



STEELE CREEK CCRC PETITION NUMBER 2022-214
SITE DATA

PROPERTIES IN THIS ZONING ACTION	
TPN	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
TOTAL	194 UNITS/BEDS

PROPOSED DENSITY	
IL COTTAGES	4.39 AC, 22 UNITS = 5.01 UNITS/AC
SKILLED NURSING	6.31 AC, 100 BEDS = 15.85 BEDS/AC
ASSISTED LIVING	3.54 AC, 70 BEDS = 19.77 BEDS/AC

PARKING REQUIRED	
INDEPENDENT LIVING (ATTACHED)	22 UNITS @ 0.25/UNIT = 6 SPACES
SKILLED NURSING (78,650 SF)	100 BEDS @ 1 PER 400 SF = 197 SPACES MAX, 0 MIN.
ASSISTED LIVING (68,661 SF)	70 BEDS @ 1 PER 400 SF = 172 SPACES MAX, 0 MIN.
TOTAL REQUIRED	375 SPACES MAX, 6 MIN.

TREE SAVE AREA REQUIRED: 14.24 AC @ 15% = 2.136 AC
TREE SAVE AREA PROVIDED: AS REQUIRED



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Seals:

PRELIMINARY
NOT FOR
CONSTRUCTION

Corp. NC License: F-1320



LHC Steel Creek CCRC
Sledge Road
Charlotte, North Carolina

Project No: 17000450.02
Date: 07.20.2023
Revisions:

Sheet Title:
Rezoning
Site Plan

Sheet No:
RZ-1

1. GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Liberty Senior Living (the “Petitioner”) for an approximately 16.359 acre site located on the southwest corner of the intersection of Sledge Road and Steele Creek Road, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the “Site”). The Site is comprised of Tax Parcel Nos. 199-061-12, 199-061-19, 199-061-10, 199-061-26 and 199-061-11.
- B. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the “Ordinance”).
- C. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-2 zoning district shall govern the development and use of the Site.
- D. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard and landscape requirements set forth on this Rezoning Plan and in the development standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.
- E. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

- A. The Site may be devoted only to a continuing care retirement community comprised of the uses set out below. A continuing care retirement community is a nursing home comprised of independent and dependent living units and skilled nursing and assisted living facilities.
- (1) An age restricted community containing a maximum of 26 age restricted, independent living units located in quadraplex and duplex style buildings.
- (a) An age restricted community shall mean a community that is intended and operated for occupancy by persons 55 years of age or older; publishes and adheres to policies and procedures that demonstrate the intent to provide housing for persons 55 years of age or older; complies with HUD's regulatory requirements for verification of occupancy; and otherwise meets the applicable requirements of the State and Federal Fair Housing Acts to qualify as “Housing for Older Persons.”
- (2) A skilled nursing facility containing a maximum of 100 beds.
- (3) An assisted living facility containing a maximum of 70 beds.

3. TRANSPORTATION

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by the Charlotte Department of Transportation (“CDOT”) and/or the North Carolina Department of Transportation (“NCDOT”).
- B. The alignments of the internal streets and driveways and the vehicular circulation areas may be modified by Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT and/or NCDOT in accordance with applicable published standards.
- C. Prior to the issuance of the first certificate of occupancy for a new building constructed on the Site, Petitioner shall dedicate and convey to the City of Charlotte (subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to Sledge Road as required to provide right of way measuring 35 feet from the existing centerline of Sledge Road, to the extent that such right of way does not already exist.
- D. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.
- E. Prior to the issuance of the first certificate of occupancy for a new building constructed on the Site, Petitioner shall construct a westbound left turn lane with 150 feet of storage on Sledge Road at the westernmost vehicular access point into the Site from Sledge Road.
- F. The easternmost vehicular access point into the Site from Sledge Road shall be restricted to right-in, right-out vehicular movements.
- G. Petitioner will dedicate to the City of Charlotte via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, and the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy for a new building constructed on the Site. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks located along the public streets located outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible
- H. Subject to the approval of CDOT, NCDOT and any other applicable governmental authorities, Petitioner shall install a pedestrian crosswalk with pedestrian signals across Steele Creek Road at the intersection of Steele Creek Road and Sledge Road. In the event that Petitioner cannot obtain all approvals and permits required to install the pedestrian crosswalk with pedestrian signals, then Petitioner shall have no obligation to install the pedestrian crosswalk with pedestrian signals. Additionally, if the widening of Steele Creek Road by NCDOT is to occur within 12 months of the date on which Petitioner is to begin the installation of the pedestrian crosswalk with pedestrian signals, then Petitioner shall have no obligation to install the pedestrian crosswalk with pedestrian signals.
- I. 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.
- J. 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.
- B. 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.
- C. 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.

7. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- 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.
- B. Throughout these Development Standards, the term “Petitioner” shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
- C. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.