

REQUEST	Current Zoning: INST(CD) (institutional, conditional) Proposed Zoning: 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 east of Eastway Drive across from Dunlavin Way. (Council District 1 - Kinsey)
SUMMARY OF PETITION	The petition proposes a site plan amendment to allow the hospice and dialysis uses located within the existing on-site skilled nursing facility within the Aldersgate Continuing Care Retirement Center to serve the general public as well as residents of the continuing care retirement community.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Aldersgate United Methodist Retirement Community, Inc. Aldersgate UMRC, Inc. Matt Langston, Landworks Design Group
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 6
STATEMENT OF CONSISTENCY	<p>The Zoning Committee found this petition to be consistent with the <i>Eastland Area Plan</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • The <i>Eastland Area Plan</i> recommends institutional land uses, as updated by rezoning petition 2014-067. <p>Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • The provision of specific services to serve external customers, as well as the continuing care retirement community, is consistent with the institutional uses permitted on the site; and • Existing services can be provided to the public without requiring new development on the site; and • The extension of services will serve the surrounding community and will result in a minimal increase in trip generation; <p>By a 6-0 vote of the Zoning Committee (motion by Wiggins seconded by Sullivan).</p>
ZONING COMMITTEE ACTION	The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.
VOTE	<p>Motion/Second: Wiggins / Sullivan Yeas: Dodson, Eschert, Lathrop, Majeed, Sullivan, and Wiggins Nays: None Absent: Labovitz Recused: None</p>
ZONING COMMITTEE DISCUSSION	Staff presented this item to the Zoning Committee, noting that there were no outstanding issues. Staff also noted that this petition is consistent with the <i>Eastland Area Plan</i> . There was no further discussion of the petition.
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:

- Amends development notes to allow hospice and dialysis uses provided on the Aldersgate campus to serve the public, in addition to the continuing care retirement community.

- **Public Plans and Policies**

- *Eastland Area Plan (2003)* recommends institutional land uses for this site, as updated by rezoning petition 2014-067.

- **TRANSPORTATION CONSIDERATIONS**

- This petition allows for an extension of existing clinic services (dialysis and hospice services) to users outside of the existing Aldersgate community. This will result in a minimal increase in trip generation. CDOT has no concerns with this petition.

- **Vehicle Trip Generation:**

Current Zoning: 1,800 trips per day (based on 800 beds for independent and dependent units permitted within the Aldersgate CCRC).

Proposed Zoning: 2,100 trips per day (based on 800 beds for independent and dependent units permitted within the Aldersgate CCRC and 16,290 square feet of clinical space used by internal and external customers).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** 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.
- **Charlotte Water:** 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.

Attachments Online at www.rezoning.org

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

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