

REQUEST	Current Zoning: INST (CD), institutional, conditional Proposed Zoning: INST(CD) SPA, institutional, conditional, site plan amendment
LOCATION	Approximately 16.67 acres located on the south side of Providence Road West between Old Ardrey Kell Road and Community House Road. (Council District 7 – Cooksey)
SUMMARY OF PETITION	The petition proposes a site plan amendment to increase the number of dwelling units allowed in the independent living unit building from 168 to 178, to allow accessory carports on site, to clarify the dwelling unit types in the independent living building, and to remove the condition that the construction entrance may not be located on Old Ardrey Kell Road.
PROPERTY OWNER	Liberty Healthcare Properties of Mecklenburg County, LLC and Liberty Healthcare Properties of Ballantyne, LLC
PETITIONER	Liberty Healthcare Properties of Mecklenburg County, LLC c/o Doug Whitman
AGENT/REPRESENTATIVE	John Carmichael, Robinson, Bradshaw & Hinson
COMMUNITY MEETING	Meeting is required and has been held. Report available online.
STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>South District Plan</i> and to be reasonable and in the public interest based on information from the staff analysis and the public hearing, by a 6-0 vote of the Zoning Committee (motion by Commissioner Ryan seconded by Commissioner Allen).

ZONING COMMITTEE ACTION	The Zoning Committee voted 6-0 to recommend APPROVAL of this petition with the following modifications: <ol style="list-style-type: none"> 1. Provided all the two-story building height sections from the original plan. 2. Staff is no longer asking for a two-story section in the building addition.
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VOTE	Motion/Second: Allen/Ryan Yeas: Allen, Dodson, Labovitz, Low, Ryan, and Zoutewelle Nays: None Absent: Firestone and Walker Recused: None
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ZONING COMMITTEE DISCUSSION The committee discussed the concerns of increased traffic and traffic safety that were brought up at the public hearing. CDOT staff explained the increase in trips was due to the additional proposed units and does not see the increase as significant. CDOT staff also explained the benefits to traffic safety related to placing the construction entrance on Old Ardrey Kell Road, and detailed the improvements to the intersection of Providence Road and Ardrey Kell Road.

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 amendment contains the following changes:

- Increases the number of dwelling units allowed in the independent living building from 168 to 178.
- Increases the total maximum building area for the independent living facility from 230,000 square feet to 248,000 square feet.
- Clarifies that the dwelling units in the independent living building may be comprised of a mixture of independent living units, assisted living units and multi-unit housing with services.
- Adds accessory carports on the site.
- Removes the condition that the construction entrance may not be located on Old Ardrey Kell Road.

- **Public Plans and Policies**

- The *South District Plan* (1993), as amended by rezoning Petition 2011-041, recommends institutional land use.
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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.
 - **Transportation:** No issues.
 - **Vehicle Trip Generation:**
Current Zoning: 915 trips per day.
Proposed Zoning: 940 trips per day.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Engineering and Property Management:** 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*.
 - This site meets minimum ordinance standards.
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OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- Locator Map
- Revised Application
- Site Plan
- Community Meeting Report
- Pre-hearing Staff Analysis
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

Planner: John Kinley (704) 336-8311