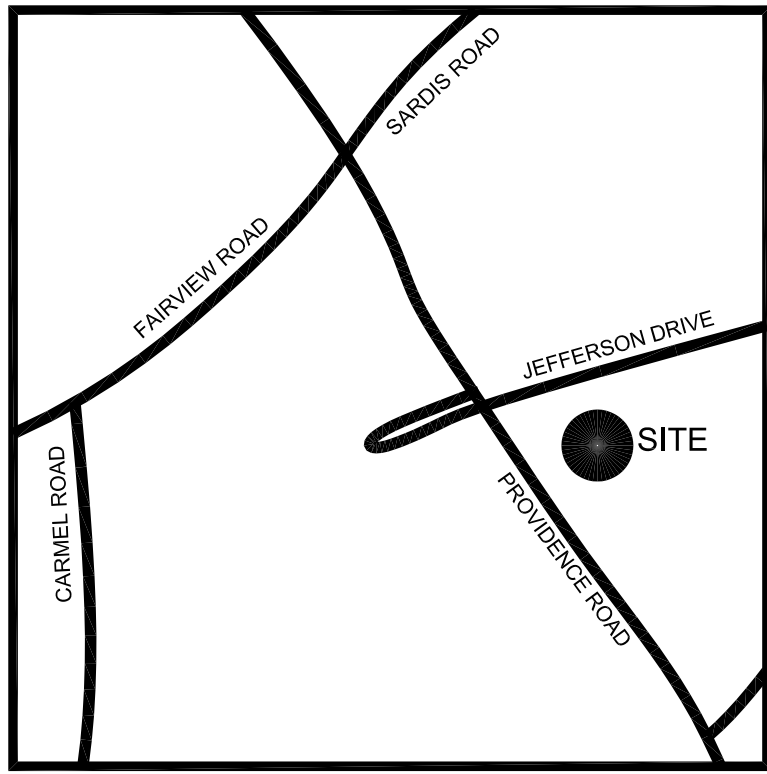


P:\2017 Jobs\17025 - Shalom Park Senior Living\CAD\Sketch Planning\Rezone Base.dwg  
P:\2017 Jobs\17025 - Shalom Park Senior Living\CAD\Sketch Planning\Rezone Base.dwg



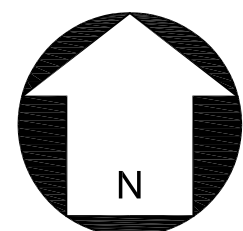
VICINITY MAP (NTS)

- PARCEL ID KEY**
- |  |  |
|--|--|
| 1. JESSE ESSEX & CHELSEY BESS<br>DEED BOOK: 04281-561<br>PARCEL ID: 18706202<br>ZONING: R-3<br>USE: SINGLE FAMILY          | 10. TEMPLE ISRAEL<br>INC DEED BOOK: 10410-299<br>PARCEL ID: 18707214<br>ZONING: R-3<br>USE: SINGLE FAMILY      |
| 2. TINNAHINCH LAND CO. INC.<br>DEED BOOK: 31474-990<br>PARCEL ID: 18707219<br>ZONING: R-3<br>USE: SINGLE FAMILY            | 11. TEMPLE ISRAEL<br>INC DEED BOOK: 10740-722<br>PARCEL ID: 18707203<br>ZONING: R-3<br>USE: SINGLE FAMILY      |
| 3. TINNAHINCH LAND CO. INC.<br>DEED BOOK: 31474-990<br>PARCEL ID: 18707220<br>ZONING: R-3<br>USE: SINGLE FAMILY            | 12. GAYLE L SMITH<br>DEED BOOK: 05388-785<br>PARCEL ID: 18707110<br>ZONING: R-3<br>USE: SINGLE FAMILY          |
| 4. SUDHIR SHENOY<br>DEED BOOK: 32497-174<br>PARCEL ID: 18707221<br>ZONING: R-3<br>USE: SINGLE FAMILY                       | 13. TEMPLE ISRAEL<br>INC DEED BOOK: 10348-903<br>PARCEL ID: 18707204<br>ZONING: R-3<br>USE: SINGLE FAMILY      |
| 5. RICE, FREDERICK J<br>DEED BOOK: 26186-856<br>PARCEL ID: 18707112<br>ZONING: R-3<br>USE: SINGLE FAMILY                   | 14. ESHET, NACHUM<br>DEED BOOK: 19922-537<br>PARCEL ID: 18707109<br>ZONING: R-3<br>USE: SINGLE FAMILY          |
| 6. JEFFERY SCOTT COOPER & AMY S. COMBS<br>DEED BOOK: 32136-583<br>PARCEL ID: 18707222<br>ZONING: R-3<br>USE: SINGLE FAMILY | 15. TEMPLE ISRAEL<br>INC DEED BOOK: 08653-726<br>PARCEL ID: 18707205<br>ZONING: R-3<br>USE: SINGLE FAMILY      |
| 7. RICE, FREDERICK J<br>DEED BOOK: 21300-114<br>PARCEL ID: 18707111<br>ZONING: R-3<br>USE: SINGLE FAMILY                   | 16. MARKS, BRYANT P<br>DEED BOOK: 2158-152<br>PARCEL ID: 18707108<br>ZONING: R-3<br>USE: SINGLE FAMILY         |
| 8. TEMPLE ISRAEL<br>INC DEED BOOK: 22735-766<br>PARCEL ID: 18707202<br>ZONING: R-3<br>USE: SINGLE FAMILY                   | 17. TEMPLE ISRAEL<br>INC DEED BOOK: 13453-663<br>PARCEL ID: 18707206<br>ZONING: R-3<br>USE: SINGLE FAMILY      |
| 9. CASTELLANO, ERNEST<br>DEED BOOK: 09736-476<br>PARCEL ID: 18707114<br>ZONING: R-3<br>USE: SINGLE FAMILY                  | 18. TEMPLE ISRAEL<br>INC DEED BOOK: 08119-821<br>PARCEL ID: 18707207<br>ZONING: R-3<br>USE: SINGLE FAMILY      |
|  | 19. ANNE ENGLISH<br>WALKER<br>DEED BOOK: 06245-375<br>PARCEL ID: 18706218<br>ZONING: R-3<br>USE: SINGLE FAMILY |

**ZONING DATA:**  
R-3 TO INST(CD) = ±7.51 ACRES  
R-4 TO INST(CD) = ±3.51 ACRES  
TOTAL PROPOSED INST(CD) = ±11.02 ACRES

REMAINING ±6.15 ACRE PORTION OF PARCEL 18707217 ZONED R-3 PROPOSED FOR INST

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



REVISIONS:

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

**ALDERSGATE AT SHALOM PARK**  
4965 PROVIDENCE RD  
CHARLOTTE, NC 28270

**EXISTING  
CONDITIONS  
& REZONING  
PLAN**  
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: SCJ

Checked By: MDL

Date: 5/13/19

Project Number: 17025

Sheet Number:

**RZ-1**



P:\2017 Jobs\17025 - Shalom Park Senior Living\CAD\Sketch Planning\Rezoning\Rezone Base.dwg  
P:\2017 Jobs\17025 - Shalom Park Senior Living\CAD\Sketch Planning\Rezoning\Rezone Base.dwg





P:\2017 Jobs\17025 - Shalom Park Senior Living\CAD\Sketch Planning\Rezone Base.dwg P:\2017 Jobs\17025 - Shalom Park Senior Living\CAD\Sketch Planning\Rezone Base.dwg

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 6.207 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, all 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.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

- a. The Site may only be devoted to a senior living community comprised of independent living units, dependent living facilities, a commons building, and related accessory uses and structures that are designed to serve the aged, elderly, and disabled. Related accessory uses and structures may include, but are not limited to administrative offices and supportive services, as well as the following accessory uses that are intended to be incidental to the primary use and for on-Site residents only:
- Adult care center;
  - Short-term care facility;
  - Clinic;
  - Medical services;
  - Dental services;
  - Optical services;
  - Common open space; and
  - Financial institution.
- b. The Site will be designed as part of a unified development in combination with the adjacent institutional uses. There will be cross access for pedestrians via sidewalks and pathways, vehicles via driveways and sharing of facilities.

3. TRANSPORTATION

- a. Vehicular access to the Site shall be as generally depicted on the Rezoning Site Plan. The placement and configuration of each vehicular access point is 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") and the North Carolina Department of Transportation ("NCDOT").
- b. The alignment of the internal vehicular circulation areas and the driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts, and any adjustments required for approval by CDOT and/or NCDOT in accordance with applicable published standards.
- c. Prior to the issuance of a certificate of occupancy for the first new building or building addition to be constructed on the Site, the Petitioner shall dedicate and convey in fee simple to the City of Charlotte (Subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to Providence Road as required to provide right-of-way measuring fifty feet (50') from the existing centerline of Providence Road, to the extent that such right-of-way does not already exist.
- d. All transportation improvements depicted on the Rezoning Site Plan shall be constructed and approved prior to the issuance of the first certificate of occupancy for the first new building or building additions to be constructed on the Site.
- e. The Petitioner will work with CDOT to evaluate the Jefferson Park street network to identify opportunities for traffic calming, including the addition of speed bumps, stop signs, and/or lowering the speed limit.

4. ARCHITECTURAL STANDARDS

- a. The total number of principal buildings to be developed on the Site shall not exceed seven (7). Accessory buildings and structures located on the Site shall not be considered in any way a 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 buildings located on the Site. Accessory structures and buildings include structures and buildings such as but not limited to: a mail kiosk, dumpster enclosures, gazebos, trellises, storage buildings, and other structures associated with the on-Site open space.
- b. The primary exterior building materials will be a combination of the following: brick and/or manufactured stone, stucco, and cementitious siding. Vinyl siding, EIFS, and Masonite will not be used as an exterior building material on any buildings. Vinyl windows, doors, garage doors, soffits, fascia, trim, and railings will be utilized. The apartments will all have balconies with composite wood decking.
- c. The maximum building height for the IL building shown on the Rezoning Site Plan as "IL Building #1" shall be limited to sixty feet (60'). The maximum building height for the IL buildings shown on the Rezoning Site Plan as "IL Building #2" and "IL Building #3" shall be limited to forty eight feet (48') at the forty foot (40') building setback along Jefferson Drive. One additional foot of height is allowed for every additional four feet (4') in distance the portion of the building is from Jefferson Drive, to a maximum of sixty feet (60'), to allow for transition to the garage level entrance of each building. The maximum building height for the IL building shown on the Rezoning Site Plan as "IL Building #4" shall be limited to thirty six feet (36') at the forty foot (40') building setback along Jefferson Drive. One additional foot of height is allowed for every additional four feet (4') in distance the portion of the building is from Jefferson Drive, to a maximum of forty eight feet (48'), to allow for transition to the garage level entrance of the building. The maximum building height for the IL building shown on the Rezoning Site Plan as "IL Building #5" shall be limited to forty eight feet (48'). The maximum building height for the AL/MC building shall be limited to thirty-five feet (35'). The maximum building height for the building shown on the Rezoning Site Plan as the "Commons Building" shall be limited to forty feet (40'). The IL buildings shown on the Rezoning Site Plan as "IL Building #1," "IL Building #2," and "IL Building #3" shall be a maximum of four (4) stories over covered parking (five (5) stories max), and the IL buildings shown on the Rezoning Site Plan as "IL Building #4" and "IL Building #5" shall be a maximum of three (3) stories over covered parking (four (4) stories max). The AL/MC and the Commons buildings shall be a maximum of two (2) stories each.
- d. The Petitioner shall provide blank wall provisions that limit the maximum blank wall expanse to twenty feet (20') on all building levels, including but not limited to doors, windows, awnings, articulation, change of materials, change of plane, and/or architectural design elements.
- e. The longitudinal distance of the exterior walls facing Providence Road and Jefferson Drive shall have a minimum transparency of forty percent (40%). For example, for a wall length of one hundred feet (100'), the Petitioner shall provide a minimum of forty feet (40') window length along the wall.

5. STREETScape/LANDSCAPING

- a. A fifty foot (50') Class C Buffer shall be maintained along those portions of the Site's northeastern and eastern boundary lines that are more particularly depicted on the Rezoning Site Plan, which buffer shall conform to the standards of Section 12.302 of the Ordinance. In addition to the standard Class C Buffer planting requirements, the Petitioner shall plant a minimum of three (3) evergreen trees per one hundred linear feet (100') of frontage within the Class C Buffer (near adjacent residential lots). Evergreen trees shall be two inch (2") caliper and a minimum height of eight feet (8') at planting. Such evergreen trees may be clustered to provide screening for proposed buildings.
- b. A forty foot (40') setback as measured from the existing public right-of-way along the Site's Jefferson Drive frontage, as well as from the proposed right-of-way along the Site's Providence Road frontage, will be provided as generally depicted on the Rezoning Site Plan. The Petitioner shall plant a minimum of three (3) evergreen trees per one hundred linear feet (100') of frontage within the setback along the Site's Jefferson Drive frontage. Evergreen trees shall be two inch (2") caliper and a minimum height of eight feet (8') at planting. Such evergreen trees may be clustered to provide screening for proposed buildings.
- c. The Petitioner shall provide an eight foot (8') minimum width planting strip and twelve foot (12') wide concrete multi-use path along the Site's Providence Road frontage, from the existing Temple Israel entrance drive to the Jefferson Drive intersection.
- d. The Petitioner shall provide a minimum eight foot (8') planting strip and eight foot (8') wide concrete sidewalk along the Site's Jefferson Drive frontage. The Petitioner intends to meander the sidewalk along the Site's Jefferson Drive frontage within the forty foot (40') front setback in order to preserve existing trees along the frontage. The Petitioner will work with CDOT to extend a five foot (5') sidewalk from the end of the Site's Jefferson 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.

- e. The existing sidewalk located on the Site's Providence Road frontage south of the existing Temple Israel entrance drive shall remain in place.
- f. The Petitioner shall upgrade existing sidewalk ramps at the entrance to Temple Israel on Providence Road to current CDOT standards.
- g. Internal sidewalks and crosswalks shall be provided on the Site as generally depicted on the Rezoning Site Plan.
- h. 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.

6. ENVIRONMENTAL FEATURES

- a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.
- b. Storm water detention and/or water quality facilities required to be installed on the Site may be located underground. Such facilities may also be located on adjacent properties, provided the off-site facilities have appropriate easements for maintenance and access, in accordance with the City of Charlotte's Post Construction Stormwater Ordinance.
- c. The location, size, and type of storm water management systems depicted on the Rezoning Site 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.
- d. Development within any SWIM/PCSD Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by the ordinance.
- e. All requirements of the City of Charlotte Tree Ordinance shall be met with this development.
- f. No trees will be planted in the public right-of-way without authorization from the City Arborist's Office.

7. 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 twenty-one feet (21').
- 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.

8. PARKS, GREENWAYS, AND OPEN SPACE

- a. The Petitioner shall provide a minimum of ten thousand square feet (10,000 sq. ft.) of amenitized open space, as generally depicted on the Rezoning Site Plan. These open space areas will contain landscaping, seating areas, and/or hardscape elements.

9. FIRE PROTECTION

- a. Per Ordinance standards.

10. PHASING

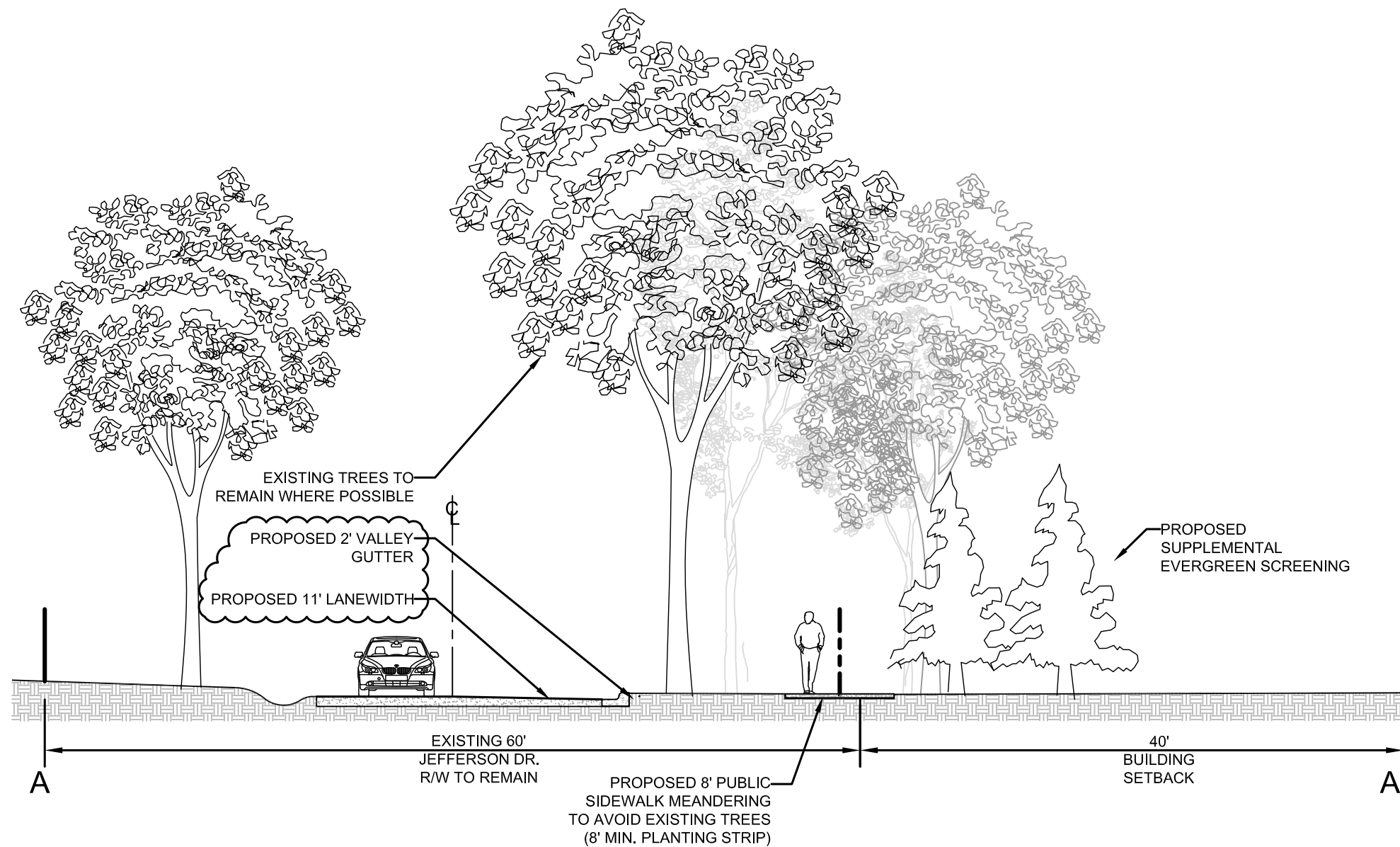
- a. N/A

11. SIGNAGE

- a. Per Ordinance standards.

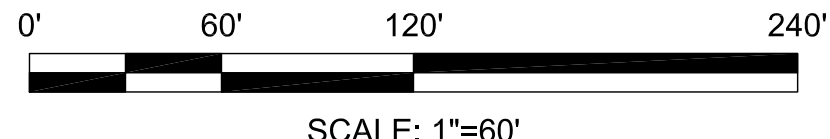
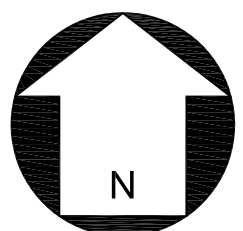
12. BINDING EFFECT OF THE REZONING DOCUMENTS

- 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 Site Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the 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 the 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.



1 PROPOSED STREET SECTION- JEFFERSON DR  
RZ-3 SCALE: 1"=10'

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



REVISIONS:

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

DEVELOPMENT STANDARDS

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: SCJ

Checked By: MDL

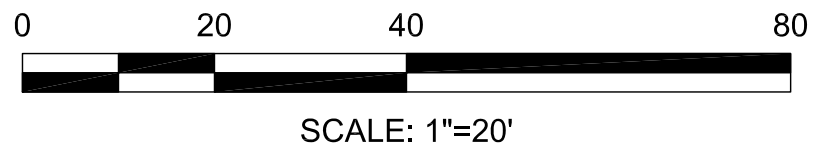
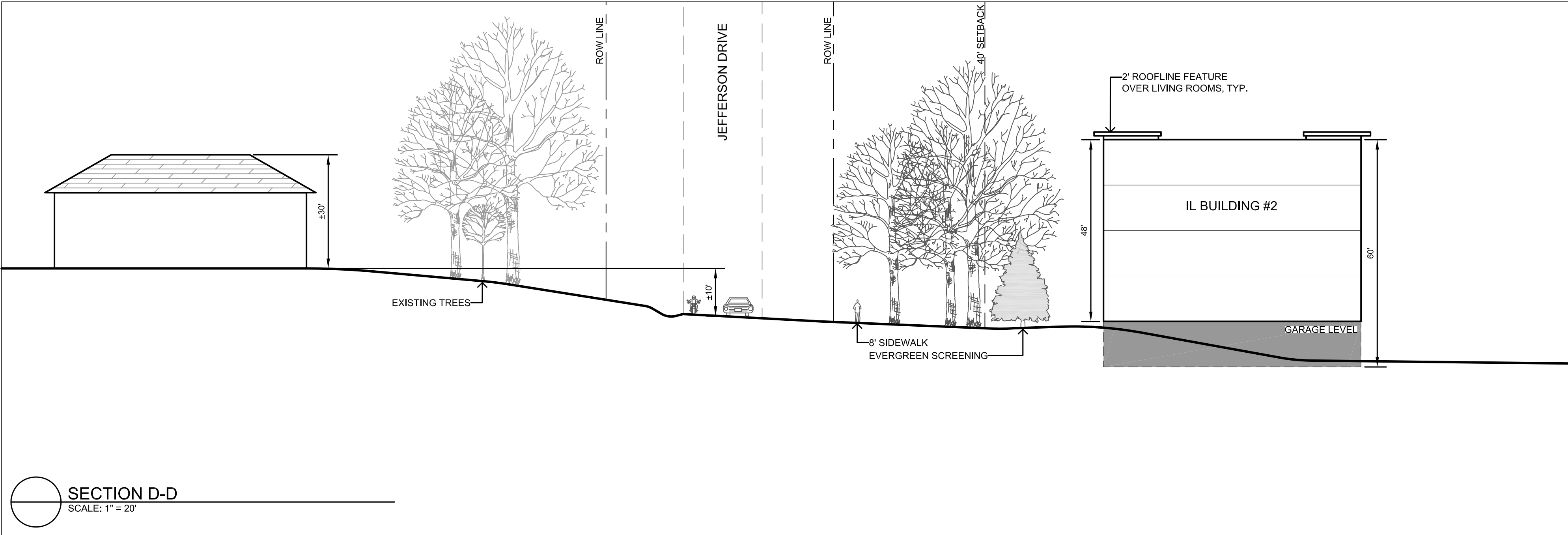
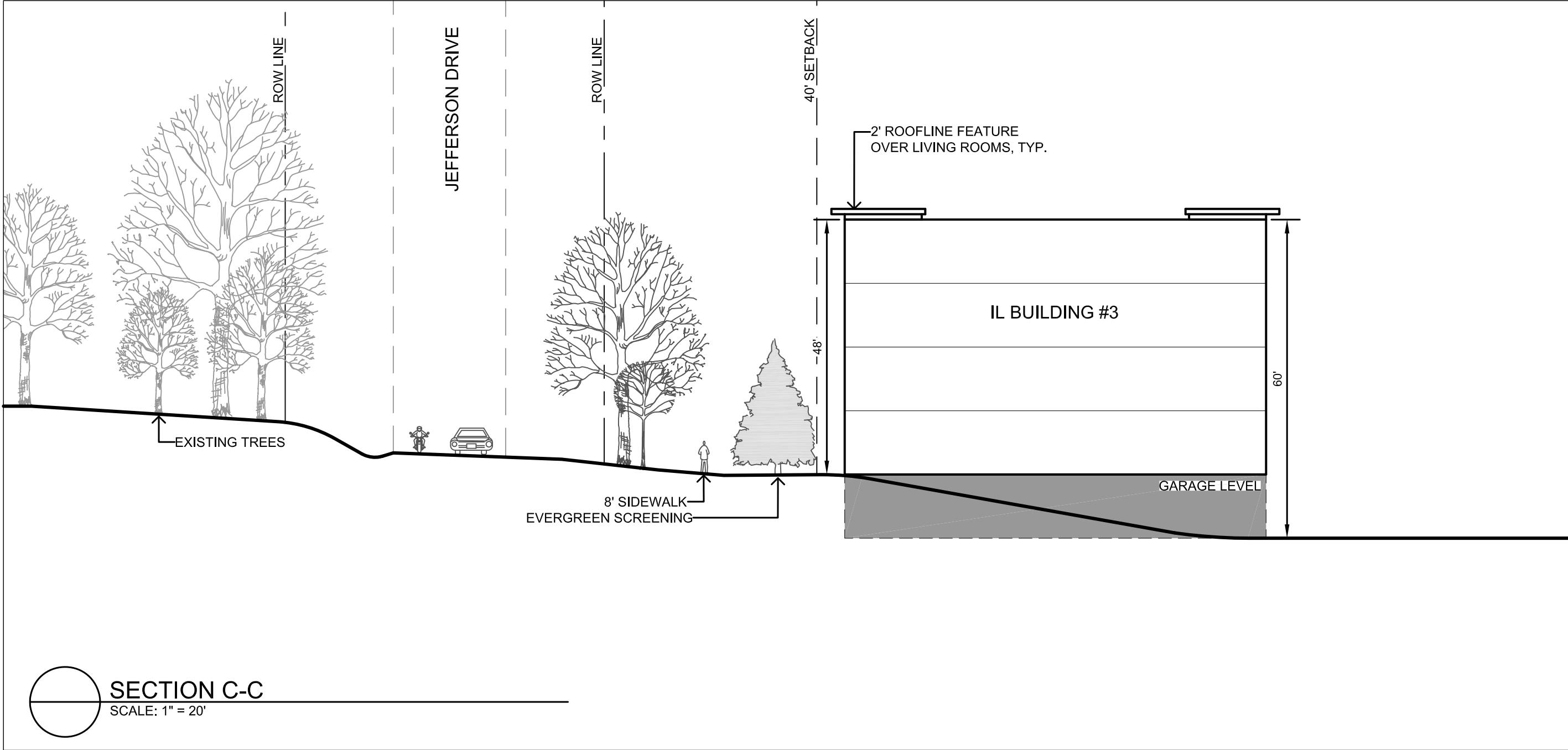
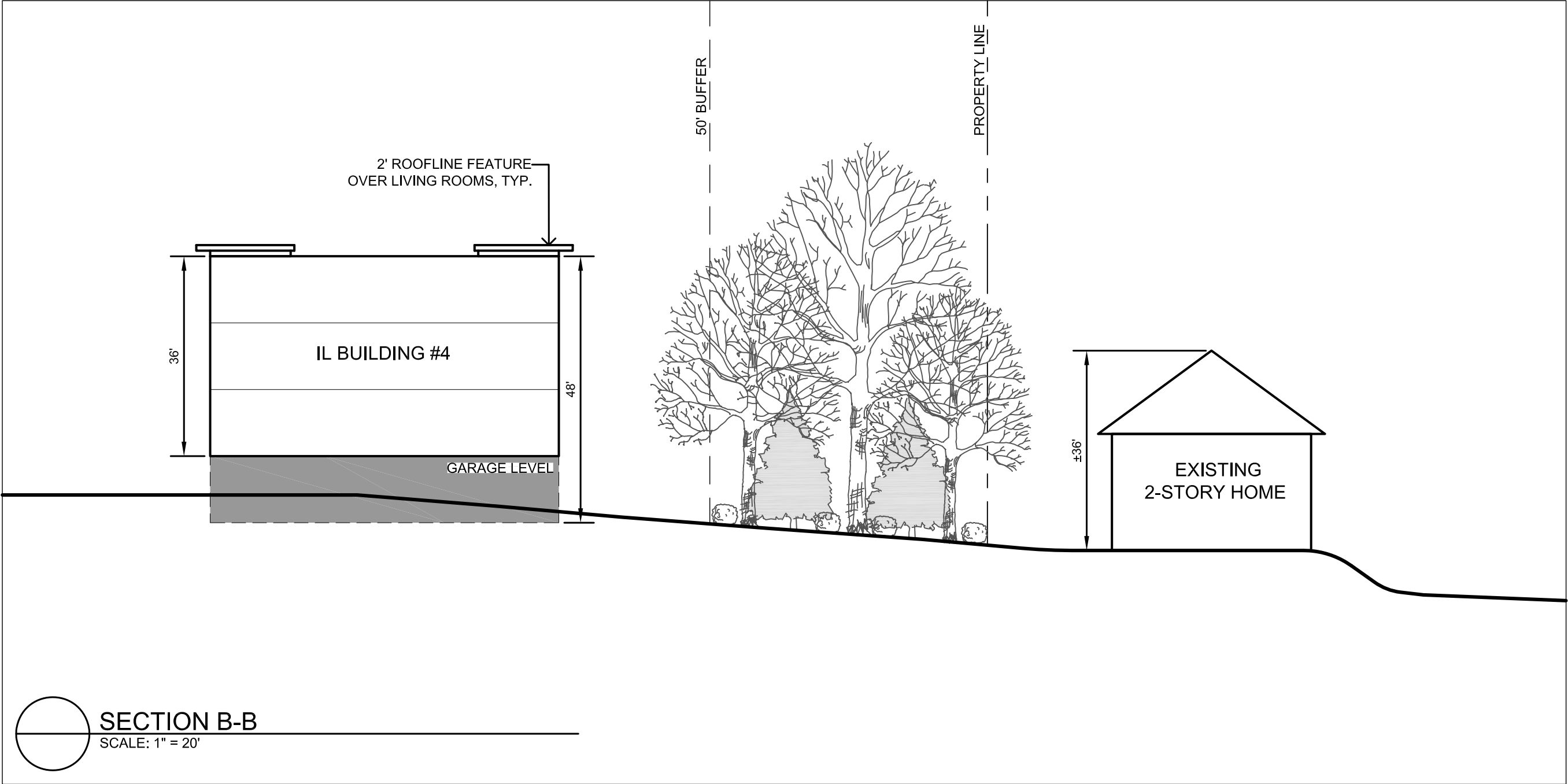
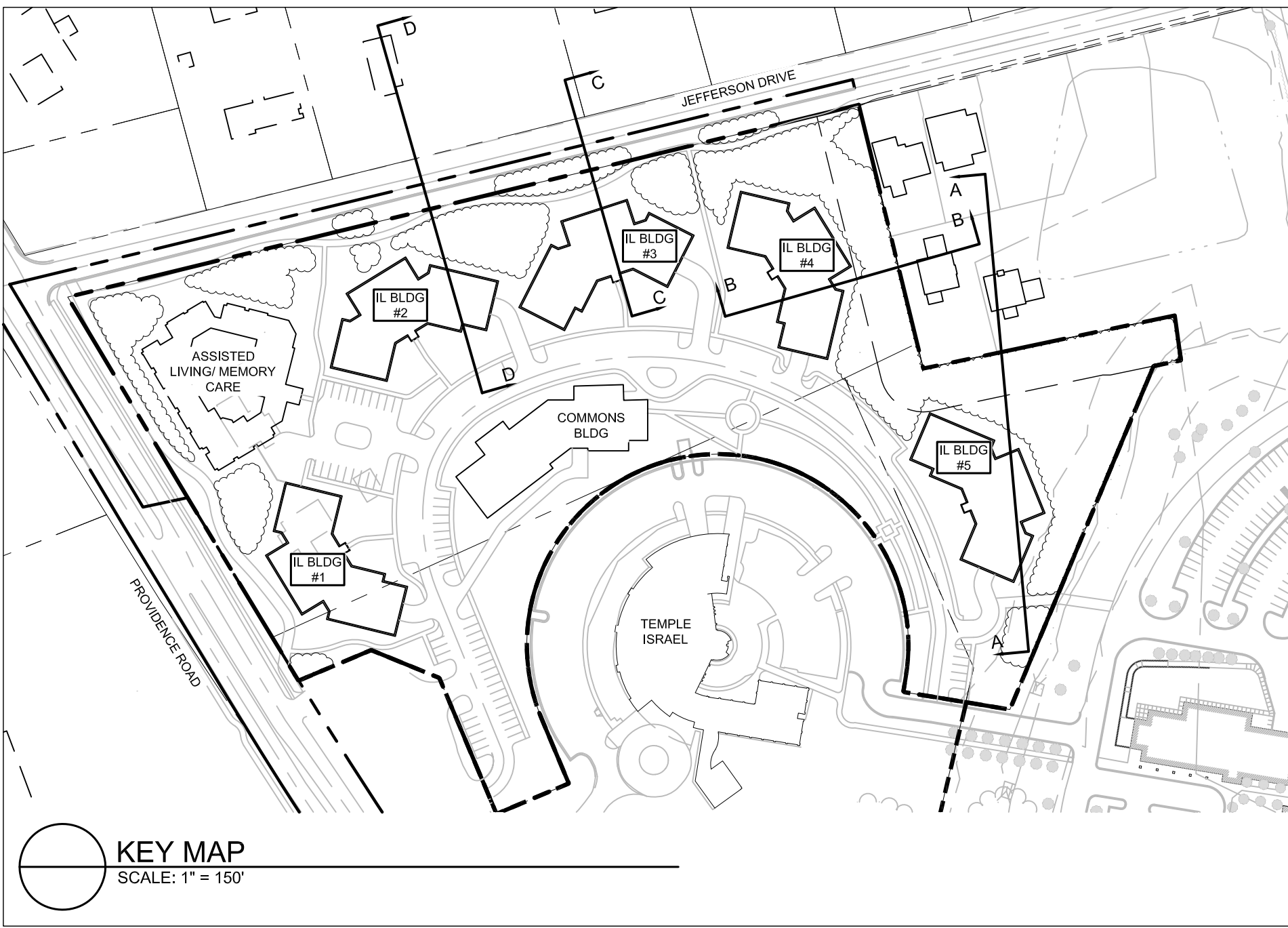
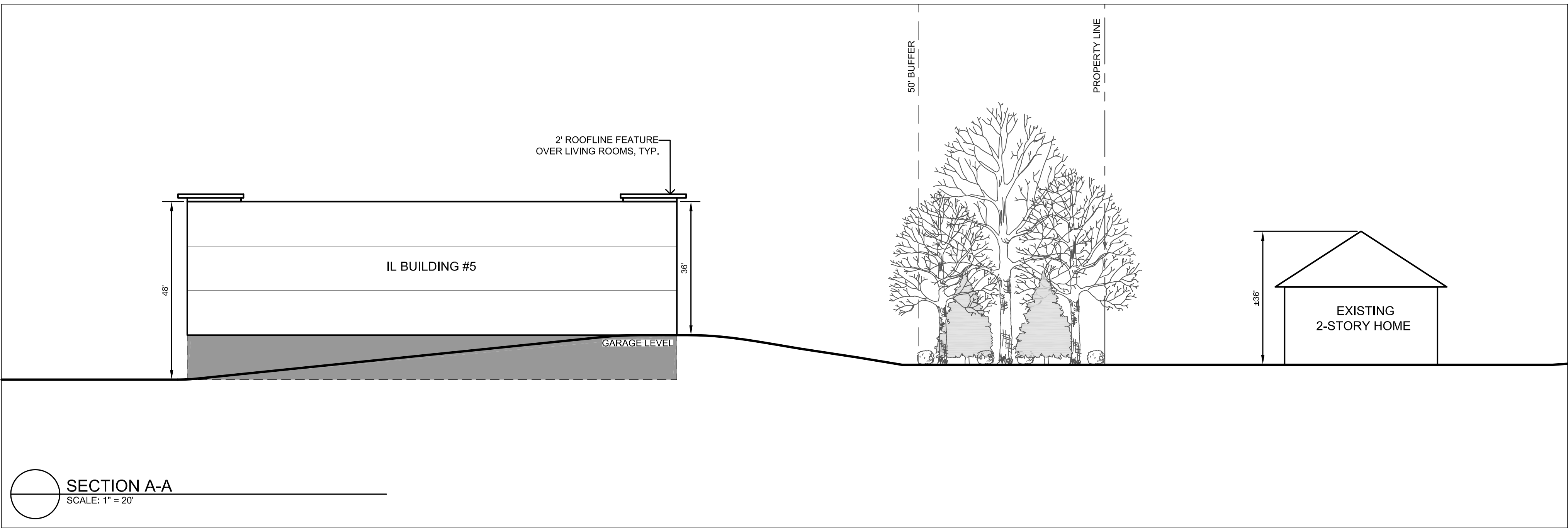
Date: 5/13/19

Project Number: 17025

Sheet Number:



P:\2017 Jobs\17025 - Shalom Park Senior Living\CAD\Sketch Planning\Reason\SECTION.dwg



No.	Date	By	Description
1	5/13/19	DRW	Added Sheet