

<b>REQUEST</b>	Current Zoning: R-3 (single family residential) Proposed Zoning: INST(CD) (institutional, conditional)
<b>LOCATION</b>	Approximately 6.94 acres located on the east side of Reames Road between Bayview Parkway and Finn Hall Avenue. (Council District 2 - Austin)
<b>SUMMARY OF PETITION</b>	The petition proposes to allow the redevelopment of the site for a 24,075-square foot dependent living facility, with up to 50 beds, and associated accessory uses.
<b>PROPERTY OWNER</b>	Northlake Health Investors, LLC
<b>PETITIONER</b>	Northlake Health Investors, LLC (Hunter Trefzger)
<b>AGENT/REPRESENTATIVE</b>	Jeff Brown/ Keith MacVean, Moore & Van Allen
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 8
<b>STATEMENT OF CONSISTENCY</b>	<p>This petition is found to be consistent with the <i>Northlake Area Plan</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> <li>• The site was formerly used as a nursing home.</li> </ul> <p>Therefore, this petition is found to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because :</p> <ul style="list-style-type: none"> <li>• The site is compatible with the adjacent multi-family residential and the adjoining child care facility; and,</li> <li>• The use will provide a valuable community resource for the elderly and disabled;</li> </ul> <p>By a 5-0 vote of the Zoning Committee (motion by Commissioner Ryan seconded by Commissioner Nelson).</p>

<b>ZONING COMMITTEE ACTION</b>	<p>The Zoning Committee voted 5-0 to recommend <b>APPROVAL</b> of this petition with the following modifications:</p> <ol style="list-style-type: none"> <li>1. Amended the Development Data and Note 2.a. to specifically prohibit jails, prisons, stadiums and arenas.</li> <li>2. Amended Note 4.a. to indicate a singular principal building. The note should read: "The building materials used on the principal building..."</li> <li>3. Removed the word "one-story" from the label on the building on Sheet 1.</li> <li>4. Noted on the site plan that the existing building is to be demolished</li> <li>5. Specified the width of the existing sidewalk and planting strip to remain.</li> <li>6. Revised the text from Note 1.e. as follows: "Changes to the Rezoning Plan <del>not permitted by the Rezoning Plan</del> will be reviewed and approved as allowed by Section 6.207 of the Ordinance."</li> <li>7. Clarified in the "Site Development Data" that the use is limited to 50 beds as noted in Note 2.a.</li> <li>8. Added the following to the last sentence in Note 3.e.: "... and Planning in accordance with Section 6.207."</li> </ol>
--------------------------------	---

<b>VOTE</b>	Motion/Second:	Ryan/Eschert
	Yeas:	Dodson, Eschert, Nelson, Ryan, and Sullivan

**ZONING COMMITTEE  
DISCUSSION**

Nays: None  
 Absent: Walker and Labovitz  
 Recused: None

The Planning Staff provided a brief explanation of the rezoning request. Staff noted the petition was consistent with the *Northlake Area Plan's* recommendation for institutional land use and that all outstanding issues had been addressed. A Commissioner asked if the existing building was to remain. Staff stated the existing building would be demolished and replaced with the proposed structure. The Commissioner also asked why staff did not ask the petitioner to push the building closer to the street and place the parking to side or rear. The Staff explained that typically buildings located in the urban zoning districts would require buildings close to the street. The Institutional district is not considered an urban zoning and allows parking between the building and the street. Additionally, the layout of the site currently has the parking in front of the building.

After the Zoning Committee's vote another Commissioner pointed out that a building closer to the street could make sense in this location because of the proximity to the CATS bus stop and the pedestrian refuge island. Staff explained that the petitioner was asked to provide two sidewalk connections from the building to the street to improve pedestrian connectivity and safety. There was no further discussion.

**STAFF OPINION**

Staff agrees with the recommendation of the Zoning Committee.

**FINAL STAFF ANALYSIS**  
**(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))**

**PLANNING STAFF REVIEW**

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Development of a 24,075-square foot dependent living facility with up to 50 beds and associated accessory uses.
- Limits building height to two stories and 40 feet.
- Allows one principal building with accessory buildings.
- Removes existing curb cuts and provides a single, full movement access point on Reames Road.
- Replaces existing two-way left-turn lane north of the proposed driveway with a southbound left-turn lane into the site.
- Dedicates up to 35 feet of right-of-way along Reames Road.
- Provides a 50-foot long and eight-foot wide raised concrete pedestrian refuge island in the center of Reames Road and accessible pedestrian ramps on both sides of Reames Road about 240 feet north of the proposed driveway.
- Maintains the existing sidewalk and planting strip along Reames Road.
- Provides a 38-foot Class "C" buffer along the site's boundaries abutting multi-family zoning to the north, east and south.
- Specifies that building materials will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious siding, stucco, EIFS, decorative block and/or wood. Vinyl or aluminum as a building material may only be used on windows, soffits, and handrails/railings.
- Provides four-sided building elevations.
- Limits lighting to full cut-off type fixtures excluding low, decorative lighting along drives, sidewalks and parking areas and limits the height of detached lighting to 15 feet.
- Provides a concrete waiting pad for the existing CATS bus stop.

- **Public Plans and Policies**

- The *Northlake Area Plan* (2008) recommends institutional uses for this site.
- The petition is consistent with the *Northlake Area Plan*.

**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 issues.
  - **Charlotte-Mecklenburg Schools:** No issues.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Charlotte-Mecklenburg Utilities:** No issues.
  - **Engineering and Property Management:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
  - **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 developing on an infill lot.
    - Facilitates alternative modes of transportation by providing a CATS waiting pad and improving pedestrian access to the existing bus stop.
- 

**OUTSTANDING ISSUES**

- No issues.
- 

**Attachments Online at [www.rezoning.org](http://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 Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

**Planner:** John Kinley (704) 336-8311