

- PARCEL ID KEY**
- 1. JESSE ESSEX & CHELSEY BESS DEED BOOK: 33193-376 PARCEL ID: 18707218 ZONING: R3 USE: SINGLE FAMILY
 - 2. TINNAHINCH LAND CO. INC. DEED BOOK: 31474-990 PARCEL ID: 18707219 ZONING: R3 USE: SINGLE FAMILY
 - 3. TINNAHINCH LAND CO. INC. DEED BOOK: 31474-990 PARCEL ID: 18707220 ZONING: R3 USE: SINGLE FAMILY
 - 4. SUDHIR SHENOY DEED BOOK: 32497-174 PARCEL ID: 18707221 ZONING: R3 USE: SINGLE FAMILY
 - 5. RICE, FREDERICK J DEED BOOK: 28186-856 PARCEL ID: 18707112 ZONING: R3 USE: SINGLE FAMILY
 - 6. JEFFERY SCOTT COOPER & AMY S. COMBS DEED BOOK: 32136-583 PARCEL ID: 18707222 ZONING: R3 USE: SINGLE FAMILY
 - 7. RICE, FREDERICK J DEED BOOK: 21300-114 PARCEL ID: 18707111 ZONING: R3 USE: SINGLE FAMILY
 - 8. TEMPLE ISRAEL INC. DEED BOOK: 22735-766 PARCEL ID: 18707202 ZONING: R3 USE: SINGLE FAMILY
 - 9. CASTELLANO, ERNEST DEED BOOK: 09736-476 PARCEL ID: 18707114 ZONING: R3 USE: SINGLE FAMILY
 - 10. TEMPLE ISRAEL INC DEED BOOK: 10410-299 PARCEL ID: 18707214 ZONING: R3 USE: SINGLE FAMILY
 - 11. TEMPLE ISRAEL INC DEED BOOK: 10740-722 PARCEL ID: 18707203 ZONING: R3 USE: SINGLE FAMILY
 - 12. GAYLE L SMITH DEED BOOK: 05388-785 PARCEL ID: 18707110 ZONING: R3 USE: SINGLE FAMILY
 - 13. TEMPLE ISRAEL INC DEED BOOK: 10348-903 PARCEL ID: 18707204 ZONING: R3 USE: SINGLE FAMILY
 - 14. ESHET NACHUM DEED BOOK: 19922-537 PARCEL ID: 18707109 ZONING: R3 USE: SINGLE FAMILY
 - 15. TEMPLE ISRAEL INC DEED BOOK: 08653-726 PARCEL ID: 18707205 ZONING: R3 USE: SINGLE FAMILY
 - 16. MARKS, BRYANT P DEED BOOK: 2158-152 PARCEL ID: 18707108 ZONING: R3 USE: SINGLE FAMILY
 - 17. TEMPLE ISRAEL INC DEED BOOK: 13453-663 PARCEL ID: 18707206 ZONING: R3 USE: SINGLE FAMILY
 - 18. TEMPLE ISRAEL INC DEED BOOK: 08119-821 PARCEL ID: 18707207 ZONING: R-3 USE: SINGLE FAMILY
 - 19. ANNE ENGLISH WALKER DEED BOOK: 06245-375 PARCEL ID: 18706218 ZONING: R-3 USE: SINGLE FAMILY

ZONING DATA:
 R-3 TO INST(CD) = ±7.51 ACRES
 R-1 TO INST(CD) = ±3.51 ACRES
 TOTAL PROPOSED INST(CD) = ±11.02 ACRES



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

0' 100' 200' 400'
SCALE: 1"=100'

REVISIONS:

No.	Date	By	Description
1	5/13/19	AHM	Per Staff and Neighbors Comments
2	6/24/19	ENL	Per Staff and Neighbors Comments

ALDERSGATE AT SHALOM PARK
 4965 PROVIDENCE RD
 CHARLOTTE, NC 28270

EXISTING CONDITIONS & REZONING PLAN
 REZONING PETITION: 2019-040

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LEGEND

- EXISTING RIGHT OF WAY
- PROPOSED BOUNDARY
- EXISTING BUILDING
- EXISTING CONTOUR
- EXISTING STREAM BUFFER
- EXISTING STREAM BANK
- EXISTING STREAM CENTERLINE
- PROPOSED SETBACK
- PROPOSED BUILDING
- PROPOSED CLASS C BUFFER
- PAVEMENT
- EXISTING CENTERLINE
- EXISTING POND
- EXISTING TREELINE
- EXISTING TREE

SITE DATA:

SITE AREA: ± 11.02 AC
(16707202, -203, -204, -205, -206, -207, -208, -214, -215)

TAX PARCEL ID'S: (PARTIAL), -217 (PARTIAL)

EXISTING USE: RESIDENTIAL/INSTITUTIONAL

PROPOSED USE: SEE DEVELOPMENT STANDARDS

DENSITY PROPOSED: UP TO 126 INDEPENDENT LIVING UNITS, UP TO 24 ASSISTED LIVING/MEMORY CARE BEDS

SETBACK: SEE PLAN

MAXIMUM BUILDING HEIGHT: SEE DEVELOPMENT STANDARDS

MAXIMUM BUILDINGS: 7

TREE SAVE REQUIRED (15%): ±1.65 AC

TREE SAVE PROPOSED: ±1.65 AC MIN. (±2.34 AC SHOWN)

PARKING REQUIRED: 1.5 SPACES PER UNIT (IL), 1 SPACE PER 3 BEDS (AL)

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

N

0' 60' 120' 240'

SCALE: 1"=60'

REVISIONS:

No.	Date	By	Description
1	5/13/19	AHM	Per Staff and Neighbors Comments
2	6/24/19	ENL	Per Staff and Neighbors Comments

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DEVELOPMENT STANDARDS

1. GENERAL PROVISIONS

- a. These Development Standards and the Rezoning Site Plan form a part of the Rezoning Petition filed by Aldersgate at Shalom Park, Inc. (the "Petitioner") for an approximately 11.02 acre site located on the east side of Providence Road adjacent to and directly south of Jefferson Drive, which such site is more particularly depicted on the Rezoning Site Plan (hereinafter referred to as the "Site"). The Site is comprised of Tax Parcel Nos. 18707202, 18707203, 18707204, 18707205, 18707206, 18707207, 18707208, 18707214 and a portion of Tax Parcel No. 18707215 and 18707217.
- b. The use and development of the Site will be governed by the Rezoning Site Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Site Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the Institutional zoning district shall govern the use and development of the Site.
- c. The proposed Independent Living (IL) buildings, Assisted Living/Memory Care (AL/MC) building, vehicular circulation and parking, as well as other site improvements that are located on the Site, are depicted and designated on the Rezoning Site Plan.
- d. The depiction and layout of the proposed buildings, site improvements, 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 Site Plan.
- e. Future amendments to the Rezoning Site 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 Site Plan are subject to Section 5.207 of the Ordinance.
- f. The Petitioner acknowledges that other standard development requirements imposed by other City of Charlotte ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and site development may apply to the development of the Site. These are not zoning regulations, are not administered by the Zoning Administrator and are not separate zoning conditions imposed by the Rezoning Site Plan. Unless specifically noted in the conditions for the Rezoning Site Plan and/or these Development Standards, such other standard development requirements will be applied to the development of the Site as defined by those other City of Charlotte ordinances.

- g. Drive frontage to Armstrong Drive, within the existing public right-of-way. The Petitioner will provide a sidewalk utility easement over the proposed public sidewalk area along the Site's Jefferson Drive frontage to where the Jefferson Drive sidewalk exists the Jefferson Drive right-of-way.
- h. The existing sidewalk located on the Site's Providence Road frontage south of the existing Temple Israel entrance drive shall remain in place.
- i. The Petitioner shall upgrade existing sidewalk ramps at the entrance to Temple Israel on Providence Road to current CDOT standards.
- j. Items described in notes 5b, 5c, 5d, and 5f will be completed prior to issuance of the certificate of occupancy for the first new building on the site.
- k. Internal sidewalks and crosswalks shall be provided on the Site as generally depicted on the Rezoning Site Plan.
- l. 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, the Petitioner may reduce or eliminate, as the case may be, the relevant buffer areas set out on the Rezoning Site Plan accordingly.

ALDRSGATE AT SHALOM PARK
 4965 PROVIDENCE RD
 CHARLOTTE, NC 28270

REZONING CROSS SECTIONS
 REZONING PETITION:
 2019-040

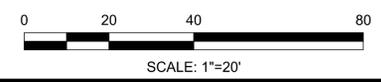
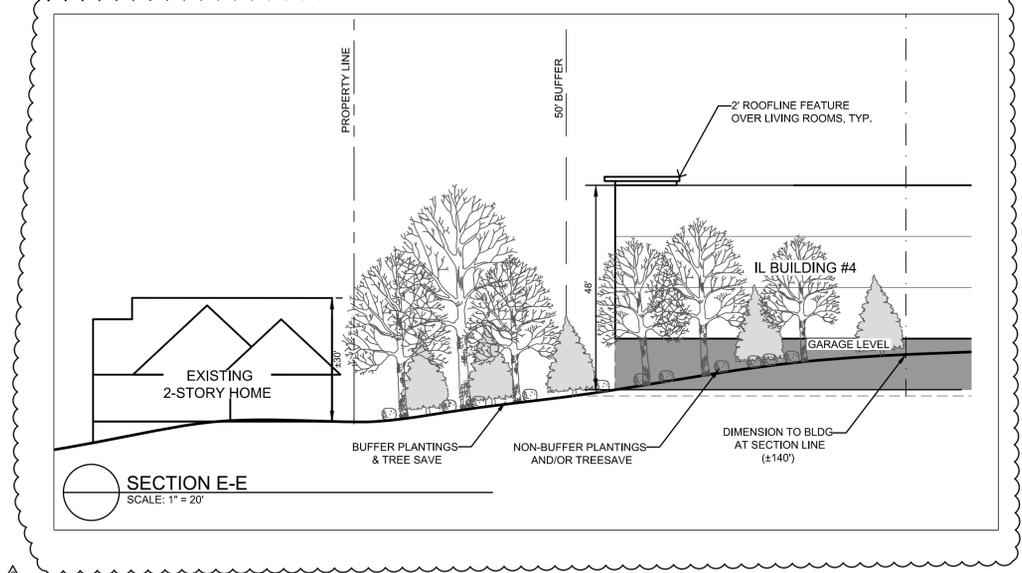
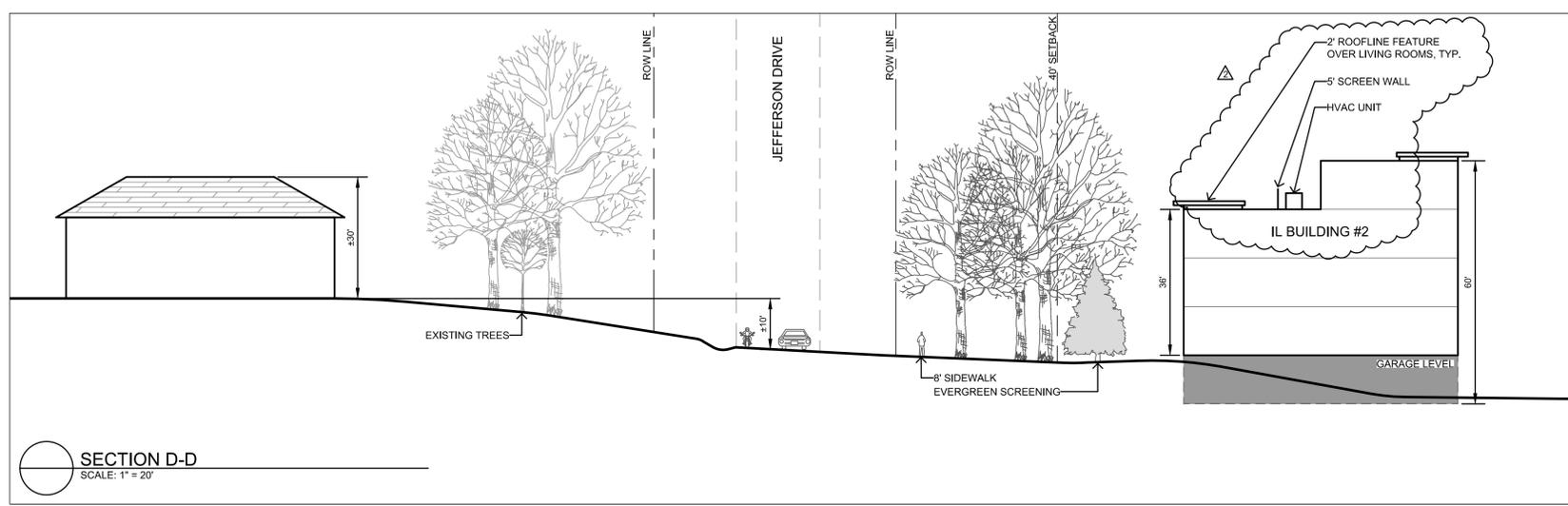
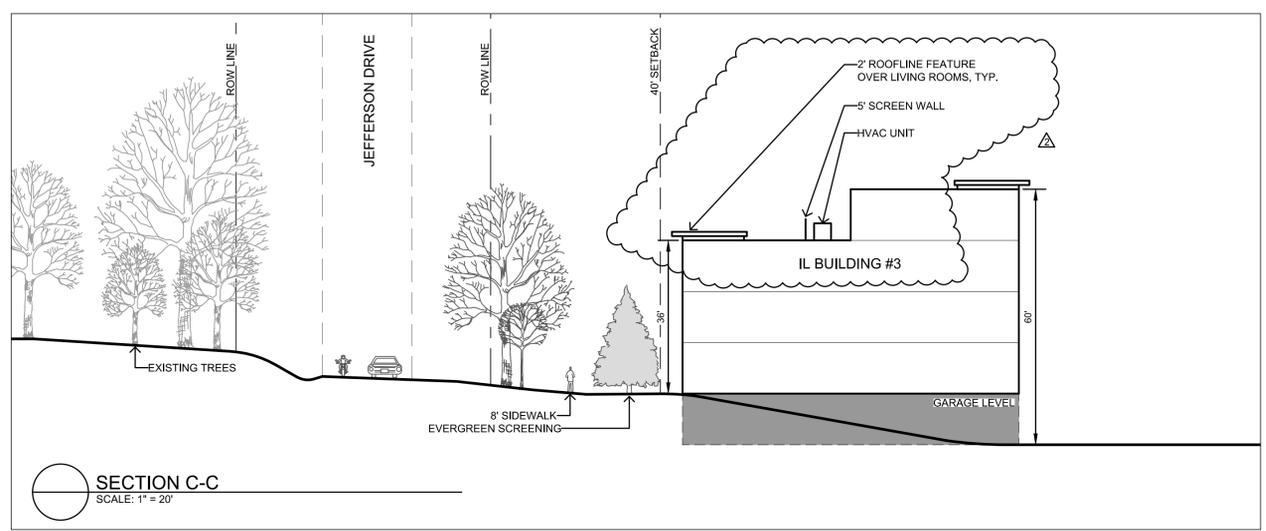
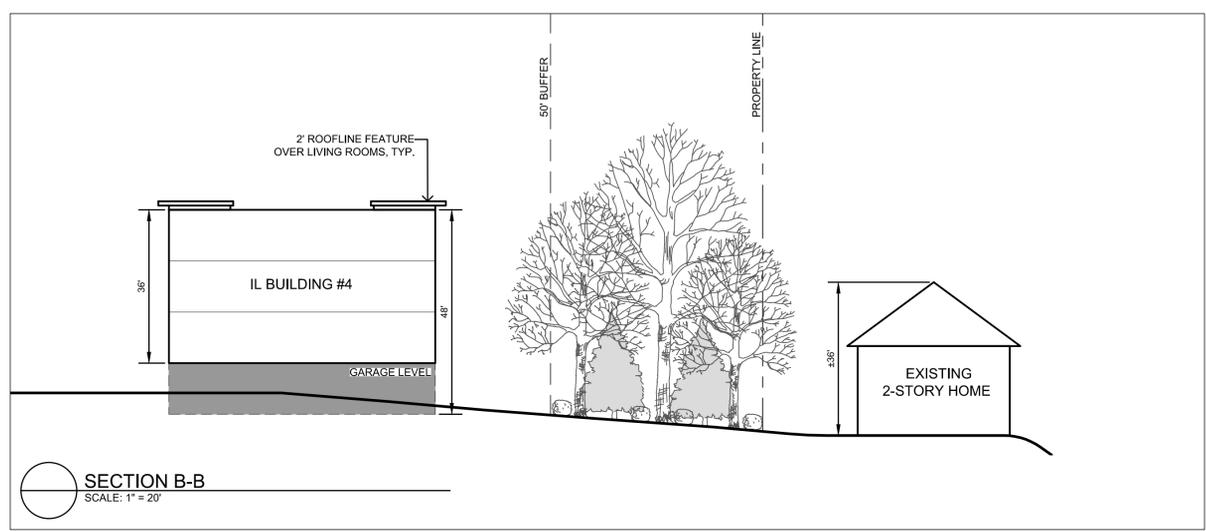
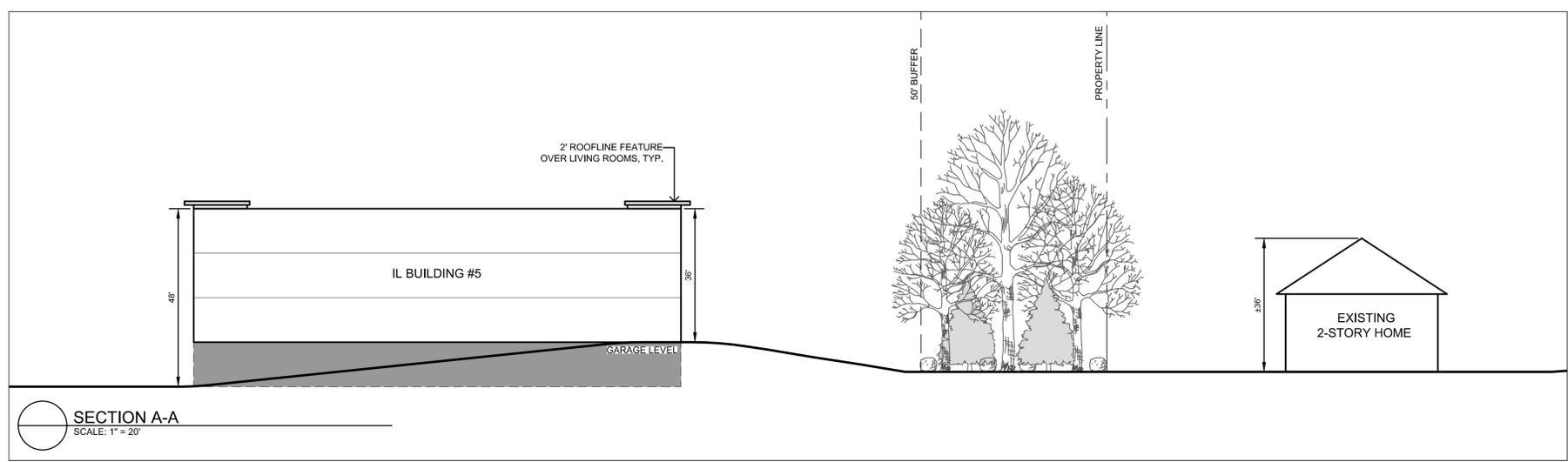
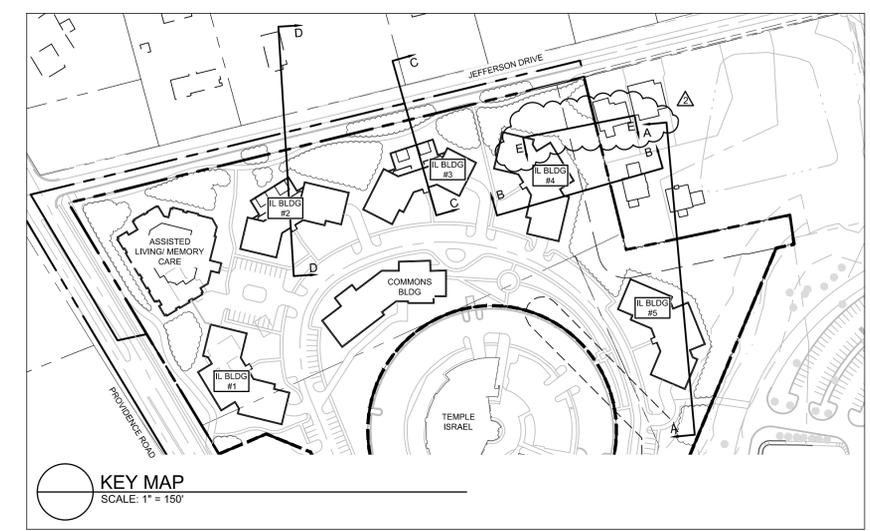
CORPORATE CERTIFICATIONS
 NC PE: C-2930 NC LA: C-253
 SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL
 Drawn By: DRW
 Checked By: MDL
 Date: 05/13/19
 Project Number: 17025

Sheet Number:

RZ-4

SHEET # 4 OF 4



No.	Date	By	Description
1	5/13/19	DRW	Added Sheet
2	6/24/19	ENL	Adjusted IL buildings 2+3, Added Section E-E

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