

STEELE CREEK CCRC PETITION NUMBER 2022-214 SITE DATA

PROPERTIES IN THIS ZONING ACTION TON

IPN	AREA
199 06 112	2.900 AC
199 06 119	0.961 AC
199 06 110	9.190 AC
199 06 126	2.265 AC
199 06 111	1.043 AC
TOTAL AREA	16.359 AC

PROPOSED R/W DEDICATION: 1.876 AC (NCDOT IMPROVEMENTS+2 NEW PUBLIC STREETS)

EXISTING ZONING: R-3 PROPOSED ZONING: UR-2 (CD)

PROPOSED USE: CONTINUING CARE RETIREMENT COMMUNITY INDEPENDENT LIVING 22 UNITS, QUADRAPLEX, DUPLEX SKILLED NURSING 100 BEDS ASSISTED 70 BEDS 194 UNITS/BEDS TOTAL

PROPOSED DENSITY IL COTTAGES SKILLED NURSING ASSISTED LIVING

4.39 AC, 22 UNITS = 5.01 UNITS/AC 6.31 AC, 100 BEDS = 15.85 BEDS/AC 3.54 AC, 70 BEDS = 19.77 BEDS/AC

PARKING REQUIRED INDEPENDENT LIVING (ATTACHED)

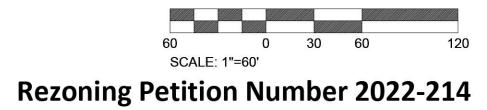
SKILLED NURSING (78,650 SF) ASSISTED LIVING (68,661 SF) TOTAL REQUIRED

TREE SAVE AREA REQUIRED: TREE SAVE AREA PROVIDED:

22 UNITS @ 0.25/UNIT = 6 SPACES 100 BEDS @ 1 PER 400 SF = 197 SPACES MAX, 0 MIN. 70 BEDS @ 1 PER 400 SF = 172 SPACES MAX, 0 MIN. 375 SPACES MAX, 6 MIN.

14.24 AC @ 15% = 2.136 AC AS REQUIRED













Sheet Title:

Date:

Revisions:

Rezoning

Project No: 17000450.02 07.20.2023

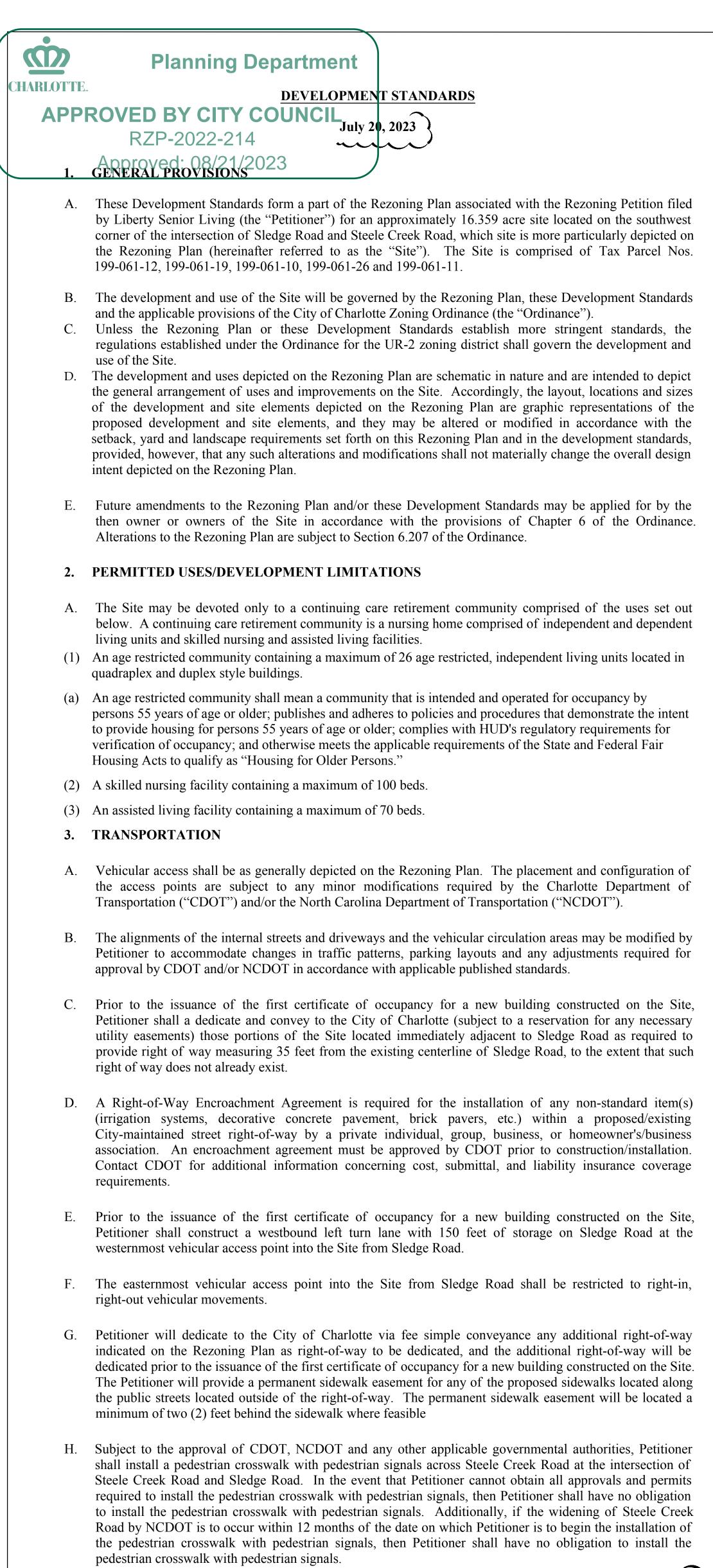




PRELIMINARY NOT FOR CONSTRUCTION

Seals:

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- All transportation improvements required to be constructed by Petitioner will be approved and constructed prior to the issuance of the first certificate of occupancy for a new building constructed on the Site.
- All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

4. ARCHITECTURAL STANDARDS

- A. The maximum height of any building constructed on the Site shall be governed by the terms of the Ordinance.
- The architectural and design standards set out below shall apply to the building to be located on the eastern edge of the Site that is designated as the "Assisted Living" building on the Rezoning Plan and the building to be located in the center of the Site that is designated as the "Skilled Nursing Facility" on the Rezoning Plan. These two buildings are collectively referred to as the "Healthcare Buildings" in this Section 4 of the Development Standards.
- (1) Required Exterior Building Materials: a minimum of 30% of the facades of the Healthcare Buildings that face a network required public or private street shall be comprised of brick, natural stone (or its synthetic equivalent), stucco or other material approved by the Planning Director. A facade is defined as the entire exterior surface area of the facade excluding windows, doors, trim, porches and balconies, so that windows, doors, trim, porches and balconies are not considered when calculating the minimum percentage of required exterior building materials.
- (2) Prohibited Exterior Building Materials:
- (aa) Vinyl siding (but not vinyl hand rails, windows, eaves, trim, doors, garage doors or door trim)
- (bb) Concrete Masonry Units not architecturally finished.
- (3) Building Placement and Site Design shall focus on and enhance the pedestrian environment through the following:
- (aa) Healthcare Buildings shall be placed so as to present a front or side facade to all network required streets (public or private).
- (bb) Driveways intended to serve single units shall be prohibited on all network required streets.
- (4) Building Massing and Height shall be designed to break up long monolithic building forms as follows:
- (aa) Healthcare Buildings exceeding 120 feet in length shall include one or more 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 2 feet extending through the building.
- (5) Architectural Elevation Design elevations shall be designed to create visual interest as follows:
- (aa) Elevations of Healthcare Buildings 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.
- (bb) Elevations of Healthcare Buildings shall be designed with a recognizable architectural base on all facades facing network required public or private streets. Such base may be executed through the use of the required exterior building materials (Note 4.B.(1) above), changes in materials, articulated architectural facade features and/or color changes.
- (cc) Elevations of Healthcare Buildings facing network required public or private 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.
- (6) Roof Form and Articulation roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:
- (aa) Long pitched or flat roof lines shall avoid continuous expanses without variation by including changes in height and/or roof form, to include but not be limited to gables, hips, dormers or parapets.
- (bb) For pitched roofs, the minimum allowed is 4:12 excluding buildings with a flat roof and parapet walls.
- (cc) Roof top HVAC and related mechanical equipment will be screened from public view at grade from the nearest street.
- (7) Service Area Screening service areas such as dumpsters, refuse areas, recycling and storage shall be screened from view with materials and design to be compatible with principal structures. Such design shall include a minimum 20 percent masonry veneer or a Class B buffer not less than 10' in depth at all above grade perimeters not paved for access.

5. STREETSCAPE/LANDSCAPE AREAS

- A. A minimum 8 foot wide planting strip and a minimum 12 foot wide multi-use path shall be installed along the Site's frontages on Sledge Road and Steele Creek Road. These multi-use paths, or portions thereof, may be located in a sidewalk utility easement.
- B. A minimum 8 foot wide planting strip and a minimum 5 foot wide sidewalk shall be installed along both sides of the internal public streets to be located on the Site.
- A minimum 37.5 foot wide landscape area planted to the standards of a Class C buffer shall be established along those portions of the Site's boundary lines that are more particularly depicted on the Rezoning Plan.

6. ENVIRONMENTAL FEATURES

- A. Development of the Site shall comply with the requirements of the City of Charlotte Tree Ordinance.
- B. Petitioner shall comply with the Charlotte City Council approved and adopted Post-Construction Stormwater Ordinance.

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A. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.

C. C.

Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.

Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.





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LIBERTY Senior Living

Corp. NC License: F-1320

PRELIMINARY NOT FOR CONSTRUCTION

Seals:

