subsequent to rezoning approval

Existing Use: Single Family Residential
Proposed Use: Home for the aged with Special Care - Dependent Living

Maximum Allowable Living Units:
Dependent Living Units: 9.022± Acres x 100 Beds / Acre - 902 beds

Proposed Living Units: 110 beds maximum
Dependent Living Units:

	Allowable/Required	Proposed
Floor Area Ratio (FAR)	.50	Less than .50
Minimum Lot Area	15,000 ft. ²	9.02 Acres = 392,998 ft. ²
Minimum Setback	40 ft.	40 ft.
Minimum Side yard	20 ft.	20 ft.
Minimum Rear yard	20 ft.	40 ft.
Maximum Building Height 40 ft.		less than 40 ft.
Parking	As Required by the Ordinance	
Proposed Open Space	Min = 1.58 AC (17.5%) MAX = 3.86 AC (42.78%)	

General Provisions

- These Development Standards form a part of the Site Development Data Sheet associated with the Rezoning Petition filed by Smith/Packett to rezone tax parcels 199-01-110 and 199-55-201, a total of 9.022± acres, located at the corner of South Tryon Street and Wright's Ferry Road, currently zoned as R-3.
- The purpose of this petition is to request rezoning of the site to the Institutional (INST(CD)) Zoning District to allow the development of a facility to accommodate dependent living units including adult care / home for the aged, and special care (also known as memory care) units per the regulations of the North Carolina Department of Health Service Regulation (DHSR), North Carolina Administrative Code (NCAC), 10A NCAC 13F.
- Development of the site will be governed by the Site Development Data Sheet, these Development Standards, and the applicable provision of the City of Charlotte Zoning Ordinance.
- Unless the Site Development Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the INST zoning district shall govern all development taking place on the site.
- The improvements depicted on the Site Development Data Sheet, Conceptual Elevation Rendering, and Conceptual Site Plan are intended to demonstrate general intent. These documents are conceptual in nature. The final configuration and placement of open space areas and buildings, and the heights and masses of buildings have not been determined, and may be modified during the design development and construction document phases, so long as the maximum building envelope lines and intensity limitations established on the Site Development Data Sheet are not violated, and the proposed alterations or modifications do not exceed the parameters established under these Development Standards, and under the Ordinance for the INST zoning district. However, any alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the Conceptual Site Plan or its respective conditions, as well as any changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provision of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

Permitted Uses

- Dependent Living Facilities such as Home for the Aged with Special Care is a use permitted under prescribed conditions per the Ordinance.

Transportation

- Vehicular access to the site shall be as generally depicted on the Conceptual Site Plan. The placements and configuration of vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and design, and to any adjustments required for approval by the Charlotte DOT and/or NCDOT, including alteration to accommodate any right-of-way needs and/or construction easements.
- Surface parking shall be as generally depicted on the Conceptual Site Plan. The placement and configuration of parking spaces are subject to any minor modifications required to accommodate final site and construction plans and design. Appropriate and applicable screening of parking areas shall be provided per the Ordinance and the Intent of the Steele Creek Area Plan. However, in no case shall more than one drive aisle be placed between the building and South Tryon Street.
- Sidewalks shall be as generally depicted on the Conceptual Site Plan. The placement and configuration of sidewalks are subject to any minor modifications required to accommodate final site and construction plans and design. Sidewalks shall be provided per the Ordinance and the Intent of the Steele Creek Area Plan, including a new 6 foot wide sidewalk and 8 foot wide planting strip along South Tryon Street.

Architectural Standards

- The Conceptual Elevation Rendering is intended to describe the conceptual architectural theme proposed for the site. Various design elements such as gables, porches, and ganged windows will be utilized to provide human scale and architectural character.
- Exterior wall shall be constructed with a mix of masonry materials (brick, stone, architectural block, or other masonry materials) and siding to break up the mass and scale of the building.
- The dumpster will be located at the back of the building, appropriately screened with landscaping and enclosed with a 7 foot high wall with gates.

Streetscape and Landscaping

- Except as otherwise provided in these Development Standards, the streetscape shall meet the standards of the Ordinance and the Intent of the Steele Creek Area Plan, including a new 6 foot wide sidewalk and 8 foot wide planting strip along South Tryon Street.
- Internal areas of the site will be landscaped in accordance with the requirements of the Ordinance.
- Buffers will be provided in accordance with the Zoning Ordinance. Existing trees 2" or larger in diameter will be preserved within buffers along the northern and western property lines. The Petitioner reserves the right to reduce the width of any required buffers through the addition of a screen fence or wall, as allowed in the Ordinance.

Environmental Features

- Existing trees and vegetation shall remain in undisturbed areas as shown on the Conceptual Site Plan.
- Petitioner shall comply with the Post Construction Controls Ordinance (PCCO).

Signage

- Signs shall comply with the provisions of the Ordinance.

Lighting

- The maximum height of any detached lighting fixtures erected on the site shall not exceed twenty (20) feet in height.
- All freestanding lighting fixtures installed within the site shall be shielded with full-cut fixtures, capped, and downwardly directed.
- Wall-pak lighting will be prohibited throughout the site.

Amendments to Rezoning Plan

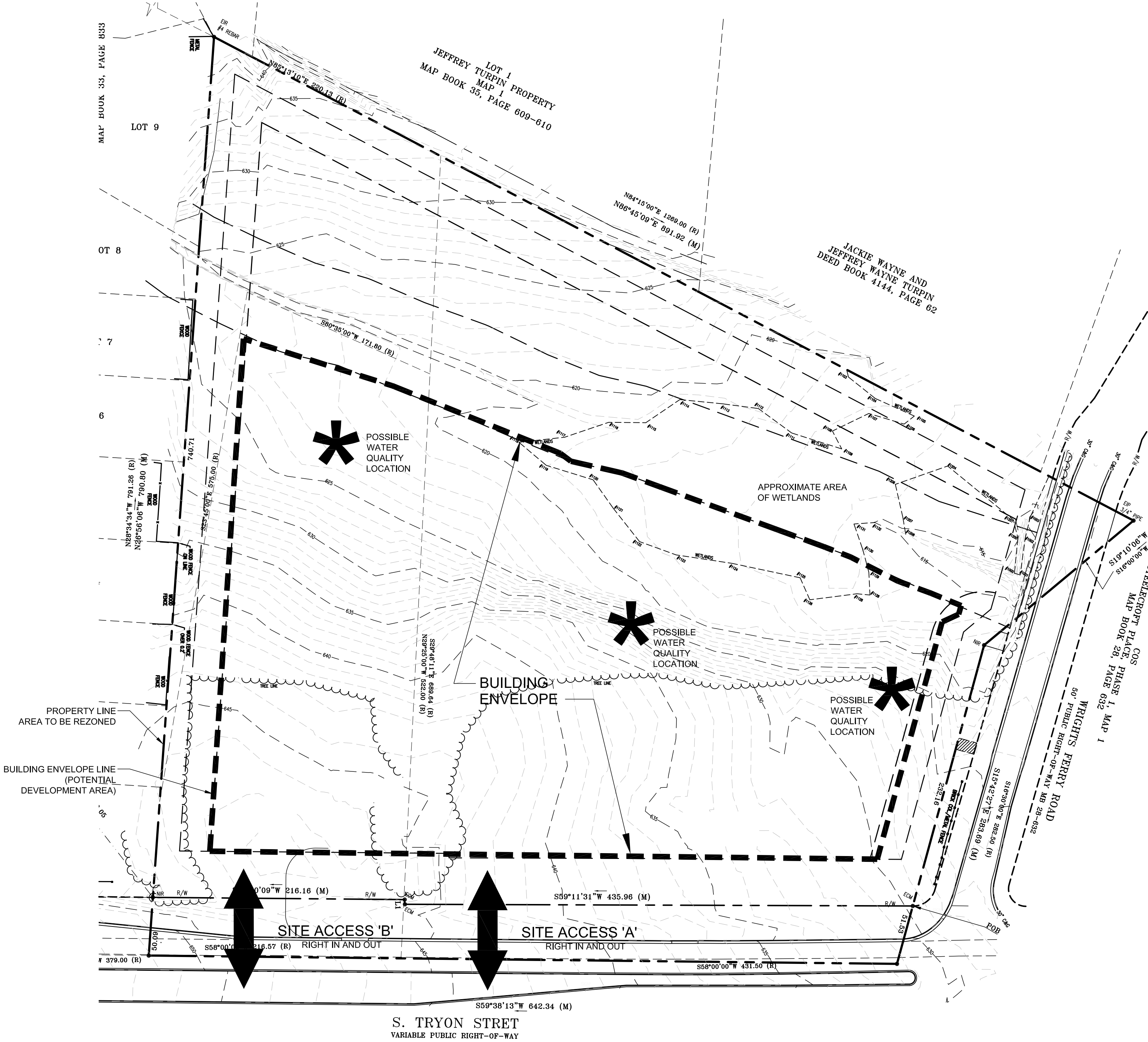
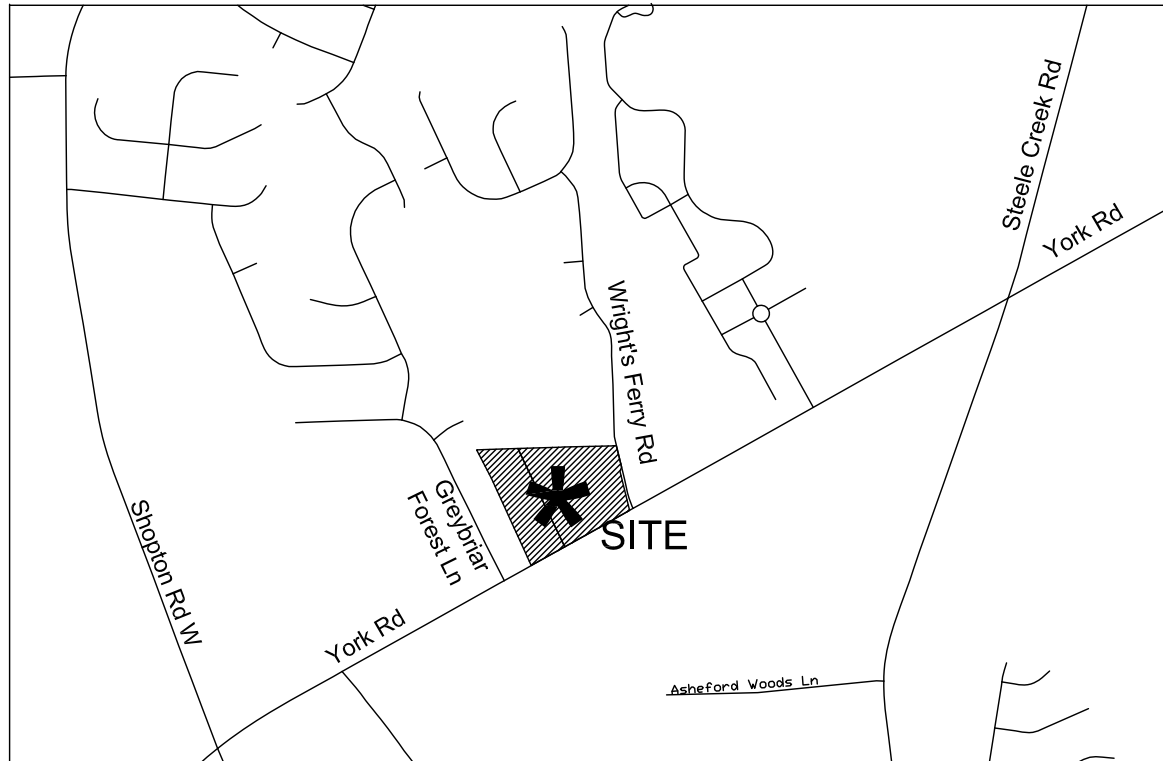
- Future amendments to the Site Development Data Sheet, other sheets accompanying the petition, and these Development Standards may be applied for by the then Owners of the parcel or parcels within the site, in accordance with the provisions of Chapter 6 of the Ordinance.

Binding Effect of the Rezoning Documents and Definitions

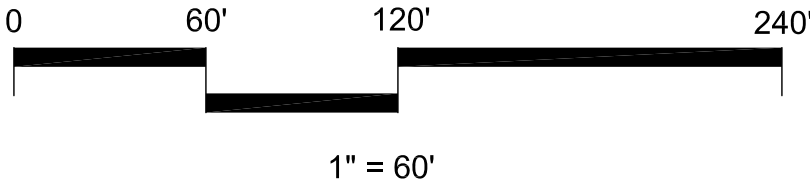
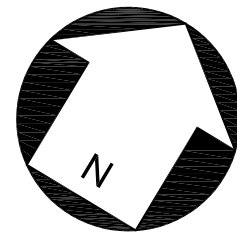
- If this Rezoning Petition is approved, all conditions applicable to development of the site imposed under these Development Standards and the Site Development Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioners and the current and subsequent owners of the site, and their respective successors in interest and assigns.
- Throughout these Development Standards, the terms "Petitioners" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioners 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.

RECEIVED

By mcataldo at 4:22 pm, Aug 23, 2012

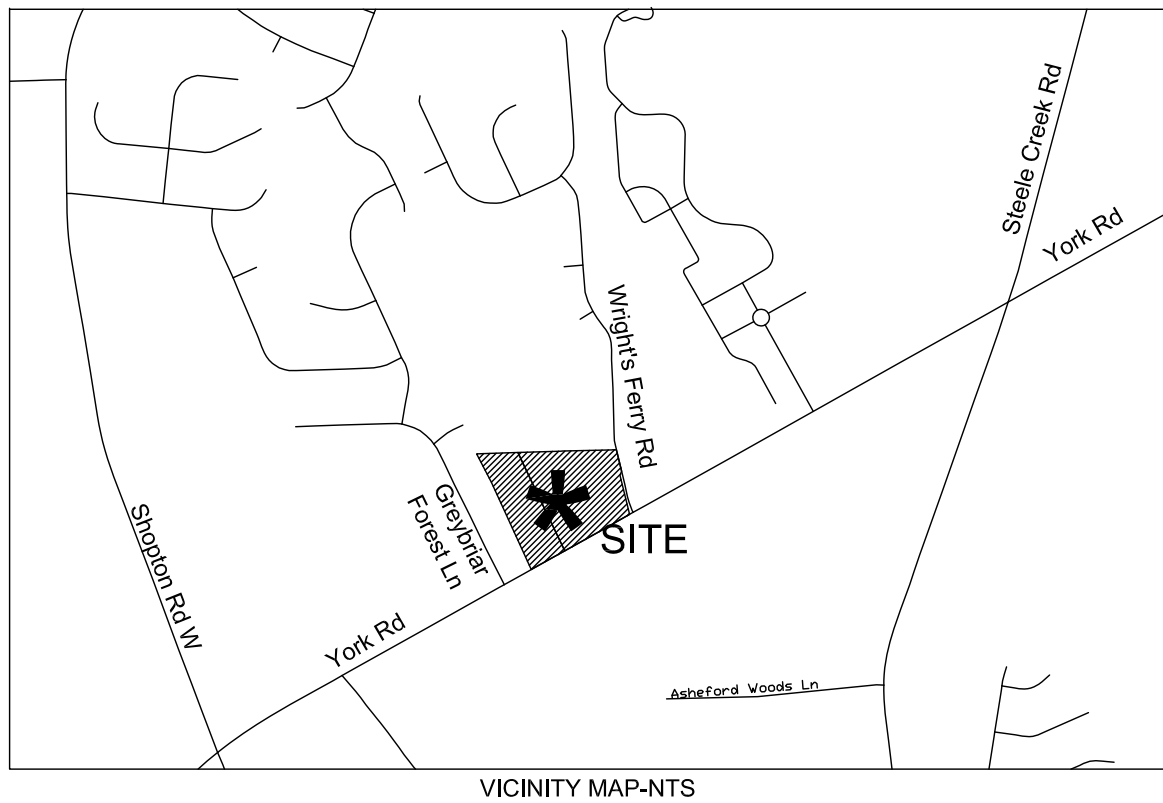
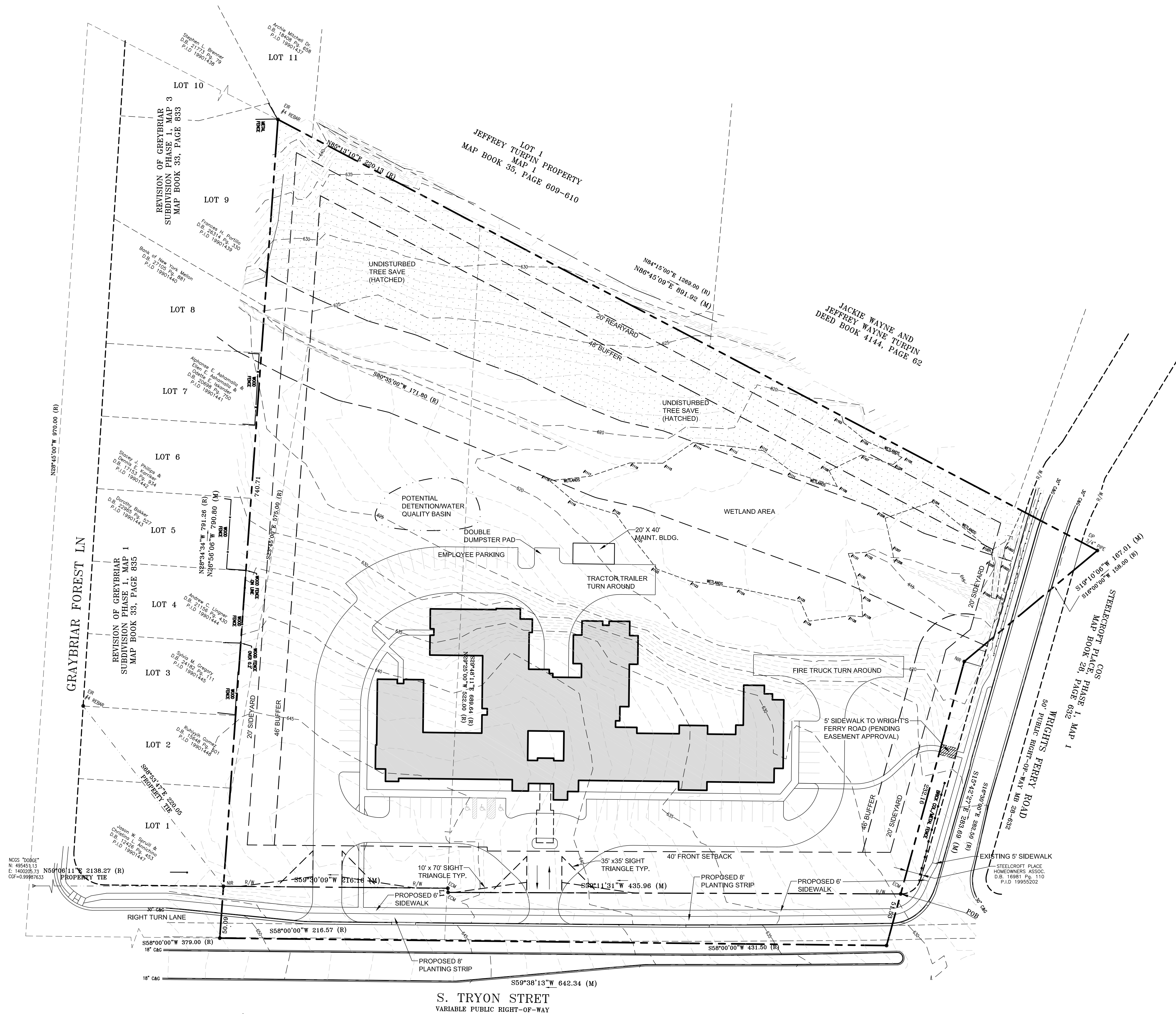


This Plan Is A
Preliminary Design.
NOT Released For
Construction.



REVISIONS:

No.	Date	By	Description
1	AMC	08/02/12	PER PLANNING DEPARTMENT COMMENTS



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

050'100'200'

1" = 50'

REVISIONS:

No.	Date	By	Description
1	AMC	08/02/12	PER PLANNING DEPARTMENT COMMENTS

QUEEN CITY MANOR

S. TRYON ST.

CHARLOTTE, NC

REZONING PETITION NUMBER 2012-078

CONCEPTUAL
SITE PLAN

seals

Project Manager:
MDL

Drawn By:
AMC

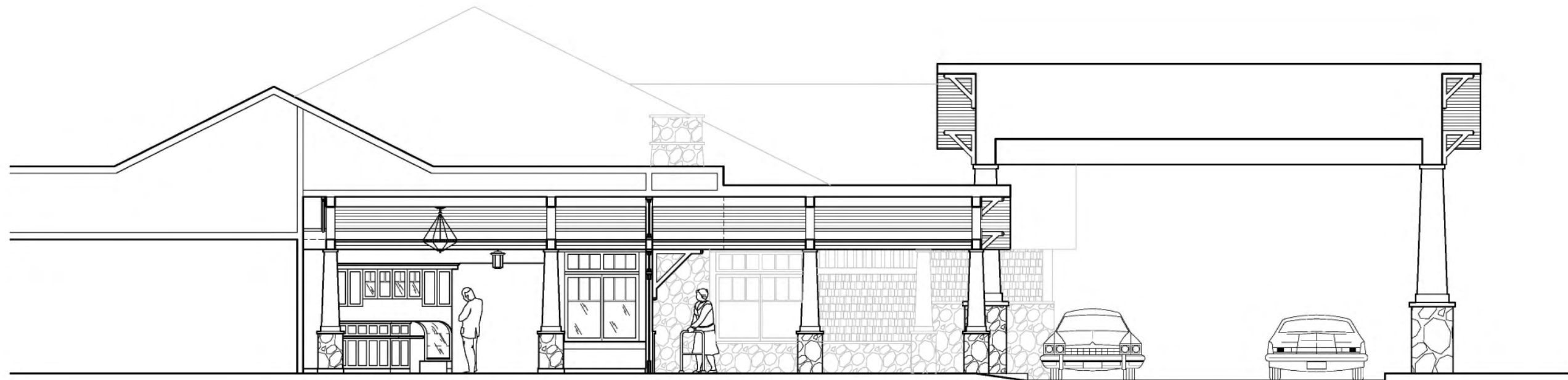
Checked By:
MDL

Date:
07/17/12

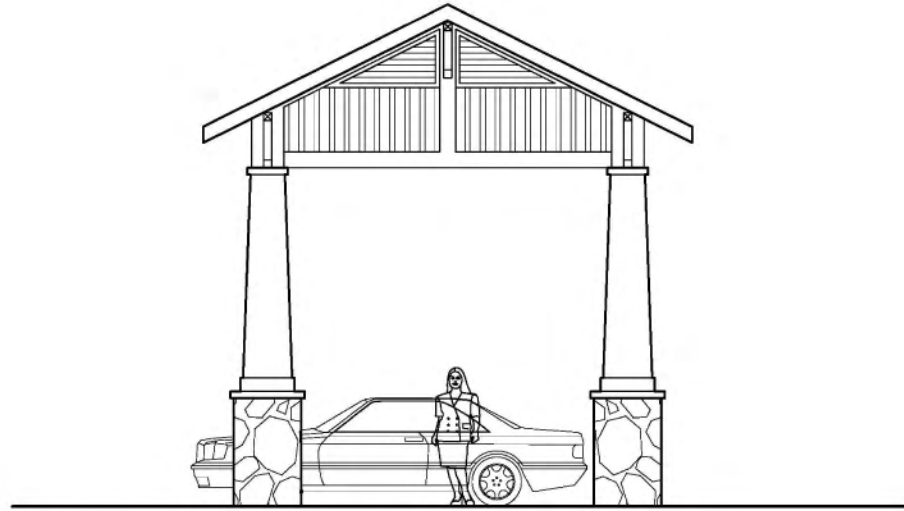
Project Number:
12011

Sheet Number:

RZ-2



03 BUILDING SECTION @ MAIN ENTRANCE
N.T.S.



02 PORTE COCHERE ELEVATION
N.T.S.



01 CONCEPTUAL RENDERING: PARTIAL FRONT VIEW
N.T.S.

REVISIONS:			
No.	Date	By	Description
1	08/20/12		PER PLANNING DEPARTMENT COMMENTS