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<b>REQUEST</b>	Text amendment to Sections 2.201 and 12.522 of the Zoning Ordinance
<b>SUMMARY OF PETITION</b>	<p>The petition proposes to:</p> <ol style="list-style-type: none"><li>1. increase the maximum number of convalescent care individuals allowed at a short-term care facility;</li><li>2. increase the maximum number of days an individual may stay for convalescent care;</li><li>3. expand the number of referral agencies; and</li><li>4. add an option for a longer recuperation period.</li></ol>
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition. The petition is consistent with adopted policies.
<b>PETITIONER AGENT/REPRESENTATIVE</b>	Charlotte-Mecklenburg Planning Department Charlotte-Mecklenburg Planning Department
<b>COMMUNITY MEETING</b>	Meeting is not required.

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#### **PLANNING STAFF REVIEW**

- **Background**
  - This text amendment is in response to a request to provide flexibility for short-term care facilities.
  - A “short-term care facility” is defined as a not-for-profit organization providing:
    - A twenty-four hour, safe, structured, and monitored environment for up to 8 individuals who need short-term convalescent care services.
    - Services may include any of the following:
      - Accommodations with full restroom facilities,
      - Meals,
      - Secure storage and/or refrigeration for medications,
      - Medical observation,
      - Nursing care, and/or supervision.
  - Short-term care facilities are currently a permitted use with prescribed conditions in the institutional, office, B-2, MUDD, UMUD, U-I, and I-1 zoning districts. Highlights of the current prescribed conditions are:
    - Twenty-four hour on-site management.
    - Staff must be accessible to residents, law enforcement personnel and others.
    - Only individuals referred by a hospital or emergency room are allowed.
    - Maximum length of stay: Ten days following a hospital/emergency room discharge.
    - A Class C buffer shall be provided from any abutting property zoned or used for residential purposes.
  - A short-term care facility may be an accessory use to an institutional use.
- **Proposed Request Details**

The text amendment contains the following provisions:

  - Modifies the maximum number of individuals that can be served from eight to twelve.
  - Adds medical clinics and medical practices to the list of agencies that can refer patients.
  - Extends the maximum length of stay from ten days to twenty days.
  - Adds an option to extend the length of stay to up to 45 days if a licensed physician requests a longer recuperation period and the facility director approves.

- **Public Plans and Policies**

- The petition is consistent with adopted policy.
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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:** Not applicable.
    - **Connectivity:** Not applicable
  - **Charlotte Fire Department:** No issues.
  - **Charlotte-Mecklenburg Schools:** Not applicable.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
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**ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

- **Site Design:**
  - There is no site plan associated with this text amendment.

**OUTSTANDING ISSUES**

- No issues.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- 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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