



1. **Developmental Data Table**

a. Site Acreage:	2.18 +/- acres
b. Tax Parcel:	043-221-01 portion of
c. Existing Zoning:	MX-2 (innovative)
d. Proposed Zoning:	Institutional (CD) Δ
e. Existing Use:	Vacant land
f. Proposed Use:	40 bed assisted care facility
g. Building Area:	25,000 +/- s.f., single story
h. Floor Area Ratio:	0.26 (0.50 max allowed)
i. Maximum Building Height:	40'
j. Parking Spaces:	As required by the ordinance Δ
2. **General Provisions**
 - a. Unless other standards are established by the Rezoning Plan, or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "ordinance") for the Institutional zoning district shall be followed in connection with the development taking place on this approximately 2.18 acre site located on Harris Woods Boulevard and David Cox Road (the "Site", which Site is more particularly depicted on the Rezoning Plan.
 - b. The development depicted on the Rezoning Plan is intended to reflect the arrangement of the proposed use on the Site, but the final configuration, placement and size of the individual Site elements may be altered or modified within the limits prescribed by the Ordinance and the standards established by the Rezoning Plan, and these Development Standards during design development and construction phases.
 - c. Changes to the rezoning plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance. Δ
3. **Permitted Uses**
 - a. The site will be developed for a 40 bed dependent living facility as permitted uses under the Ordinance in the Institutional zoning district. Δ
 - b. The proposed building on the Site will satisfy or exceed the setback, side yard, rear yard, screening and buffer requirements established under the Ordinance for the Institutional zoning district.
4. **Transportation**
 - a. Harris Woods Boulevard extension will be a public street and the existing street cross-section will be continued with a five-foot sidewalk and 8-foot planting strip along both sides of the street extension as shown on the Rezoning Plan.
 - b. The extension of Harris Woods Boulevard will be platted prior to the first certificate of occupancy.
 - c. Parking will be surface parking as shown on the Rezoning Plan. Long term bicycle parking will be located within the facility. Short term bicycle parking will be located as required by the Ordinance. Δ
 - d. David Cox Road shall be improved per the cross-section detail. Δ
 - e. The proposed driveway connections to Harris Woods Boulevard will require driveway permits from CDOT. Exact driveway locations, type and width to be determined by CDOT.
 - f. Two 35'x35' site triangles are required for the street entrances onto Harris Woods Boulevard as indicated on the Rezoning Plan.
5. **Architectural Standards**
 - a. Proposed building will use similar exterior building materials to match the existing facility buildings. Exterior finishes will include face brick veneer and vinyl or fiber cement board siding.
 - b. Trash/dumpster enclosure shall be constructed of similar building materials as the proposed building.
 - c. All fencing shall meet all requirements of the Ordinance.
6. **Streetscape and Landscaping**
 - a. Screening shall conform to the standards and treatments specified in the Ordinance. All landscaping installed on the Site will meet or exceed the requirements of the Ordinance.
 - b. The buffer between the site and the adjoining single family use shall be a 18' wide Class "C" buffer and landscaped as required in the Ordinance.
 - c. A 6' sidewalk will be installed along David Cox Road, as depicted on the Rezoning Plan. The sidewalk will be located outside of the proposed right of way within the setback as depicted on the Rezoning Plan. Petitioner will record a public access and maintenance easement.
 - d. Curb, gutter and sidewalk are required, in addition to any additional right-of-way along David Cox Road. Δ
7. **Parks, Greenways and Open Space**
 - a. Open space shall meet and or exceed the requirements of the Ordinance as depicted on the Rezoning Plan.
8. **Signage**
 - a. Signage will meet or exceed the requirements of the Ordinance.
9. **Lighting**
 - a. All exterior lighting shall meet or exceed the requirements of the Ordinance.
 - b. Any freestanding site lighting shall not exceed 25 feet in height. Δ
 - c. All freestanding and exterior lighting will be fully shielded and full cut-off type fixtures.
 - d. No wall-pack type exterior lighting will be allowed.
10. **Other**
 - a. Future amendments to the Rezoning Plan and 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.
 - b. If this Rezoning Petition is approved, all conditions applicable to the 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 the Petitioners and the current and subsequent owners of the Site and their respective successors in interest and assigns.
 - c. Throughout these Development Standards, the terms, "Petitioners" and "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioners or the owner or owners of the Site from time to time who may be involved in any future development thereof.
 - d. Per Section 12.529 in the Ordinance, a minimum 5-foot sidewalk connection must be provided to all streets adjoining the use. Δ



8510 McAlpine Park Drive
Suite 204
Charlotte, North Carolina
28211
704/366-3639
704/364-9578 FAX

PETITION #2012-096
EDENCARE, INC.



Proposed
**ALZHEIMER'S
ASSISTED
LIVING CENTER**
at
PRESTON HOUSE
phase III
Charlotte,
North Carolina

REZONING PLAN

Project 11510
Date 8/21/2012
Revisions
 Δ 10.11.12

**APPROVED BY
CITY COUNCIL**

DEC 17 2013

©W. Neill Fortune, Architect
This drawing is the property of W. Neill Fortune, Architect and is not to be reproduced or copied in whole or in part. It is not to be used on any other project, and is to be returned upon request.

Sheet
ASP1

