

REQUEST	Current Zoning: INST(CD) (institutional, conditional) Proposed Zoning: INST(CD) SPA (institutional, conditional, site plan amendment)
LOCATION	Approximately 25.4 acres located on the east side of Park Road between Smithfield Church Road and Arbor Pointe Drive. (Council District 6 - Smith)
SUMMARY OF PETITION	The petition proposes an amendment to the approved site plan for the existing Southminster senior living community located in the Quail Hollow area. The site plan amendment will allow the redevelopment of ten existing cottages and a wing of the existing dependent care building to accommodate an additional 47 independent living units and 17 healthcare beds.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Southminster, Inc. Southminster, Inc. John Carmichael (Robinson Bradshaw)
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 4.

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition upon resolution of outstanding issues related to sidewalks, setbacks, and transportation along with other minor requested technical revisions.</p> <p><u>Plan Consistency</u> The petition is consistent with the <i>South District Plan</i> recommendation for institutional uses.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • The site is developed with a continuing care retirement community and has been rezoned several times over the years for expansions. • The requested petition is for a minor expansion of the facility, increasing independent units from 332 to 379 and healthcare beds from 110 to 127. • The expansion will be accommodated by redevelopment of a portion of the site where ten existing cottages and a wing of the existing dependent care building currently are located. • The proposed expansion is designed to be compatible with surrounding single family development by: <ul style="list-style-type: none"> • Locating the proposed healthcare addition internal to the site, connected to the existing dependent care building, and away from single family homes. • Maintaining the previously approved maximum building height of four stories for the healthcare addition. • Limiting the maximum building height of the “villa” style buildings to three stories. • Enhancing the required buffer where the proposed villa on the southern edge of the site is closest to the neighboring single family homes. • Establishing the required 50-foot buffer when the proposed parking structured is constructed on the southeastern corner of the site; and • Removing existing surface parking serving the cottages and dependent care building, to be redeveloped, and providing new parking below grade.
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PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan amendment contains the following changes:

- Replaces ten cottage style buildings, associated parking, and a surface parking lot with seven villa style buildings. Limits the height of the villas to three stories with one level of parking under the buildings with portions of the parking being below grade. Parking access will be located at grade.
- Replaces a wing of the existing dependent care building with a healthcare wing containing any combination of assisted living, skilled nursing and hospice beds. Limits the maximum height of the addition to four stories and provides parking under the building, below grade.
- Proposes the following changes to the allowed number of units and beds.

Use	Entitled	Existing built	Proposed Total	Increase over entitled/ existing built
Independent dwelling units	332	259	379	47/ 120
Healthcare beds	110	95	127	17/ 32

- Proposes replacing an existing surface parking lot located in the southeast corner of the site with a structured parking facility with one level of parking below grade and a level at grade.
 - Provides a conceptual elevation with proposed building materials identified for one façade of the villas and commits that all other villa facades will be substantially similar.
 - Provides a conceptual elevation with proposed building materials identified for the eastern elevation of the healthcare addition and commits that all other facades of the healthcare addition will be substantially similar.
 - Provides a cross-section depicting the southern elevation of the southernmost villa showing the relationship between the building and grade.
 - Maintains the existing buffer variances approved by the Zoning Board of Adjustment along the southern and eastern boundary lines and adjacent to the Quail Hollow Presbyterian Church.
 - Commits to establishing the required 50-foot buffer in the areas where changes will be made to the surface parking lot to accommodate the structured parking facility at the southeast corner of the site at the time the structured parking facility is constructed.
 - Commits to providing additional tree planting within a portion of the 50-foot buffer between the proposed southernmost villa and the adjacent single family homes south of the site.
 - Commits to the construction of a new bus waiting pad along Park Road.
 - Provides an eight-foot planting strip and six-foot sidewalk along the site’s frontage on Smithfield Church Road.
 - Provides a network of internal sidewalks and connections to the public sidewalk as depicted on the site plan.
 - Commits that all newly installed lighting, excluding street lights and low decorative lighting, will be fully capped, shielded and downwardly directed. Limits the maximum height of any newly installed freestanding lighting to 18 feet. Specifies that any lighting attached to new structures and additions will be decorative.
- **Existing Zoning and Land Use**
 - The site was previously rezoned for an INST(CD) SPA (institutional, conditional, site plan amendment) under petition 2006-028 to allow an increase in the maximum building height and change the layout for proposed buildings to accommodate an addition to the dependent care building on the portion of the site along Park Road completed around 2010.
 - The subject site is developed with a senior living facility, with independent and dependent living units. This type of senior living facility, also called a continuing care retirement center (CCRC), is considered an institutional use.
 - The zoning of the majority of the abutting properties is R-3 (single family residential) and the properties are developed with three public schools, a church, and single family detached homes along the southern and portion of the eastern boundary.
 - Across Park Road from a small portion of the site is a multi-family development in R-15MF(CD) (multi-family residential, conditional) zoning.
 - See “Rezoning Map” for existing zoning in the area.
 - **Rezoning History in Area**
 - Petition 2014-106 rezoned property located at the southeast corner of the intersection of Park Road and Gleneagles Road from CC (commercial center) to CC SPA (commercial center, site plan amendment) to accommodate a mixed use development including office/retail, a grocery anchor, a hotel, and multi-family residential.

- **Public Plans and Policies**

- The *South District Plan* (1992) recommends institutional use for the subject parcel, recognizing the site's long-term use as a continuing care retirement community.

- **TRANSPORTATION CONSIDERATIONS**

- The site is located at the signalized intersection of a six-lane major thoroughfare with bike lanes and a three-lane major collector adjacent to a three schools. This community has contacted CDOT requesting a pedestrian crossing to the high school for volunteer activities. While the high school entrance drive is directly across the street from this community, the nearest signalized crossings are approximately 900 feet in either direction. CDOT safety staff has determined that a pedestrian hybrid beacon is the appropriate crossing treatment to allow safer crossings for pedestrians and this remains an outstanding request for this petition.
- See Outstanding Issues, Notes 2 through 6 and Requested Technical Revisions, Note 17.
- **Vehicle Trip Generation:**
Current Zoning:
Existing Use: 1120 trips per day (based on 259 independent units, 95 healthcare beds).
Entitlement: 1470 trips per day (based on 342 independent units, and 110 healthcare beds).
Proposed Zoning: 1640 trips per day (based on 379 independent units, 115 healthcare beds).

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 issues.
- **Charlotte-Mecklenburg Schools:** Not applicable.
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Charlotte Water:** Charlotte Water has water system availability via an existing eight-inch water distribution main located along Smithfield Church Road and an existing 12-inch water distribution main located along Park Road. Charlotte Water currently does not have sewer system availability for the parcels under review. The closest available sewer main is approximately 450 feet north of parcel 209-51-113 on Park Road.

Note: Charlotte Water indicates that their comment for sewer availability does not take into account any lateral connections that may service the site.

- **Engineering and Property Management:** The proposed site development and redevelopment depicted on the rezoning plans will be subject to the Charlotte Post-Construction Stormwater Ordinance. Upon approval of the proposed rezoning petition, no further grandfathering of development/redevelopment on the site will be allowed on the basis of rezoning approvals prior to July 1, 2008.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
- **Mecklenburg County Parks and Recreation Department:** No comments received.

OUTSTANDING ISSUESSite and Building Design

1. Specify the maximum height of 40 feet for the proposed villas.
2. Provide a sidewalk connection from the proposed villas on the northern portion of the site to the sidewalk along Smithfield Church Road.
3. Commit to the construction of an eight-foot planting strip and six-foot sidewalk along the portion of the frontage of Park Road south of the driveway or along the entire frontage of Smithfield Church Road. The sidewalk may meander to preserve existing trees and avoid existing utilities and the exact design will be determined during the construction permitting process.
4. Revise the setback lines depicted on the site plan to reflect the setback measured from the new right-of-way line per CDOT's comments.

Transportation

5. Revise the site plan and add a conditional note to fund the design and implementation of a Pedestrian Hybrid Crossing Signal on Park Road between Smithfield Church Road and Arbor Pointe Drive, including the construction of a pedestrian refuge island in the existing median of Park Road. The petitioner will need to enter into a Developer Agreement with CDOT to fund this transportation improvement.
6. Revise the site plan to add a note specifying dedication and fee simple conveyance of all rights-of-way to the City before the site's first building certificate of occupancy is issued.

7. Provide 50 feet of right-of-way (measured from centerline of road) to be dedicated as a part of this rezoning.

REQUESTED TECHNICAL REVISIONS

Land Use

8. Add structured parking to Note 2 under "Permitted Uses."

Site and Building Design

9. Clarify Note 4A under "Architectural Standards." As written the note sounds like villas would look like four-story buildings. This does not match the building elevation and cross-section for the proposed villas. Villa A1 appears to be the only villa with a three-story portion over above grade parking; all other villas appear to be limited to three stories with below grade parking.
10. Simplify and consolidate "Architectural Standards" Notes D through J.
11. Amend Note 5C under "Streetscape/landscaping" committing to an enhanced buffer to replace the words "enhance that portion" with "provide enhanced landscaping within the portion."
12. Amend the rezoning site plan to identify areas where the full 50-foot buffer will be maintained and established.
13. Identify on the site plan that areas of the existing surface parking lot in the southeast corner of the site will be removed and the 50-foot buffer will be established.
14. Identify on the site plan the solid, dark lines along Park Road and the double, solid line along Smithfield Church Road.

15. Identify the existing pedestrian crossing on Smithfield Church Road.

~~15-16.~~ Add a note that the existing pedestrian crossing on Smithfield Church Road will be connected to the proposed sidewalk along the south side of Smithfield Church Road if the sidewalk and planting strip along the frontage is widen to current standards.

~~16-17.~~ Remove the wide pedestrian entry shown on the eastern side of the healthcare building or show all the pedestrian entry points on the site plan.

~~17-18.~~ Change the maximum detached light height from 18 feet to 21 feet to match industry standards.

Transportation

~~18-19.~~ Revise the site plan to add a note specifying all transportation improvements will be constructed and approved before the site's first building certificate of occupancy is issued or phased per the site's development plan.

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 Fire Department Review
 - Charlotte-Mecklenburg Storm Water Services Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - Transportation Review

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