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<b>REQUEST</b>	Current Zoning: R-3, single family residential Proposed Zoning: INST(CD), institutional, conditional
<b>LOCATION</b>	Approximately 9.02 acres located on the north side of South Tryon Street between Wright's Ferry Road and Greybriar Forest Lane.
<b>SUMMARY OF PETITION</b>	The petition proposes a 110-bed dependent living facility.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is inconsistent with the <i>Steele Creek Area Plan</i> . However, area plans frequently do not specify locations for institutional uses.
<b>PROPERTY OWNER PETITIONER</b>	Roger and Phyllis Galloway & Warren and Barbara Drye Queen City Health Investors, LLC
<b>AGENT/REPRESENTATIVE</b>	Queen City Health Investors, LLC
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online.

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#### **PLANNING STAFF REVIEW**

- **Proposed Request Details**  
The site plan accompanying this petition contains the following provisions:
  - A 110-bed dependent living facility.
  - Maximum building height of 40 feet and one story.
  - Building elevations provided.
  - Exterior building materials to include a mix of masonry materials and siding.
  - Two driveways onto South Tryon Street limited to right in/right out movements.
  - Detached lighting will have full cut-off lighting fixtures and shall be limited to 20 feet in height.
  - No "wall-pak" type lighting will be allowed.
  - Solid waste area shall be located behind the proposed building.
- **Existing Zoning and Land Use**  
The subject site is currently occupied with two single family homes. Properties surrounding the site are zoned R-3. Single family homes are located north, east and west of the property. Accessory agricultural uses are also located north of the property. Properties south of the subject site, across South Tryon Street, are occupied with a religious institution and single family homes.
- **Rezoning History in Area**  
There have been numerous rezonings in this area, within recent years, to allow for modifications to previously approved conditional nonresidential and multi-family rezoning districts.
- **Public Plans and Policies**
  - The *Steele Creek Area Plan* (2012) recommends residential dwellings at a maximum density of four dwelling units per acre.
  - The petition is inconsistent with the *Steele Creek Area Plan*.

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#### **DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
- **Charlotte Department of Neighborhood & Business Services:** No issues.

- **Transportation:** CDOT has the following comments on this petition:
    - Modify the throat of the driveways so they remain perpendicular to South Tryon Street past the 40-foot setback.
    - Work with the abutting property owner to add an access driveway to the site from Wright's Ferry Road.
    - Eliminate the second driveway off South Tryon Street that currently aligns with the covered drop off.
    - Provide a curb bulb-out at the existing NC 49 directional crossover intersection at Wright's Ferry Road to accommodate the northbound to southbound U-turn movements if a driveway is not provided to the site from Wright's Ferry Road.
  - **Vehicle Trip Generation:**  
Current Zoning: 380 trips per day.  
Proposed Zoning: 300 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 issues.
  - **Mecklenburg County Parks and Recreation Department:** No issues.
  - **Urban Forestry:** No issues.
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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.

#### **OUTSTANDING ISSUES**

- The petitioner should:
    1. Address CDOT issues.
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#### **Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Site Plan
- Community Meeting Report
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

**Planner:** Shad Spencer (704) 353-1132