

SITE DEVELOPMENT TABLE

Aldersgate

Development Standards

2/4/2021

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, portion of 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 (EDEE), 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; (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.

LEGEND

- 50' CLASS 'C' BUFFER
- EXISTING 60' SHAMROCK DRIVE UTILITY EASEMENT & FUTURE 100' R.O.W. FROM CENTERLINE

ALDERSGATE PARCEL INFORMATION

ID	Tax Parcel ID	Address	Owner Name	Mailing Address	Acreage (AC)	Zoning Existing	Zoning Proposed
Development Parcels to be Rezoned							
1	101-021-01 (Portion of)		Aldersgate United Methodist Retirement Community Inc.	3700 Shamrock Dr., CLT, NC 28205	7.588	R-17MF	MUDD(O)
2	101-021-03	3700 Shamrock Dr., CLT, NC 28205	Aldersgate United Methodist Retirement Community Inc.	3800 Shamrock Dr., CLT, NC 28205	7.588	R-17MF	UR-2(CD)
3	101-021-04	NA	Aldersgate United Methodist Retirement Community Inc.	3420 Shamrock Dr., CLT, NC 28215	0.877	R-17MF	UR-2(CD)
4	101-021-05	NA	Aldersgate United Methodist Retirement Community Inc.	3420 Shamrock Dr., CLT, NC 28215	0.44	R-17MF	MUDD(O)
5	101-021-06	2430 UMAR CT., CLT, NC 28205	Aldersgate United Methodist Retirement Community Inc.	3420 Shamrock Dr., CLT, NC 28215	0.495	R-17MF	MUDD(O)
6	101-021-08 (Portion of)	3400 Shamrock Dr., CLT, NC 28205	Aldersgate United Methodist Retirement Community Inc.	3500 Shamrock Dr., CLT, NC 28205		INST	UR-2(CD)
7	101-021-09	3625 Willard Farrow Dr., CLT, NC 28205	Aldersgate United Methodist Retirement Community Inc.	3420 Shamrock Dr., CLT, NC 28215	9.616	INST	UR-2(CD)
8	101-021-10	2435 UMAR CT., CLT, NC 28205	Aldersgate United Methodist Retirement Community Inc.	3420 Shamrock Dr., CLT, NC 28215		R-17MF	MUDD(O)
9	101-021-11 (Portion of)	3800 Shamrock Dr., CLT, NC 28205	Aldersgate United Methodist Retirement Community Inc.	3420 Shamrock Dr., CLT, NC 28215	19.047	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	
2	101-037-20	4000 Shamrock Dr, CLT, NC 28205	Robert r. Lytle	750 Charter Pl., CLT, NC 28211	0.28	R-3	
3	101-037-18	4012 Winedale Ln., CLT, NC 28205	Katherine E. Ellis	4012 Winedale Ln., CLT, NC 28205	0.321	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	
5	101-051-06	3516 EARLY CT., CLT, NC 28205	Thomas R. & 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 Bressler & Michael J. Meyers	138 Strummer Ln., Guilford County, NC 27028	0.273	R-3	
8	101-051-14	3524 DEASON CT., CLT, NC 28205	Tatyana Zalinov	512 Chadmore South Dr., CLT, NC 28270	0.325	R-3	
9	101-051-24	3531 CLARDY CT., CLT, NC 28205	Cybe W. Jr. & Nancy D. Alexander	3531 Clardy Ct., CLT, NC 28205	0.315	R-3	
10	101-064-01	3532 CLARDY CT., CLT, NC 28205	Elizabeth C. Atherton	3532 Clardy Ct., CLT, NC 28205	0.274	R-3	
11	101-064-02	3524 CLARDY CT., CLT, NC 28205	Madison C. Hancock & Alexis M. Ewing	3524 Clardy Ct., CLT, NC 28205	0.294	R-3	
12	101-064-10	3515 BIRCH CT., CLT, NC 28205	Abdelna Martinez Rios	3515 Birch Ct., CLT, NC 28205	0.307	R-3	
13	101-064-11	3516 BIRCH CT., CLT, NC 28205	Rachel Pratt	3516 Birch Ct., CLT, NC 28205	0.266	R-3	
14	101-064-12	3508 BIRCH CT., CLT, NC 28205	David Franklin Foard	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	0.328	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	Fountainhead Properties	1026 Sydney Dr., CLT, NC 28270	0.215	R-3	
18	101-064-18	3239 EDSEL PL., CLT, NC 28205	South State Bank Trust	320 East Main St., STE 110, Spartanburg, SC 29303	0.22	R-3	
19	101-064-19	3301 EDSEL PL., CLT, NC 28205	Katherine A. August	3301 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	0.253	R-3	
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. Athwell, 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	Ralph W. Jr. & Mary G. Belk	3630 Dilworth Rd., CLT, NC 28203	0.292	R-3	
24	101-064-25	3609 SUDBURY RD., CLT, NC 28205	Marta Alicia Miranda & Jose Elias Martinez	3609 Sudbury Rd., CLT, NC 28205	0.306	R-3	
25	101-064-26	3615 SUDBURY RD., CLT, NC 28205	Christopher Humphrey & Giovanna 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 Seaford Dr., CLT, NC 28205	0.338	R-3	
28	101-064-30	3800 SEAFORTH DR., CLT, NC 28205	Katherine L. Robinson	3800 Seaford Dr., CLT, NC 28205	0.305	R-3	
29	101-064-31	3734 SEAFORTH DR., CLT, NC 28205	Steven H. Smith	3734 Seaford Dr., CLT, NC 28205	0.285	R-3	
30	101-064-32	3728 SEAFORTH DR., CLT, NC 28205	Rebecca R. Ramsey	3728 Seaford Dr., CLT, NC 28205	0.287	R-3	
31	101-064-33	3722 SEAFORTH DR., CLT, NC 28205	Aaron Malander	3722 Seaford Dr., CLT, NC 28205	0.352	R-3	



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Prepared for: Aldersgate CCRC

Mark	Date	Description
▲	01/11/2021	Revision 1
▲	02/08/2021	Revision 2
▲	03/15/2021	Revision 3

shook kelley

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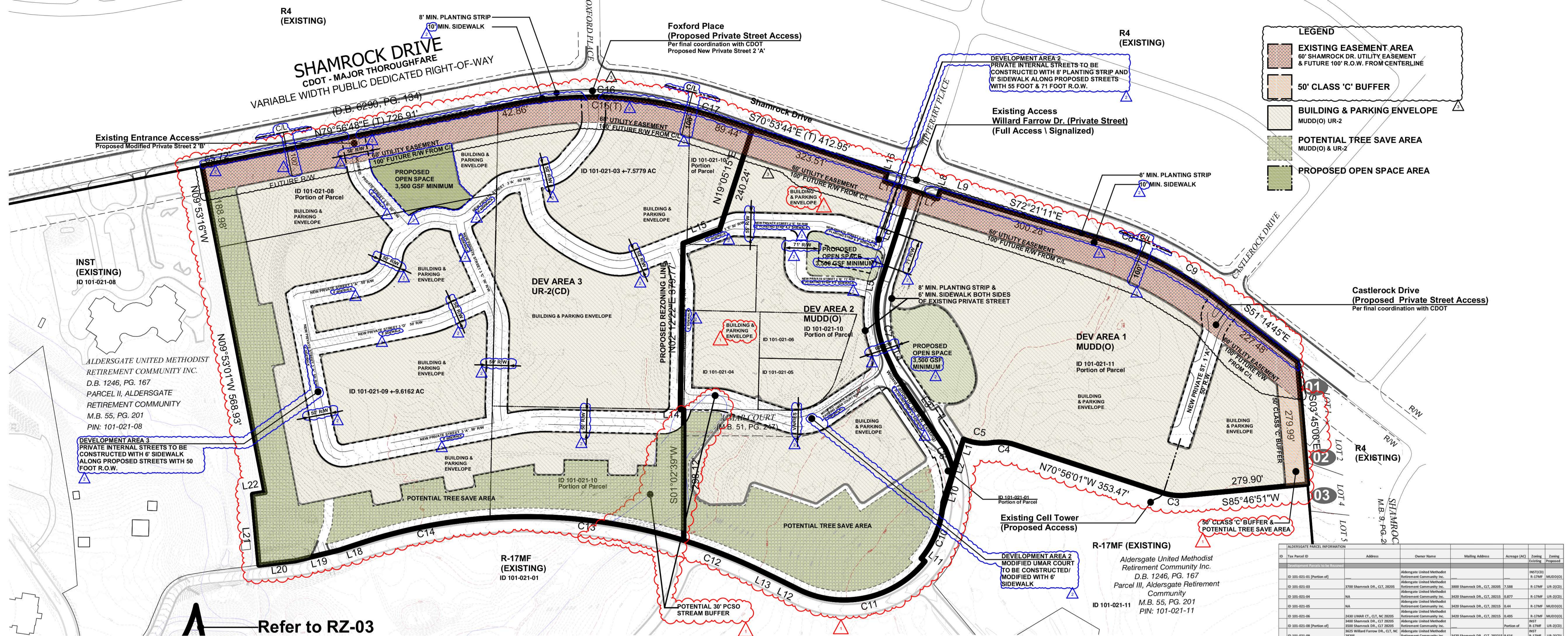
Aldersgate Rezoning #2020-160

3800 Shamrock Drive
Charlotte, NC 28215

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

RZ-01

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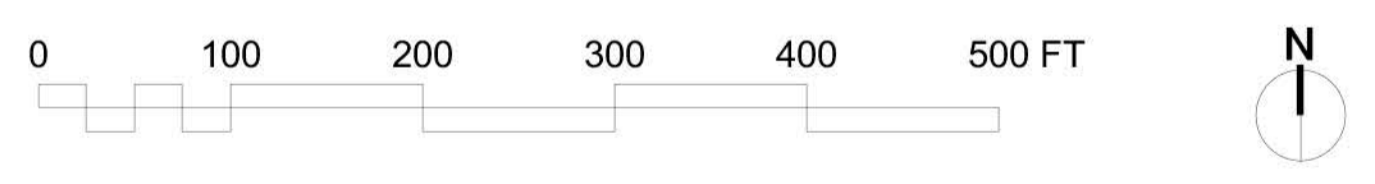


LEGEND

- EXISTING EASEMENT AREA
60' SHAMROCK DR. UTILITY EASEMENT & FUTURE 100' R.O.W. FROM CENTERLINE
- 50' CLASS 'C' BUFFER
- BUILDING & PARKING ENVELOPE
MUDD(O) UR-2
- POTENTIAL TREE SAVE AREA
MUDD(O) & UR-2
- PROPOSED OPEN SPACE AREA

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	Proposed
1	101-021-01	Portion of	Aldersgate United Methodist Retirement Community Inc.			R-17MF	MUDD(O)
2	101-021-02	Portion of	Aldersgate United Methodist Retirement Community Inc.			R-17MF	MUDD(O)
3	101-021-03	Portion of	Aldersgate United Methodist Retirement Community Inc.			R-17MF	MUDD(O)
4	101-021-04	Portion of	Aldersgate United Methodist Retirement Community Inc.			R-17MF	MUDD(O)
5	101-021-05	Portion of	Aldersgate United Methodist Retirement Community Inc.			R-17MF	MUDD(O)
6	101-021-06	Portion of	Aldersgate United Methodist Retirement Community Inc.			R-17MF	MUDD(O)
7	101-021-07	Portion of	Aldersgate United Methodist Retirement Community Inc.			R-17MF	MUDD(O)
8	101-021-08	Portion of	Aldersgate United Methodist Retirement Community Inc.			R-17MF	MUDD(O)
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10	101-021-10	Portion of	Aldersgate United Methodist Retirement Community Inc.			R-17MF	MUDD(O)
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Prepared for:
Aldersgate CCRC

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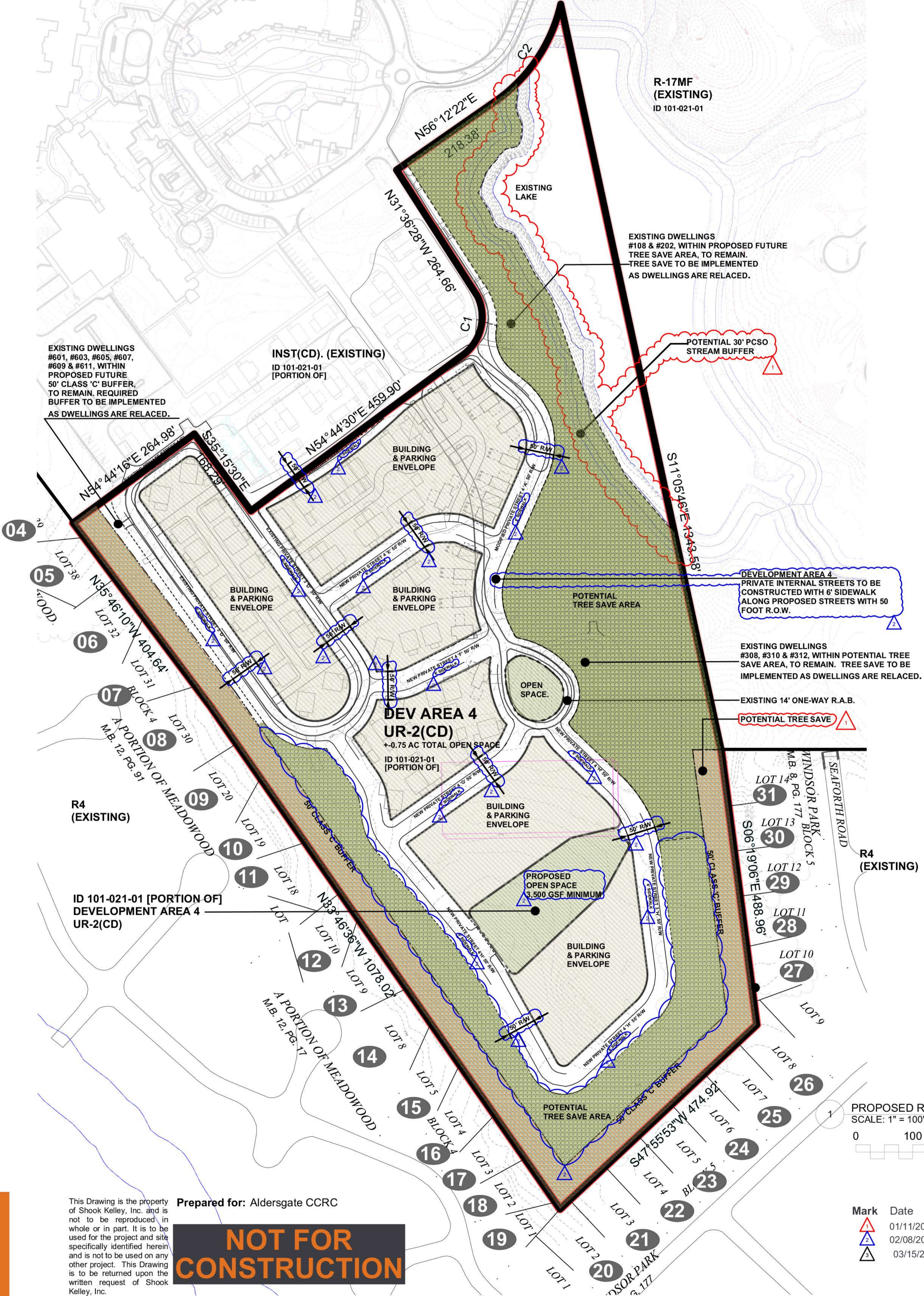
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Aldersgate Rezoning #2020-160
3800 Shamrock Drive
Charlotte, NC 28215
Date: 10/02/2020 | Rezoning Submitted
Project ID: 17048

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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20	101-064-20	3501 Sudbury RD., CLT, NC 28205	Katherine A. August	3501 Sudbury RD., CLT, NC 28205	0.353	R-3	
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31	101-064-33	3722 Seaforth DR., CLT, NC 28205	Rebecca R. Ramsey	3728 Seaforth DR., CLT, NC 28205	0.287	R-3	
			Arnon Malander	3722 Seaforth DR., CLT, NC 28205	0.352	R-3	

PROPOSED REZONING CONCEPT PLAN DEV. AREA 4
SCALE: 1" = 100'-0"

Mark	Date	Description
▲	01/11/2021	Revision 1
▲	02/08/2021	Revision 2
▲	03/15/2021	Revision 3

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Prepared for: Aldersgate CCRC

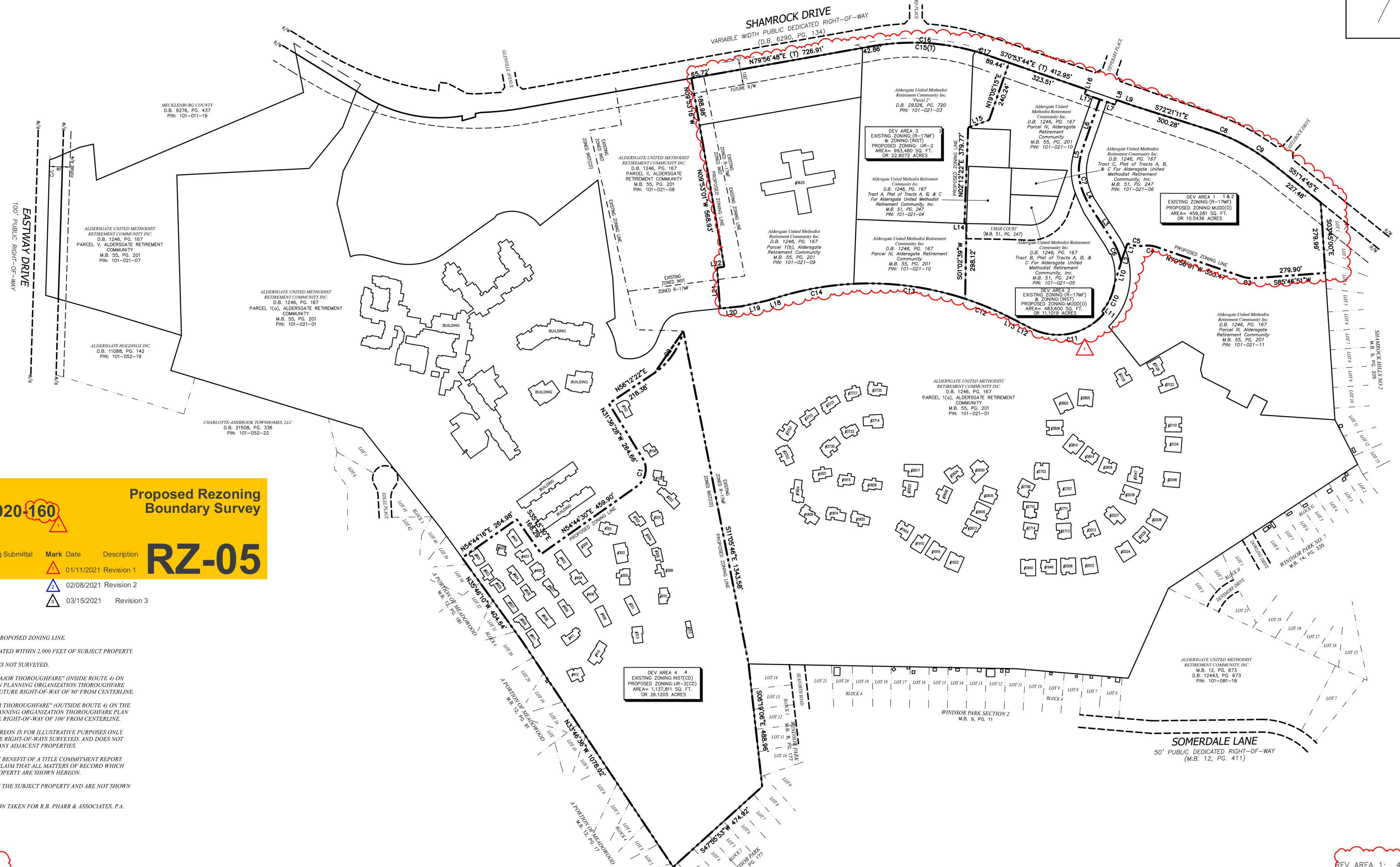
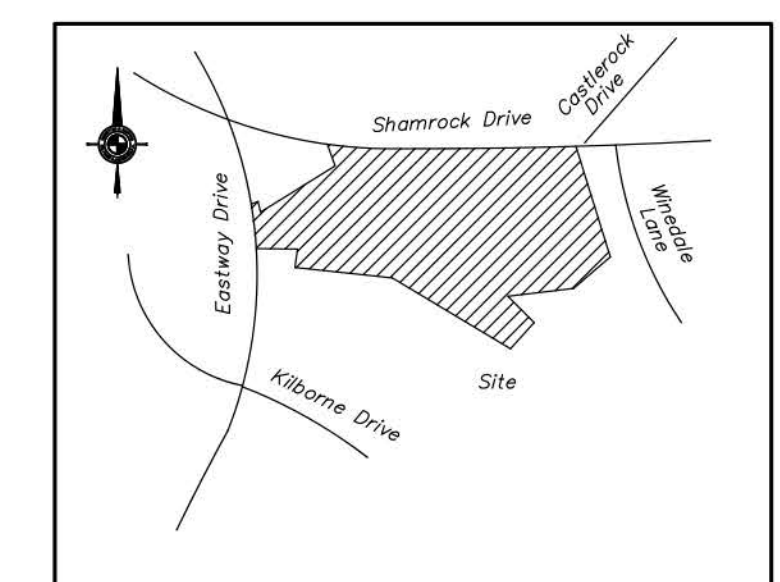
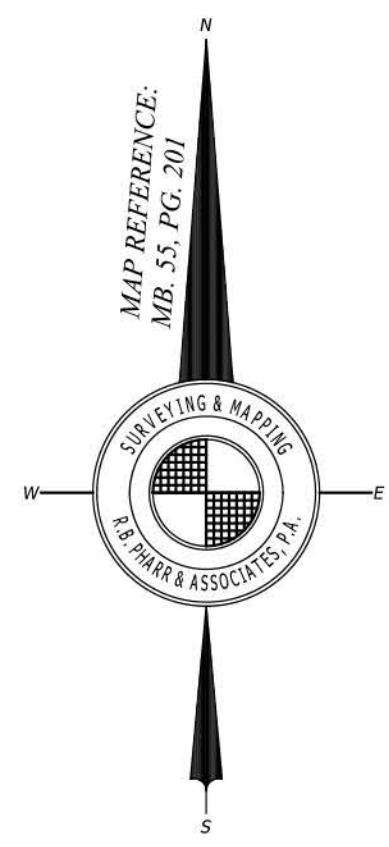
NOT FOR CONSTRUCTION

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2151 Hawkins Street
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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 Area 4
RZ-03

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Aldersgate Rezoning #2020-160 Proposed Rezoning Boundary Survey

3800 Shamrock Drive
Charlotte, NC 28215

Date: 10/02/2020 Rezoning Submittal Mark: 01/11/2021 Revision 1

Project ID: 17048

02/08/2021 Revision 2
03/15/2021 Revision 3

RZ-05

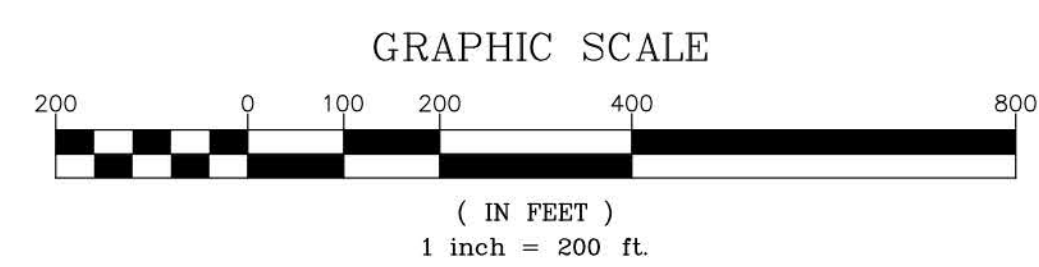
- NOTES:**
- THE PURPOSE OF THIS MAP IS TO SHOW PROPOSED ZONING LINE.
 - NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
 - BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
 - EASTWAY BOULEVARD IS SHOWN AS A "MAJOR THOROUGHFARE" (INSIDE ROUTE 4) ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 80' 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 100' 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 85130 & 90154.

LINE	BEARING	DISTANCE
L1	S19°05'49"W	50.26'
L2	S17°18'56"W	26.98'
L3	N32°53'47"W	183.79'
L4	N23°53'58"W	34.72'
L5	N11°33'50"E	29.34'
L6	N19°08'32"E	221.65'
L7	S70°54'50"E	64.00'
L8	N19°05'10"E	20.00'
L9	S70°56'11"E	71.04'
L10	S17°18'56"W	91.02'
L11	S49°48'12"E	11.07'
L12	N62°26'28"W	40.76'
L13	N63°13'52"W	60.99'
L14	N87°50'22"W	8.09'
L15	N70°05'24"E	88.56'
L16	S19°05'10"W	19.93'
L17	S70°54'50"E	64.00'
L18	S72°54'13"W	50.00'
L19	S77°27'52"W	103.82'
L20	S84°11'18"W	84.01'
L21	N04°08'16"W	162.05'
L22	N82°09'25"E	26.72'

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'	23°17'08"
C4	116.68'	55.52'	N83°50'38"W	54.99'	27°15'41"
C5	120.54'	65.24'	N81°37'52"W	64.45'	31°00'33"
C6	253.01'	91.84'	N22°29'50"W	91.34'	20°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'	82°33'58"
C9	923.43'	181.58'	S56°54'02"E	181.28'	11°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'	77°35'56"
C12	1217.26'	182.14'	N67°31'04"W	181.97'	8°34'23"
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'	29°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'	37°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
 R/W - 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, 2016 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 (21 NCAC 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE 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	

TOTAL AREA:
 REV AREA 1: 459,281 SQ. FT. OR 10.5436 ACRES
 REV AREA 2: 483,600 SQ. FT. OR 11.1019 ACRES
 REV AREA 3: 993,480 SQ. FT. OR 22.8072 ACRES
 REV 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
 420 HAWTHORNE LANE, CHARLOTTE, N.C. 28204 TEL: (704) 376-2186
 CHARLES E. DELL, LICENSE NO. C-1473

CREW: JR DRAWN: DJ REVISED: SCALE: 1" = 200' DATE: JULY 1, 2016 FILE NO. 92476
 JOB NO. 92476