




EXISTING PROPERTY ZONED
UR-2 (CO)

**STEELE CREEK CCRC
SITE DATA**

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


EXISTING ZONING:	R-3
PROPOSED ZONING:	UR-2 (CD)
PROPOSED USE:	CONTINUING CARE RETIREMENT COMMUNITY
INDEPENDENT LIVING	26 UNITS, QUADRAPLEX, DUPLEX
SKILLED NURSING	100 BEDS
ASSISTED	70 BEDS
TOTAL	196 UNITS/BEDS
PROPOSED DENSITY	11.98 UNITS/AC
PARKING REQUIRED	
INDEPENDENT LIVING	26 UNITS @ 1.5/UNIT = 39 SPACES
SKILLED NURSING	100 BEDS @ 1 PER 3 BEDS = 34 SPACES
ASSISTED LIVING	70 BEDS @ 1 PER 3 BEDS = 24 SPACES
TOTAL REQUIRED	97 SPACES
PARKING PROVIDED:	IL - 52, SNF - 82, AL - 72 = 206 TOTAL SPACES
TREE SAVE AREA REQUIRED:	16.359 @ 15% = 2.45 AC
TREE SAVE AREA PROVIDED:	2.49 AC



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Seals:

Corp. NC License: F-1320

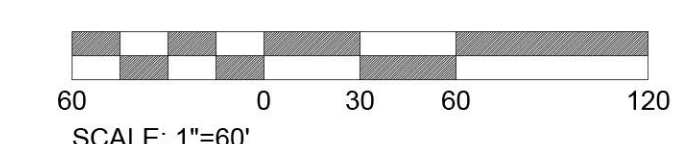


LHC Steel Creek CCRC
Sledge Road
Charlotte, North Carolina

Project No: 17000450.02
Date: 11.21.2022
Revisions:

Sheet Title:

Sheet No:



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DEVELOPMENT STANDARDS

November 21, 2022

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 quadrplex 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.

4. ARCHITECTURAL STANDARDS

- A. The maximum height of any building constructed on the Site shall be governed by the terms of the Ordinance.

5. STREETScape/LANDSCAPE AREAS

- A. A minimum 8 foot wide planting strip and a minimum 6’ foot wide sidewalk shall be installed along the Site’s frontages on Sledge Road and Steele Creek Road. These sidewalks, 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 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.



Seals:

PRELIMINARY
NOT FOR
CONSTRUCTION

Corp. NC License: F-1320



LHC Steel Creek CCRC
Sledge Road
Charlotte, North Carolina

Project No: 17000450.02
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Sheet Title:

Development
Standards

Sheet No:

RZ-2

Rezoning Petition Number _____

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