

September 15, 2014

REQUEST	Current Zoning: R-3 (single family residential) Proposed Zoning: INST(CD) (institutional, conditional)
LOCATION	Approximately 6.94 acres located on the east side of Reames Road between Bayview Parkway and Finn Hall Avenue. (Council District 2 - Austin)
SUMMARY OF PETITION	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.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is consistent with the <i>Northlake Area Plan</i> .
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Northlake Health Investors, LLC Northlake Health Investors, LLC (Hunter Trefzger) Jeff Brown/ Keith MacVean, Moore & Van Allen
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 8

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.

- **Existing Zoning and Land Use**

- There is an existing abandoned building on the site formerly used as a nursing home. The properties to the east, northeast and south are zoned R-12MF (CD) (multi-family residential, conditional) with multi-family development. Property northwest of the site is zoned INST (CD) (institutional, conditional) with a child care center. The property to the west, across Reames Road, is zoned R-8MF (CD) (multi-family residential, conditional) with multi-family development.

- **Rezoning History in Area**
 - A number of rezonings have taken place to accommodate multi-family development in the immediate area.
 - **Public Plans and Policies**
 - The *Northlake Area Plan* (2008) recommends institutional uses for this site.
 - The petition is consistent with the *Northlake Area Plan*.
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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.
 - **Transportation:** No issues.
 - **Vehicle Trip Generation:**
Current Zoning: 200 trips per day.
Proposed Zoning: 130 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.
 - **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.
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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*.
 - 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

- The petitioner should:
 1. Amend the Development Data and Note 2.a. to specifically prohibit jails, prisons, stadiums and arenas.
 2. Amend Note 4.a. to indicate a singular principal building. The note should read: "The building materials used on the principal building..."
 3. Remove the word "one-story" from the label on the building on Sheet 1.
 4. Note on the site plan that the existing building is to be demolished
 5. Specify the width of the existing sidewalk and planting strip to remain.
 6. Revise the text from Note 1.e. as follows: "Changes to the Rezoning Plan ~~not permitted by the Rezoning Plan~~ will be reviewed and approved as allowed by Section 6.207 of the Ordinance."
 7. Clarify in the "Site Development Data" that the use is limited to 50 beds as noted in Note 2.a.
 8. Add the following to the last sentence in Note 3.e.: "... and Planning in accordance with Section 6.207."
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- 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

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