

REQUEST	Current Zoning: UR-2(CD), urban residential, conditional Proposed Zoning: INST(CD), institutional, conditional
LOCATION	Approximately 8.41 acres located on the east side of Randolph Road between Wonderwood Drive and Shasta Lane.
SUMMARY OF PETITION	The petition proposes a nursing home consisting of 125 dependent beds.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	REDUS NC Land, LLC Singh Development, LLC Bailey Patrick, Jr. and Collin W. Brown
COMMUNITY MEETING STATEMENT OF CONSISTENCY	Meeting is required and has been held. Report available online. This petition is found to be inconsistent with the South District Plan and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Phipps seconded by 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. Clarified the three-story portions of the proposed building. 2. Labeled side property line and 100-foot greenway dedication area. 3. Referenced proposed units as nursing home/dependent care units. 4. Added note that site will comply with Post Construction Controls Ordinance. 5. Provision of a compacting dumpster that will be housed in a four-sided structure with a pitched roof and an all brick façade. 6. The northernmost driveway will prohibit left-turn movements to and from Randolph Road subject to review and approval by CDOT. 7. Site will provide on-site storm water management facilities sufficient to control the peak flow of the 100-year storm event.
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VOTE	<table border="0"> <tr> <td>Motion/Second:</td> <td>Dodson/Firestone</td> </tr> <tr> <td>Yeas:</td> <td>Allen, Dodson, Firestone, Phipps, Rosenburgh and Zoutewelle</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>Griffith</td> </tr> <tr> <td>Recused:</td> <td>None</td> </tr> </table>	Motion/Second:	Dodson/Firestone	Yeas:	Allen, Dodson, Firestone, Phipps, Rosenburgh and Zoutewelle	Nays:	None	Absent:	Griffith	Recused:	None
Motion/Second:	Dodson/Firestone										
Yeas:	Allen, Dodson, Firestone, Phipps, Rosenburgh and Zoutewelle										
Nays:	None										
Absent:	Griffith										
Recused:	None										

ZONING COMMITTEE DISCUSSION Staff presented the petition and indicated the outstanding issues had been addressed. A commissioner asked if the development encroached into the FEMA floodway boundary. Staff responded that a portion of the parking area appears to encroach into the Community Encroachment Line.

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

- **Background**
 - The subject site was rezoned in 2006 (rezoning petition 2006-141) from R-3 to UR-2(CD) to allow up to 51 condominium or townhome units. The conditional site plan limited each building to no more than 10 dwelling units.
 - **Proposed Request Details**
 - The site plan accompanying this petition contains the following provisions:
 - 98 beds for dependent living units and 27 beds within a memory care unit.
 - Maximum 122,780 building square footage.
 - Maximum height of 55-feet and three stories.
 - A CATS concrete passenger waiting pad along Randolph Road.
 - Exterior building materials consisting of a minimum 70 percent masonry materials.
 - A 6-foot sidewalk and 8-foot planting strip along Randolph Road.
 - Sidewalk along Randolph Road may meander to save existing trees.
 - Greenway dedication to Mecklenburg County Park and Recreation.
 - Detached lighting not to exceed 20 feet in height.
 - Dedication of 50-feet of right-of-way from the center line of Randolph Road.
 - A 44-foot Class C buffer along all property lines abutting residential uses.
 - Provision of a compacting dumpster that will be housed in a four-sided structure with a pitched roof and an all brick façade.
 - The northernmost driveway will prohibit left-turn movements to and from Randolph Road subject to review and approval by CDOT.
 - Site will provide on-site storm water management facilities sufficient to control the peak flow of the 100-year storm event.
 - **Public Plans and Policies**
 - The *South District Plan* (1993), as amended by rezoning petition 2006-141, recommends residential dwellings at a density of six dwelling units per acre.
 - The petition is inconsistent with the *South District Plan*.
 - 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.
 - **Transportation:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
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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*.
 - Facilitates the use of alternative modes of transportation by providing a CATS concrete passenger waiting pad.
 - Protects/restores environmentally sensitive areas by dedication of greenway.
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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
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

Planner: Sonja Sanders (704) 336-8327