

REQUEST	Current Zoning: R-17MF (multi-family residential) and INST(CD) (institutional, conditional) Proposed Zoning: INST(CD) (institutional, conditional) and INST(CD) SPA (institutional, conditional, site plan amendment)
LOCATION	Approximately 91.31 acres located on the south side of Shamrock Drive across from Glenville Avenue and the east side of Eastway Drive across from Dunlavin Way. (Council District 1 - Kinsey)
SUMMARY OF PETITION	The petition proposes the expansion of an existing continuing care retirement community with the addition of 125 independent living units, 150 dependent beds, and up to 14,000 square feet for an environmental services/maintenance facility.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Aldersgate United Methodist Retirement Community, Inc. Aldersgate United Methodist Retirement Community, Inc. Frank Quattrocchi, Shook Kelley
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 18
STATEMENT OF CONSISTENCY	A portion of this petition is found to be consistent with the <i>Eastland Area Plan</i> while the remainder is inconsistent with the <i>Eastland Area Plan</i> but is found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing as amended by a 5-0 vote of the Zoning Committee (motion by Commissioner Nelson seconded by Commissioner Sullivan).

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted 5-0 to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. Amended Development Data Table to only include information on proposed uses. 2. Amended development legend to reflect proposed 125 independent units and 153 dependent units, for a total of 800 existing and proposed units. Deleted reference to amenity services, which are allowed as accessory uses to the principal uses on the site. 3. Deleted Note 1H under Development Area A, which reflected information on existing development. 4. Staff rescinded the request to specify the alternate buffer request. 5. Amended Note 1J under Development Area A to reflect proposed maximum height of dependent and independent units as 72 feet and up to six stories. 6. Amended Note 7b to remove reference to Area B, which proposes no changes to existing entitlements. 7. Addressed Park and Recreation comment by providing a greenway easement within the 100-foot SWIM buffer to Park and Recreation. 8. Deleted the six-foot pedestrian access walk from Shamrock Drive to the existing access walks. The request for the six-foot pedestrian access walk was rescinded by staff due to topographical issues. 9. Labeled existing buffers.
--------------------------------	--

VOTE	<p>Motion/Second: Nelson/Eschert Yeas: Dodson, Eschert, Labovitz, Nelson, and Sullivan Nays: None Absent: Ryan and Walker</p>
-------------	--

	Recused:	None
ZONING COMMITTEE DISCUSSION	<p>Staff provided an overview of the petition, specifying that the proposed development consists of 125 independent and 153 dependent units, which, when added to the existing built units and entitlements, will result in a total of 800 units. Staff noted there are no outstanding issues.</p> <p>A commissioner questioned whether staff had heard from adjacent property owners in the R-4 (single family) zoning area. Staff responded that a number of property owners had called and inquired about the petition. A commissioner asked for the clarification on the total number of proposed units, which staff answered is 278 proposed units.</p> <p>A commissioner stated that the proposed development will be located within the existing campus of Aldersgate and should not change the impact on the surrounding community. Discussion ensued as to whether more traffic will be generated as a result of increased services that may be necessary to accommodate the number of units. It was stated that senior living facilities typically have minimal impact on the surrounding community, in terms of trip generation. CDOT staff confirmed this statement.</p>	
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

• **Background**

- Petition 1987-07 rezoned 80 acres of the subject property from R-9MF (multi-family residential) to INST(CD) (institutional, conditional) to allow 171 dependent living units, 185 independent living units, commercial uses associated with the nursing home and a bank, a 6,000-square foot indoor pool and locker room expansion, and 25,800 square feet of office space.
- Petition 1999-116 approved an INST(CD) SPA (institutional, conditional, site plan amendment) for 80 acres of the subject property located on the south side of Shamrock Drive, east of Eastway Drive and north of Sudbury Road. This petition amended the previous rezoning to allow a total of 375 independent units and 150 dependent living units. The subject property is partially developed with a continuing care retirement community consisting of 294 independent and dependent living units and 90,000 square feet of common facilities, office and operational facilities, and amenities associated with the community.

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Addition of 125 independent living units in up to 16 buildings not to exceed two stories. Units will be in the form of apartments, townhomes, and detached, duplex, triplex, quadraplex, or multi-family cottages.
- Addition of 150 beds for dependent living units within a six-story skilled nursing facility consisting of memory care, assisted living, hospice, skilled nursing, and adult care facilities.
- Total of 800 existing and proposed dependent and independent living units.
- Addition of up to 14,000 square feet for an environmental services/maintenance facility.
- Proposed development to be completed in two phases.
- A 50-foot Class "C" buffer abutting residential zoning in northwestern area of the property (Area D).
- Maximum building height of 72 feet and six stories in Area A.
- Request for an alternate buffer.
- Providing a greenway easement within the 100-foot SWIM buffer to Park and Recreation.

Public Plans and Policies

- The *Eastland Area Plan* (2003) recommends institutional uses for the portion of the site currently zoned INST(CD). The smaller portion zoned R-17MF is recommended for multi-family residential, greenway/park/open space uses.
 - The portion of the petition zoned INST(CD) (institutional, conditional) is consistent with Eastland Area Plan.
 - The portion of the petition zoned R-17MF (multi-family) is inconsistent with the Eastland Area Plan. However, area plans typically do not provide recommendations for institutional uses, and the proposed development is compatible with surrounding institutional and residential uses.
-

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** No issues.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte-Mecklenburg Utilities:** No comments received.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
 - **Urban Forestry:** No issues.
-

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*.
 - Minimizes impacts to the natural environment by building on an infill lot.
-

OUTSTANDING ISSUES

- No issues.
-

Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

Planner: Sonja Sanders (704) 336-8327