

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

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition.</p> <p><u>Plan Consistency</u> The petition is consistent with the Eastland Area Plan recommendation for institutional land uses, as updated by rezoning petition 2014-067.</p> <p><u>Rationale for Recommendation</u></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. • Existing services can be provided to the public without requiring new development on the site. • The extension of services will serve the surrounding community and will result in a minimal increase in trip generation.
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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.
- **Existing Zoning and Land Use**
 - There have been several rezonings associated with the subject property. The most recent was approved via Petition 2014-67. The cumulative result of the rezonings allows 500 independent units, 300 dependent units including memory care, skilled nursing, and hospice care, commercial uses associated with the nursing home, including a bank and indoor pool, and common facilities, office and operational facilities associated with the overall Aldersgate community in R-17MF (multi-family residential), INST (institutional) and INST(CD) (institutional, conditional) zoning districts.
 - The subject property is partially developed with a continuing care retirement community consisting of 408 independent and dependent living units and a 138,581 square foot skilled nursing facility that contains 7,019 square feet of dialysis area and 9,271 square feet of hospice area.
 - Properties located north of Shamrock Drive are zoned R-17MF (multi-family residential), R-4 (single family residential) and developed with single family and multi-family dwelling units.
 - Surrounding properties located south of Shamrock Drive are zoned a combination of R-17MF (multi-family residential), R-5(CD) (single family residential, conditional), R-4 (single family residential) and INST (institutional) and are occupied by single family dwellings, multi-family developments and institutional uses.

- See “Rezoning Map” for existing zoning in the area.
- **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 property as amended 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 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
- Site Plan
- Locator Map
- 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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