

REQUEST	Current Zoning: INST(CD) (institutional, conditional) and R-3 (single family residential) Proposed Zoning: INST(CD) SPA (institutional, conditional, site plan amendment) and INST(CD) (institutional, conditional)
LOCATION	Approximately 27.54 acres located on the east side of Park Road between Arbor Pointe Drive and Smithfield Church Road (Council District 6 - Smith)
SUMMARY OF PETITION	The petition proposes the redevelopment of a portion of the Quail Hollow Presbyterian Church property and an amendment to the approved site plan for the existing Southminster senior living community located in the Quail Hollow area.
PROPERTY OWNER	Southminster, Inc.
PETITIONER	Southminster, Inc.
AGENT/REPRESENTATIVE	John Carmichael, Robinson Bradshaw & Hinson, P.A.
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 3.

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition upon resolution of outstanding issues related to sidewalks along Park Road.</p> <p><u>Plan Consistency</u> The petition is consistent with the <i>South District Plan</i> recommendation for institutional uses.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • The site is developed with a senior living facility and has been rezoned several times over the years for expansions. • The requested petition is for a minor expansion of the recently approved entitlements for the existing facility, increasing independent units from 379 to 401 and amending the layout of a portion of the site approved with petition 2016-138. • The expansion will be accommodated by redevelopment of a portion of the site, fronting Park Road, currently developed with parking and recently approved for the development of a villa. • The area with the proposed change does not abut the single family homes. • The rezoning establishes a buffer between the church in R-3 (single family residential) zoning and the senior living facility.
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PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Maintains conditions established under petition 2016-138, recently approved on January 17, 2017, with minor changes to a portion of the site.
- Adds a portion of the adjacent church property to the overall Southminster development.
- Increases the number of independent living units allowed from 379 to 401 units by expanding the layout of villa A3 (renamed villa A3/A4) which will allow an additional 22 independent living units.
- Provides internal pedestrian connections and crosswalks between the site's buildings and facilities.
- Proposes a combination of surface parking and parking beneath villa A3/A4.
- Proposes a courtyard between the wings of the villa building.
- Establishes an 18.75-foot "Class C" buffer with a fence between the villa and the church property and a 25-foot "Class C" buffer between parking for the rezoning site and the church's parking area eliminating the need for a previously approved variance.
- Limits maximum building height for villa A3/A4 to three stories above one level of structured parking located below grade. There may be sections of the structured parking above grade

- resulting in some portions of the building having a maximum of four stories.
- Commits to building design and architecture consistent with the recently approved rezoning.
 - Provides the extension of the existing brick screen wall along Park Road to the northern edge of the site. Extends the existing eight-foot planting strip and six-foot sidewalk along Park Road north of the Southminster driveway to the northern edge of the site.
 - **Existing Zoning and Land Use**
 - The site plan amendment to the INST(CD) (institutional, conditional) zoning was recently approved through rezoning petition 2016-138 for a majority of the site. This site plan amendment allowed the redevelopment of ten existing cottages and a wing of the existing dependent care building to accommodate an additional 47 independent living units and 17 healthcare beds for a total of 379 independent living units and 127 healthcare beds. This type of senior living facility, also called a continuing care retirement center (CCRC), is considered an institutional use.
 - The remainder of the site is zoned R-3 (single family residential) and developed with parking and driveway facilities serving Quail Hollow Presbyterian Church.
 - The zoning of the majority of the abutting properties is R-3 (single family residential) and the properties are developed with three public schools, a church, and single family detached homes along the southern and a portion of the eastern boundary.
 - Across Park Road from a small portion of the site is a multi-family development in R-15MF (CD) (multi-family residential, conditional) zoning.
 - See "Rezoning Map" for existing zoning in the area.
 - **Rezoning History in Area**
 - Petition 2014-106 rezoned property located at the southeast corner of the intersection of Park Road and Gleneagles Road from CC (commercial center) to CC SPA (commercial center, site plan amendment) to accommodate a mixed use development including office/retail, a grocery anchor, a hotel, and multi-family residential.
 - **Public Plans and Policies**
 - The *South District Plan* (1992) recommends institutional use, recognizing the established continuing care retirement community and church uses.
 - **TRANSPORTATION CONSIDERATIONS**
 - The site is located at the signalized intersection of a six-lane major thoroughfare with bike lanes and a three-lane major collector adjacent to three schools. The current site plan commits to a contribution to a pedestrian hybrid beacon to allow safer crossing for pedestrians on Park Road. CDOT requests that the Park Road frontage be reconstructed with the proposed development to eliminate the existing back of curb sidewalk along this high volume/speed street across from South Mecklenburg High School.
 - See Outstanding Issues, Note 1.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 1120 trips per day (based on 259 senior apartment units, 95 assisted living beds).
 - Entitlement: 1640 trips per day (based on 379 senior apartment units, and 127 assisted living beds).
 - Proposed Zoning: 1720 trips per day (based on 401 senior apartment units, 127 assisted living beds).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Fire Department:** No on street parking on roads less than 26-foot clear width.
- **Charlotte-Mecklenburg Schools:** Not applicable.
- **Charlotte Water:** Charlotte Water has water system availability via an existing eight-inch water distribution main located along Smithfield Church Road and an existing 12-inch water distribution main located along Park Road. Sewer system availability for the rezoning boundary is via an existing eight-inch gravity sewer main located along Park Road.
- **Engineering and Property Management:**
 - **Arborist:** No trees can be removed from or planted in the right of way of Park Road and Smithfield Church Rd. without permission of the City Arborist's office.
 - **Erosion Control:** No issues.

- **Land Development:** No issues.
- **Storm Water Services:** No issues.
- **Urban Forestry:** No issues.

- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.

OUTSTANDING ISSUES

Transportation

1. Revise the site plan to depict, label, and add a conditional note for an 11-foot planting strip and six-foot sidewalk along the site's Park Road frontage, including proposed right-of-way to be located 19 feet as measured from the Park Road's existing back of curb. The additional planting strip width will accommodate a future buffered bike lane. The proposed six-foot sidewalk and two-foot maintenance strip may be a sidewalk utility easement (SUE).
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Neighborhood & Business Services Review
 - Charlotte Fire Department Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - City Arborist Review
 - Storm Water
 - Urban Forestry
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

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