

REQUEST	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.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is consistent with the <i>South District Area Plan</i> recommendation for institutional use.
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.

PLANNING STAFF REVIEW

- **Background**
Petition 2011-41, approved in 2011, rezoned the property from MX-2 to INST(CD) to allow for a skilled nursing facility consisting of 120 beds and a 168-unit senior independent living building. The project is currently under construction.
- **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.
- **Existing Zoning and Land Use**
 - The land use for the property is institutional, with a senior living facility and independent living facility currently under construction.
 - The majority of the properties surrounding the site are zoned R-3 and used for single family dwellings. East of the site there is a church zoned R-3. Several properties to the north, across Providence Road West, are zoned R-4 and used for single family dwellings. There is a fire department, zoned MX-2, adjacent to the northeast part of the site.
- **Rezoning History in Area**
 - Recent rezonings approved in the area include:
 1. Petition 2013-013 rezoned the property located northwest of the site, north of the intersection of Old Ardrey Kell Road and Providence Road West, from R-3 to R-4.

- **Public Plans and Policies**

- The *South District Plan* (1993), as amended by rezoning Petition 2011-041, recommends institutional land use.
 - The petition is consistent with the *South District Plan*.
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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.

OUTSTANDING ISSUES

- The petitioner should:
 1. Provide all the two-story building height sections included in the original plan.
 2. Add a two-story building height section to the proposed addition.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Community Meeting Report1
- 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

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