
REQUEST	Current Zoning: R-3, single family residential Proposed Zoning: R-3(CD), single family residential, conditional, and INST(CD), institutional, conditional
LOCATION	Approximately 22.65 acres located on the east side of Providence Road and across from Providence Country Club Drive.
SUMMARY OF PETITION	The petition proposes a nursing home consisting of 109 independent living units and 80 dependent beds along with associated services and amenities, and all other uses permitted in the R-3 zoning district.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of the outstanding site plan issues. The petition is inconsistent with the <i>Providence Road/I-485 Area Plan Update</i> . However, area plans frequently do not specify locations for institutional uses.
PROPERTY OWNER PETITIONER	W. McGill Matthews et al Singh Development, LLC
AGENT/REPRESENTATIVE	Bailey Patrick, Jr. and Collin W. Brown/K&L Gates, LLP
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:

- A senior living community consisting of 109 independent units and 80 dependent units.
- Parcel A (14.45 acres) proposes independent and dependent units in INST(CD) zoning.
- Parcel B (8.21 acres) proposes a future public street connection and allowance of all R-3 uses in R-3(CD) zoning.
- Maximum 240,000 square feet of building area in Parcel A.
- Building height not to exceed 52 feet and three stories.
- Exterior walls consisting of a minimum of 70 percent masonry materials.
- Extension of Providence Country Club Drive east of Providence Road as a public street.
- Dedication and construction of 80-feet of right-of-way to provide a public street connection extending in a southerly direction from Providence Country Club Drive to the abutting property to the south prior to the issuance of a building permit on Parcel B. The future right-of-way may be located anywhere within Parcel B.
- A nonrequired 50-foot Class C buffer will be provided abutting the area proposed for right-of-way dedication to the east, in addition to a required 50-Class C buffer along the southern property line. This buffer may be removed in the event that a public street connection is constructed immediately adjacent to the eastern boundary of Parcel A.
- A proposed driveway access to Parcel A from Providence Road.
- A six-foot high decorative metal fence around the exterior boundary of Parcel A, supplemented with additional plantings.
- Detached lighting not to exceed 25 feet in height.

Existing Zoning and Land Use

The subject site is currently vacant. All surrounding parcels are zoned R-3. A single family development is located west of the site across Providence Road. A single family home is located south of the site while the remaining properties surrounding the site are vacant.

Rezoning History in Area

Recent rezonings in the area include Petition 2009-085, which rezoned 1.95 acres located on the east side of Providence Road between Ardrey Kell Road and Providence Country Club Drive from R-3 to INST(CD). The petition allowed for the development of a 12,000 square-foot childcare and preschool facility.

Public Plans and Policies

- The *Providence Road/I-485 Area Plan Update (2000)* recommends single family residential uses up four dwelling units per acre.
 - This petition is inconsistent with the *Providence Road/I-485 Area Plan Update*.
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DEPARTMENT COMMENTS (see full department reports online)

Charlotte Area Transit System: No comments received.

Charlotte Department of Neighborhood & Business Services: No issues.

Charlotte Department of Solid Waste Services Review: No issues.

Charlotte Department of Transportation: Requests the following:

- Modify the westbound approach at Providence Road to accommodate the extension of Providence Country Club Drive, which will require additional right-of-way at the intersection. Depict this on the plan to ensure there are no difficulties in implementing this design during the permitting phases.
- The first driveway on Providence Country Club Drive should be a one-way drive entering the site, which will prevent motorists from exiting the site at this location and making a U-turn at the end of the median.
- Provide a southbound left-turn lane on Providence Road designed using NCDOT standards. Due to recent improvements to NC 16 the left-turn lane storage length should be verified.

Vehicle Trip Generation:

Current Zoning: 478 trips per day.

Proposed Zoning: 780 trips per day.

Connectivity: Approximately 80 feet of right-of-way for dedication to CDOT will be provided along the eastern property boundary, which sets up a north south grid pattern and provides connectivity for future development.

Charlotte Fire Department: No issues.

Charlotte-Mecklenburg Schools: Not applicable.

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-Environment*.
 - This site meets minimum ordinance requirements.
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OUTSTANDING ISSUES

The petitioner should:

1. Replace the Avenue Street cross-section with a Local Residential Wide Street cross-section per the Charlotte Land Development Standards Manual.
2. Specify the percentage of tree save provided.
3. Address CDOT comments.
4. Follow the standard for site plan notes.
5. Provide building elevations of the proposed 16 carports located on the south side of the site near the possible retention basin. Blank walls should not exceed 40 feet in length along the rear wall. Carports need to shown on RZ-3.
6. Amend note under Parcel A to state: "The Site Plan is schematic in nature and represents a firm concept of development with regard to the arrangement of buildings, parking and circulation pattern. Minor changes of detail, which do not alter the basic layout and relationships to abutting sites are permitted as a matter of right for the petitioner/developer and shall be handled in accordance with Section 6.207."

Attachments Online at www.rezoning.org

Application
Site Plan
Community Meeting Report
Charlotte Department of Neighborhood & Business Services Review
Charlotte Department of Transportation Review
Charlotte Fire Department Review
Charlotte-Mecklenburg Schools Review
Charlotte-Mecklenburg Storm Water Services Review
Mecklenburg County Land Use and Environmental Services Agency Review

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