

<b>REQUEST</b>	Text amendment to Sections 2.201 and 12.522 of the Zoning Ordinance
<b>SUMMARY OF PETITION</b>	The petition proposes to: <ol style="list-style-type: none"> <li>1) increase the maximum number of convalescent care individuals allowed at a short-term care facility;</li> <li>2) increase the maximum number of days an individual may stay for convalescent care;</li> <li>3) expand the number of referral agencies; and</li> <li>4) add an option for a longer recuperation period.</li> </ol>
<b>PETITIONER AGENT/REPRESENTATIVE</b>	Charlotte-Mecklenburg Planning Department Charlotte-Mecklenburg Planning Department
<b>COMMUNITY MEETING</b>	Meeting is not required.
<b>STATEMENT OF CONSISTENCY</b>	This petition is found to be consistent with adopted policies and to be reasonable and in the public interest, by an unanimous vote of the Zoning Committee (motion by Commissioner Zoutewelle seconded by Commissioner Griffith).

<b>ZONING COMMITTEE ACTION</b>	The Zoning Committee voted unanimously to recommend <b>APPROVAL</b> of this petition.
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<b>VOTE</b>	Motion/Second: Zoutewelle/Griffith
	Yeas: Dodson, Firestone, Griffith, Phipps, Rosenburgh and Zoutewelle
	Nays: None
	Absent: Allen
	Recused: None

<b>ZONING COMMITTEE DISCUSSION</b>	<p>Staff presented a brief overview of the text amendment. A Commissioner asked if this amendment would be a slight intensification of the use, but is not a negative impact to the community. Staff indicated that it would add some additional flexibility and would not have a negative impact on the community.</p> <p>A Commissioner asked if there were regulations covering the conversion of single family residential dwellings into homes that house other individuals. Staff responded that there are separate regulations for adult care homes and group homes.</p> <p>A Commissioner asked staff to add family care of elderly family members to the Zoning Ordinance assessment.</p>
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<b>STAFF OPINION</b>	Staff agrees with the recommendation of the Zoning Committee.
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**FINAL STAFF ANALYSIS**  
(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW**

- **Background**
    - This text amendment is in response to a request to provide flexibility for short-term care facilities.
    - A “short-term care facility” is defined as a not-for-profit organization providing:
      - A twenty-four hour, safe, structured, and monitored environment for up to 8 individuals who need short-term convalescent care services.
      - Services may include any of the following:
        - Accommodations with full restroom facilities,
        - Meals,
        - Secure storage and/or refrigeration for medications,
        - Medical observation,
        - Nursing care, and/or supervision.
    - Short-term care facilities are currently a permitted use with prescribed conditions in the institutional, office, B-2, MUDD, UMUD, U-I, and I-1 zoning districts. Highlights of the current prescribed conditions are:
      - Twenty-four hour on-site management.
      - Staff must be accessible to residents, law enforcement personnel and others.
      - Only individuals referred by a hospital or emergency room are allowed.
      - Maximum length of stay: Ten days following a hospital/emergency room discharge.
      - A Class C buffer shall be provided from any abutting property zoned or used for residential purposes.
    - A short-term care facility may be an accessory use to an institutional use.
  - **Proposed Request Details**
    - The text amendment contains the following provisions:
    - Modifies the maximum number of individuals that can be served from eight to twelve.
    - Adds medical clinics and medical practices to the list of agencies that can refer patients.
    - Extends the maximum length of stay from ten days to twenty days.
    - Adds an option to extend the length of stay to up to 45 days if a licensed physician requests a longer recuperation period and the facility director approves.
  - **Public Plans and Policies**
    - The petition is consistent with adopted policies.
  - **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.
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**ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

- **Site Design:**
    - There is no site plan associated with this text amendment.
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**OUTSTANDING ISSUES**

- No issues.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Pre-Hearing Staff Analysis
- 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
- Mecklenburg County Land Use and Environmental Services Agency Review

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