

REQUEST	Current Zoning: INST(CD) (institutional, conditional) and R-3 (single family residential) Proposed Zoning: INST(CD) SPA (institutional, conditional, site plan amendment) and INST(CD) (institutional, conditional)
LOCATION	Approximately 27.54 acres located on the east side of Park Road between Arbor Pointe Drive and Smithfield Church Road (Council District 6 - Smith)
SUMMARY OF PETITION	The petition proposes the redevelopment of a portion of the Quail Hollow Presbyterian Church property and an amendment to the approved site plan for the existing Southminster senior living community located in the Quail Hollow area.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Southminster, Inc. Southminster, Inc. John Carmichael, Robinson Bradshaw & Hinson, P.A.
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 3.
STATEMENT OF CONSISTENCY	<p>The Zoning Committee found this petition to be consistent with the <i>South District Plan</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • The plan recommends institutional uses. <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 site is developed with a senior living facility and has been rezoned several times for expansions; and • The requested petition is for a minor expansion of the recently approved entitlements for the existing facility, increasing independent units from 379 to 401 and amending the layout of a portion of the site approved with petition 2016-138; and • The expansion will be accommodated by redevelopment of a portion of the site, fronting Park Road, currently developed with parking and recently approved for the development of a villa; and • The area with the proposed change does not abut single family homes; and • The rezoning establishes a buffer between the church in R-3 (single family residential) zoning and the senior living facility; <p>By a 7-0 vote of the Zoning Committee (motion by Spencer seconded by Fryday).</p>

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted 7-0 to recommend APPROVAL of this petition with the following modifications:</p> <p><u>Transportation</u></p> <ol style="list-style-type: none"> 1. Revised the site plan to depict, label, and add a conditional note for the following: Provides an 11-foot planting strip and six-foot sidewalk along the site's Park Road frontage from the existing brick screen wall north to the site boundary. Maintains the existing eight-foot planting strip, six-foot sidewalk and brick screen wall south the to the Southminster entrance drive. Maintains the existing sidewalk with brick screen wall south of the entrance drive. Provides a 19-foot sidewalk utility easement from the back of the existing curb along the entire site frontage to accommodate the space for a future buffered bike lane.
------------------------------------	---

VOTE	Motion/Second: Watkins / Wiggins Yeas: Fryday, Lathrop, Majeed, McClung, Spencer, Watkins, Wiggins Nays: None Absent: None Recused: None
ZONING COMMITTEE DISCUSSION	Staff provided a summary of the petition and noted that the one outstanding transportation issue in the agenda had been addressed. Staff stated that the petition is consistent with the adopted area plan which recommends institutional use. There was no further discussion.
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 accompanying this petition contains the following provisions:

- Maintains conditions established under petition 2016-138, recently approved on January 17, 2017, with minor changes to a portion of the site.
- Adds a portion of the adjacent church property to the overall Southminster development.
- Increases the number of independent living units allowed from 379 to 401 units by expanding the layout of villa A3 (renamed villa A3/A4) which will allow an additional 22 independent living units.
- Provides internal pedestrian connections and crosswalks between the site's buildings and facilities.
- Proposes a combination of surface parking and parking beneath villa A3/A4.
- Proposes a courtyard between the wings of the villa building.
- Establishes an 18.75-foot "Class C" buffer with a fence between the villa and the church property and a 25-foot "Class C" buffer between parking for the rezoning site and the church's parking area eliminating the need for a previously approved variance.
- Limits maximum building height for villa A3/A4 to three stories above one level of structured parking located below grade. There may be sections of the structured parking above grade resulting in some portions of the building having a maximum of four stories.
- Commits to building design and architecture consistent with the recently approved rezoning.
- Provides and 11-foot planting strip and six foot sidewalk and extension of the brick screen wall along the site's Park Road frontage from the existing brick screen wall north to the site boundary. Maintains the existing eight-foot planting strip, six-foot sidewalk and brick screen wall south the to the Southminster entrance drive and maintains the existing sidewalk with brick screen wall south of the entrance drive. Provides a 19-foot sidewalk utility easement from the back of the existing curb along the entire Park Road site frontage to accommodate the space for a future buffered bike lane.

• **Public Plans and Policies**

- The *South District Plan* (1992) recommends institutional use, recognizing the established continuing care retirement community and church uses.

• **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 three schools. The current site plan commits to a contribution to a pedestrian hybrid beacon to allow safer crossing for pedestrians on Park Road. The petitioner is providing an 11-foot planting strip and six-foot sidewalk from the existing brick screen wall to the northern site boundary. Although the petitioner is maintaining the existing sidewalks and planting strip, to the south, along the remainder of the site frontage, the petitioner is providing a 19-foot sidewalk utility easement from the back of the existing curb to accommodate the space for a future buffered bike lane along the site's Park Road frontage.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 1120 trips per day (based on 259 senior apartment units, 95 assisted living beds).

- Entitlement: 1640 trips per day (based on 379 senior apartment units, and 127 assisted living beds).
- Proposed Zoning: 1720 trips per day (based on 401 senior apartment units, 127 assisted living 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 on street parking on roads less than 26-foot clear width.
 - **Charlotte-Mecklenburg Schools:** Not applicable.
 - **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. Sewer system availability for the rezoning boundary is via an existing eight-inch gravity sewer main located along Park Road.
 - **Engineering and Property Management:**
 - **Arborist:** No trees can be removed from or planted in the right-of-way of Park Road and Smithfield Church Road without permission of the City Arborist's office.
 - **Erosion Control:** No issues.
 - **Land Development:** No issues.
 - **Storm Water Services:** No issues.
 - **Urban Forestry:** 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 Fire Department Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - City Arborist Review
 - Storm Water
 - Urban Forestry
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

Planner: John Kinley (704) 336-8311