
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.
STAFF RECOMMENDATION	Staff recommends approval of the petition upon resolution of outstanding issues. The petition is inconsistent with the South District Plan. However, area plans frequently do not specify locations for institutional uses.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	REDUS NC Land, LLC Singh Development, LLC Bailey Patrick, Jr. and Collin W. Brown
COMMUNITY MEETING	Meeting is required and has been held. Report available online.

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.
 - Two full-movement access driveways on Randolph Road.
 - 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.
 - **Existing Zoning and Land Use**
 - The subject property is currently vacant. Surrounding properties are zoned R-3 and developed with single family dwellings, two religious institutions, one on the abutting parcel to the east.
 - **Rezoning History in Area**
 - There have been no rezonings in the immediate area in recent years.
 - **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*.
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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.
 - **Vehicle Trip Generation:**
Current Zoning: 358 trips per day.
Proposed Zoning: 296 trips per day.
 - **Connectivity:** No issues
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
 - **Charlotte-Mecklenburg Storm Water Services:** Add note that site will comply with the adopted Post Construction Controls Ordinance.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** Amend Note 6 under the heading of Park, Greenway and Open Space to state that the 100-foot SWIM buffer, with the exception of any pond area that remains after construction, will be ~~dedicated~~ conveyed for greenway to Mecklenburg County.
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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.

OUTSTANDING ISSUES

- The petitioner should:
 1. Specify that the building height at external boundaries does not exceed two stories and the three-story portion is internal.
 2. Clearly label side property line and 100-foot greenway dedication.
 3. Explain need for fencing A, B and C in certain areas. Consider providing fence around entire property boundary.
 4. Indicate percentage of tree save area.
 5. Replace "assisted living facility" with "nursing home/dependent living units".
 6. Add note that the petitioner shall comply with the adopted Post Construction Controls Ordinance.
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Attachments Online at www.rezoning.org

- Application
- 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