

REQUEST	Current Zoning: INST(CD) (institutional, conditional) Proposed Zoning: INST(CD) SPA (institutional, conditional, site plan amendment)
LOCATION	Approximately 1.23 acres located on the east side of Sardis Road across from Wilby Drive. (Council District 6 - Smith)
SUMMARY OF PETITION	The petition proposes to add medical office and research center as an allowed use as part of an existing adult day care facility.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is inconsistent with the <i>South District Plan</i> , but the proposed addition of the medical office/research use will have minimal impact on the surrounding area. Both the existing and proposed uses are institutional in nature and complement each other and the proposed use is an extension of the existing adult day care. No exterior changes to the existing structure are proposed with this request.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Mohammad R. Bolouri Mohammad R. Bolouri N/A
COMMUNITY MEETING	Meeting is required but has not been held. Number of people attending the Community Meeting: 2

PLANNING STAFF REVIEW

- **Background**
 - Rezoning petition 2009-050 rezoned the subject property from R-3 (single family residential) to INST (CD) (institutional, conditional), in order to allow the establishment of an adult care center with approximately 80 clients and related personnel. The approved rezoning allowed up to 7,500 square feet of building area on the site, with the first floor building footprint not to exceed 5,000 square feet, and up to 2,500 square feet permitted on the second floor.
- **Proposed Request Details**

The site plan amendment contains the following changes:

 - Adds medical office and research center as a permitted use.
 - Adds language that states that all conditions from the 2009-050 rezoning plan will be met, and that the only requested change is to allow a medical office/research use.
- **Existing Zoning and Land Use**
 - The existing 5,015-square foot adult day care center was constructed on the subject property in 2013, and is primarily surrounded by property zoned R-3 (single family residential) and developed with single family residential neighborhoods and institutional uses. McAlpine Creek Greenway is located to the northeast and southwest.
- **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) recommends institutional, as amended by rezoning petition 2009-050. Prior to this rezoning, the Plan recommended single family residential and greenway on the subject site.
 - The 2009 rezoning was not consistent with the Plan. However, the request was approved because the proposed adult day care facility was an institutional use generally considered supportive and compatible with a single family neighborhood. The proposed addition of the medical office/research use may have negligible impact compared to the existing use. Both uses are institutional in nature and complement each other, and the proposed use is an extension of the existing adult day care. No exterior changes to the existing structure are proposed with this request.

- The petition is inconsistent with the *South District Plan*, but the proposed medical office/research use is an extension of the existing adult day care facility and the two uses complement each other.
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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: 240 trips per day.
Proposed Zoning: 260 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:** Please add the following note under section 9. Storm Water: "The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points."
 - **Charlotte-Mecklenburg Utilities:** 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.
 - **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*.
 - This site meets minimum ordinance standards.

OUTSTANDING ISSUES

- The petitioner should:
 1. Note on site plan the acreage of the parcel.
 2. Note the proposed zoning on the site plan: INST (CD) SPA.
 3. Amend Survey Note 8 to indicate that the required minimum lot size in the institutional district is 15,000 square feet. This was accurately reflected on the approved site plan.
 4. The parking tabulation provided on the site plan needs to be adjusted. Medical offices require one space per 300 square feet, and adult care centers require one space per employee plus one space per six adults.
 5. Specify the maximum square footage devoted to the adult day care center and the maximum square footage proposed for office/research. Given the existing facility has 26 parking spaces (including one handicap space), and constraints on the site, the petitioner should consider ensuring the square footages do not warrant the creation of additional parking spaces.
 6. Specify a minimum square footage devoted to the adult day care use, to ensure that this site is not used solely for medical office/research.
 7. Address Storm Water Services comments as provided under the Department Comments section of this staff analysis.
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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
- Charlotte-Mecklenburg Utilities Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

Planner: Claire Lyte-Graham (704) 336-3782