

REQUEST	Current Zoning: R-3, single family residential Proposed Zoning: INST(CD), institutional, conditional
LOCATION	Approximately 1.89 acres located on Sardis Road across from Wilby Drive.
CENTER, CORRIDOR OR WEDGE	Wedge
SUMMARY OF PETITION	This petition proposes to allow the construction of an adult care center accommodating up to 80 clients and related personnel and/or most other uses permitted in the institutional district.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. This petition is inconsistent with the <i>South District Plan</i> . However, area plans frequently do not specify locations for institutional uses. The proposed use is compatible with the surrounding development, and is appropriate for the proposed location on a major thoroughfare.
Property Owner	Larry Johnson
Petitioner	Mt. Tabor Community Development Corporation/Louis Ngomo Okitenbo
Agent/Representative	PWAI Architecture/Paul Woody
Community Meeting	Meeting is required and has been held. Report available online.

PLANNING STAFF REVIEW

- **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:
 - An adult day care facility to accommodate up to 80 clients and related personnel all other uses permitted in the institutional district except beneficial fill sites, cemeteries and jails and/or prisons.
 - Associated accessory uses, parking, and service areas as permitted in the institutional district.
 - Construction of a one to two-story building consisting of between 5,000 and 7,500 square feet, with a maximum base footprint of 5,000 square feet and a maximum of 2,500 square feet for the second floor.
 - Building overhang for covered drop-off.
 - Pedestrian walkway connecting the facility to the six-foot sidewalk along Sardis Road.
 - Parking lot containing 26 spaces with one driveway access onto Sardis Road.
 - Installation of Class C buffers along property lines abutting parcels zoned R-3.
 - Dedication of 0.608 acres to Mecklenburg County Park and Recreation Department (MCPR) for greenway purposes, with the petitioner agreeing to allow Park and Recreation to build a connection to the greenway access trail from the proposed adult day care facility. MCPR is also agreeable to allowing the petitioner to construct a connection.
 - Approximate locations for rain garden and detention water quality features.
 - Conceptual building elevations referencing Sardis Road (north) and facility entrance (east).
- **Existing Zoning and Land Use**
The subject property is currently vacant. All surrounding properties are zoned R-3. The site is primarily surrounded by single family residential development. A Piedmont Natural Gas utility station is located to the northwest, and Charlotte Christian School to the southeast.
- **Rezoning History in Area**
There have been no recent rezonings in the immediate area.
- **Public Plans and Policies**
 - The *South District Plan* (1993) recommends single family residential, overlaid with a greenway recommendation within the floodplain area.
 - This petition is inconsistent with the *South District Plan*. However, area plans frequently do not specify locations for institutional uses. The proposed use is compatible with the surrounding development, and is appropriate for the proposed location on a major thoroughfare.

PUBLIC INFRASTRUCTURE (see full department reports online)

- **Vehicle Trip Generation:**
Current Zoning: 66 trips per day.
Proposed Zoning: 251 trips per day.
 - **CDOT:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **CATS:** No issues.
 - **Connectivity:** No issues.
 - **Schools:** CMS does not comment on non-residential petitions.
 - **Park and Recreation:** The property for greenway purposes must be dedicated prior to issuance of building permits.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** No issues.
 - **LUESA:** No issues.
 - **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.
 - Protects/restores environmentally sensitive areas and minimizes impacts to the natural environment by dedicating property to Mecklenburg County Park and Recreation Department for greenway purposes.
 - Minimizes impacts to the natural environment by incorporating a proposed rain garden into the site design.
 - Facilitates the use of alternative modes of transportation by providing a greenway connection.
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OUTSTANDING ISSUES

- The petitioner should:
 1. Provide a note stating that the dedication of property for greenway purposes will occur prior to issuance of building permits.
 2. Clearly indicate on site plan how the open space, greenway, greenway access and elevation near what appears to be the creek line will co-exist. Clearly define these areas on the site plan.
 3. Add language to the site plan identifying the purpose of the 12-foot gravel drive for dry land access.
 4. Confirm if a portion of the parking area in the lower left hand corner of the site plan is within the drainage easement, and clarify what the adjacent note regarding “future conditions flood fringe elevation” means.
 5. Provide a note on the site plan stating that any modifications to the site plan will be in accordance with Section 6.2 of the City of Charlotte Zoning Ordinance.
 6. Amend Note 8.1 to say “...shielded with full cut off fixtures...”
 7. Confirm that no structures are associated with the proposed water quality features, as this feature is located in the setback.
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Attachments Online at www.rezoning.org

- Application
- CATS Review
- CDOT Review
- Community Meeting Report
- LUESA Review
- Park and Recreation Review
- Site Plan
- Storm Water Review