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# SITE SUMMARY

ACREAGE: TAX PARCEL #S: EXISTING ZONING: PROPOSED ZONING: PROPOSED USE: BUILDING HEIGHT: BUILDING FLOOR AREA: PARKING:

15.01 AC ± (653,836 SF) TOTAL 211-63-298 & 211-36-118 R-3 INST (CD) ASSISTED LIVING AND INDEPENDENT LIVING 40' HT. (OR AS PRESCRIBED BY THE ORDINANCE) 0.50 MAX F.A.R. AS PRESCRIBED BY THE ORDINANCE

# DEVELOPMENT DATA

# General Provisions:

- a. Development of the Site will be controlled by the standards depicted on this Technical Data Sheet (Site Plan) and by the standards of the Charlotte Zoning Ordinance. The development depicted on this Site Plan is intended to reflect the arrangement of proposed uses on the Site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.
- b. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and site development, may apply to the development of this Site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this Site Plan. Unless specifically noted in the conditions for this Site Plan, these other standard development requirements will be applied to the development of this Site as defined by those other city ordinances.
- c. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

### Purpose:

The purpose of this petition is to provide for the renovation and expansion of an existing independent and assisted living facility. To achieve this purpose, the application seeks to rezone the site to the Institutional (CD) classification.

#### Permitted Uses:

Uses allowed on the property included in this Petition will be an independent and assisted living facility and related accessory uses as are permitted in the Institutional district.

#### Transportation:

- a. The Site will have access via a driveway to Carmel Road and to Colony Road as generally identified on the Site Plan.
- b. Parking areas are generally indicated on the Site Plan.

# Architectural Standards:

The development of the Site will be governed by the district regulations of the Zoning Ordinance for the Institutional district.

# Streetscape and Landscaping:

Reserved

#### Environmental Features: Reserved

Reserved

Parks, Greenways, and Open Space:

# Fire Protection:

Reserved

# Signage:

Reserved

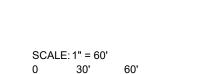
## Lighting:

a. Freestanding lighting on the site will utilize full cut-off luminaries.

### Phasing:

Reserved

# Initial Submission- 6-24-22, 1.0



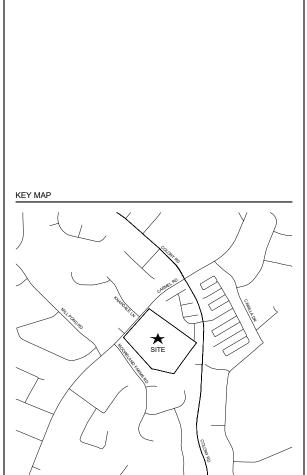




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CARMEL HILLS RETIREMENT COMMUNITY 2801 CARMEL RD CHARLOTTE, NC 28226

CLIENT / OWNER



# CARMEL HILLS **SENIOR LIVING**

PROJECT NUMBER

# 21102

DATE 06-24-2022

# ISSUED FOR **CITY STAFF REVIEW**

REVISIONS

NO. DATE DESCRIPTION BY

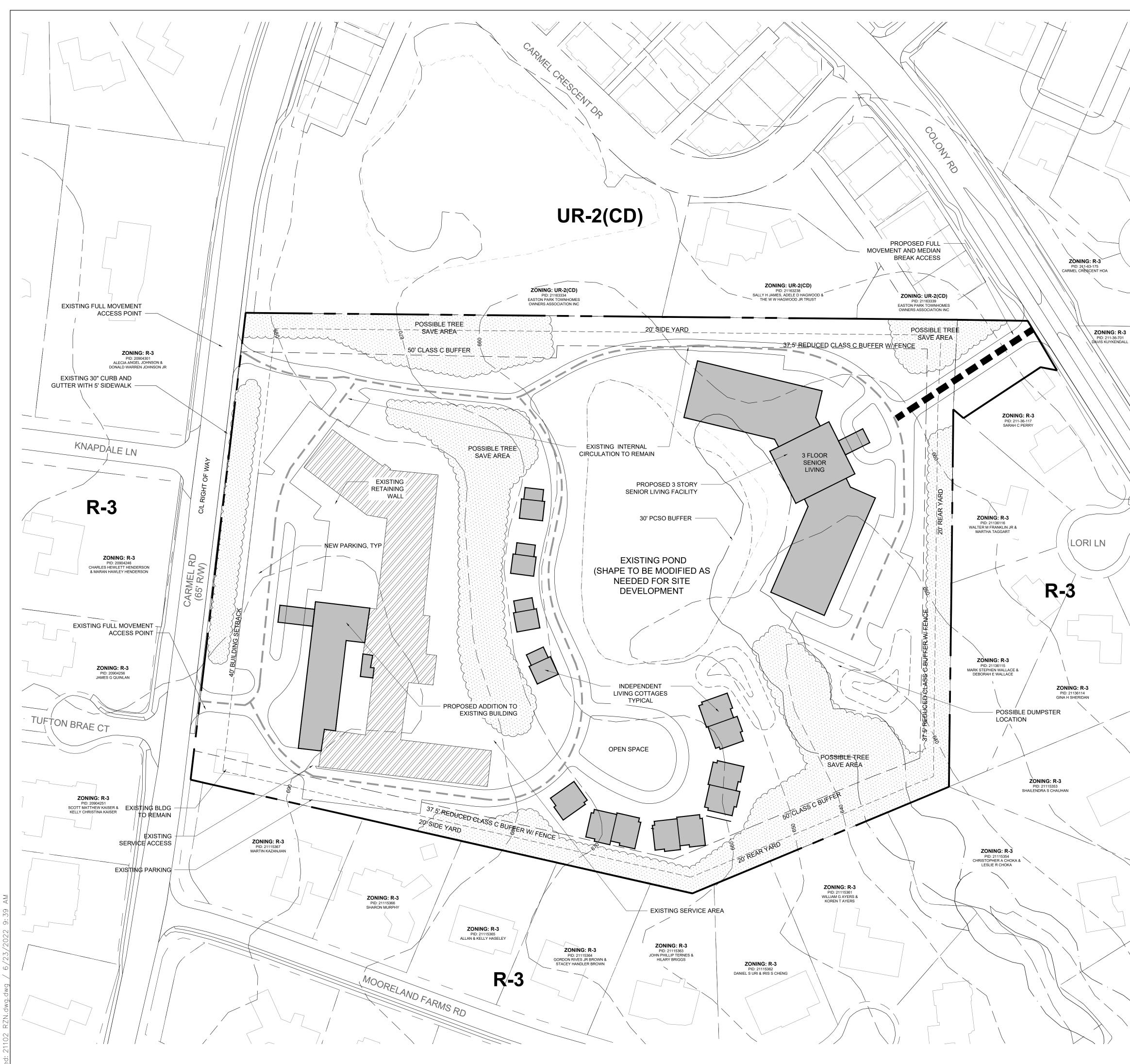
#### PROJ. MANAGER: BS DRAWN BY: KO CHECKED BY: ----

SCALE AS INDICATED

DRAWING TECHNICAL DATA SHEET



ORIGINAL SHEET SIZE: 24" X 36"



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		KEY MAP
		PROJECT NUMBER    21102    DATE    06-24-2022    ISSUED FOR    CITY STAFF REVIEW    REVISIONS    NO.  DATE  DESCRIPTION  BY
SCALE: 1" = 60' 0 30'	60' 120'	scale AS INDICATED DRAWING SCHEMATIC CONCEPT PLAN SUBJECT TO THE PROVISIONS OF ZONING ORDINANCE SECTION 6.2 <b>RZ-2</b>