
REQUEST	Current Zoning: CC, commercial center Proposed Zoning: CC SPA, commercial center site plan amendment, and UR-C(CD), urban residential commercial, conditional; with five (5) year vested rights
LOCATION	Approximately 68.90 acres located on the south side of US Highway 29 across from the intersection of Caprington Avenue and US Highway 29.
SUMMARY OF PETITION	This petition proposes to maintain the 110,000 square feet of retail allowed by the existing CC zoning while increasing the allowable office from 30,000 to 80,000 square feet, and the number of hotel rooms from 90 to 170. The plan also proposes to add a 25,000 square foot wellness center, a 14,000 square foot adult care center, 275 multi-family units (independent and dependent living units), a minimum of 79 multi-family (elderly) units, 100 skilled nursing beds, while eliminating the previously approved 480 "for sale" residential units. The petition also proposes to extend vested rights for five years.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of the outstanding issues. This petition is inconsistent with the <i>Northeast District Plan</i> . However, the primary change from the previously approved zoning and adopted site plan for this site is the replacement of multi-family with institutional uses, and area plans generally do not indicate locations for new institutional uses.
Property Owner	Trevi Partners, LLC
Petitioner	Trevi Partners, LLC
Agent/Representative	ColeJenest & Stone, PA
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:

- Maintain the 110,000 square feet of allowable commercial/retail.
- Increase the allowable office from 30,000 to 80,000 square feet.
- Increase the number of hotel rooms from 90 to 170.
- Add a 25,000 square foot wellness center.
- Add a 14,000 square foot adult care center.
- Add 275 multifamily units (independent and dependent living units), a minimum of 79 multi-family (elderly) units, and 100 skilled nursing beds.
- Delete 480 previously approved "for sale" residential units.
- Relocation of the access to the Charlotte-Mecklenburg Utilities wastewater treatment plant.
- Potential future access to the property to the west and relocation of the access to the property to the southeast committed to in the previous rezoning.
- Maximum building height of 67 feet.
- Potential overhead pedestrian bridge between the nursing home and the medical office area.

- **Background**

The site plan approved under Petition 2006-045 allows 480 "for sale" attached residential units, 110,000 square feet of commercial uses, 30,000 square feet of office uses, and a 90-room hotel on the subject site.

- **Existing Zoning and Land Use**

The subject site is currently vacant with an access road to the water treatment plant to the south. The property to the south is zoned R-3 and occupied by a CMU water treatment plant. The properties to the east and west are zoned R-3 and occupied by residential uses.

- **Rezoning History in Area**

Recent rezonings in the area include:

- Petition 2009-041 amended a portion of an MX-2 site across US Highway 29 to allow 412 multi-family units at a maximum height of 45 feet.

- **Public Plans and Policies**

- The *Northeast Area Plan* (2000), as amended by rezoning petition 2006-045, recommends 480 for-sale attached residential units, 110,000 square feet of commercial, 30,000 square feet of office, and a 90-room hotel.
- This petition is inconsistent with the *Northeast Area Plan*.

PUBLIC INFRASTRUCTURE (see full department reports online)

- **Charlotte Area Transit:** No comments received.
- **Charlotte Department of Neighborhood & Business Services:** No comments received.
- **Charlotte Department of Transportation:** No issues.
 - **Vehicle Trip Generation:**
Current Zoning: 11,500 trips per day.
Proposed Zoning: 13,200 trips per day.
 - **Connectivity:** There are several proposed connections to abutting properties.
- **Charlotte Fire Department:** No issues.
- **Charlotte Department of Solid Waste Services:** Locations of garbage containers and recycling facilities need to be shown.
- **Charlotte-Mecklenburg Schools:** The school system does not comment on nursing homes and residential projects restricted to the elderly.
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation:** Greenway access consisting of an easement 60 feet in width from the edge of the SWIM buffer is being requested from the wastewater treatment plant property to Access "E".

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.
 - The site meets minimum ordinance standards.

OUTSTANDING ISSUES

- The petitioner should:
 1. Add the applicable flood boundaries and water quality buffers (SWIM and PCCO) to the site plan since they are not legible on the survey sheet.
 2. Provide a minimum 60-foot wide public greenway access from the edge of the SWIM buffer along the creek on the southwest side of the site from Access Road "E" to the property line of the Charlotte Mecklenburg Utilities wastewater treatment plant.
 3. Identify Access Road "E" on sheet RZ-2.0.
 4. Modify the fourth paragraph of Note 3.A. by changing "Tract A" to "Tract 2" since no Tract "A" is found on the site plan. Tract 2 also needs to be properly labeled as general/medical office, adult care center, and wellness center.
 5. Relabel the hotel site from "commercial/retail" to "hotel".
 6. Modify Note 1.D. to specify that 5-year vesting is being requested.
 7. Add the internal connection to Tract 4 to sheet RZ-2.0.

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Community Meeting Report
- Charlotte Department of Transportation Review
- Charlotte Fire Department Review
- Charlotte Department of Solid Waste Services
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review