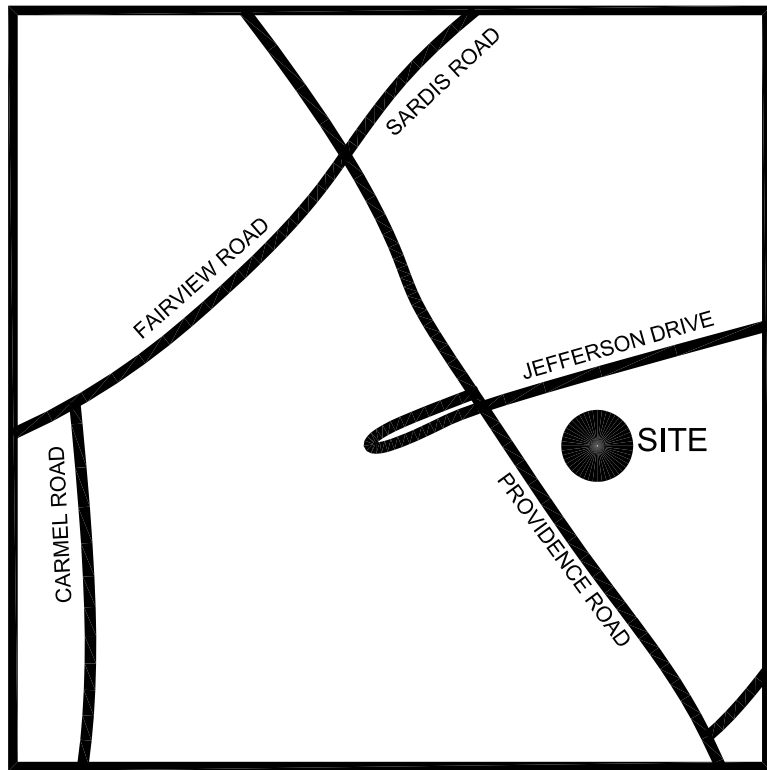


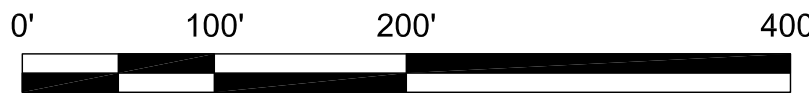
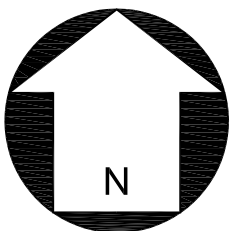
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#### PARCEL ID KEY

1. TINNAHINCH LAND CO. INC.  
DEED BOOK: 31474-990  
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. KNOTTS DEVEL. RESOURCES INC.  
DEED BOOK: 31993-681  
PARCEL ID: 18707221  
ZONING: R3  
USE: SINGLE FAMILY
5. RICE, FREDERICK J  
DEED BOOK: 26186-856  
PARCEL ID: 18707112  
ZONING: R3  
USE: SINGLE FAMILY
6. KNOTTS DEVEL. RESOURCES INC.  
DEED BOOK: 31745-627  
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: 18708218  
ZONING: R-3  
USE: SINGLE FAMILY

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



#### REVISIONS:

No.	Date	By	Description

## ALDERSGATE AT SHALOM PARK

4965 PROVIDENCE RD  
CHARLOTTE, NC 28270

### EXISTING CONDITIONS & REZONING PLAN

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: 3/1/19

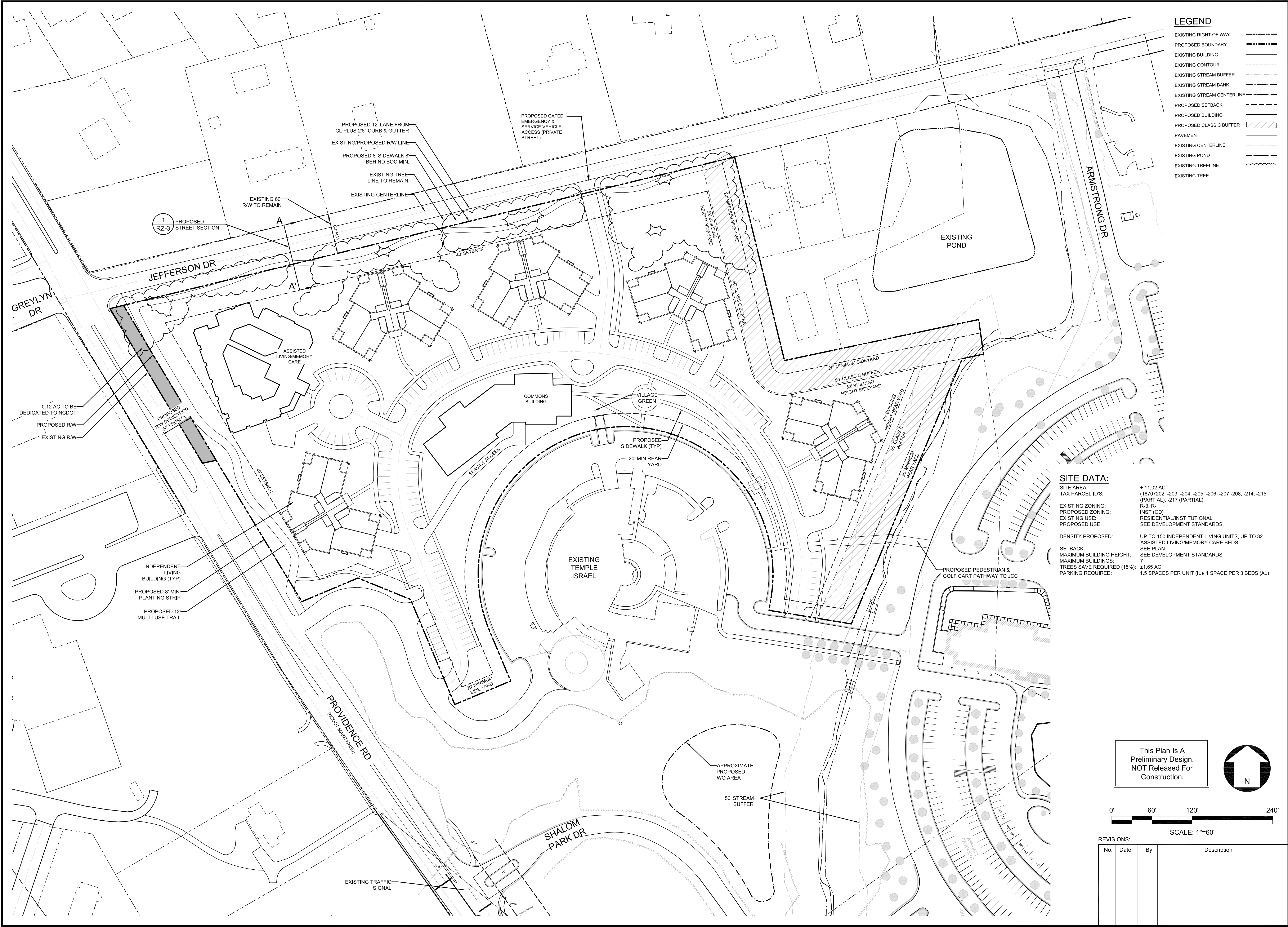
Project Number: 17025

Sheet Number:

RZ-1



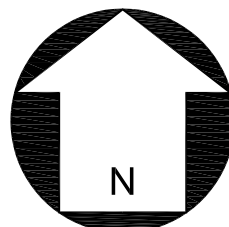
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- LEGEND**
- EXISTING RIGHT OF WAY
  - PROPOSED BOUNDARY
  - EXISTING BUILDING
  - EXISTING CONTOUR
  - EXISTING STREAM BUFFER
  - EXISTING STREAM BANK
  - EXISTING STREAM CENTERLINE
  - PROPOSED SETBACK
  - PROPOSED BUILDING
  - PROPOSED CLASS C BUFFER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

**SITE DATA:**  
SITE AREA: ± 11.02 AC  
(18707202, -203, -204, -205, -206, -207, -208, -214, -215)  
TAX PARCEL ID'S: (PARTIAL), -217 (PARTIAL)  
EXISTING ZONING: R-3, R-4  
PROPOSED ZONING: INST (CD)  
EXISTING USE: RESIDENTIAL/INSTITUTIONAL  
PROPOSED USE: SEE DEVELOPMENT STANDARDS  
DENSITY PROPOSED: UP TO 150 INDEPENDENT LIVING UNITS, UP TO 32 ASSISTED LIVING/MEMORY CARE BEDS  
SETBACK: SEE PLAN  
MAXIMUM BUILDING HEIGHT: SEE DEVELOPMENT STANDARDS  
MAXIMUM BUILDINGS: 7  
TREES SAVE REQUIRED (15%): ±1.65 AC  
PARKING REQUIRED: 1.5 SPACES PER UNIT (IL)/ 1 SPACE PER 3 BEDS (AL)

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



REVISIONS:			
No.	Date	By	Description

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

**REZONING  
SITE PLAN**

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: 3/1/19

Project Number: 17025

Sheet Number:

**RZ-2**



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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 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 NOS. 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 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.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

- a. THE SITE MAY BE DEVOTED TO ALL USES IN THE INSTITUTIONAL ZONING DISTRICT PERMITTED UNDER THE ORDINANCE, INCLUDING BUT NOT LIMITED TO, A LIFE PLAN COMMUNITY CONTAINING INDEPENDENT AND DEPENDENT LIVING FACILITIES THAT ARE DESIGNED TO SERVE THE AGED, ELDERLY, AND DISABLED.

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 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, PETITIONER SHALL DEDICATE AND CONVEY 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.

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 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 WILL BE SEVENTY-FIVE FEET (75') FOR INDEPENDENT LIVING BUILDINGS. THE MAXIMUM BUILDING HEIGHT OF THE ASSISTED LIVING/MEMORY CARE BUILDING WILL BE THIRTY-FIVE FEET (35'). THE MAXIMUM BUILDING HEIGHT OF THE COMMUNITY BUILDING WILL BE FORTY FEET (40'). THE IL BUILDINGS SHALL BE A MAXIMUM OF FIVE (5) STORIES OVER COVERED PARKING (SIX (6) STORIES MAX) AND SHALL HAVE NO MORE THAN FIVE (5) STORIES ADJACENT TO THE PROJECT'S JEFFERSON DRIVE FRONTAGE. THE AL/MC AND THE COMMUNITY BUILDINGS SHALL BE A MAXIMUM OF TWO (2) STORIES EACH.
- d. THE IL BUILDINGS WILL BE DESIGNED TO LIMIT THE LENGTH OF ANY COPLANAR BUILDING SURFACE TO A MAXIMUM OF EIGHTY-FIVE FEET (85').
- e. 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.

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.

- b. A FORTY FOOT (40') SETBACK AS MEASURED FROM THE EXISTING 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.

- c. THE PETITIONER AGREES TO PROVIDE AN EIGHT FOOT (8') 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 AGREES TO 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 JEFFERSON DRIVE SIDEWALK WITHIN THE FORTY FOOT (40') FRONT SETBACK IN ORDER TO PRESERVE EXISTING TREES ALONG THE FRONTAGE. THE PETITIONER WILL PROVIDE A SIDEWALK UTILITY EASEMENT OVER THE PROPOSED JEFFERSON DRIVE PUBLIC SIDEWALK WHEN ITS ROUTE LEAVES THE EXISTING JEFFERSON DRIVE RIGHT-OF-WAY, AS GENERALLY DEPICTED ON THE REZONING SITE PLAN.

- e. 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, PETITIONER MAY REDUCE OR ELIMINATE, AS THE CASE MAY BE, THE RELEVANT BUFFER AREAS SET OUT ON THE REZONING SITE PLAN ACCORDINGLY.

- f. INTERNAL SIDEWALKS AND CROSSWALKS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING SITE PLAN.

- g. ALL REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE SHALL BE MET WITH THIS DEVELOPMENT.

- h. NO TREES WILL BE PLANTED IN THE PUBLIC RIGHT-OF-WAY WITHOUT AUTHORIZATION FROM THE CITY ARBORIST'S OFFICE.

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.

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.

h. PARKS, GREENWAYS, AND OPEN SPACE

a. RESERVED

9. FIRE PROTECTION

a. RESERVED

10. PHASING

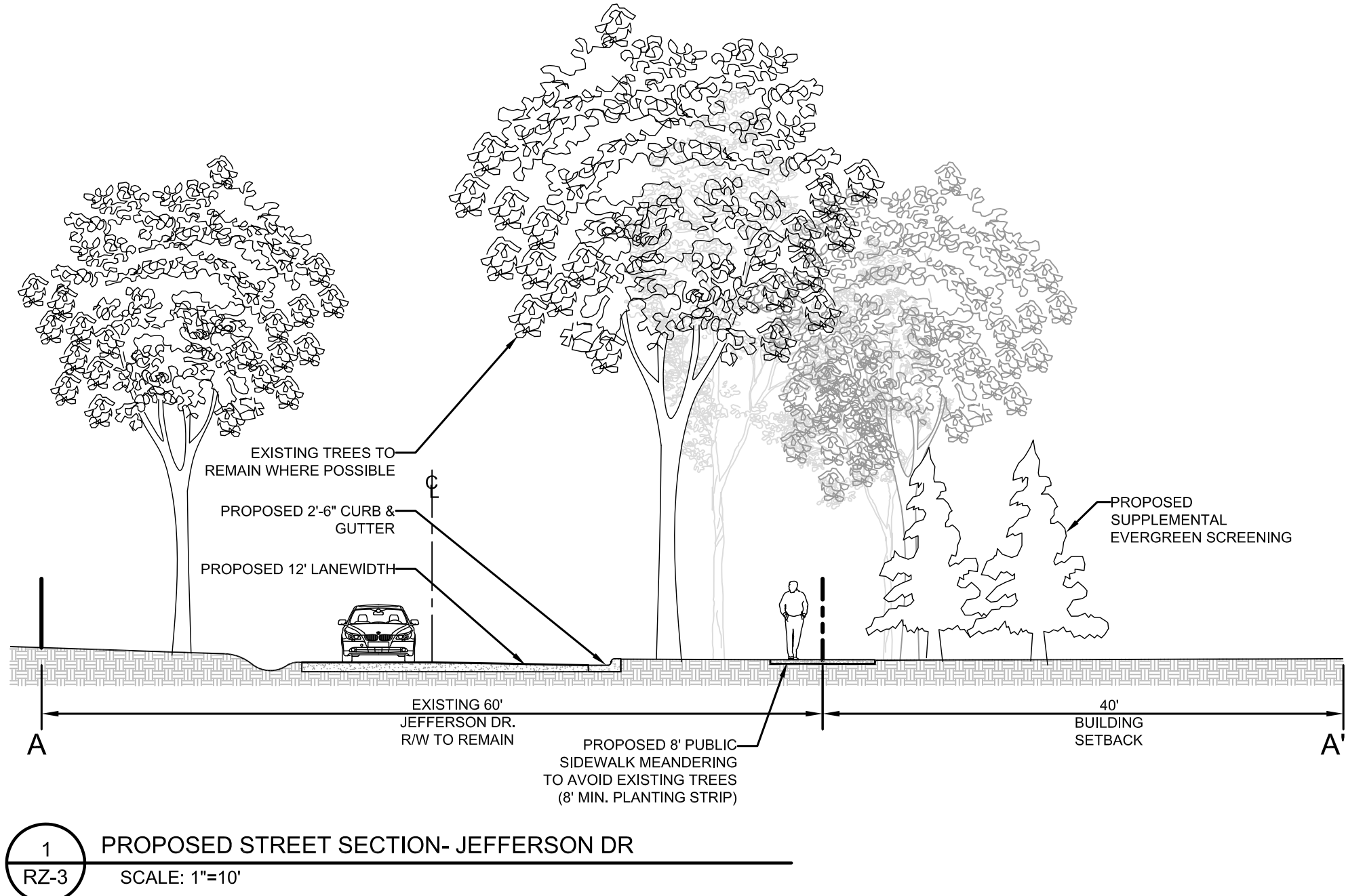
a. RESERVED

11. SIGNAGE

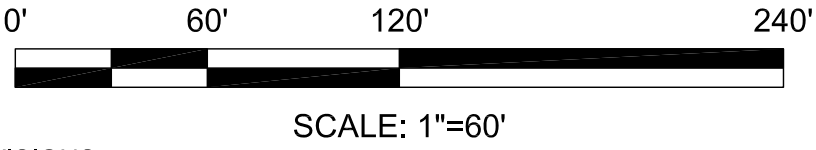
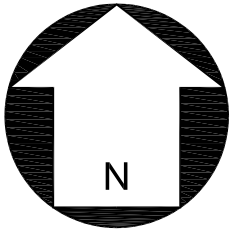
b. RESERVED

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 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 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.



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Preliminary Design.  
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Construction.



REVISIONS:

No.	Date	By	Description

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

Project Manager: MDL

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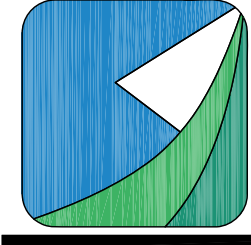
Date: 3/1/19

Project Number: 17025

Sheet Number:

RZ-3

ALDERSGATE AT SHALOM PARK  
4965 PROVIDENCE RD  
CHARLOTTE, NC 28270



Landworks  
Design Group, PA  
CREATING SPACES TO LIVE, WORK AND PLAY  
7621 Little Avenue Suite 111  
Charlotte, NC 28226  
tel: 704-841-1604  
fax: 704-841-1604