

REQUEST	Current Zoning: R-22MF, multi-family residential and I-1, light industrial Proposed Zoning: INST(CD), institutional, conditional
LOCATION	Approximately 3.4 acres located at the northeast corner of the intersection of West Boulevard and Dr. Carver Road.
SUMMARY OF PETITION	The petition proposes an 85-unit elderly multi-family housing development with associated services and amenities.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Retirement Housing Foundation Anders Plett, Retirement Housing Foundation Wesley Smith, EMH&T, Inc.
COMMUNITY MEETING	Meeting is required and has been held. Report available online.
STATEMENT OF CONSISTENCY	This petition is found to be inconsistent with the <i>Central District Plan</i> but to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Fallon seconded by Commissioner Firestone).

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted unanimously to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. A note has been added stating that additional right-of-way will be dedicated and conveyed prior to the issuance of a building permit. 2. A detailed landscape plan has been provided for the area between the proposed building and West Boulevard which demonstrates how the detention pond will be screened and incorporated as a passive amenity area. 3. The building elevations have been modified to address design issues. 4. Deleted the "coordinated activities" note from the site plan. 5. Removed the future variance request to eliminate pedestrian connections to West Boulevard and Dewberry Trail.
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VOTE	<table border="0"> <tr> <td>Motion/Second:</td> <td>Dodson/Phipps</td> </tr> <tr> <td>Yeas:</td> <td>Dodson, Fallon, Firestone, Phipps, Rosenburgh, and Walker</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>Lipton</td> </tr> <tr> <td>Recused:</td> <td>None</td> </tr> </table>	Motion/Second:	Dodson/Phipps	Yeas:	Dodson, Fallon, Firestone, Phipps, Rosenburgh, and Walker	Nays:	None	Absent:	Lipton	Recused:	None
Motion/Second:	Dodson/Phipps										
Yeas:	Dodson, Fallon, Firestone, Phipps, Rosenburgh, and Walker										
Nays:	None										
Absent:	Lipton										
Recused:	None										
ZONING COMMITTEE DISCUSSION	Staff presented the petition to the Zoning Committee and indicated all outstanding issues have been resolved.										
STAFF OPINION	Staff agrees with the recommendation of the Zoning Committee.										

FINAL STAFF ANALYSIS
(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Proposed Request Details**
 - The site plan accompanying this petition contains the following provisions:
 - Construction of an 85-unit elderly multi-family housing development.
 - Placement of six-foot sidewalks along all street frontages, minimum eight-foot planting strips fronting Dr. Carver Road and Dewberry Trail, and a minimum 12-foot planting strip along West Boulevard.
 - Installation of a CATS pedestrian waiting pad along West Boulevard.
 - Dedication of additional right-of-way along West Boulevard measuring 40 feet from the centerline.
 - Installation of 64 parking spaces.
 - Building materials utilized for construction to be hardiplank and brick.
 - Building elevations.
 - Various amenities associated with elderly residential housing.
 - Gated pedestrian entrances.
 - 24-foot Class C buffer abutting residential zoning and uses.
 - **Public Plans and Policies**
 - The *Central District Plan* (1993) recommends industrial land uses on the rear portion of the subject site and multi-family residential (no density specified) land uses for the front portion of the subject site.
 - The *West Boulevard Corridor Plan* (1998) did not update the *Central District Plan's* land use recommendations but does recommend creating more mixed-income neighborhoods in the area.
 - The petition is inconsistent with the *Central District Plan*.
 - **Staff Recommendation (Updated)**
 - Staff agrees with the recommendation of the Zoning Committee.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Department of Transportation:** No issues.
- **Charlotte Department of Solid Waste Services:** No issues.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** No comments received.
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No comments received.

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*.
 - Facilitates the use of alternative modes of transportation by providing a CATS pedestrian waiting pad along West Boulevard.
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OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Transportation Review
- Charlotte Department of Solid Waste Services Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review

Planner: Shad Spencer (704) 353-1132