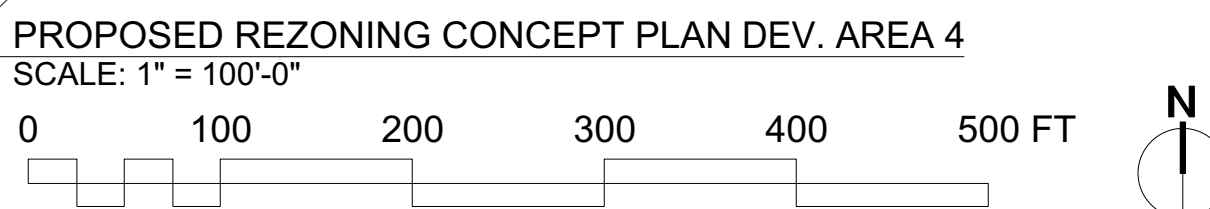


ALDERSGATE PARCEL INFORMATION						
ID	Tax Parcel ID	Address	Owner Name	Mailing Address	Acres (AC)	Zoning
Development Parcels to be Rezoned						
ID 101-021-01 (Portion of)			Aldersgate United Methodist Retirement Community Inc.			INST(CD)
ID 101-021-03	3700 Shamrock Dr., CLT, NC 28205		Aldersgate United Methodist Retirement Community Inc.	3800 Shamrock Dr., CLT, NC 28205	7.588	R-17MF MU(DD)
ID 101-021-04	NA		Aldersgate United Methodist Retirement Community Inc.	3420 Shamrock Dr., CLT, NC 28215	0.877	R-17MF UR-2(CD)
ID 101-021-05	NA		Aldersgate United Methodist Retirement Community Inc.	3420 Shamrock Dr., CLT, NC 28215	0.44	R-17MF MU(DD)
ID 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 MU(DD)
ID 101-021-08 (Portion of)	3500 Shamrock Dr., CLT, NC 28205		Aldersgate United Methodist Retirement Community Inc.		Portion of	INST UR-2(CD)
ID 101-021-09	3525 Willard Farrow Dr., CLT, NC 28205		Aldersgate United Methodist Retirement Community Inc.	3420 Shamrock Dr., CLT, NC 28215	5.616	R-17MF UR-2(CD)
ID 101-021-10	2425 UMAR CT., CLT, NC 28205		Aldersgate United Methodist Retirement Community Inc.		Portion of	R-17MF UR-2(CD)
ID 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 MU(DD)

ID	Tax Parcel ID	Address	Owner Name	Mailing Address	Acres (AC)	Zoning
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	720 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	2117 N. Sharon Aveny 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. Myers	138 Strummer Ln., Gathersburg, MD 20878	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	Clyde 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	Matthew C. Hancock & Alexis Mc Ewing	3524 Clardy Ct., CLT, NC 28205	0.294	R-3
12	101-064-10	3515 Birch Ct., CLT, NC 28205	Abbelina 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 Foad	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 Heston	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 29302	0.22	R-3
19	101-064-19	3301 Edsel Pl., CLT, NC 28205	Dorothy J. Walker Family	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	0.353	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	Isaac 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 Hillworth RD., CLT, NC 28203	0.292	R-3
24	101-064-25	3609 Sudbury RD., CLT, NC 28205	Marta Alicia Miranda & Jose Filas 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 Seaford DR., CLT, NC 28205	Linda Carol Suggs Tinker	3808 Seaford DR., CLT, NC 28205	0.338	R-3
28	101-064-30	3800 Seaford DR., CLT, NC 28205	Katherine L. Robinson	3800 Seaford DR., CLT, NC 28205	0.305	R-3
29	101-064-31	3734 Seaford DR., CLT, NC 28205	Steven H. Smith	3734 Seaford DR., CLT, NC 28205	0.285	R-3
30	101-064-32	3728 Seaford DR., CLT, NC 28205	Rebecca B. Ramsey	3728 Seaford DR., CLT, NC 28205	0.287	R-3
31	101-064-33	3722 Seaford DR., CLT, NC 28205	Ramon Malander	3722 Seaford 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

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

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

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

Aldersgate

Development Standards

6/22/2021

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.

1. General Provisions:

a. **Site Location and Development Areas.** These Development Standards, the Technical Data Sheet and other graphics set forth on attached RZ Sheets, form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Aldersgate United Methodist Retirement Community ("Petitioner") to accommodate development of a residential community with limited commercial/institutional uses on an approximately 70.417 acre site located on Shamrock Drive as generally depicted on the Rezoning Plan (the "Site"), such development to form a part of the overall existing Aldersgate Campus as described in Section 1.e. below.

For ease of reference, the Rezoning Plan sets forth four (4) development areas as generally depicted on Sheet RZ-02 and Sheet RZ-03 as Development Areas 1, 2, 3, and 4 (each a "Development Area" and collectively the "Development Areas").

b. **Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, (i) the regulations established under the Ordinance for: (i) the MUDD-O zoning district shall govern development taking place within Development Areas 1 and 2, subject to and in accordance with the Optional Provisions below, and (ii) the UR-2 (CD) zoning district shall govern development taking place within Development Areas 3 and 4.

This Rezoning Plan replaces and supersedes the existing conditional zoning plan and zoning for the Site, but does not change the zoning established for other portions of the Aldersgate Campus (as defined below) not included within the Site. [It is acknowledged that Petitioner's commitments as to Section 10.b. below regarding the provision in the aggregate of tree save on the entire Aldersgate Campus (as defined in Section 1.e. below) shall be governed by this Rezoning Plan].

c. **Graphics and Alterations/Modifications.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, Development Areas (as defined below) and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan, not anticipated by the Rezoning Plan nor deemed by Planning Staff as so minor as not to require an administrative amendment, will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

Since the project has not undergone the design development and construction documentation phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, as indicated above, there may be instances where minor modifications that don't materially change the overall design intent depicted on the Rezoning Plan such as minor modifications to the Development Areas (as defined below) or the Development/Site Elements, may be allowed by the Planning Staff/Planning Director, in their discretion, without requiring the administrative amendment process per Section 6.207 of the Ordinance; in other instances modifications shall be reviewed and approved as allowed by Section 6.207.

d. **Number of Buildings Principal and Accessory.** In light of the development levels and development scenarios contemplated, there shall be no limit to the number of buildings and any graphic representation of the number of buildings shall not result in a limitation.

e. **Planned/Unified Development.** The Site together with the remainder of the Aldersgate campus not including the Site (the "Remainder of the Aldersgate Campus"; and together with the Site, the "Aldersgate Campus") as generally depicted on Sheet RZ-01, shall be viewed in the aggregate as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan and those depicted on the applicable conditional rezoning plan for the Remainder of the Aldersgate Campus. As such, setbacks, side and rear yards, buffers, building height separation standards, FAR requirements, and other similar zoning standards will not be required internally between improvements and other Development/Site Elements located on the Site and the Remainder of the Aldersgate Campus. The Petitioner and/or owner(s) of the Site and the Remainder of the Aldersgate Campus reserve the right to subdivide the portions or all of the Site and the Remainder of the Aldersgate Campus and create lots within the interior of the Site and the Remainder of the Aldersgate Campus without regard to any such internal separation standards, public/private street frontage requirements and FAR requirements, provided, however, all such separation standards along the exterior boundary of the Site and the Remainder of the Aldersgate Campus shall be adhered to and all FAR requirements will be regulated by any development limitations set forth in Section 3 below as to the Site and in the applicable conditional rezoning plan as to the Remainder of the Aldersgate Campus, taken as a whole and not individual portions or lots located therein.

f. **Five Year Vested Rights.** Pursuant to the provisions of Section 1.110 of the Ordinance and N.C.G.S. Section 160A-385.1, due to the master planned large scale nature of the development and/or redevelopment, the level of investment, the timing of development and/or redevelopment and certain infrastructure improvements, economic cycles and market conditions, this Petition includes vesting of the approved Rezoning Plan and conditional zoning districts associated with the Petition for a five (5) year period, but such provisions shall not be deemed a limitation on any other vested rights whether at common law or otherwise.

g. **Gross Floor Area Clarification.** When determining the maximum development levels set forth in this Rezoning Plan, gross floor area as defined in the Ordinance shall exclude any surface or structured parking facilities (including, without limitation, corridors and elevators within such facilities), enclosed loading dock/service areas, balconies, ground/street level outdoor dining areas and exterior special event dining in above ground areas, and all gathering areas whether on the roof of the building or at street level.

h. **Personal Services.** Personal Service uses will be defined as uses that primarily provide or sell a service to customers versus the selling of goods. A personal service use may also sell products or merchandised but the sale of products and merchandise is typically ancillary. Examples of Personal Service uses include but are not limited to: beauty salons and barber shops, Spa's, Yoga and exercise studios, fitness and wellness facilities, nail salons, martial art training studios, limited scale medical services such as dental services, and the like.

2. **Optional Provisions.** The following Optional Provisions shall apply to the portion of the Site zoned MUDD-O, namely Development Areas 1 and 2:

a. **Internal Driveway.** To the extent an Optional Provision is needed for clarity, internal streets and driveways shall be treated as private driveways, not required by the Subdivision Ordinance, for all purposes of the Rezoning Plan, and as such parking shall be allowed between such driveways and buildings located within the MUDD-O zoned Development Areas 1 and 2 (no such provision is needed for the other Development Areas).

b. **Interim Surface Parking and Phasing Conditions.** To allow during the construction staging and subsequent phasing of development on the Site, surface parking on portions of the Site on an interim basis may be allowed without regard to locations between buildings and streets/driveways, provided that such surface parking areas beyond the construction staging period will meet all required minimum setbacks, streetscape and screening requirements. Driveways during phases of the development may vary in location from those generally depicted on the Rezoning Plan, subject to reasonable approval of CDOT.

c. **Encroachments into Setback/Side Yard Separation.** To allow balconies located above the first floor of the buildings to encroach up to four (4) feet into the setback along public streets and outdoor dining canopies and awnings on buildings to encroach up to ten (10) feet into the setback along public streets, subject, however, in each case and as applicable, to CDOT approval.

3. **Permitted Uses and Development Area Limitations, & Conversion Rights, and Prohibited Uses**

a. **Permitted Uses and Development Area Limitations.** In addition to other development permitted on the Site as described in this Section 3 and in accordance with and subject to the restrictions, limitations, and transfer/conversion rights listed below and other provisions of the Rezoning Plan, the following principal uses may be developed on the Site:

- (i) senior housing of up to 262 independent living age restricted residential dwelling units and associated senior care facilities and uses, which may be located in any of the Development Areas 1, 2, 3 and 4;
(ii) up to 380 residential dwelling units, which may be located in Development Areas 1, 2, 3 and 4;
(iii) up to three group homes which may be located in Development Areas 2 or 3; The group home buildings can be converted to residential units up to a maximum of fifteen (15) residential units in Development Areas 2 or 3 that are in addition to the residential units set forth above;
(iv) Continuing Care Retirement Community (CCRC) units and associated facilities and are permitted; the number of units shall be based on the conversion of other permitted residential dwelling units described above into such CCRC units (such conversion to take place at a rate of one (1) unit of such uses so converted to one CCRC unit. These CCRC units may be located in any of the Development Areas 1, 2, 3 and/or 4;
(v) up to 18,000 square feet of gross floor area of office uses of which no more than 12,000 square feet can be medical office uses except as permitted by the conversion provisions below (not including such uses that are accessory in nature) located in Development Area 2;
(vi) up to 18,000 square feet of gross floor area of retail, EDEE (restaurant), Personal Services, and other non-residential uses to be located in Development Area 2;
(vii) up to 12,600 square feet of community center, institutional, civic, and/or indoor recreational uses located in Development Area 2; and
(viii) up to 6,400 square feet of youth enrichment programming or similar institutional uses such as day care, afterschool enrichment, which may be located in Development Areas 2, 3, or 4.

All of the above together with secondary and accessory uses as are permitted in the MUDD-O zoning district as to Development Areas 1 and 2, and the UR-2 zoning district as to Development Areas 3 and 4 are allowed.

The development limitations referenced in this Section 3.a. and in Section 4 regarding transportation commitments and phasing levels do not reflect common areas/transitional area spaces, accessory uses related to principal uses listed above nor other accessory uses.

b. **Conversion Rights.** Notwithstanding the provisions of Section 3.a. and as to the transportation commitments and phasing of development levels described in Section 4 below, the following adjustments to the development levels may be permitted:

- i. Retail, EDEE, Personal Services and other non-office commercial uses may be converted into office uses, or vice versa (office converted into retail, EDEE, personal services, etc), at a rate of one (1) square foot of gross floor of such uses so converted to one square-foot of increased uses, up to a total of 7,000 square feet of such uses so converted and created.
ii. In addition to the above and in light of the long-term master planned nature of the Site, the development levels associated with the principal uses as described above may vary based on market conditions and other considerations. Accordingly, in order to provide appropriate flexibility in the mix of uses over time while still accounting for traffic adequacy considerations, the principal permitted uses described above may be converted among such uses using a formula based on average daily trip ratios from the then current International Traffic Engineers Manual for the uses in question. Applicant shall work with CDOT in the determination of the applicable conversion levels for the principal uses as described above and no such increases in allocable development levels shall be implemented without the written approval of such transportation officials. Applicant shall provide to the Planning, Design, and Development Department a written summary of the entitlements so converted and the resulting modifications to the development levels permitted in this Rezoning Plan.

c. **Prohibited Uses.** The following uses are expressly prohibited on the Site:

- (i) no fast food restaurants with drive-through window facilities;
(ii) no convenience store with gas station uses (other sundries/convenience stores are permitted);
(iii) no "hookah lounges, vape stores, tattoo parlors, or similar facilities;
(iv) no sweepstakes parlors;
(v) no check cashing or payday lender type of operations;
(vi) no gambling/gaming establishments;
(vii) no gas stations or automotive service/repair uses;
(viii) no data or telecommunications facilities but this shall not prevent installation and use of data or telecommunications for use by owner or tenants as an ancillary use;
(ix) no day labor employment support services of agencies;
(x) no adult clubs or similar facilities; and
(xi) no temporary employment services uses as a principal use.

Prepared for: Aldersgate CCRC
Mark Date Description
A 01/11/2021 Revision 1
B 02/08/2021 Revision 2
C 03/15/2021 Revision 3
D 05/17/2021 Revision 4
E 06/22/2021 Revision 5

4. **Transportation Improvements and Access:**

a. **Proposed Improvements:** The Petitioner shall provide or cause to be provided on its own, or in cooperation with other parties who may implement portions of the transportation improvements in accordance with the provisions described below including without limitation the timing of the improvements related to phases or subphases of development as listed below and in subsection 4.c below:

1. Shamrock Drive & Eastway Drive (Signalized) - NCDOT

2023 Phase 1 Build Suggested Improvements
• No suggested improvements
2025 Phase 2 Build Suggested Improvements
• Construct a separate northbound right turn lane on Eastway Drive with 200 feet of storage.

If US-5803 is funded at the time of permitting Phase 2, the Petitioner shall construct a multi-modal (bike and/or pedestrian) improvement, subject to CDOT approval and right of way availability, along Eastway Drive or Shamrock Drive of equal or lesser value to the right-turn lane; the Petitioner may opt to provide a contribution of equal value of the above right turn lane in lieu of constructing the improvement

2030 Phase 3 Full Build Suggested Improvements

• No suggested improvements

2. Shamrock Drive & Cole Drive/Glenville Avenue/Access [Dev. Area 4] (Unsignalized) - CDOT

[Intersection Studied - No Improvement Required]

2023 Phase 1 Build Suggested Improvements

• No suggested improvements
2025 Phase 2 Build Suggested Improvements
• No suggested improvements

2030 Phase 3 Full Build Suggested Improvements

• No suggested improvements

3. Shamrock Drive & Ashbury Care Center Drive/Access [Dev. Area 3] (Unsignalized) - CDOT

2030 Phase 3 Full Build Suggested Improvements

We propose removal of this access in Phase 3.

4. Shamrock Drive & Foxford Place/Proposed Access "B" [Dev. Area 2] (Unsignalized) - CDOT

2023 Phase 1 Build Suggested Improvements

• No suggested improvements
2025 Phase 2 Build Suggested Improvements
We propose the following access configuration:

• One ingress lane and two egress lanes (a combined northbound thru-left turn lane and a separate right turn lane with 100 feet of storage on Access "B")

2030 Phase 3 Full Build Suggested Improvements

• No suggested improvements

5. Shamrock Drive & Tipperary Place/Access [Dev. Area 2,3,4] (Signalized) - CDOT

2023 Phase 1 Build Suggested Improvements

• No suggested improvements
2025 Phase 2 Build Suggested Improvements
• Install APS pushbuttons and ADA ramps at the intersection of Shamrock Drive and Willard Farrow Drive /Tipperary Place

2030 Phase 3 Full Build Suggested Improvements

• Construct a northbound right turn lane on Willard Farrow Drive with 100 feet of storage.

6. Shamrock Drive & Casterock Drive/Proposed Access "A" [Dev. Area 1] (Unsignalized) - CDOT

2023 Phase 1 Build Suggested Improvements

We propose the following access configuration:

• One ingress lane and two egress lanes (a combined northbound thru-left turn lane and a separate right turn lane with 50 feet of storage on Access "A")

2025 Phase 2 Build Suggested Improvements

• No suggested improvements
2030 Phase 3 Full Build Suggested Improvements
• No suggested improvements

7. Shamrock Drive & N Sharon Amity Road (Signalized) - CDOT

2023 Phase 1 Build Suggested Improvements

• No suggested improvements
2025 Phase 2 Build Suggested Improvements
• Install APS pushbuttons and ADA ramps at the intersection of Sharon Amity and Shamrock Drive.

2030 Phase 3 Full Build Suggested Improvements

• No suggested improvements

8. Eastway Drive & Bishop Way Lane/Access [Dev. Area 4] (Unsignalized) - NCDOT

2023 Phase 1 Build Suggested Improvements

• No suggested improvements
2025 Phase 2 Build Suggested Improvements
• No suggested improvements

2030 Phase 3 Full Build Suggested Improvements

We propose the following access configuration:

• One ingress lane and two egress lanes (a terminating westbound left turn lane and a separate right turn lane with 100 feet of storage on Bishop Way Lane)
Construct a southbound left turn lane on Eastway Drive with 100 feet of storage.

b. **CDOT Standards.** All of the foregoing public roadway improvements will be subject to the published standards and criteria of CDOT. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the area, by way of a private/public partnership effort or other public sector project support, but shall be substantially completed in accordance with subsection c. below.

c. **Road Improvements & Phasing/Sub-phasing of Development** Road improvements shall be completed in phase, or subphases, that align with the permitted uses and development levels described below in this subsection 4.c. subject to the adjustments permitted by Section 3.b above such as conversions/transfers of uses and other provisions of this Section 4. Prior to the development proceeding in a subsequent Phase or subphase of development for transportation purposes, the roadway improvements listed for the given Phase (or subphase) shall be substantially completed prior to issuance of the first certificate of occupancy for development to take place in such next subsequent Phase or subphase, subject to other provisions of this Section 4. The primary Phases for transportation purposes and accompanying improvements are set forth above in subsection 4.a.

In addition, Petitioner may seek to adjust the primary phasing set forth above and the accompanying development levels set forth below to reflect variations in the nature and amount of development from the phasing set forth herein or by way of "sub-phases" within the primary Phases, upon the reasonable approval of CDOT, which approval may be based upon appropriate adjustments reflecting ITE daily or peak hour trip generation assessments, or CDOT may require for such approval the completion of traffic impact analysis or technical transportation memorandum, as applicable, following customary standards supporting adjustments to the applicable phases or sub-phases of development and the accompanying transportation improvements.

Transportation Phase 1 Development Levels:
-36 Multi-family residential dwelling units;
-200 senior adult residential dwelling units;

Transportation Phase 2 Development Levels:
-Development allowed under Phase 1 above;
-Additional 126 multi-family residential dwelling units;
-Recreational community center of 12,600 sf;
-General office uses of 6,000 sf;
-Medical/dental etc. office uses of 12,000 sf;
-Retail and Personal Services uses of 12,000 sf;
-High-turnover sit-down restaurant uses of 6,000 sf;

Transportation Phase 3 Development Levels:
-Development allowed under Phases 1 and 2 above;
-126 single family residential dwelling units
-Additional 92 multi-family residential dwelling units

Transportation Phase 4 Development Levels:
-Development allowed under Phases 1 and 2 above;
-62 Senior adult residential dwelling units

It is acknowledged that if a use permitted by this Rezoning Plan varies from the specific uses described above for the transportation improvements commitments, reference shall be made to the ITE manual material for the equivalent daily trip generation levels associated with such permitted use in the evaluation of timing and requirements for transportation commitments and phasing/sub-phasing.

d. **Substantial Completion.** Reference to "substantial completion" or "substantially completed" for certain improvements as set forth in the provisions of Section 4. above shall mean completion of the roadway improvements in accordance with the standards set forth in Section 4.b. above provided, however, in the event certain non-essential roadway improvements (as reasonably determined by CDOT) are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then CDOT may instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings, and in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

e. **Right-of-way Availability.** It is understood that some of the public improvements referenced in subsection a. above may not be possible without the acquisition of additional right of way. If after the exercise of diligent good faith efforts, as specified by the City of Charlotte right-of-way acquisition process as administered by the City of Charlotte's Engineering & Property Management Department, the Petitioner is unable to acquire any land necessary to provide for any such additional right of way upon commercially reasonable terms and at market prices, then CDOT, the City of Charlotte Engineering Division or other applicable agency, department or governmental body may elect to proceed with acquisition of any such land. In such event, the Petitioner shall reimburse the applicable agency, department or governmental body for the cost of any such acquisition proceedings including compensation paid by the applicable agency, department or governmental body for any such land and the expenses of such proceedings. Furthermore, in the event public roadway improvements referenced in subsection a. above are delayed because of delays in the acquisition of additional right-of-way as contemplated herein above, then the Petitioner will contact the Planning Department and CDOT regarding an appropriate infrastructure phasing plan that appropriately matches the scale of the development proposed to the public infrastructure mitigations. If after contacting the Planning Department and CDOT to determine the appropriate infrastructure phasing plan, delays in the acquisition of additional right-of-way extends beyond the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then CDOT may instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings; provided, however, Petitioner continues to exercise good faith efforts to complete the applicable road-way improvements; in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

f. **Alternative Improvements.** Changes to the above referenced roadway improvements can be approved through the Administrative Amendment process upon the determination and mutual agreement of Petitioner, CDOT, and Planning Director, provided, however, the proposed alternate transportation improvements provide (in the aggregate) comparable transportation network benefits to the improvements identified in this Petition.

g. **Access to Streets.** Access to the Site will be from Shamrock Drive as generally depicted on the Rezoning Plan as well as internally through the Remainder of the Aldersgate Campus and subject to adjustments as set forth below.

h. **Driveways/Pedestrian Connections.** Subject to the Optional Provisions set forth on Section 2 above, the private streets/driveways generally depicted on the Rezoning Plan will be designed as indicated on the Rezoning Plan and treated as driveways. Driveway and pedestrian connections generally depicted on the Rezoning Plan from adjoining properties may be allowed in the location(s) shown on the Rezoning Plan subject to development issues and other constraints reasonably determined by Petitioner.

i. **Alignment/Locations of Driveways.** The exact alignment, dimensions and locations of the access points to the Site, the driveways on the Site and streetscape cross-sections on the Site may be modified from the elements shown on the Rezoning Plan provided that the overall design intent is not materially altered.

j. **Right-of-Way Dedication.** The Petitioner will dedicate and convey via a fee simple deed any additional right-of-way indicated on the proposed site plan prior to the issuance of the first certificate of occupancy. Right-of-way conveyance to be located two feet behind the sidewalk or a two (2) foot utility easement to be provided behind the sidewalk if two (2) feet right-of-way cannot be conveyed behind the sidewalk.

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Aldersgate Rezoning #2020-160
Proposed Rezoning Development Standards
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Charlotte, NC 28215
Date 10/02/2020 :REZONING SUBMITTAL
Project ID: 17048
RZ-04
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5. **Setbacks, Streetscape Improvements, Side Yards, & Buffers.**
- a. **Shamrock Drive.** The right of way along Shamrock Drive shall be 100' 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 façade 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 façade 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 façade 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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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

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Aldersgate Rezoning #2020-160

3800 Shamrock Drive
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Date: 10/02/2020 REZONING SUBMITTAL

Project ID: 17048

Proposed Rezoning Development Standards

RZ-04.1

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