

REQUEST	Current Zoning: R-3, single family residential and R-12(CD), single family residential Proposed Zoning: INST(CD), institutional conditional, with five-year vested rights
LOCATION	Approximately 20.60 acres located on the north side of South Tryon Street across from Savannah Club Drive.
SUMMARY OF PETITION	The petition proposes to allow an age restricted development consisting of up to 240 senior independent living units, 13 disabled adult independent living units, a 25,000-square foot adult care center, and an accessory 100-seat chapel.
PROPERTY OWNER	The Roman Catholic Diocese of Charlotte and Mauricio W. West, Diocesan Administrator of the Roman Catholic Church of Charlotte
PETITIONER	Catholic Diocese of Charlotte Housing Corporation
AGENT/REPRESENTATIVE	Keith MacVean and Jeff Brown, King and Spalding, LLP
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>Southwest District Plan</i> and the draft <i>Steele Creek Area Plan</i> but to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion Commissioner Allen by seconded Commissioner Zoutewelle).

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. The location of parking on the private street was delineated. 2. Note 1(d) was amended to reference Section 12.101(2) of the City of Charlotte Zoning Ordinance. 3. A note was added that the accessory chapel will remain a part of the parcel containing multi-family units. 4. Note 8(a) was amended to state that signage will comply with the Zoning Ordinance. 5. All notes on the site plan associated with income levels were removed. 6. A note was added to the site plan prohibiting storm water detention ponds/structures from being located within the 50-foot landscape setback along South Tryon Street. 7. The proposed use language was changed from elderly multi-family dwelling units and disabled dwelling units to senior independent living units and disabled adult independent living units. 8. A note was added that some or all of the following amenities will be provided: community kitchen, library/media/computer room, laundry facilities, community room, parlor, porch, courtyard, patio, outdoor seating area and walking paths. A minimum of five percent of the building square footage, exclusive of hallways, of each development phase of senior independent living units will be developed with some of these types of amenities.
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VOTE	Motion/Second:	Griffith/Allen
	Yeas:	Allen, Green, Griffith, Johnson, Lipton, and Zoutewelle
	Nays:	None
	Absent:	Phipps
	Recused:	None
ZONING COMMITTEE DISCUSSION	Staff reviewed the petition noting that the outstanding issues had been addressed and that additional items had been added to the site plan. Those additions include permitted uses referenced as senior independent living units and disabled adult independent living units, and a list of amenities that will be provided.	
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:
 - Up to 200 senior independent living units with an option to allow 40 additional senior independent living units if the adult care center is not constructed.
 - Maximum of 13 disabled adult independent living units.
 - Amenities that may include a community kitchen, library/media/computer room, laundry facilities, community room, parlor, porch, courtyard, patio, outdoor seating area and walking paths.
 - A minimum five percent of the building square footage, exclusive of hallways, of each development phase of senior independent living units will be developed with some of the aforementioned amenities.
 - A 25,000-square foot adult care center.
 - A 100-seat chapel.
 - Access to the site via a private street off South Tryon Street.
 - Extension of the existing westbound right turn deceleration lane located along the frontage on South Tryon Street.
 - Construction of an additional westbound right turn deceleration lane along South Tryon Street, which will tie into the proposed extension.
 - Building materials consisting of stone, precast concrete, brick, fiber cement siding, stucco, and wood.
 - Typical building elevations.
 - A 50-foot landscape setback along South Tryon Street planted with two rows of trees and foundation plantings.
 - A 50-foot undisturbed Class C buffer along the eastern and western property boundaries.
 - A 75-foot undisturbed Class B buffer along the northern property boundary.
 - A 6-foot sidewalk and 8-foot planting strip to be provided along South Tryon Street and both sides of the private street providing access to the site.
 - Terraced building setbacks based on number of stories along the northern property line abutting residential uses.
 - Detached lighting not to exceed 25 feet in height with full cut-off fixtures.
 - Pedestrian scale lighting throughout the site.
- **Public Plans and Policies**
 - The *Southwest District Plan* (1992) recommends single family residential uses up to three dwelling units per acre.

- The draft *Steele Creek Area Plan* recommends residential land uses up to eight dwelling units per acre.
 - The petition is inconsistent with both the *Southwest District Plan* and the draft *Steele Creek Area 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 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.
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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*.
 - Minimizes impacts to the city's tree canopy by exceeding the minimum Tree Ordinance requirements for tree save area.
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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 Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review

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