

**SITE DEVELOPMENT TABLE**

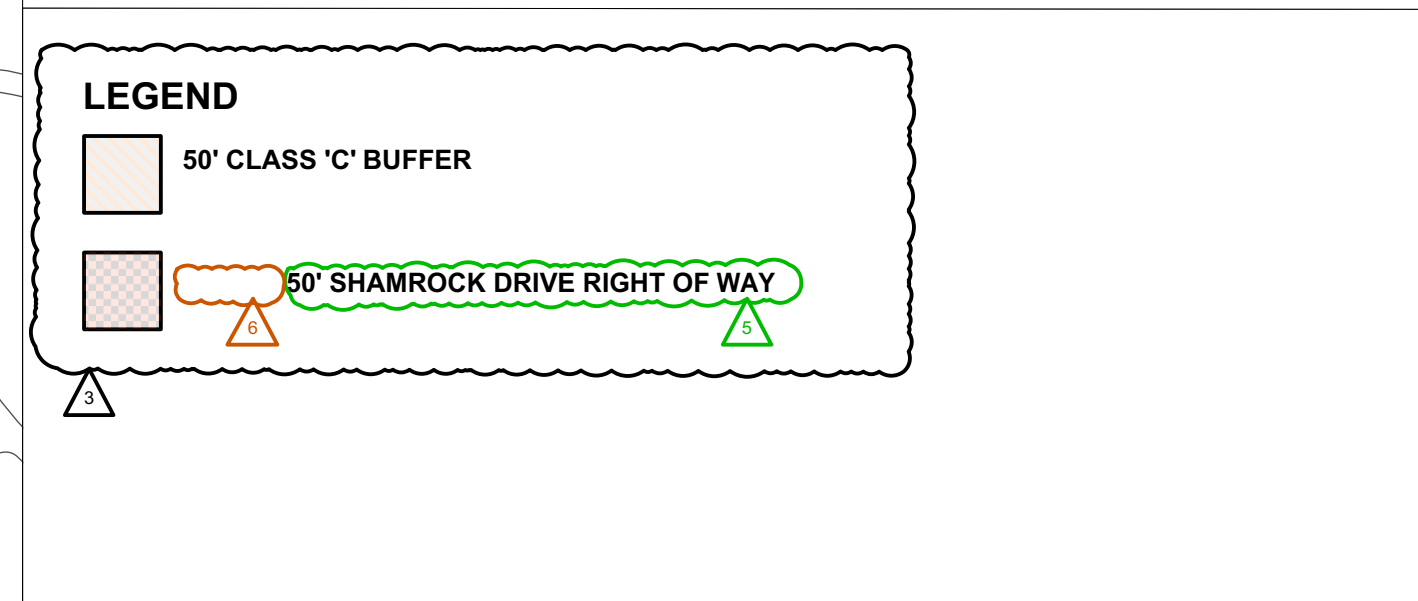
**Aldersgate**

**Development Standards**

**7/7/2021**

**Rezoning Petition No. 2020-160**

**Site Development Data:**  
 --Acreage: ± 70.417 acres  
 --Tax Parcel #: Portion of 101-021-01, 101-021-03, 101-021-04, 101-021-05, 101-021-06, 101-021-08, 101-021-09, 101-021-10, portion of 101-021-11  
 --Existing Zoning: INST(CD), INST, R17-MF  
 --Proposed Zoning: MUDD-O and UR-2(CD) with five (5) year vested rights.  
 --Existing Uses: Institutional principally for senior housing and associated senior care facilities and youth education facilities  
 --Proposed Uses: Uses allowed in the MUDD-O district for Development Areas 1 and 2 as more specifically described below in Section 3; and uses allowed in the UR-2 district for Development Areas 3 and 4 as more specifically described below in Section 3.  
 --Maximum Development Levels: In accordance with the transfer/conversion rights and the other provisions of Section 3 below: (i) up to 262 age restricted residential dwelling units; (ii) up to 380 residential dwelling units; (iii) up to 36,000 square feet of gross floor area of office, retail, restaurant (EDBE), personal services and other similar commercial uses in each case as more particularly described below in Section 3; (iv) up to 12,600 square feet of gross floor area of institutional and/or civic uses as more specifically described in Section 3 below and; (v) up to 6,400 square feet of gross floor area of education uses as more specifically described in Section 3 below and; (vi) group homes; all together with accessory uses as permitted in the MUDD and UR-2 districts, as applicable (as more particularly described below in Section 3, which wording shall control).  
 --Maximum Building Height: Buildings will be limited to a maximum building height of seventy-five (75) feet as measured by Ordinance and as further described in Section 5 below.  
 --Parking: As required by the Ordinance for the MUDD-O and UR-2 zoning districts.

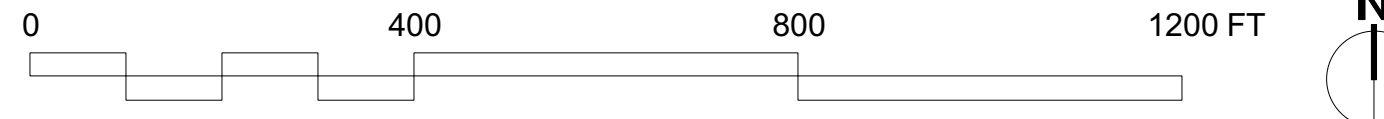


**ALDERSGATE PARCEL INFORMATION**

ID	Tax Parcel ID	Address	Owner Name	Mailing Address	Acreage (AC)	Zoning Existing	Zoning Proposed
	ID 101-021-01 (Portion of)		Aldersgate United Methodist Retirement Community Inc.		7.588	INST(CD) R-17MF	MUDD(O)
	ID 101-021-03	3700 Shamrock Dr., CLT, NC 28205	Aldersgate United Methodist Retirement Community Inc.	3800 Shamrock Dr., CLT, 28205	0.877	R-17MF	UR-2(CD)
	ID 101-021-04	NA	Aldersgate United Methodist Retirement Community Inc.	3420 Shamrock Dr., CLT, 28215	0.877	R-17MF	UR-2(CD)
	ID 101-021-05	NA	Aldersgate United Methodist Retirement Community Inc.	3420 Shamrock Dr., CLT, 28215	0.444	R-17MF	MUDD(O)
	ID 101-021-06	2430 UMAR CT., CLT, NC 28205	Aldersgate United Methodist Retirement Community Inc.	3420 Shamrock Dr., CLT, 28215	0.495	R-17MF	MUDD(O)
	ID 101-021-08 (Portion of)	3500 Shamrock Dr., CLT, 28205	Aldersgate United Methodist Retirement Community Inc.	3420 Shamrock Dr., CLT, 28215	0.444	R-17MF	UR-2(CD)
	ID 101-021-09	3525 Willard Farrow Dr., CLT, NC 28205	Aldersgate United Methodist Retirement Community Inc.	3420 Shamrock Dr., CLT, 28215	9.616	R-17MF	UR-2(CD)
	ID 101-021-10	2425 UMAR CT., CLT, NC 28205	Aldersgate United Methodist Retirement Community Inc.	3420 Shamrock Dr., CLT, 28215	19.047	R-17MF	MUDD(O)
	ID 101-021-11 (Portion of)	3800 Shamrock Dr., CLT, 28205	Aldersgate United Methodist Retirement Community Inc.	3420 Shamrock Dr., CLT, 28215	15.047	R-17MF	MUDD(O)
1	101-037-21	3946 Shamrock Dr, CLT, NC 28205	Ruby Lee Voltz	3946 Shamrock Dr, CLT, NC 28205	0.233	R-3	R-3
2	101-037-20	4000 Shamrock Dr, CLT, NC 28205	Robert C. Lytle	720 Charter Pl., CLT, NC 28211	0.28	R-3	R-3
3	101-037-18	4012 Winddale Ln., CLT, NC 28205	Katherine E. Ellis	4012 Winddale Ln., CLT, NC 28205	0.321	R-3	R-3
4	101-051-05	3515 EARLY CT., CLT, NC 28205	Mitchell H. Allison	2324 Winterbrooke Dr., Matthews, NC, 28105	0.24	R-3	R-3
5	101-051-06	3516 EARLY CT., CLT, NC 28205	Thomas R. & Mary M. Simpson	2137 W. Sharon Amby Rd., CLT, NC 28205	0.318	R-3	R-3
6	101-051-12	3515 DEASON CT., CLT, NC 28205	Andrew T. Cates	3515 Deason Ct., CLT, NC 28205	0.342	R-3	R-3
7	101-051-13	3523 DEASON CT., CLT, NC 28205	Neil Bressler & Michael J. Myers	138 Strummer Ln., Gaithersburg, MD 20878	0.273	R-3	R-3
8	101-051-14	3524 DEASON CT., CLT, NC 28205	Tatyana Zaitsev	512 Cheshire South Dr., CLT, NC 28270	0.325	R-3	R-3
9	101-051-24	3521 CLARY CT., CLT, NC 28205	Clyde W. Jr. & Nancy D. Alexander	3531 Clary Ct., CLT, NC 28205	0.315	R-3	R-3
10	101-064-01	3532 CLARY CT., CLT, NC 28205	Elizabeth C. Atherton	3532 Clary Ct., CLT, NC 28205	0.274	R-3	R-3
11	101-064-02	3524 CLARY CT., CLT, NC 28205	Mathew C. Hancock & Alexis M. Caring	3524 Clary Ct., CLT, NC 28205	0.294	R-3	R-3
12	101-064-10	3515 BIRCH CT., CLT, NC 28205	Abdelina Martinez-Rios	3515 Birch Ct., CLT, NC 28205	0.307	R-3	R-3
13	101-064-11	3516 BIRCH CT., CLT, NC 28205	Rachel Pratt	3516 Birch Ct., CLT, NC 28205	0.266	R-3	R-3
14	101-064-12	3508 BIRCH CT., CLT, NC 28205	David Franklin Fuard	3508 Birch Ct., CLT, NC 28205	0.255	R-3	R-3
15	101-064-15	3215 EDELL PL., CLT, NC 28205	Stephanie Phillips	3215 Edell Pl., CLT, NC 28205	0.328	R-3	R-3
16	101-064-16	3223 EDELL PL., CLT, NC 28205	Ashley Newton	3223 Edell Pl., CLT, NC 28205	0.262	R-3	R-3
17	101-064-17	3221 EDELL PL., CLT, NC 28205	Frederick Properties	1025 Sydney Dr., CLT, 28270	0.215	R-3	R-3
18	101-064-18	3239 EDELL PL., CLT, NC 28205	South State Bank Trust	320 East Main St., STE 110, Spartanburg, SC 29302	0.22	R-3	R-3
19	101-064-19	3301 EDELL PL., CLT, NC 28205	Katherine A. August	3301 Edell Pl., CLT, NC 28205	0.217	R-3	R-3
20	101-064-20	3501 SUTSBURY RD., CLT, NC 28205	Ashley Lewis	3501 Sutsbury Rd., CLT, NC 28205	0.353	R-3	R-3
21	101-064-22	3517 SUTSBURY RD., CLT, NC 28205	Erick Devon Payne	3517 Sutsbury Rd., CLT, NC 28205	0.301	R-3	R-3
22	101-064-23	3523 SUTSBURY RD., CLT, NC 28205	Sean D. & John L. Atwell, Karla A. & Joseph F. Phillips, Rebecca L. & Scott C. Reed	3523 Sutsbury Rd., CLT, NC 28205	0.308	R-3	R-3
23	101-064-24	3501 SUTSBURY RD., CLT, NC 28205	Ralph W. Jr. & Mary G. Belk	1630 Dilworth Rd., CLT, NC 28203	0.292	R-3	R-3
24	101-064-25	3609 SUTSBURY RD., CLT, NC 28205	Marta Alicia Miranda & Jose Elias Martinez	3609 Sutsbury Rd., CLT, NC 28205	0.306	R-3	R-3
25	101-064-26	3615 SUTSBURY RD., CLT, NC 28205	Christopher Dumphy & Giovanni Capriotti	3615 Sutsbury Rd., CLT, NC 28205	0.295	R-3	R-3
26	101-064-27	3621 SUTSBURY RD., CLT, NC 28205	Michael Joseph Begley Kuhn	3621 Sutsbury Rd., CLT, NC 28205	0.331	R-3	R-3
27	101-064-28	3808 SEAFORTH DR., CLT, NC 28205	Linda Carol Suggs Tinker	3808 Seaforth Dr., CLT, NC 28205	0.338	R-3	R-3
28	101-064-30	3800 SEAFORTH DR., CLT, NC 28205	Katherine L. Robinson	3800 Seaforth Dr., CLT, NC 28205	0.305	R-3	R-3
29	101-064-31	3734 SEAFORTH DR., CLT, NC 28205	Steven H. Smith	3734 Seaforth Dr., CLT, NC 28205	0.285	R-3	R-3
30	101-064-32	3728 SEAFORTH DR., CLT, NC 28205	Rebecca R. Ramsey	3728 Seaforth Dr., CLT, NC 28205	0.287	R-3	R-3
31	101-064-33	3722 SEAFORTH DR., CLT, NC 28205	Aaron Malander	3722 Seaforth Dr., CLT, NC 28205	0.352	R-3	R-3



2 PROPOSED REZONING TECHNICAL PLAN  
1" = 2,400'



**NOT FOR CONSTRUCTION**

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DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY. SITE PLAN IS SUBJECT TO CHANGE BASED ON FINAL SITE ENGINEERING & JURISDICTIONAL REVIEW.

Prepared for: Aldersgate CCRC

Mark	Date	Description
▲	01/11/2021	Revision 1
▲	02/08/2021	Revision 2
▲	03/15/2021	Revision 3
▲	05/17/2021	Revision 4
▲	06/22/2021	Revision 5
▲	07/07/2021	Revision 6



**shook kelley**

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www.shookkelley.com

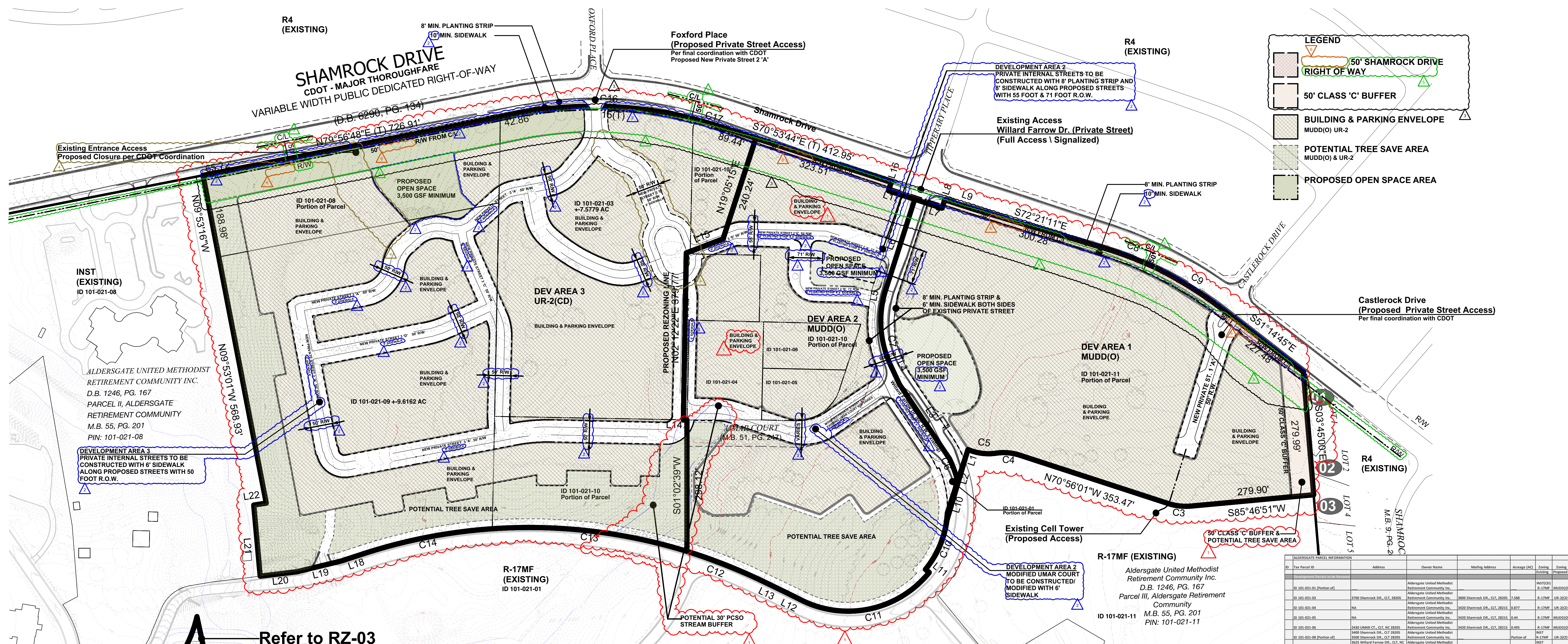
**Aldersgate Rezoning #2020-160**

3800 Shamrock Drive  
Charlotte, NC 28215  
Date: 10/02/2020 : Rezoning Submittal  
Project ID: 17048

**Proposed Rezoning Technical Plan**

**RZ-01**

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Refer to RZ-03  
Enlarged Concept Plan  
Development Area 4

1 PROPOSED REZONING CONCEPT PLAN DEV. AREAS 1, 2 & 3  
SCALE: 1" = 100'-0"

ID	Tax Parcel ID	Address	Owner Name	Mailing Address	Acres (AC)	Zoning Existing	Zoning Proposed
						INST(CO)	MUDD(O)
	ID 101-021-01 (Portion of)		Aldersgate United Methodist Retirement Community Inc.			R-17MF	UR-2(CD)
	ID 101-021-03	3700 Shamrock Dr., CLT, NC 28205	Aldersgate United Methodist Retirement Community Inc.	3800 Shamrock Dr., CLT, 28205	7.588	R-17MF	UR-2(CD)
	ID 101-021-04	NA	Aldersgate United Methodist Retirement Community Inc.	3820 Shamrock Dr., CLT, 28215	0.877	R-17MF	UR-2(CD)
	ID 101-021-05	NA	Aldersgate United Methodist Retirement Community Inc.	3820 Shamrock Dr., CLT, 28215	0.44	R-17MF	MUDD(O)
	ID 101-021-06	2430 UMAP CT., CLT, NC 28205	Aldersgate United Methodist Retirement Community Inc.	3820 Shamrock Dr., CLT, 28215	0.495	R-17MF	MUDD(O)
	ID 101-021-08 (Portion of)	3400 Shamrock Dr., CLT, 28205	Aldersgate United Methodist Retirement Community Inc.	3400 Shamrock Dr., CLT, 28205	Portion of	INST	UR-2(CD)
	ID 101-021-09	3828 Willard Farrow Dr., CLT, NC 28205	Aldersgate United Methodist Retirement Community Inc.	3820 Shamrock Dr., CLT, 28215	0.616	R-17MF	UR-2(CD)
	ID 101-021-10	2420 UMAP CT., CLT, NC 28205	Aldersgate United Methodist Retirement Community Inc.			R-17MF	MUDD(O)
	ID 101-021-11 (Portion of)	3828 Willard Farrow Dr., CLT, 28205	Aldersgate United Methodist Retirement Community Inc.	3820 Shamrock Dr., CLT, 28215	Portion of	R-17MF	MUDD(O)
	ID 101-021-13 (Portion of)	3800 Shamrock Dr., CLT, 28205	Aldersgate United Methodist Retirement Community Inc.	3820 Shamrock Dr., CLT, 28215	Portion of	R-17MF	MUDD(O)
1	101-037-21	3946 Shamrock Dr., CLT, NC 28205	Ruby Lee Voltz	3946 Shamrock Dr., CLT, NC 28205	0.283	R-3	
2	101-037-20	4000 Shamrock Dr., CLT, NC 28205	Robert J. Lytle	720 Charter Pl., NC 28211	0.28	R-3	
3	101-037-18	4012 Windeale Ln., CLT, NC 28205	Katherine E. Ellis	4012 Windeale Ln., CLT, NC 28205	0.321	R-3	
4	101-051-05	3515 EARLY CT., CLT, NC 28205	Matthew H. Allison	2324 Winterville Dr., Matthews, NC 28105	0.24	R-3	
5	101-051-06	3516 EARLY CT., CLT, NC 28205	Thomas B. & Mary M. Simpson	2137 N. Sharon Amity Rd., CLT, NC 28205	0.318	R-3	
6	101-051-12	3515 DEASON CT., CLT, NC 28205	Andrew T. Cates	3515 Deason Ct., CLT, NC 28205	0.342	R-3	
7	101-051-13	3523 DEASON CT., CLT, NC 28205	Neil Krueger & Michael J. Myers	138 Stoneman Dr., Gaithersburg, MD 20878	0.273	R-3	
8	101-051-14	3524 DEASON CT., CLT, NC 28205	Tatyana Zaitsev	512 Chadstone South Dr., CLT, NC 28270	0.325	R-3	
9	101-051-24	3531 CLARY CT., CLT, NC 28205	Clyde W. JR. & Nancy D. Alexander	3531 Clary Ct., CLT, NC 28205	0.315	R-3	
10	101-064-01	3532 CLARY CT., CLT, NC 28205	Elizabeth C. Atherton	3532 Clary Ct., CLT, NC 28205	0.374	R-3	
11	101-064-02	3524 CLARY CT., CLT, NC 28205	Matthew C. Hancock & Alexis M. Ewing	3524 Clary Ct., CLT, NC 28205	0.294	R-3	
12	101-064-10	3515 BIRCH CT., CLT, NC 28205	Abelina Martinez Rios	3515 Birch Ct., CLT, NC 28205	0.307	R-3	
13	101-064-11	3516 BIRCH CT., CLT, NC 28205	Richard Potts	3516 Birch Ct., CLT, NC 28205	0.286	R-3	
14	101-064-12	3508 BIRCH CT., CLT, NC 28205	David Franklin Fausd	3508 Birch Ct., CLT, NC 28205	0.255	R-3	
15	101-064-15	3215 EDSEL PL., CLT, NC 28205	Stephanie Phillips	3215 Edsel Pl., CLT, NC 28205	0.228	R-3	
16	101-064-16	3223 EDSEL PL., CLT, NC 28205	Ashley Newton	3223 Edsel Pl., CLT, NC 28205	0.262	R-3	
17	101-064-17	3221 EDSEL PL., CLT, NC 28205	Frontierbed Properties	1026 Sydney Dr., CLT, 28270	0.215	R-3	
18	101-064-18	3230 EDSEL PL., CLT, NC 28205	South State Bank Trust	3230 East Main St., 578 106, Spartanburg, SC 29302	0.22	R-3	
19	101-064-19	3201 EDSEL PL., CLT, NC 28205	Katherine A. August	3201 Edsel Pl., CLT, NC 28205	0.217	R-3	
20	101-064-20	3501 SUDBURY RD., CLT, NC 28205	Ashley Lewis	3501 Sudbury Rd., CLT, NC 28205	0.353	R-3	
21	101-064-22	3517 SUDBURY RD., CLT, NC 28205	Eric Devon Payne	3517 Sudbury Rd., CLT, NC 28205	0.301	R-3	
22	101-064-23	3523 SUDBURY RD., CLT, NC 28205	Joann D. & John L. Aweil, Karin J. & Joseph F. Phillips, Richard L. & Susan C. Reed	3523 Sudbury Rd., CLT, NC 28205	0.308	R-3	
23	101-064-24	3524 SUDBURY RD., CLT, NC 28205	Ralph W. JR. & Mary G. Belsk	3524 Sudbury Rd., CLT, NC 28205	0.282	R-3	
24	101-064-25	3525 SUDBURY RD., CLT, NC 28205	Marina Alicia Miranda & Jose Elias Martinez	3525 Sudbury Rd., CLT, NC 28205	0.306	R-3	
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30	101-064-32	3738 SEAFORTH DR., CLT, NC 28205	Roberta B. Barnaby	3738 Seaforth Dr., CLT, NC 28205	0.287	R-3	
31	101-064-33	3722 SEAFORTH DR., CLT, NC 28205	Baron Malander	3722 Seaforth Dr., CLT, NC 28205	0.352	R-3	

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Prepared for:  
Aldersgate CCRC

Mark	Date	Description
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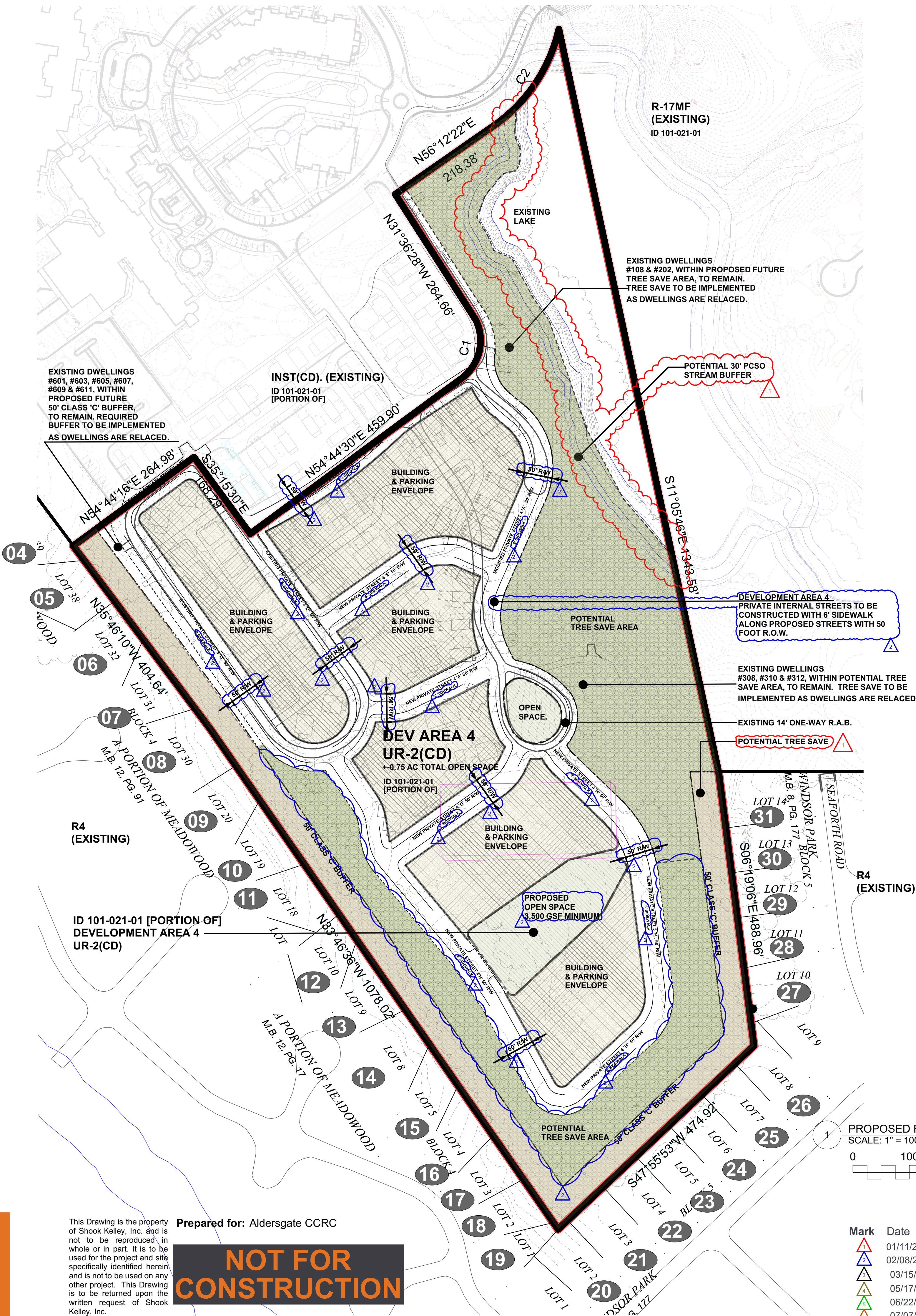
**shook kelley**  
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**Aldersgate Rezoning #2020-160**  
3800 Shamrock Drive  
Charlotte, NC 28215  
Date 10/02/2020 :Rezoning Submittal  
Project ID: 17048

**Proposed Rezoning Concept Plan Dev Areas 1, 2 & 3**  
**RZ-02**

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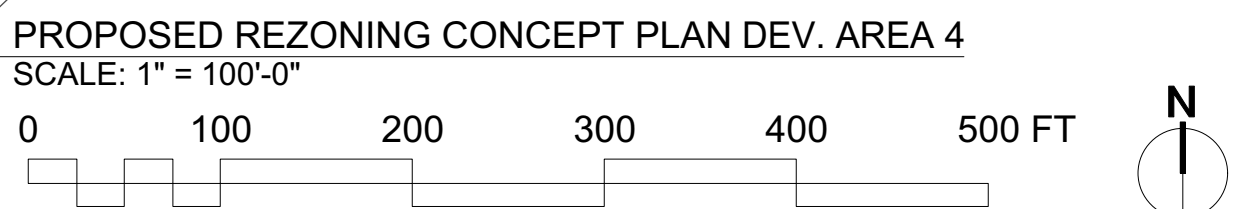
**LEGEND**

- 50' CLASS 'C' BUFFER
- BUILDING & PARKING ENVELOPE UR-2
- POTENTIAL TREE SAVE AREA UR-2
- PROPOSED OPEN SPACE AREA

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21	101-064-22	3517 Sudbury RD., CLT, NC 28205	Erick Devon Payne	3517 Sudbury RD., CLT, NC 28205	0.301	R-3		
22	101-064-23	3523 Sudbury RD., CLT, NC 28205	Susan D. & John L. Alwell, Karin J. & Joseph F. Phillips, Rebecca L. & Scott C. Reed	3523 Sudbury RD., CLT, NC 28205	0.308	R-3		
23	101-064-24	3601 Sudbury RD., CLT, NC 28205	Ragan W. Jr. & Mary G. Bolk	1630 Dillworth RD., CLT, NC 28203	0.292	R-3		
24	101-064-25	3609 Sudbury RD., CLT, NC 28205	Marta Alicia Miranda & Jose Felix Martinez	3609 Sudbury RD., CLT, NC 28205	0.306	R-3		
25	101-064-26	3615 Sudbury RD., CLT, NC 28205	Christoffer Dumphy & Giavonna Capriotti	3615 Sudbury RD., CLT, NC 28205	0.295	R-3		
26	101-064-27	3621 Sudbury RD., CLT, NC 28205	Michael Joseph Begley Kuhn	3621 Sudbury RD., CLT, NC 28205	0.331	R-3		
27	101-064-29	3808 Seaforth DR., CLT, NC 28205	Linda Carol Suggs Tinker	3808 Seaforth DR., CLT, NC 28205	0.338	R-3		
28	101-064-30	3800 Seaforth DR., CLT, NC 28205	Katherine L. Robinson	3800 Seaforth DR., CLT, NC 28205	0.305	R-3		
29	101-064-31	3734 Seaforth DR., CLT, NC 28205	Steven H. Smith	3734 Seaforth DR., CLT, NC 28205	0.285	R-3		
30	101-064-32	3728 Seaforth DR., CLT, NC 28205	Rebecca B. Ramsey	3728 Seaforth DR., CLT, NC 28205	0.287	R-3		
31	101-064-33	3722 Seaforth DR., CLT, NC 28205	Ramon Malander	3722 Seaforth DR., CLT, NC 28205	0.352	R-3		



Mark	Date	Description
▲	01/11/2021	Revision 1
▲	02/08/2021	Revision 2
▲	03/15/2021	Revision 3
▲	05/17/2021	Revision 4
▲	06/22/2021	Revision 5
▲	07/07/2021	Revision 6

DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY. SITE PLAN IS SUBJECT TO CHANGE BASED ON FINAL SITE ENGINEERING & JURISDICTIONAL REVIEW.

**shook kelley**  
2151 Hawkins Street  
Suite 400  
Charlotte, NC 28203  
704 / 377 0661  
www.shookkelley.com

**Aldersgate Rezoning #2020-160**  
3800 Shamrock Drive  
Charlotte, NC 28215  
Date 10/02/2020 REZONING SUBMITTAL  
Project ID: 17048

**Proposed Rezoning Concept Plan Dev Area 4**  
**RZ-03**

This Drawing is the property of Shook Kelley, Inc. and is not to be reproduced in whole or in part. It is to be used for the project and site specifically identified herein and is not to be used on any other project. This Drawing is to be returned upon the written request of Shook Kelley, Inc.

Prepared for: Aldersgate CCRC

**NOT FOR CONSTRUCTION**



5. **Setbacks, Streetscape Improvements, Side Yards, & Buffers.**

- a. **Shamrock Drive.** The right of way along Shamrock Drive shall be fifty (50) feet from the future centerline as generally depicted on Sheet RZ-02. A minimum sixty (60) foot setback will be provided along Shamrock Drive as, per the Ordinance, measured from the existing/future back of curb. Within the setback area of Shamrock Drive, an eight (8) foot planting strip and a ten (10) foot sidewalk will be provided.
- b. **Willard Farrow.** An eight (8) foot planting strip and a six (6) foot sidewalk will be provided along Willard Farrow Drive along the frontage(s) of Development Area(s) 1 and 2 as development occurs within each respective Development Area.
- c. **Side Yard Setback/Buffer Areas. Buffers will be provided as follows:**
  - i. A 50' Class 'C' Buffer shall be provided along the eastern property line within Development Area 1 abutting the adjacent existing R-3 residential lots. The Class 'C' Buffer requirements shall be amended to include the existing trees provided that they comply with the buffer requirements, per final review with Urban Forestry.
  - ii. A 50' Class 'C' Buffer shall be provided along the southern, western and eastern property line within Development Area 4 abutting the adjacent existing R-3 residential lots. The Class 'C' Buffer requirements shall be amended to include the existing trees provided that they comply with the buffer requirements, per final review with Urban Forestry.

6. **Pedestrian Access and Circulation Design Guidelines.**

- a. Along the Site's internal private driveways, the Petitioner will provide a sidewalk and a cross-walk network that links the buildings, parking areas and areas of interest on the Site with one another by way of links to sidewalks along the abutting public and/or other pedestrian features as generally depicted on the Rezoning Plan. The minimum width for these internal sidewalks will be six (6) feet.
- b. Walkways through plazas or publicly accessible open space areas will be appropriately designed for the intended use and type of open space area in which they are located.
- c. Where walkways occur along building walls, a walkway width of at least six (6) feet must be maintained clear of door swings, temporary trash or similar impediments.
- d. In an effort to minimize conflicts with pedestrians, bicyclists, and motorists, all new dumpster and recycling areas shall be placed outside of pedestrian and driveway access areas.
- e. Internal private streets will have a minimum six (6) foot sidewalk along the proposed development frontage. In some instances, sidewalks may only be provided along one side of the street.

7. **Open Space Generally.**

- a. The Petitioner will provide open space areas in the manner generally depicted on the Rezoning Plan but subject to minor adjustments needed to accommodate building and parking improvements. Open space areas will contain landscaping, seating areas and/or hardscape elements.
- b. A minimum of 3,500 square feet per development area of common usable open space shall be provided in Development Areas 1, 2, 3, and 4. The common usable open space shall include landscaping, hardscape, benches, seating areas or other similar features.

8. **General Design Guidelines.**

- a. **Building Placement and Site Design.** Building Placement and Site Design shall focus on and enhance the pedestrian environment through the following:
  - i. Buildings shall be placed so as to present a front or side facade to the existing public streets.
  - ii. Buildings shall front a minimum of 60% of the total public street frontage on the Site (exclusive of driveways, pedestrian access, points, accessible open space, tree save or natural areas, tree replanting areas and storm water facilities).
- b. **Building Massing and Height.** Building Massing and Height shall be designed to break up long monolithic building forms as follows:
  - i. Buildings exceeding 120 feet in length shall include modulations of the building massing/facade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of 10 feet wide and shall project or recess a minimum of 4 feet extending through the building.
  - ii. The maximum buildings heights shall be permitted as follows:
    - (a.) Development Area 1: a maximum building height of seventy-five (75) feet shall be permitted except that no building shall be taller than sixty (60) feet within 100' from the eastern property boundary as generally depicted on the Rezoning Plan.
    - (b.) Development Area 2 and 3: a maximum building height of sixty-five (65) feet shall be permitted.
    - (c.) Development Area 4: a maximum building height of forty (40) feet shall be permitted.
- c. **Architectural Elevation Design.** Elevations shall be designed to create visual interest as follows:
  - i. Building elevations shall be designed with vertical bays or articulated architectural facade features which may include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors.
  - ii. Buildings four stories and greater shall be designed with a recognizable architectural base on all facades facing the existing public streets. Such base may be executed through use of the allowed building materials or articulated architectural facade features and color changes.
  - iii. Building elevations facing the existing public streets shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as but not limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
- d. **Mixed-Use and Non-Residential Building Standards in Development Area 2.** In addition to the standards set forth above, the following standards shall apply to mixed-use and non-residential buildings:
  - i. Architectural treatment shall continue on all sides of a building except as specifically noted otherwise.
  - ii. Ground floor elevations shall be treated with a combination of fenestration, clear glass, prominent entrances, change in materials, building step backs, artwork and landscaping. Blank walls greater than twenty feet (20') cannot be addressed with landscape elements only.
  - iii. Accessory structures shall be consistent with the principal building in material, texture, and color.
  - iv. Facades fronting public streets shall include a combination of windows and operable doors for a minimum of 40% of each frontage elevation transparent glass between 2' and 10' on the first floor. Up to 20% of this requirement may be comprised of display windows. These display windows must maintain a minimum of 3' clear depth between window and rear wall. Windows within the zone shall not be screened by film, decals, and other opaque material, glazing finished or window treatments. The maximum sill height for required transparency shall not exceed 4' above the adjacent street sidewalk.
  - v. Direct pedestrian connections should be provided between street facing doors, corner entrance features to sidewalks on adjacent streets.
- e. **Residential Buildings.** In addition to the standards set forth above, the following standards shall apply to residential buildings:
  - i. The principal buildings used for multi-family residential uses constructed on the Site may use a variety of building materials. The building materials used for buildings will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, precast concrete, synthetic stone, stucco, cementitious siding (such as hardy-plank), EIFS, metal or wood. Vinyl as a building material will not be allowed except on windows, soffits and on handrails/railings.
  - ii. Accessory structures shall be consistent with the principal building in material, texture, and color.
- f. **Screening and Mechanical Treatment.** The following shall apply to HVAC, dumpster, refuse, and storage areas:
  - i. All roof mounted mechanical equipment on the new buildings to be constructed on the Site will be screened from view from adjoining public rights-of-way and abutting properties as viewed from grade.
  - ii. New dumpster and recycling areas will be enclosed on all four sides by an opaque wall or fence with one side being a hinged opaque gate. If one or more sides of a new dumpster and recycling area adjoin a side wall or rear wall of a building, then the side wall or rear wall of the building may be substituted for the wall or fence along each such side. New dumpster and recycling areas will be enclosed on all four sides by an opaque wall or fence with one side being a hinged opaque gate. If one or more sides of a new dumpster and recycling area adjoin a side wall or rear wall of a building, then the side wall or rear wall of the building may be substituted for the wall or fence along each such side. No dumpster or recycling areas will be located along the Museum of History edge.

- iii. HVAC condensers shall be screened from view from adjoining public rights-of-way and abutting properties.
- iv. To minimize conflicts with pedestrians, bicyclists and motorists, all new dumpster and recycling areas shall be placed outside of pedestrian and driveway access areas.

9. **Environmental Features:**

- a. The Petitioner shall comply with the Charlotte City Council approved and adopted Tree Ordinance and Post Construction Controls Ordinance.
- b. Development within any SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by Ordinance. It is noted that Stream Delineation Reports are subject to review and approval by Charlotte Storm Water Services.

10. **Signage:**

- a. Signage as allowed by the Ordinance shall be provided.
- b. Because the Site will be viewed as a Planned/Unified Development as defined by the Ordinance, signs may be located throughout the portion of the Site designated MUDD-O as allowed by the Ordinance and the Optional Provisions. In addition, uses located on the interior of the Site may be identified on the allowed signs (by way of example, the residential uses and the other uses may be identified on the signs allowed along Shamrock Drive). The allowed signs may contain identification signage for any of the permitted uses located on the Site.
- c. Master signage and graphic systems may be adopted.

11. **Lighting:**

- a. All new lighting shall be full cut-off type lighting fixtures and downwardly directed, excluding lower decorative lighting that may be installed along the driveways, sidewalks, and parking areas. Flashing lighting shall not be permitted.
- b. Detached lighting on the Site, except street lights located along public and private streets, will be limited to 25 feet in height except as may be required for public safety purposes.

12. **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 herein and of Chapter 6 of the Ordinance. Any reference to the Ordinance or Ordinances shall be deemed to refer to the requirements of the Ordinance or Ordinances in effect as of the date this Rezoning is approved.

13. **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 herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns

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**NOT FOR CONSTRUCTION**

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Prepared for:	Mark	Date	Description
Aldersgate CCRC		01/11/2021	Revision 1
		02/08/2021	Revision 2
		03/15/2021	Revision 3
		05/17/2021	Revision 4
		06/22/2021	Revision 5
		07/07/2021	Revision 6

2151 Hawkins Street  
Suite 400  
Charlotte, NC 28203

704 / 377 0661  
www.shookkelley.com

**Aldersgate Rezoning #2020-160**

3800 Shamrock Drive  
Charlotte, NC 28215

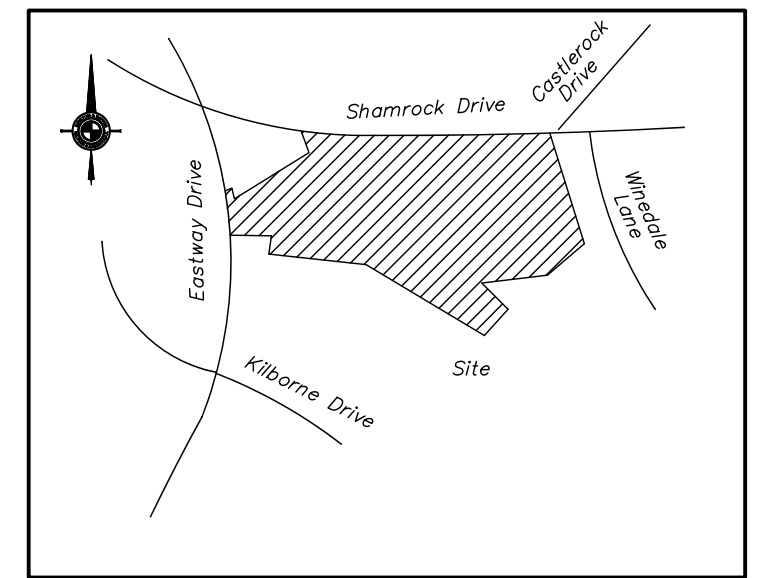
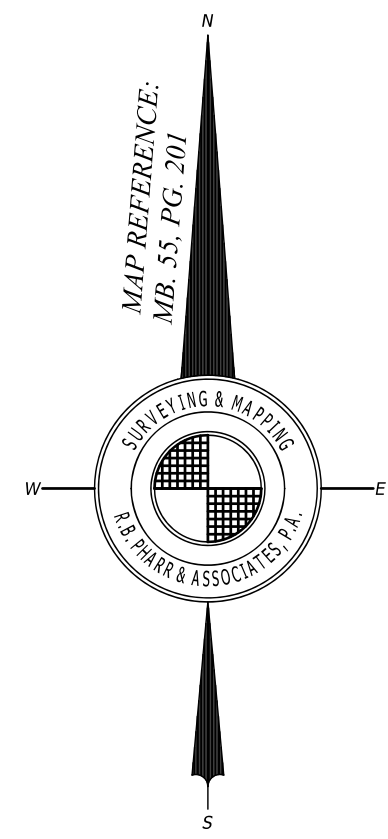
Date: 10/02/2020 REZONING SUBMITTAL

Project ID: 17048

**Proposed Rezoning Development Standards**

**RZ-04.1**

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**Aldersgate Rezoning #2020-160**

3800 Shamrock Drive  
Charlotte, NC 28215

Date: 10/02/2020 - Rezoning Submittal  
Project ID: 17048

**Proposed Rezoning Boundary Survey**

**RZ-05**

Mark	Date	Description
▲	01/11/2021	Revision 1
▲	02/08/2021	Revision 2
▲	03/15/2021	Revision 3
▲	05/17/2021	Revision 4
▲	06/22/2021	Revision 5
▲	07/07/2021	Revision 6

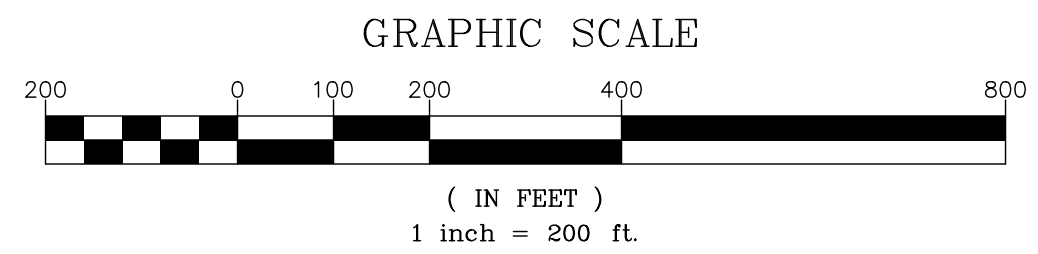
- NOTES:**
- THE PURPOSE OF THIS MAP IS TO SHOW PROPOSED ZONING LINE.
  - NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
  - BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
  - EASTWAY DRIVE IS SHOWN AS A "MAJOR THOROUGHFARE" (INSIDE ROUTE 4) ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND CURRENTLY EXCEEDS THE FUTURE RIGHT-OF-WAY OF 40' FROM CENTERLINE.
  - SHAMROCK ROAD IS SHOWN AS A "MAJOR THOROUGHFARE" (OUTSIDE ROUTE 4) ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 50' FROM CENTERLINE.
  - THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
  - THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
  - PHYSICAL IMPROVEMENTS DO EXIST ON THE SUBJECT PROPERTY AND ARE NOT SHOWN ON THIS SURVEY.
  - BOUNDARY INFORMATION SHOWN HEREON TAKEN FOR R.B. PHARR & ASSOCIATES, P.A. JOBS 83130 & 90154.

LINE	BEARING	DISTANCE
1	S19°05'49"W	50.26
2	S17°18'56"W	26.98
3	N32°43'47"W	183.79
4	N2°53'58"W	34.72
5	N11°33'50"E	29.34
6	N19°08'32"E	221.85
7	S70°54'50"E	64.00
8	N19°05'10"E	20.00
9	S70°56'11"E	71.04
10	S17°18'56"W	91.02
11	S49°48'12"E	11.07
12	N62°26'28"W	40.76
13	N63°13'52"W	60.99
14	N4°50'22"W	8.09
15	N70°05'24"E	88.56
16	S19°05'10"W	19.93
17	S70°54'50"E	64.00
18	S72°54'13"W	50.00
19	S77°27'52"W	103.82
20	S84°11'18"W	84.01
21	N4°08'16"W	162.05
22	N82°09'25"E	28.72

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	83.80	119.02	N16°22'55"E	109.27	81°22'32"
C2	286.27	205.01	N34°24'19"E	200.66	41°01'57"
C3	130.00	52.83	N82°34'35"W	52.47	2°31'08"
C4	116.68	55.52	N83°50'38"W	54.99	2°15'41"
C5	120.54	65.24	N81°37'52"W	64.45	3°10'33"
C6	253.01	91.84	N22°29'50"W	91.34	2°47'55"
C7	222.60	137.78	N06°10'04"W	135.59	35°27'47"
C8	920.77	134.98	S68°12'59"E	134.86	8°33'58"
C9	923.43	181.38	S56°54'02"E	181.28	1°15'58"
C10	223.01	122.40	S24°28'10"W	120.87	31°26'50"
C11	236.74	320.62	S78°45'35"W	296.67	7°35'56"
C12	1217.26	182.14	N67°31'04"W	181.97	8°54'23"
C13	1217.26	447.61	N82°20'20"W	445.10	21°04'08"
C14	1217.26	302.17	S80°00'55"W	301.39	14°13'23"
C15	912.43	463.95	S85°29'11"E	458.97	2°08'01"
C16	912.43	414.09	S87°03'08"E	410.54	26°00'09"
C17	912.43	49.86	S72°29'07"E	49.86	3°07'52"

**LEGEND:**  
 CL - CENTERLINE  
 D.B. - DEED BOOK  
 M.B. - MAP BOOK  
 N.G.S. - NATIONAL GEODETIC SURVEY  
 PIN - PARCEL IDENTIFICATION NUMBER  
 PG. - PAGE  
 RW - RIGHT-OF-WAY

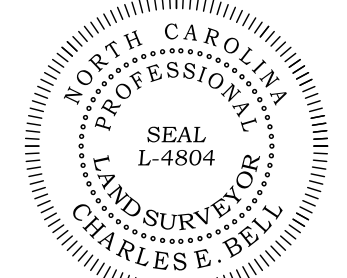
**LINE LEGEND:**  
 PROPERTY LINE (NOT SURVEYED)  
 RIGHT-OF-WAY (NOT SURVEYED)  
 EXISTING ZONING LINE  
 PROPOSED ZONING LINE



**FLOOD CERTIFICATION**  
 THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED FEBRUARY 19, 2014.  
 MAP NUMBER: 3710457400K; ZONE "X"

THIS IS TO CERTIFY THAT ON THE 1ST DAY OF JULY 20 16, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAN MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1600 (I) NCAC 56 AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLASURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED



REVISIONS		
CREW:	DRAWN:	REVISED:
JR	DJ	

**TOTAL AREA:**  
 DEV AREA 1: 459,281 SQ. FT. OR 10.5436 ACRES  
 DEV AREA 2: 483,600 SQ. FT. OR 11.1019 ACRES  
 DEV AREA 3: 993,480 SQ. FT. OR 22.8072 ACRES  
 DEV AREA 4: 1,137,811 SQ. FT. OR 26.1205 ACRES

ZONING LINE MAP:

**ALDERSGATE RETIREMENT COMMUNITY**  
 CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA  
 DEED REFERENCE: BOOK 1246, PAGE 167  
 MAP REFERENCE: MAP BOOK 55, PAGE 201  
 TAX PARCEL #: 101-021-01, -03, -04, -05, -06, -07, 08, -09, -10, -11

**R.B. PHARR & ASSOCIATES, P.A.**  
 SURVEYING & MAPPING  
 LICENSE NO. C-1474  
 420 HAWTHORNE LANE, CHARLOTTE, N.C. 28204  
 TEL. (704) 376-2186

SCALE: 1" = 200'  
 DATE: JULY 1, 2016  
 FILE NO. 92476  
 JOB NO. 92476

PLOTTED: 6/23/2021  
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