
REQUEST	Current Zoning: R-17MF (multi-family residential) and INST(CD) (institutional, conditional) Proposed Zoning: INST(CD) (institutional, conditional) and INST(CD) SPA (institutional, conditional, site plan amendment)
LOCATION	Approximately 91.31 acres located on the south side of Shamrock Drive across from Glenville Avenue and the east side of Eastway Drive across from Dunlavin Way. (Council District 1 - Kinsey)
SUMMARY OF PETITION	The petition proposes expansion of an existing continuing care retirement community with the addition of 125 independent living units, 150 dependent beds, and up to 14,000 square feet for an environmental services/maintenance facility.
STAFF RECOMMENDATION	Staff recommends approval of the petition upon resolution of outstanding issues. The petition is consistent with the <i>Eastland Area Plan</i> , which recommends institutional land uses.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Aldersgate United Methodist Retirement Community, Inc. Aldersgate United Methodist Retirement Community, Inc. Frank Quattrocchi, Shook Kelley
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 18

PLANNING STAFF REVIEW

• Background

- Petition 1987-07 rezoned 80 acres of the subject property from R-9MF (multi-family residential) to INST(CD) (institutional, conditional) to allow 171 dependent living units, 185 independent living units, commercial uses associated with the nursing home and a bank, a 6,000-square foot indoor pool and locker room expansion, and 25,800 square feet of office space.
- Petition 1999-116 approved an INST (CD) SPA (institutional, conditional, site plan amendment) for 80 acres of the subject property located on the south side of Shamrock Drive, east of Eastway Drive and north of Sudbury Road. This petition amended the previous rezoning to allow a total of 375 independent units and 150 dependent living units.
- The subject property is partially developed with a continuing care retirement community consisting of 294 independent and dependent living units and 90,000 square feet of common facilities, office and operational facilities, and amenities associated with the community.

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Addition of 125 independent living units in up to 16 buildings not to exceed two stories. Units will be in the form of apartments, townhomes, and detached, duplex, triplex, quadruplex, or multi-family cottages.
- Addition of 150 beds for dependent living units within a six-story skilled nursing facility consisting of memory care, assisted living, hospice, skilled nursing, and adult care facilities.
- Addition of 23,000 square feet of dining facilities, office space, incidental commercial uses for residents, storage, and operational facilities, for an overall total of 113,000 square feet of amenity services.
- Proposed development to be completed in two phases.
- A 50-foot Class "C" buffer abutting residential zoning in northwestern are of the property (Area D).
- Request for an alternate buffer.

• Existing Zoning and Land Use

- The subject property is partially developed with a continuing care retirement community. Surrounding properties are zoned a combination of R-17MF (multi-family residential), R-4 (single family residential) and INST (institutional) and occupied by single family dwellings, multi-family

developments and institutional uses.

- **Rezoning History in Area**
 - Petition 2012-092 rezoned 1.93 acres on the east and west sides of Eastway Drive from R-17MF (multi-family residential) to O-1(CD) (office, conditional) to allow the conversion of existing single family residential structures for general and/or medical office use.
 - **Public Plans and Policies**
 - The *Eastland Area Plan* (2003) recommends institutional uses for the subject properties.
 - The petition is consistent with the *Eastland Area 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: 2,100 trips per day.
 - Proposed Zoning: 3,200 trips per day.
 - **Connectivity:** No issues.
 - **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte-Mecklenburg Utilities:** No comments received.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
 - **Mecklenburg County Parks and Recreation Department:** Requests petitioner to dedicate and convey the 100-foot SWIM buffer to Park and Recreation in fee simple or provide a greenway easement within the 100-foot SWIM buffer for the future Briar Creek Greenway.
 - **Urban Forestry:** 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*.
 - Minimizes impacts to the natural environment by building on an infill lot.

OUTSTANDING ISSUES

- The petitioner should:
 1. Amend Development Data Table to only include information on proposed uses.
 2. Amend development legend to reflect correct totals for proposed uses and delete reference to amenity services.
 3. Explain Note 1H under Development Area A.
 4. Amend Note 1J under Development Area A to reflect proposed maximum height of dependent and independent units.
 5. Specify alternate buffer request.
 6. Amend Note 7b to remove reference to Area B.
 7. Address Park and Recreation comment.
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Attachments Online at www.rezoning.org

- Application
- Site Plan

- Locator Map
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

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