
REQUEST	Proposed Zoning: INST(CD)(LLWPA) SPA, institutional, conditional, lower Lake Wylie protected area, site plan amendment
LOCATION	Approximately 9.05 acres located on the east side of Toddville Road between Freedom Drive and Lewhaven Drive.
SUMMARY OF PETITION	The petition proposes a site plan amendment to allow a 5,000-square foot physical therapy and rehabilitation facility and a 2,000- square foot addition to the previously approved nursing home facility.
STAFF RECOMMENDATION	Staff recommends approval of this petition. The petition is consistent with the <i>Northwest District Plan</i> .
PROPERTY OWNER	Charlotte Health Care Center (68), Inc. and Medical Facilities of America LXVII Limited Partnership
PETITIONER	Medical Facilities of North Carolina, Inc.
AGENT/REPRESENTATIVE	John Carmichael/K&L Gates, LLP
COMMUNITY MEETING	Meeting is required and has been held. Report available online.

PLANNING STAFF REVIEW

- **Background**

The site plan approved in 2009 (petition 2008-117) contains the following conditions which have not been implemented:

- A 65,000 square foot expansion of an existing 120-bed nursing home facility that will house 60 new beds. Maximum 180-bed nursing home facility.
- A 48-foot undisturbed class C buffer along the north edge adjacent to the single family structure.
- A new public street that ties into Pinebrook Circle.

- **Proposed Request Details**

The site plan amendment contains the following changes:

- A 5,000-square foot expansion to the existing nursing home for a physical therapy and rehabilitation facility.
- An additional 2,000 square feet for the previously approved 65,000 square foot building expansion containing up to 60 new beds.

- **Existing Zoning and Land Use**

The subject property is currently developed with a nursing home facility with 120 beds. The parcels to the south, east, and west are zoned R-3 and are developed with single family uses. The property to the north is zoned R-17MF and is developed as a church.

- **Rezoning History in Area**

Petition 2008-017 provided for a MX-2 site plan amendment for property located east of this subject site along the south side of Freedom Drive and east of Toddville Road. The petition allows for a mix of single family lots, multi-family units, and a limited amount of office space along Freedom Drive.

- **Public Plans and Policies**

- The *Northwest District Plan* (1990), as amended by rezoning petition 2008-117, recommends a nursing home facility with up to 180 beds and any accessory uses in connection with the facility.
 - This petition is consistent with the *Northwest District Plan*.
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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.
 - **Charlotte Department of Transportation:** No issues.
 - **Vehicle Trip Generation:**
Current Zoning: 480 trips per day.
Proposed Zoning: No significant impact to the trips per day.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** This site plan amendment will not impact the number of students attending local schools.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No comments received.
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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.
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OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review

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