
REQUEST	Current Zoning: MX-2, mixed-use residential Proposed Zoning: INST(CD), institutional, conditional
LOCATION	Approximately 17.48 acres located on the south side of Providence Road West between Community House Road and Old Ardrey Kell Road.
SUMMARY OF PETITION	The petition proposes the development of a skilled nursing facility with 120 beds and 168 senior independent living units along with associated services and amenities.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of the outstanding site plan issues. The petition is inconsistent with the <i>South District Area Plan</i> . However, area plans frequently do not specify locations for institutional uses.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Liberty Healthcare Properties of Mecklenburg County, LLC Liberty Healthcare Properties of Mecklenburg County, LLC John Carmichael, Robinson, Bradshaw & Hinson
COMMUNITY MEETING	Meeting is required and has been held. Report will be available online when received.

PLANNING STAFF REVIEW

- **Background**
 - The subject property was a part of a larger 18.43 acre rezoning to MX-2 in 2007 (petition 2007-017).
 - The petition approved the development of 116 dwelling units and a volunteer fire station.
 - As part of the approved plan and conditional notes, storm water detention for the larger rezoning would be located on the property now being proposed for rezoning.
- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

 - Senior living development consisting of 120 skilled nursing care beds.
 - Senior living development consisting of 168 independent units.
 - Maximum of 271,000 square feet of building area.
 - Building containing skilled nursing facility limited to one story.
 - Building containing independent living units ranging in height from one story to four stories, not to exceed 60 feet at the highest point.
 - Number of maximum stories for each building listed on the site plan notes. The taller stories are located closer to the center of the site.
 - Dedication of 35.5 feet for public right-of-way along Providence Road West.
 - Eight-foot planting strip and eight-foot sidewalks provided along Providence Road West and Old Ardrey Kell Road.
 - An undisturbed 50- foot "Class C" buffer that shall include supplemental plantings provided along the southern boundary line.
 - Detached lighting not to exceed 25 feet in height.
 - Internal sidewalks provided throughout the site.
 - Tree plantings provided in the 40- foot setback along Providence Road West and Old Ardrey Kell Road.
 - Building materials consisting of brick, stone, and cementitious lap siding. Vinyl siding will not be allowed as an exterior building material.

- Building elevations for all the buildings.
- One internal courtyard includes a portion of required tree save area.
- Storm water detention provided for the subject site and the adjacent parcel 22901193 that is not included in this rezoning per Storm Water Services request and original approval on petition 2007-017.
- **Existing Zoning and Land Use**
 - The subject site is vacant and currently zoned MX-2. Most of the surrounding parcels are zoned R-3 and are vacant or developed with single-family homes. The parcels to the east of the site are MX-2 and R-3 and developed with a church and volunteer fire station.
- **Rezoning History**
 - There have been no rezoning in the immediate area in the last five years.
- **Public Plans and Policies**
 - The *South District Plan* (1993) as amended by rezoning petition 2007-017 recommends residential up to 6.4 dwellings per acre.
 - The petition is inconsistent with the *South District Plan*.

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:** Petitioner should provide an eight-foot sidewalk and eight-foot planting strip along Old Ardrey Kell Road and Providence Road West.
 - **Vehicle Trip Generation:**
Current Zoning: 950 trips per day.
Proposed Zoning: 550 trips per day.
 - **Connectivity:** No issues.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** Non-residential petitions do 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 comments received.
- **Mecklenburg County Parks and Recreation Department:** No comments received.

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*.
 - Site meets minimum ordinance standards.

OUTSTANDING ISSUES

- The petitioner should:
 - Label underground detention shown on site plan as possible locations.
 - Label dumpster shown on site plan as possible dumpster location.
 - Provide additional internal sidewalk connections along both sides of the driveway along Providence West and Old Ardrey Kell Road.
 - For Note 5 under Architectural Standards, remove text explaining how building height will be measured.
 - Under site data remove the maximum building height of 60 feet.

- Label on site plan the maximum height of each portion of the building stories labeled.
 - Under site data, replace the maximum number of beds with maximum number of units.
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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

Planner: Solomon Fortune (704) 336-8326