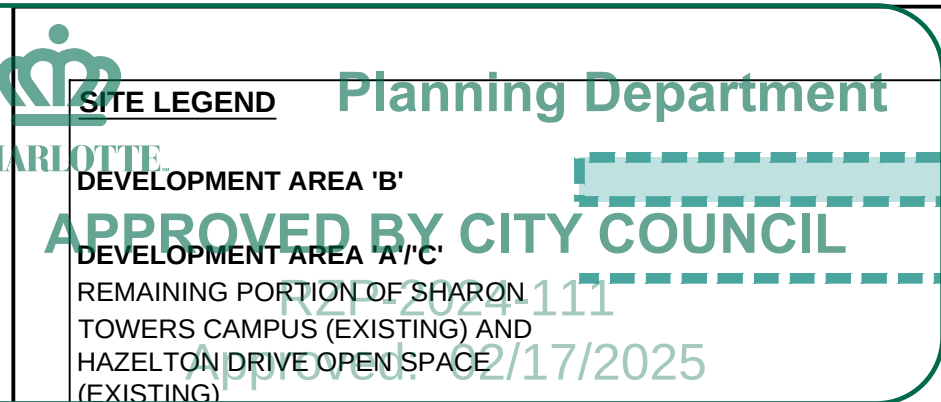


--ACREAGE: ± 27.27 ACRES
 --**TAX PARCEL #:** 179-051-04, 179-051-05, 179-051-06, 179-051-07, 179-051-09, 179-032-01, 179-032-02, 179-032-45, 179-032-47, AND 179-032-48.
 --**EXISTING ZONING:** INST(CD), MUDD-O, AND R-3(CD)
 --**PROPOSED ZONING:** INST(CD) SPA, MUDD-O SPA, MUDD-O, AND R-3(CD) SPA
 WITH FIVE (5) YEAR VESTED RIGHTS.
 --**EXISTING USES:** INSTITUTIONAL PRINCIPALLY FOR SENIOR HOUSING AND ASSOCIATED SENIOR CARE FACILITIES & OPEN SPACE
 --**PROPOSED USES:** USES ALLOWED IN INSTITUTIONAL DISTRICT FOR DEVELOPMENT AREA A AS MORE SPECIFICALLY DESCRIBED AND R-3(CD) DISTRICT FOR DEVELOPMENT AREA B AS MORE SPECIFICALLY DESCRIBED BELOW IN SECTION 3; USES ALLOWED IN THE MUDD-O DISTRICT FOR DEVELOPMENT AREA B AS MORE SPECIFICALLY DESCRIBED BELOW IN SECTION 3; USES ALLOWED IN THE R-3 DISTRICT FOR DEVELOPMENT AREA C AS MORE SPECIFICALLY DESCRIBED BELOW IN SECTION 3; AND USES ALLOWED IN THE R-3 DISTRICT FOR DEVELOPMENT AREA C AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3 WHICH WORDING SHALL CONTROL.
 --**MAXIMUM DEVELOPMENT LEVELS:** IN ACCORDANCE WITH THE TRANSFER/CONVERSION RIGHTS AND THE OTHER PROVISIONS OF SECTION 10.02 OF THE CITY OF DENVER ZONING ORDINANCE, DEVELOPMENT AREA A (INST(CD) SPA) MAY BE DEVELOPED WITH UP TO 65 AGE RESTRICTED RESIDENTIAL DWELLING UNITS AS ALLOWED WITHIN THE INST(CD) PORTION OF REZONING PETITION 2018-027 AND UP TO 336 AGE RESTRICTED RESIDENTIAL DWELLING UNITS AS ALLOWED WITHIN THE MUDD-O PORTION OF REZONING PETITION 2013-071; DEVELOPMENT AREA B (MUDD-O & MUDD-O SPA) MAY BE DEVELOPED WITH UP TO 65 AGE RESTRICTED RESIDENTIAL UNITS AND 40 ASSISTED LIVING UNITS AS PERMITTED WITHIN THE MUDD-O PORTION OF REZONING PETITION 2018-027 AND UP TO 336 AGE RESTRICTED RESIDENTIAL UNITS AS PERMITTED WITHIN THE R-3(CD) PORTION OF REZONING PETITION 2013-071; DEVELOPMENT AREA C (R-3(CD) SPA) MAY BE DEVELOPED AS AN OPEN SPACE AMENITY AREA.

NOTE DEVELOPMENT LEVEL HISTORY:

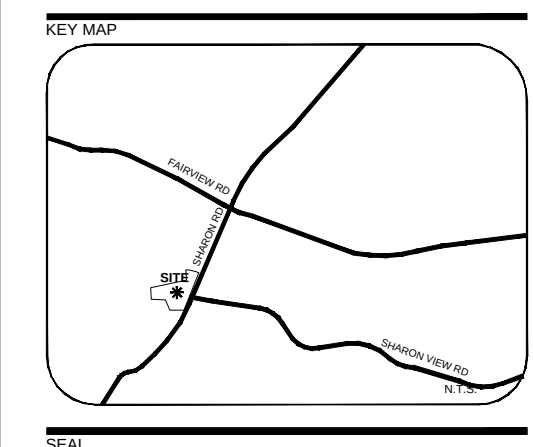
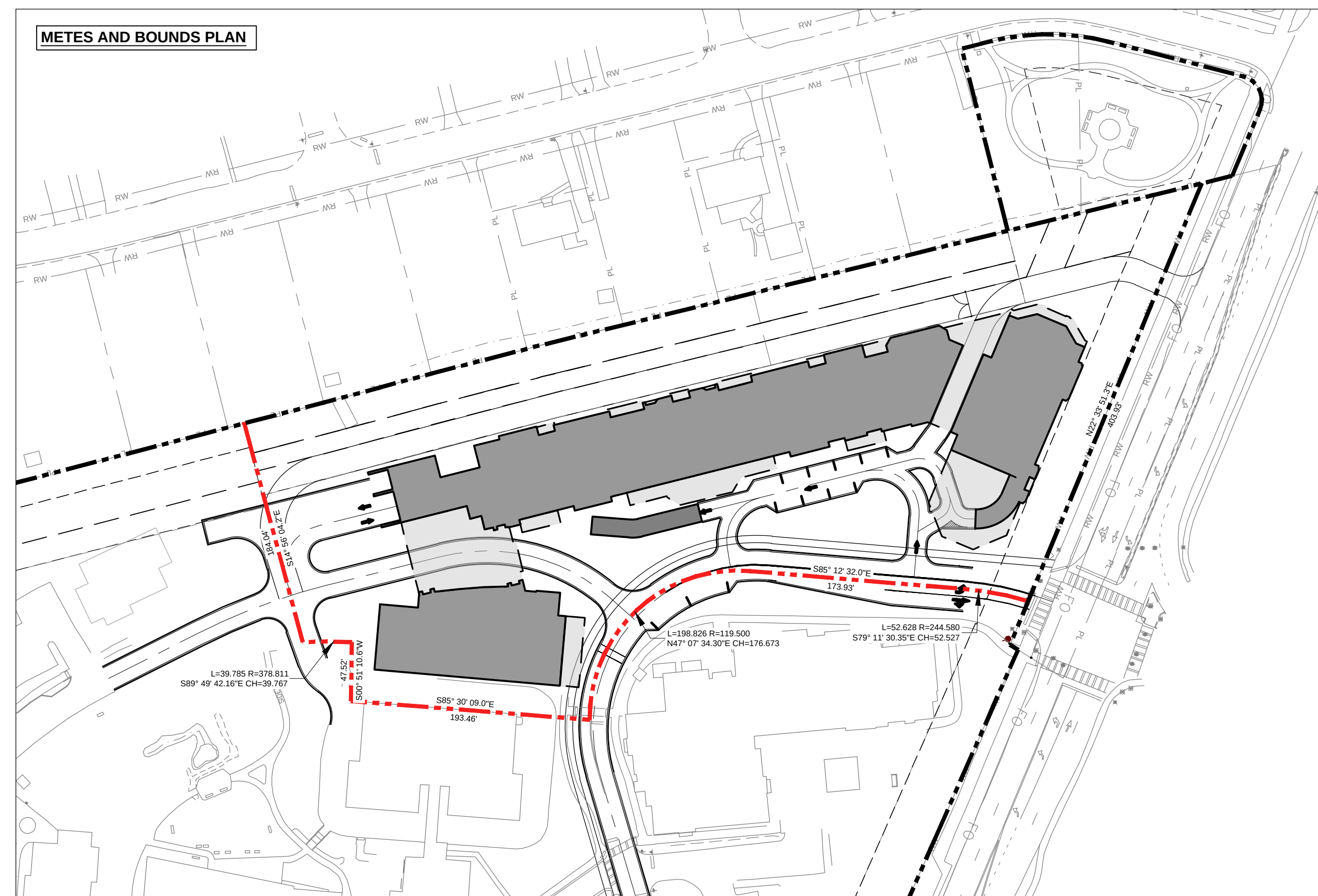
- REZONING PETITION 2013-071 ENTITLEMENTS - 336 AGE RESTRICTED RESIDENTIAL DWELLING UNITS, 96 SKILLED NURSING UNITS, AND 40 ASSISTED LIVING UNITS.
- REZONING PETITION 2018-027 ENTITLEMENTS - 466 AGE RESTRICTED RESIDENTIAL DWELLING UNITS (130-UNIT INCREASE), 96 SKILLED NURSING UNITS, AND 40 ASSISTED LIVING UNITS. 60,000 SQUARE FEET OF NON-RESIDENTIAL USES WERE ADDED.
- CURRENT REZONING PETITION ENTITLEMENTS - NO CHANGE FROM 2018 - 466 AGE RESTRICTED RESIDENTIAL DWELLING UNITS, 96 SKILLED NURSING UNITS, 40 ASSISTED LIVING UNITS, AND 60,000 SQUARE FEET OF NON-RESIDENTIAL USES

1. FOR BUILDINGS ALONG THE NORTHERN HAZELTON DRIVE EXTERNAL BOUNDARY, A MAXIMUM BUILDING HEIGHT OF 72 FEET SHALL APPLY IN PORTIONS OF BUILDINGS THAT ARE STEPPED BACK AT LEAST TEN (10) FEET FROM THE 68.75-FOOT WIDE BUILDING SETBACK/SEPARATION ALONG THE HAZELTON DRIVE EXTERNAL BOUNDARY AS IDENTIFIED ON THE REZONING PLAN OR THE 60-FOOT WIDE BUILDING SETBACK/SEPARATION FROM THE REMAINING EXTERIOR PROPERTY BOUNDARY. A MAXIMUM BUILDING HEIGHT AT SUCH BUILDING SETBACK/SEPARATION OF UP TO 60 FEET SHALL APPLY.
2. FOR THE BUILDINGS THAT CONTAIN APARTMENT STYLE INDEPENDENT LIVING UNITS ALONG THE WESTERN EASTBURN ROAD AND SUNNYBROOK DRIVE EXTERNAL BOUNDARY, THE BUILDINGS SHALL BE LIMITED TO THREE STORIES OVER A ONE STORY STRUCTURED PARKING FACILITY.
3. THE MAXIMUM HEIGHT IN STORIES OF THE NURSING AND SPECIAL CARE BUILDING ADDITION SHALL BE THREE STORIES OVER A ONE STORY STRUCTURE PARKING FACILITY, AND THE MAXIMUM HEIGHT IN STORIES OF THE COMMON AREAS BUILDING ADDITION SHALL BE TWO STORIES.
4. A MAXIMUM BUILDING HEIGHT OF 130 FEET SHALL APPLY TO EXISTING BUILDINGS AND THE REDEVELOPMENT OF AN EXISTING BUILDING ON THE SHARON CAMPUS. SUCH BUILDINGS SHALL BE LOCATED A MINIMUM OF 300 FEET FROM THE WESTERN EASTBURN ROAD AND SUNNYBROOK DRIVE EXTERNAL BOUNDARY AND THE NORTHERN HAZELTON DRIVE EXTERNAL BOUNDARY. PORTIONS OF A STRUCTURE WITHIN THE FIRST 100 FEET ARE LIMITED TO A MAXIMUM HEIGHT OF 50 FEET. PORTIONS OF A STRUCTURE LOCATED BETWEEN 100 AND 200 FEET ARE LIMITED TO A MAXIMUM HEIGHT OF 65 FEET. PORTIONS OF A STRUCTURE LOCATED BETWEEN 200 AND 300 FEET ARE LIMITED TO A MAXIMUM HEIGHT OF 75 FEET.

- **DEVELOPMENT AREA B** MAY HAVE A MAXIMUM BUILDING HEIGHT (AS MEASURED PER ORDINANCE BASED ON AVERAGE GRADE) OF UP TO 83 FEET AS MORE PARTICULARLY DESCRIBED IN SECTION 10.B BELOW. MAXIMUM HEIGHTS ARE LOCATED IN PORTIONS OF BUILDINGS THAT ARE STEPPED BACK AT LEAST TEN (10) FEET FROM THE 60 FOOT WIDE BUILDING SETBACK/SEPARATION FROM THE COMMON BOUNDARY WITH HAZELTON DRIVE. A MAXIMUM BUILDING HEIGHT AT SUCH 60 FOOT WIDE BUILDING SETBACK/SEPARATION OF UP TO 60 FEET BASED ON AVERAGE GRADE SHALL APPLY.

- **DEVELOPMENT AREA C.** NO PRINCIPAL BUILDINGS ARE ALLOWED IN DEVELOPMENT AREA C. ANY STRUCTURES WITHIN THE OPEN SPACE AMENITY AREA SHALL COMPLY WITH THE R-3 HEIGHT REGULATIONS.

GENERAL HEIGHT NOTE. HEIGHT TO BE MEASURED AS DESCRIBED IN THE ORDINANCE AND SHALL NOT INCLUDE ARCHITECTURAL ACCENT FEATURES SUCH AS THE PROPOSED CLOCK TOWER AND CHIMNEY FEATURES, IT BEING UNDERSTOOD THAT (I) THE CHIMNEY FEATURES AND OTHER ARCHITECTURAL ACCENT FEATURES MAY BE UP TO 10 FEET HIGHER THAN THE MAXIMUM HEIGHT OF THE BUILDING TO WHICH SUCH FEATURES ARE ATTACHED BUT EXCLUDING OCCUPIABLE SPACE WHICH SHALL BE SUBJECT TO THE ABOVE REFERENCED BUILDING HEIGHT LIMITATIONS AND (II) THE CLOCK TOWER FEATURE MAY EXCEED THE TEN (10) FEET HEIGHT LIMIT REFERENCED IN ITEM (I).



THE SHARON

REZONING
CHARLOTTE, NC
#2024-111

LANDDESIGN PROJ.3		
1024045		
REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
0	INITIAL REZONING SUBMITTAL	09/11/24
1	PER STAFF COMMENTS	11/11/24
2	PER STAFF COMMENTS	01/23/25
3	PER STAFF COMMENTS	02/10/25

SCALE

NORTH

VERT: N/A
HORZ: 1" = 100'



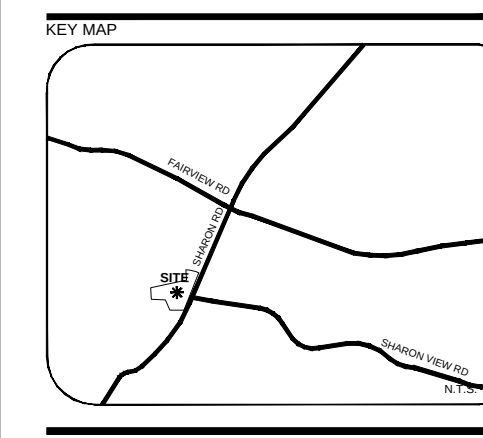
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SHEET TITLE

TECHNICAL DATA

SHEET NUMBER

RZ-2



THE SHARON

REZONING
CHARLOTTE, NC
#2024-111

[illegible]

SCALE

VERT: N/A
HORZ: 1" = 50'

0 25 50 100

NORTH



CONCEPTUAL SITE PLAN

SHEET NUMBER

RZ-3



REZONING
CHARLOTTE, NC
#2024-111

VERT: N/A
HORZ: AS SHOWN

CONCEPTUAL RENDERINGS

SHEET NUMBER _____

RZ-5

OPEN SPACE AREA ALONG HAZELTON DRIVE

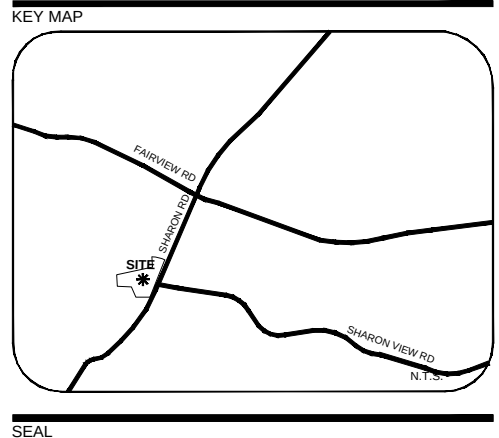
KEY MAP



OPEN SPACE COMMITMENTS

- PRESERVING .53 ACRES AT THE CORNER OF SHARON RD. & HAZELTON DR. FOR OPEN SPACE
- DIRECT PEDESTRIAN CONNECTIONS FROM NEIGHBORHOOD TO SHARON TOWERS
- SEE DEVELOPMENT STANDARDS FOR DETAILS

ANNE O. MOFFAT PARK



PROJECT

THE SHARON

REZONING

CHARLOTTE, NC

#2024-111

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2	PER STAFF COMMENTS	01/23/25
3	PER STAFF COMMENTS	02/10/25

SCALE: NORTH

VERT: N/A

HORIZ: AS SHOWN

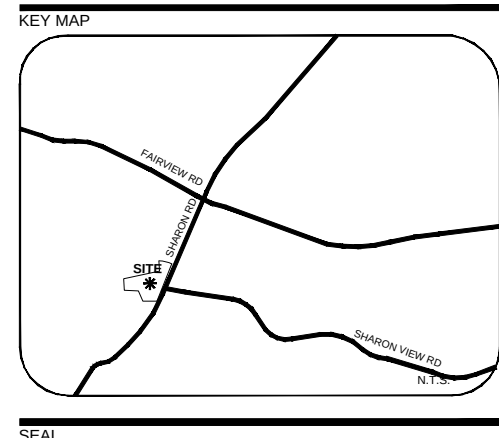
SHEET TITLE

OPEN SPACE AREA ALONG HAZELTON DRIVE

SHEET NUMBER

RZ-6

Approved: 02/17/2025



THE SHARON

REZONING
CHARLOTTE, NC
#2024-111

LANDDESIGN PROJ.# 1024045

[illegible]

SCALE NORTH

VERT: N/A
HORZ: AS SHOWN

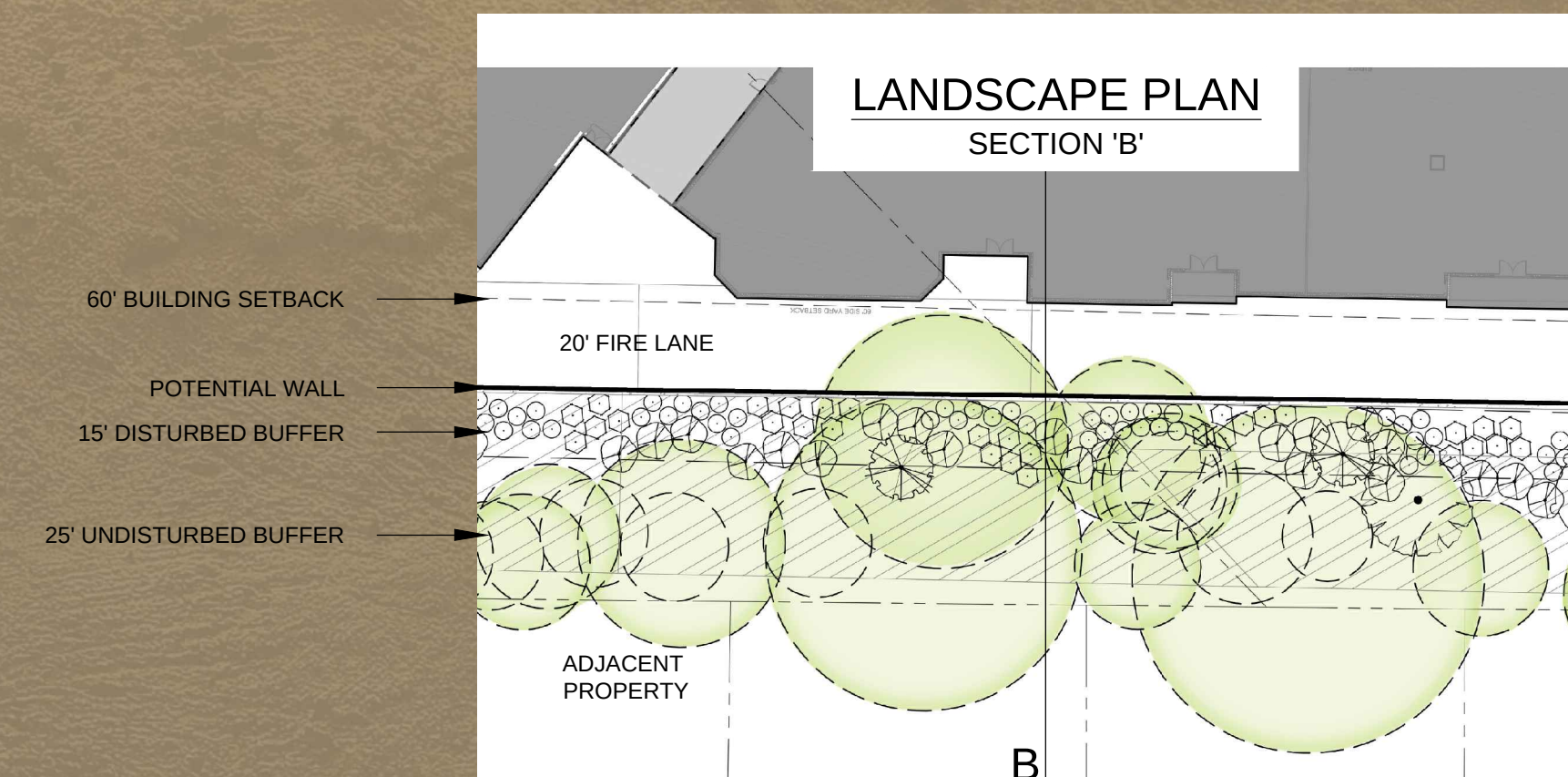
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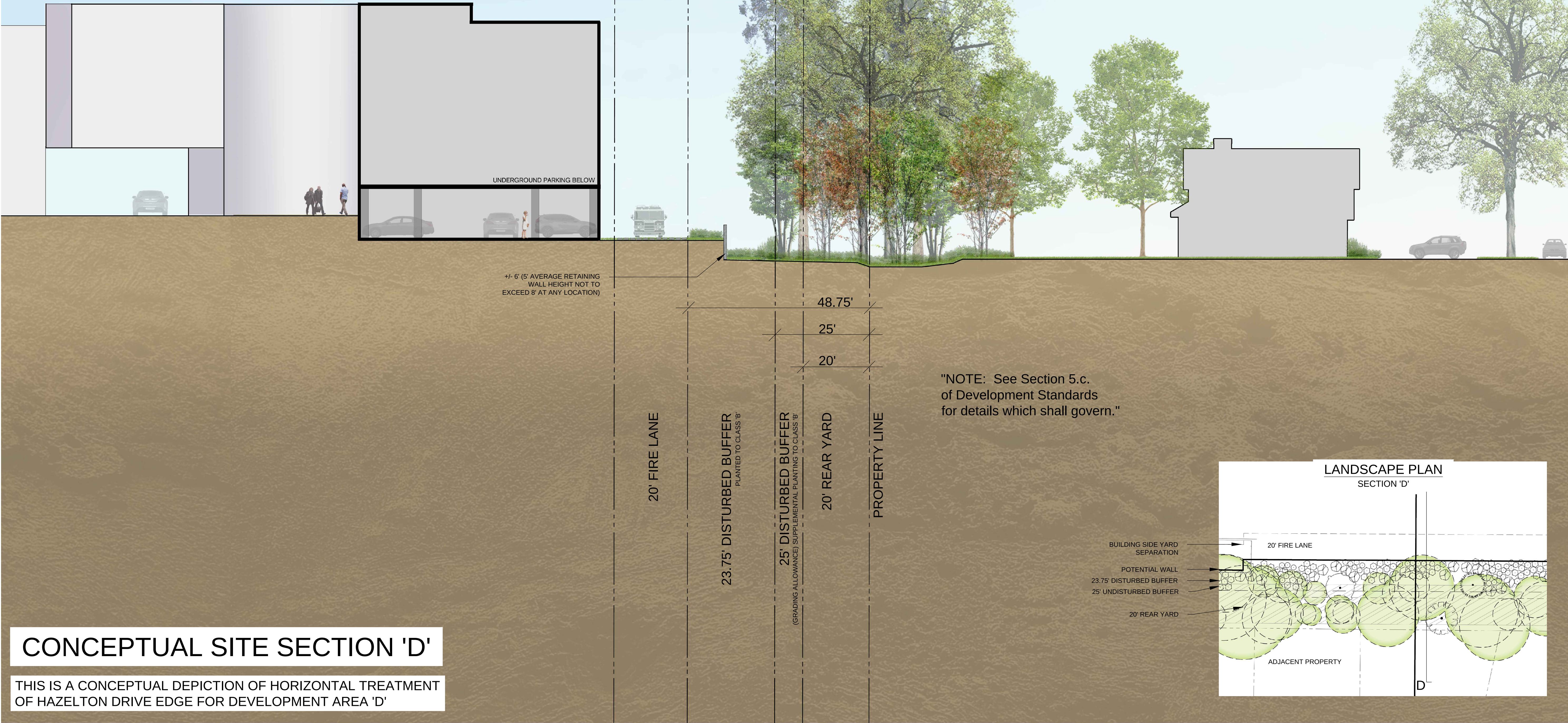
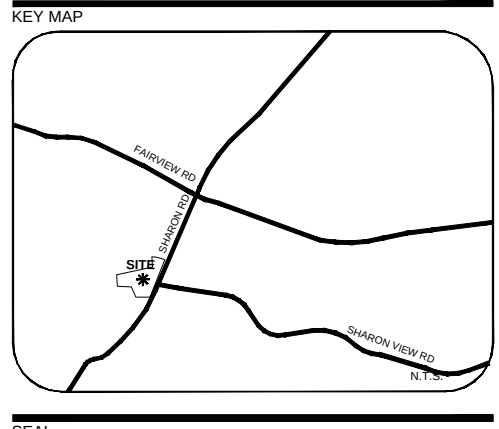
CONCEPTUAL SITE SECTION
- DEVELOPMENT AREA 'B'

RZ-7A

THIS IS A CONCEPTUAL DEPICTION OF HORIZONTAL TREATMENT
OF HAZELTON DRIVE EDGE FOR DEVELOPMENT AREA 'B'

"NOTE: See Section 5.c.
of Development Standards
for details which shall govern."





THE SHARON

REZONING
CHARLOTTE, NC
#2024-111

LANDDESIGN PROJ.# 1024045

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
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SCALE NORTH

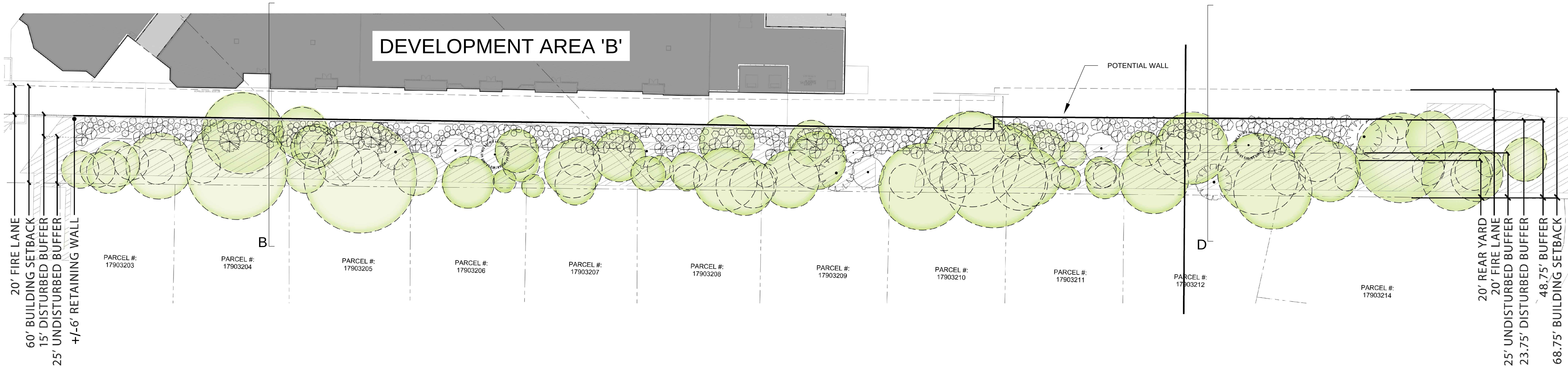
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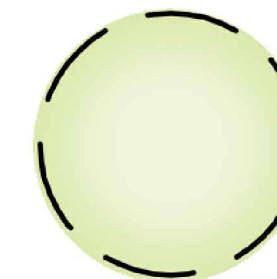
CONCEPTUAL SITE SECTION
- DEVELOPMENT AREA 'D'

SHEET NUMBER

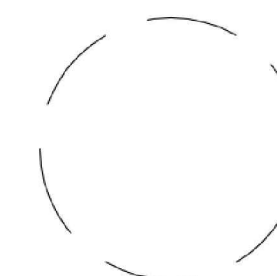
RZ-7B



EXISTING TREES LEGEND



EXISTING TREES TO REMAIN
(approximate)



EXISTING TREES TO BE REMOVED
(approximate)

BUFFER DESCRIPTION

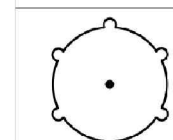
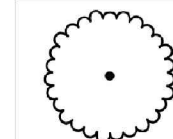
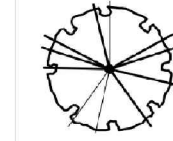
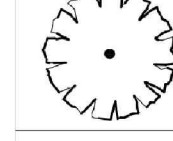
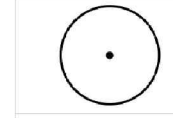
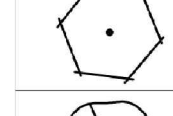
Undisturbed Buffer: Preserve all trees except for the clean up of unsightly underbrush or less mature trees of 3" caliper or less. No grading shall take place except in connection with unusual topography or site conditions, fences, required landscaping, and landscape maintainance as set forth in section 5.c.

Disturbed Buffer: Buffer area beyond the 25' undisturbed buffer to include replanting and 6' privacy fence.

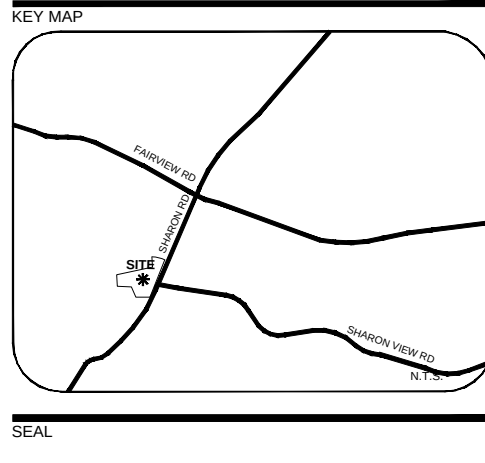
40' & 48.75' Total Buffer Area: Combined Disturbed and Undisturbed Buffer planted to Class B buffer standards

Note: Existing trees 7" caliper or less not reflected

CONCEPTUAL SUPPLEMENTAL PLANTING PLAN

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	HEIGHT
	ACE SAC	4	Acer saccharum 'Legacy'	Sugar Maple	B&B	2"	10-12'
	CER CCA	2	Cercis canadensis	Eastern Redbud	B&B	2"	10-12'
	ILEX AT	3	Ilex x attenuata 'Fosteri'	Foster Holly	B&B		8-10'
	PIN EVI	2	Pinus virginiana	Virginia Pine	B&B		10-12'
	QUER SH	4	Quercus shumardii	Shumard Red Oak	B&B	3" Cal.	14-16'
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	ABE GRA	137	Dystilium 'PIIDIST-I' 'Emerald Heights'	Dystilium Emerald Heights	#7	As Shown	24-36"
	FOR INT	140	Forsythia x intermedia	Border Forsythia		As Shown	24-36"
	VIB LEA	83	Viburnum rhytidophyllum	Leatherleaf Viburnum		As Shown	24-36"

N.T.S.



PROJECT

THE SHARON

REZONING
CHARLOTTE, NC
#2024-111

LANDDESIGN PROJ.# 1024045

REVISION / ISSUANCE

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0	INITIAL REZONING SUBMITTAL	09/11/24
1	PER STAFF COMMENTS	11/11/24
2	PER STAFF COMMENTS	01/23/25
3	PER STAFF COMMENTS	02/10/25

SCALE NORTH

VERT: N/A
HORZ: AS SHOWN

SHEET TITLE

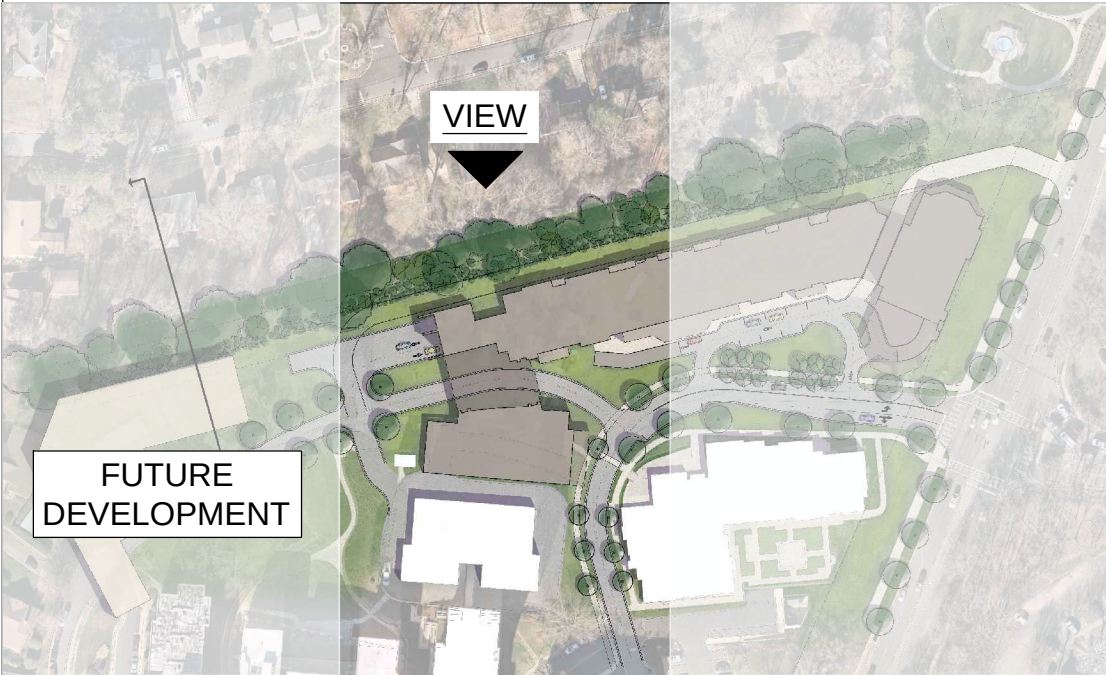
BUFFER EXHIBIT

SHEET NUMBER

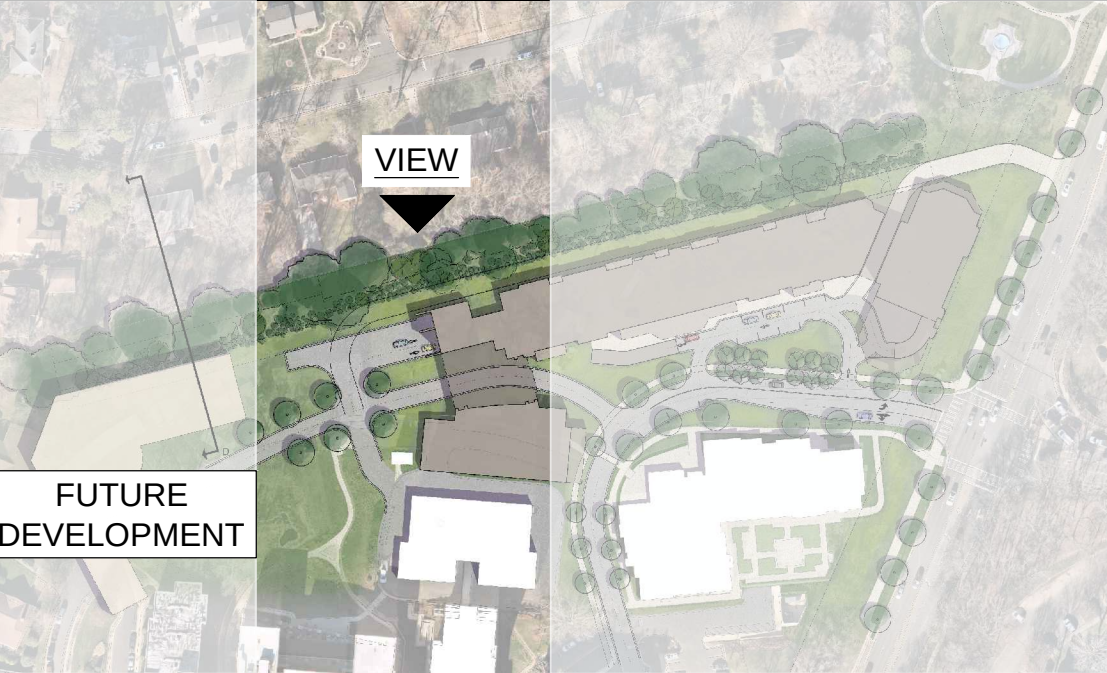
RZ-7B CONT



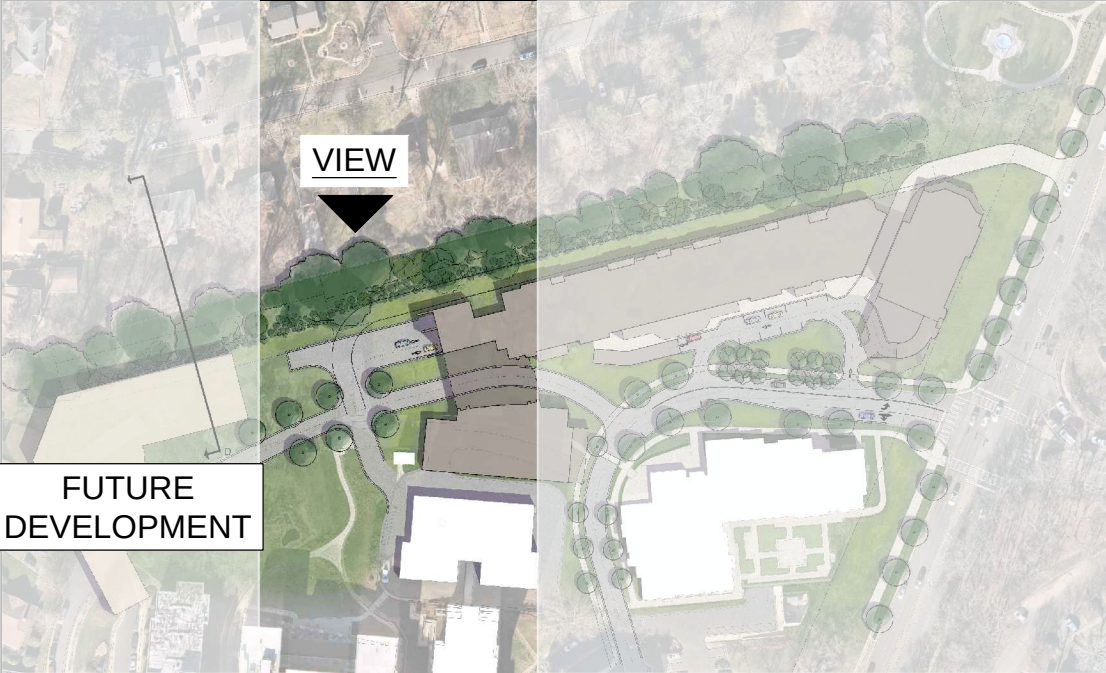
DEVELOPMENT AREA 'B' FROM OPEN SPACE



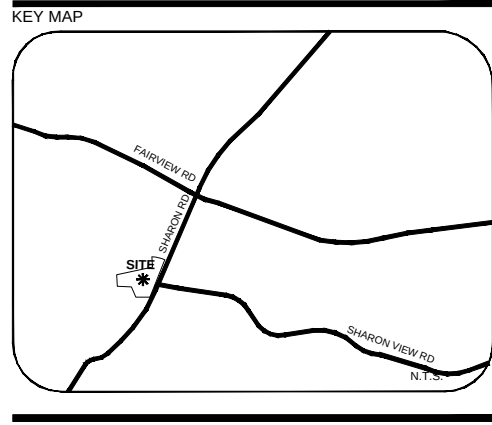
DEVELOPMENT AREA 'B' FROM HAZELTON EDGE



SEPARATION BETWEEN DEVELOPMENT AREAS 'B' & 'A' FROM HAZELTON EDGE



DEVELOPMENT AREA 'B' & 'A' FROM HAZELTON EDGE



SCALE

PROJECT

THE SHARON

REZONING
CHARLOTTE, NC
#2024-111

LANDDESIGN PROJ.# 1024045

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3	PER STAFF COMMENTS	02/10/25

SCALE NORTH

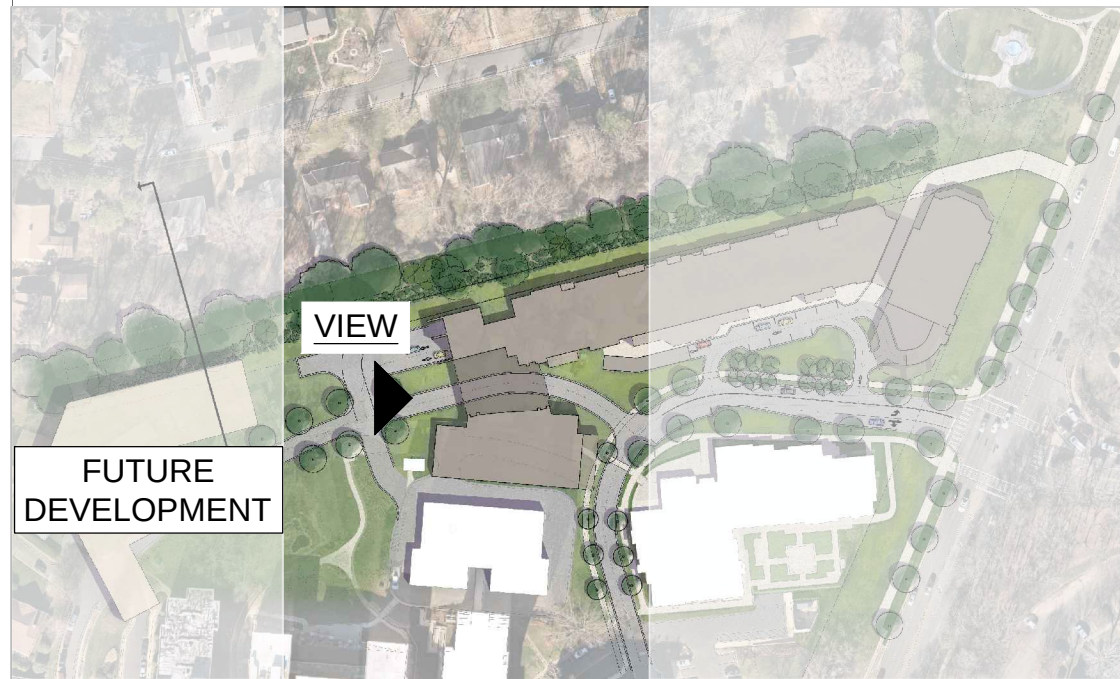
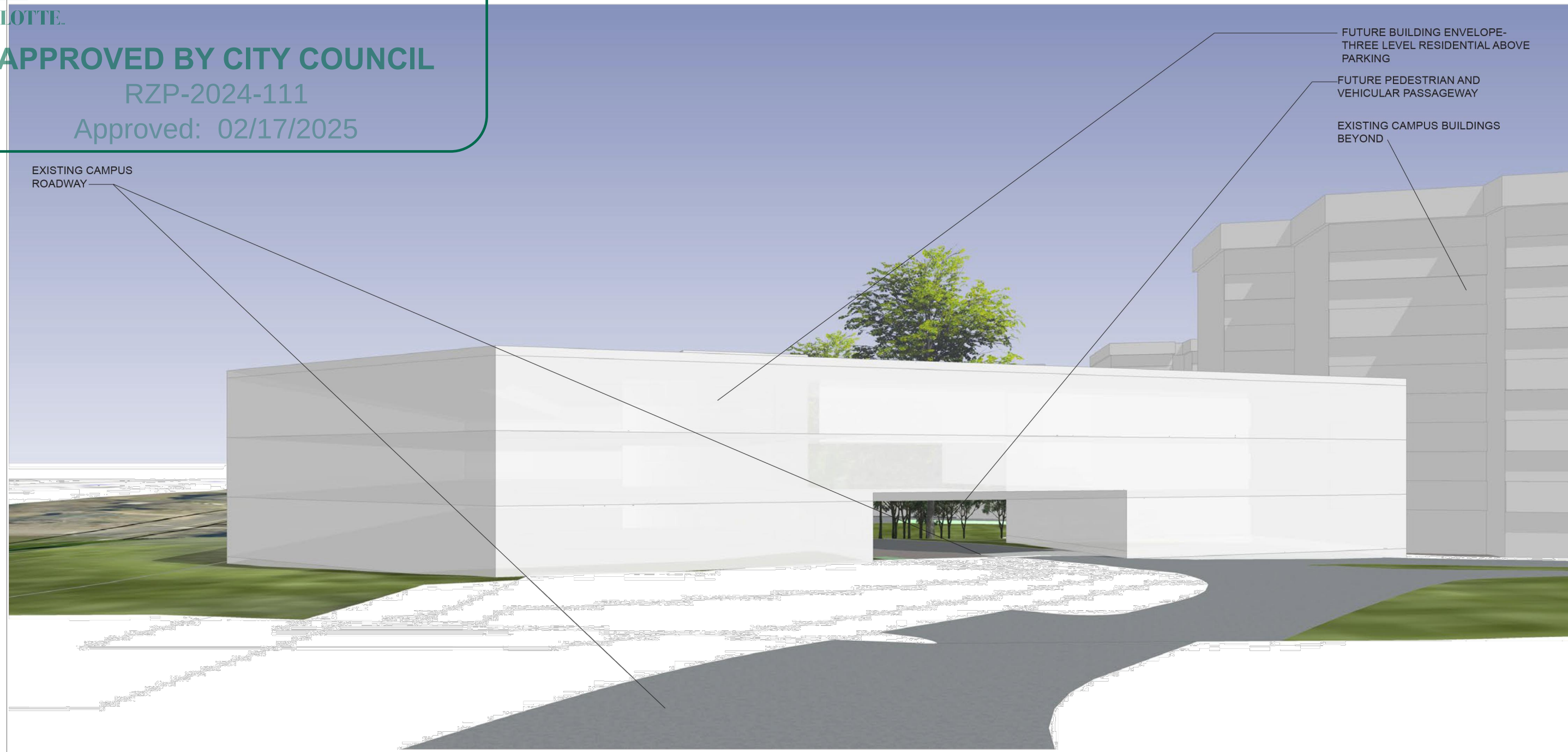
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PERSPECTIVES - PORTION
OF DEVELOPMENT AREAS 'B'
& 'C'

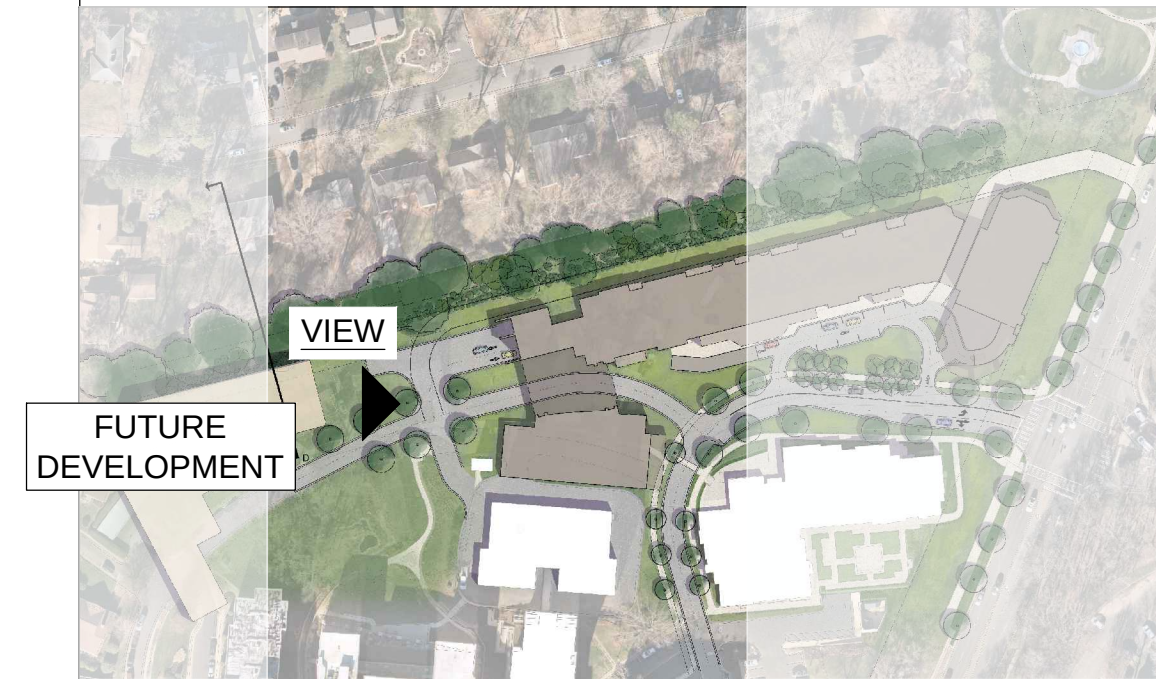
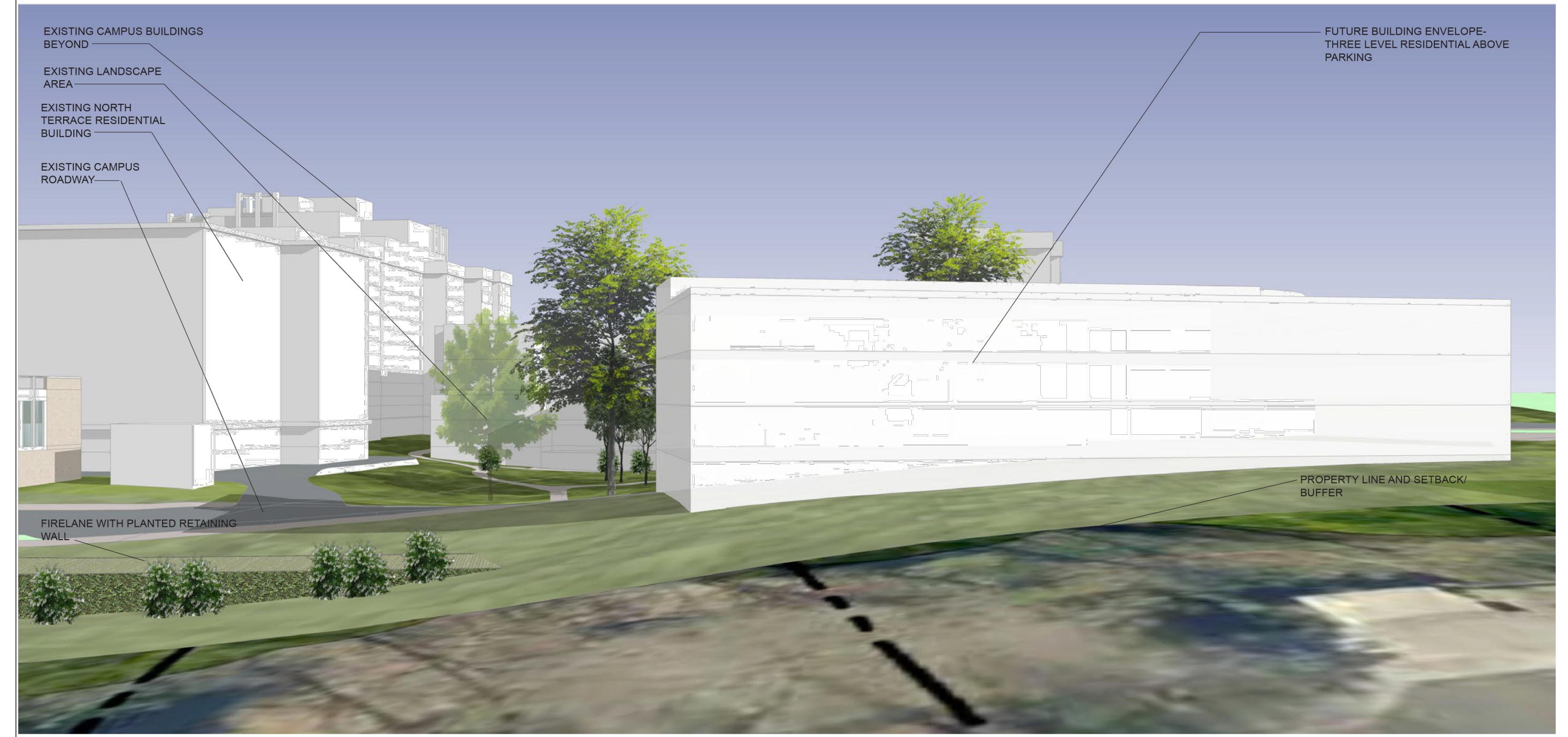
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RZ-8A

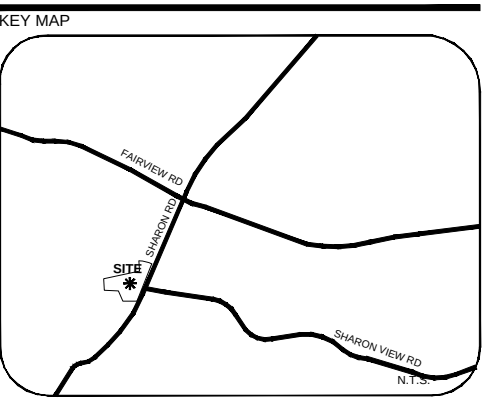
EXISTING CAMPUS
ROADWAY



DEVELOPMENT AREA 'B' & 'A' FROM PRIVATE DRIVE



DEVELOPMENT AREA 'B' & 'A' FROM HAZELTON EDGE



SEAL

PROJECT

THE SHARON

REZONING

CHARLOTTE, NC

2024-111

LANDDESIGN PROJ.# 10

REVISION / ISSUANCE

[illegible]

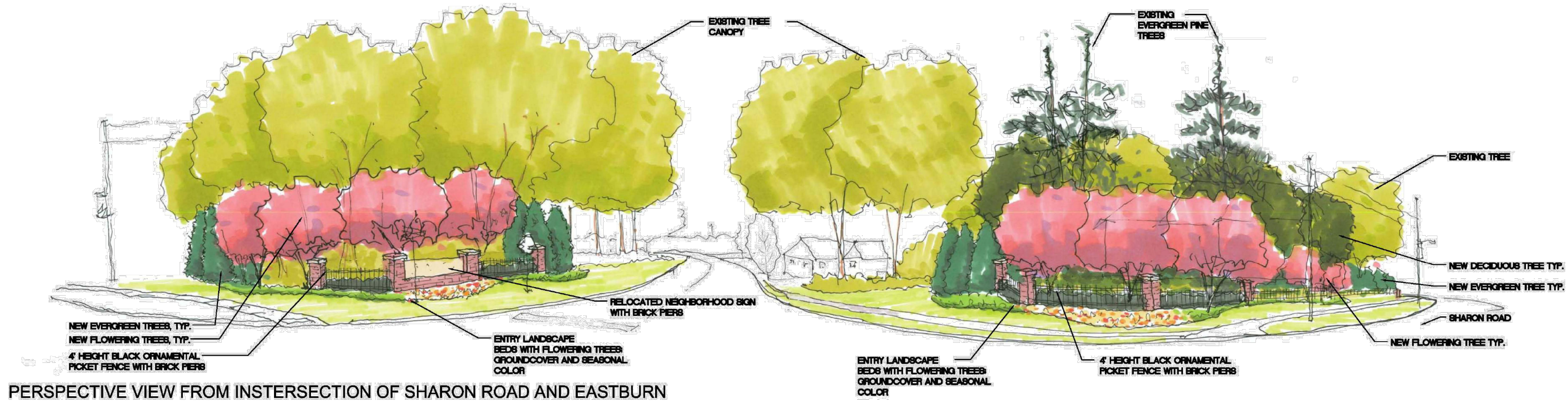
SCALE NORTH

VERT: N/A
HORZ: AS SHOWN

SHEET TITLE CONCEPTUAL
PERSPECTIVES - PORTION
OF DEVELOPMENT AREAS 'C'
& 'D'

SHEET NUMBER

RZ-8B



Attached to Administrative
Approval

Solomon A. Fortune SC

Solomon A. Fortune



Client:



Project:

Sharon Towers

5100 Sharon Road
Charlotte, NC
28210

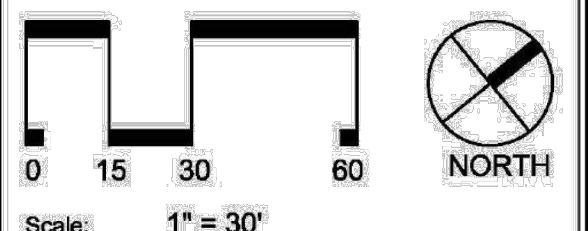
Vicinity map:



Seal:

Issued for:

No.	Date	Description

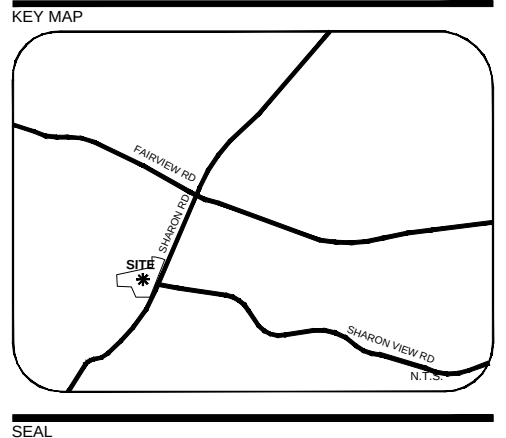


Title:

NEIGHBORHOOD
ENTRY
LANDSCAPE

Project number: X19016.00 Sheet:
Date: 11.15.2013
Drawn by:
Approved by:

RZ101



THE SHARON

REZONING
CHARLOTTE, NC
#2024-111

1024045

REVISION / ISSUANCE

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3	PER STAFF COMMENTS	02/10/25

SCALE NORTH

VERT: N/A
HORZ: AS SHOWN

NEIGHBORHOOD ENTRY
LANDSCAPE

RZ-9

**3731 Latrobe Drive
Charlotte, NC 28211
704.365.3941 phone
704.365.3942 fax**

title:
Sharon Towers

location:
5100 Sharon Road
Charlotte, NC
28210

CONSTRUCTION DOCUMENTS

seals

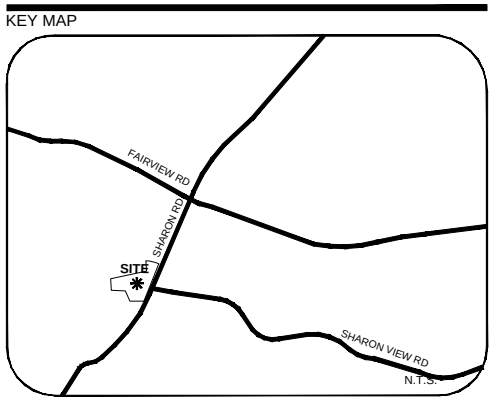
© 2013 by
Stewart & Connors Architects, PLLC

sca project number: 22-01-600 date: 11-12-2013

drawn by: _____ checked by: _____

revisions:
REV. #3 12-20-13
(REVISED PER PLANNING COMMENTS)

100-000	100-000
100-000	100-000
100-000	100-000



SEAL

PROJECT

THE SHARON

REZONING

CHARLOTTE, NC

#2024-111



key plan

LANDDESIGN PROJ.# 1024045

REVISION / ISSUANCE

[illegible]

SCALE NORTH

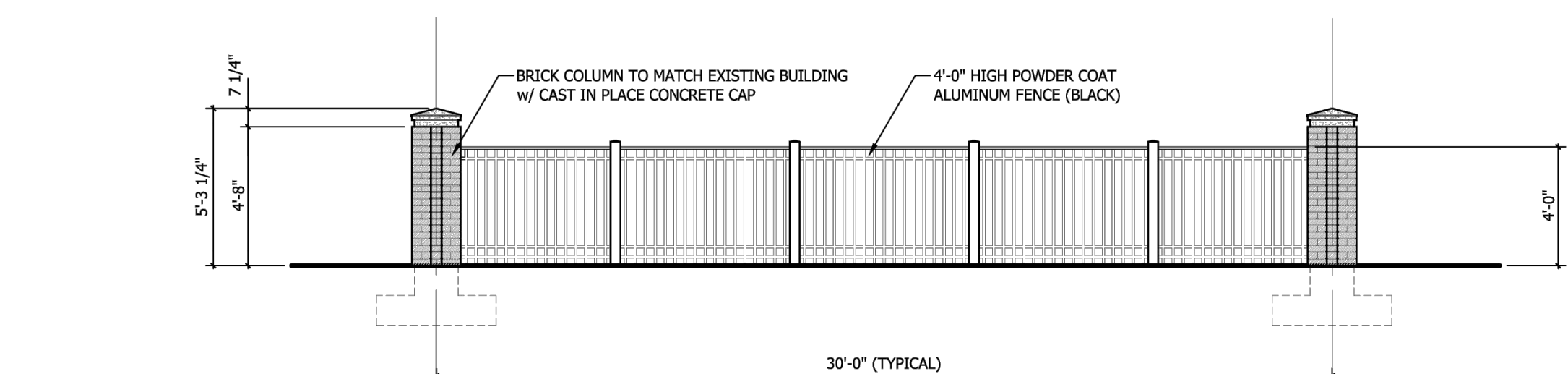
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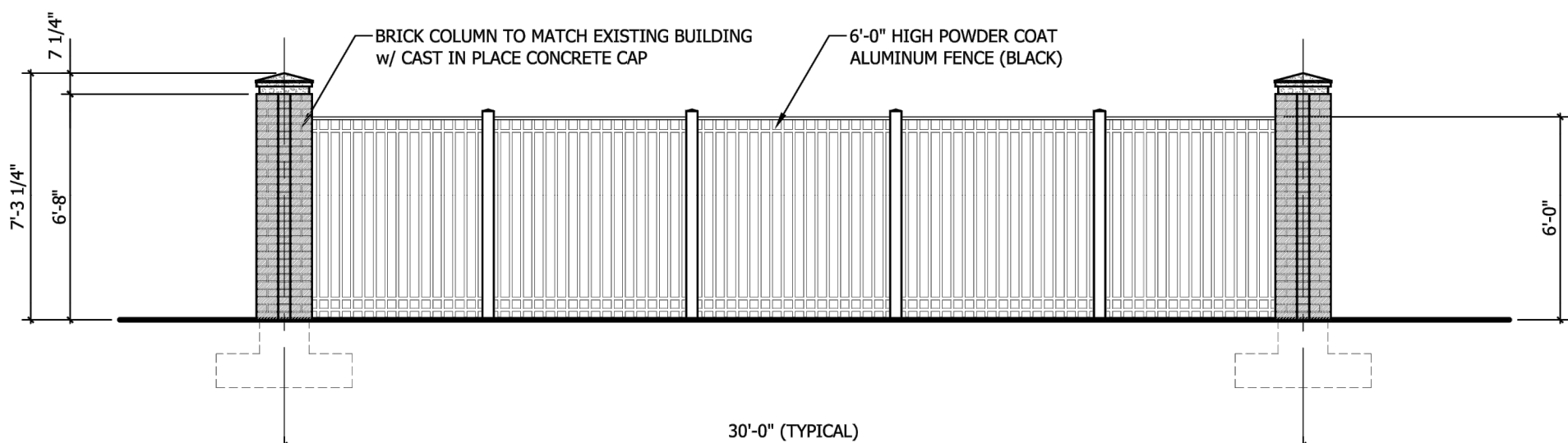
INDEPENDENT LIVING
BUILDING ELEVATIONS

SHEET NUMBER

RZ-10



03 FENCE ELEVATION: TYPICAL 4'-0" HIGH SECTION
SCALE: 1/4" = 1'-0"



02 FENCE ELEVATION: TYPICAL 6'-0" HIGH SECTION
SCALE: 1/4" = 1'-0"

Attached to Administrative
Approval

Solomon A. Fortune \$F
Solomon A. Fortune



01 BACK ELEVATION: PROPOSED INDEPENDENT LIVING BUILDING (BUILDING "E" ONLY)
SCALE: 1/8" = 1'-0"

sheet name:

BACK ELEVATION
PROPOSED
INDEPENDENT
LIVING BUILDING
(BUILDING "E" ONLY)

sheet number

RZ201

2206200 RZ-200