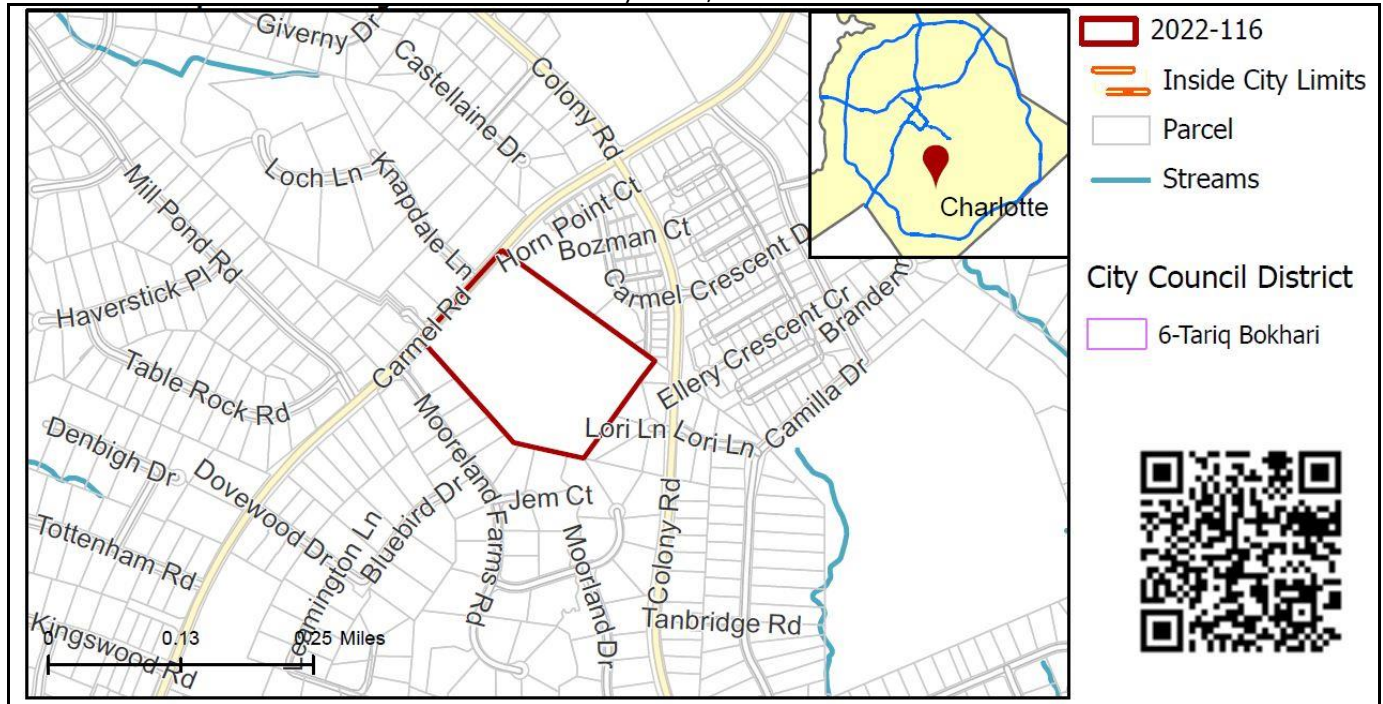


REQUEST

Current Zoning: N1-A (neighborhood 1-A)
Proposed Zoning: INST(CD) (institutional, conditional)

LOCATION

Approximately 14.46 located along the southeast side of Carmel Road, west of Colony Road, and east of Mooreland Farms Road.



SUMMARY OF PETITION

The petition proposes to allow the renovation and expansion of an existing assisted living/independent living senior facility.

PROPERTY OWNER

Carmel Hills, Inc.

PETITIONER

Carmel Hills, Inc.

AGENT/REPRESENTATIVE

Walter Fields, Walter Fields Group

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 18

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for the Campus Place Type.

Rationale for Recommendation

- This petition is appropriate and compatible with the Campus Place Type as it allows for the renovation and expansion of an existing senior living facility while maintaining buffers and landscaping that helps to integrate the facility into the single-family residential character of the area.
- Approval of this petition would result in zoning that is better aligned to the Campus Place Type than the existing Neighborhood 1 zoning district.
- The facility has easy access to the future Colony Road urban trail that, when complete, will connect the Four Mile Creek, Briar Creek, and future McAlpine extension greenways.

- The facility is located within a ¼-mile walk of the CATS 62X express commuter bus.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 2: Neighborhood Diversity & Inclusion
 - 3: Housing Access for All

PLANNING STAFF REVIEW

• Background

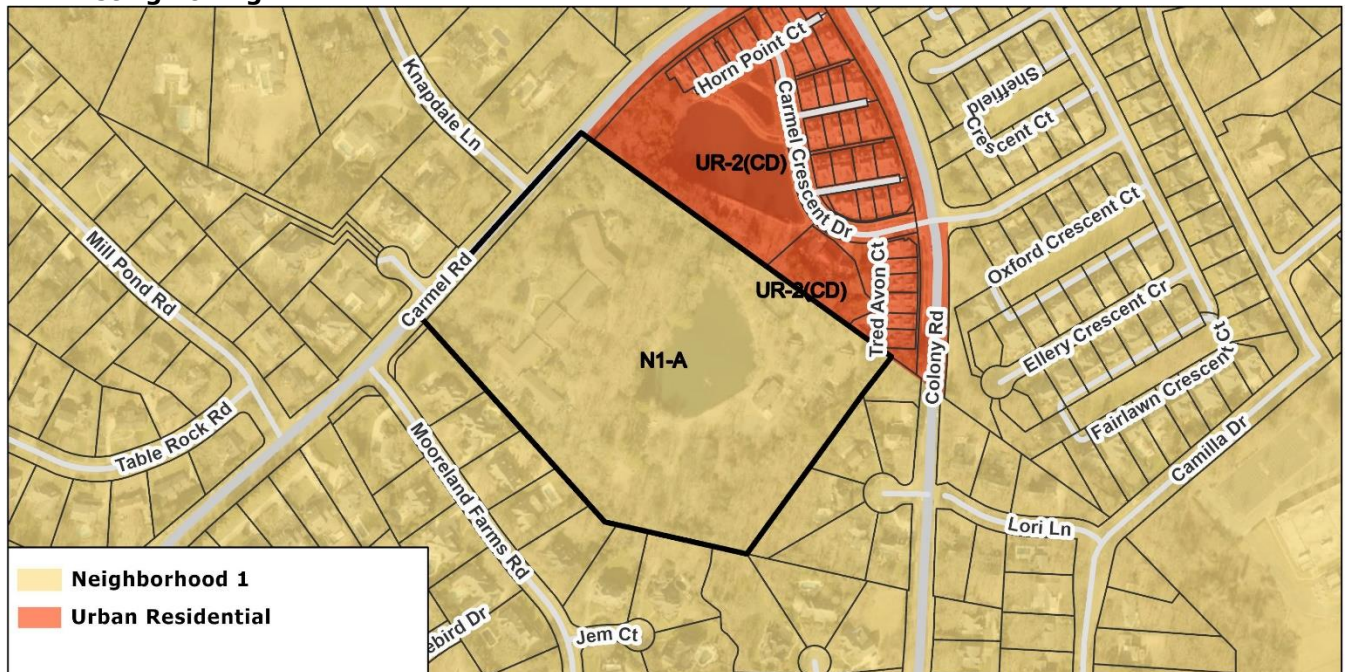
- On June 27, 2023 the Charlotte Zoning Board of Adjustment granted 8 variances (case number ZBA-2023-011) to correct several setback and buffer encroachments to bring the site into compliance with the Zoning Ordinance prior to proceeding forward with the proposed rezoning petition.

• Proposed Request Details

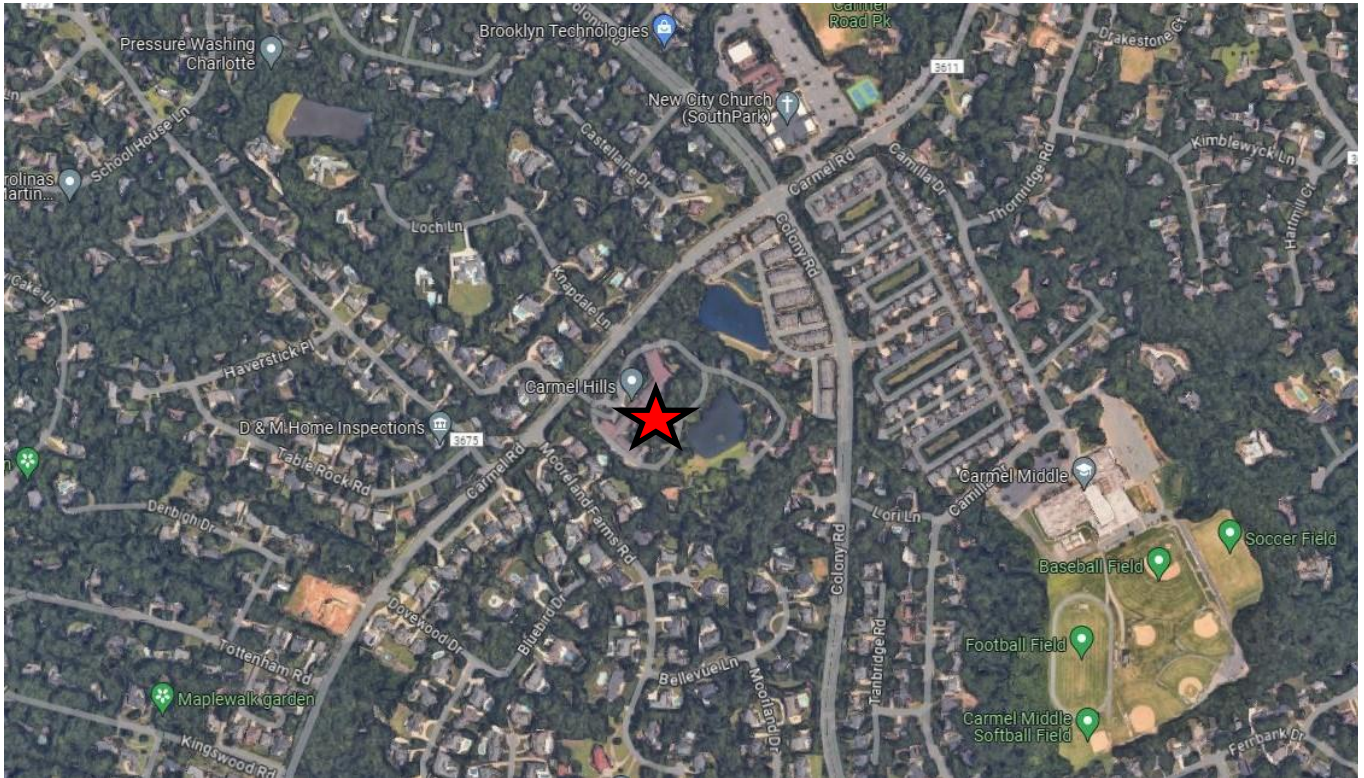
The site plan accompanying this petition contains the following provisions:

- Permits the development of independent and assisted living facilities and related accessory uses.
- The proposed development will include a new wing to the main building containing up to 12,000 square feet, up to 13 new cottage units, and the relocation and addition of surface parking.
- The proposal includes the following transportation provisions:
 - The site will utilize two existing driveways on Carmel Road for vehicular access.
 - Curb, gutter, and sidewalk exist along the site's frontage along Carmel Road and the future back-of-curb is 27 feet from the roadway centerline. The petition will dedicate 35 feet of right-of-way from the Centerline of Carmel Road where the existing right-of-way is insufficient.
 - Right-of-way will be conveyed to the City prior to the issuance of the site's first Certificate of Occupancy (CO).
- The proposal includes the following architectural, streetscape, and landscaping provisions:
 - The character and scale of the new development will be similar and compatible with the existing structures. Cottages on the site will be limited to two stories.
 - All new utility structures or service areas, such as solid waste facilities, etc. will be screened from public view using a decorative gate and materials consistent with the development.
 - The proposal intends to preserve the well-established streetscape but if any vegetation that must be removed will be replaced by landscaping with flowering evergreen shrubs, and appropriate trees.

• Existing Zoning



- The property is currently zoned N1-A and is abutting properties zoned UR-2(CD) urban residential to the north and surrounded by properties zoned N1-A on all other sides.



The site (indicated by red star above) is located along the southeast side of Carmel Road, west of Colony Road, and east of Mooreland Farms Road.



View of the site from Carmel Road. The site is currently developed as an assisted and independent living facility.



View of the properties located to the north of the site bounded by Carmel Road to the west and Colony Road to the east containing a townhouse development.



View of the single-family dwelling development to the south of the site located along Mooreland Farms Road.

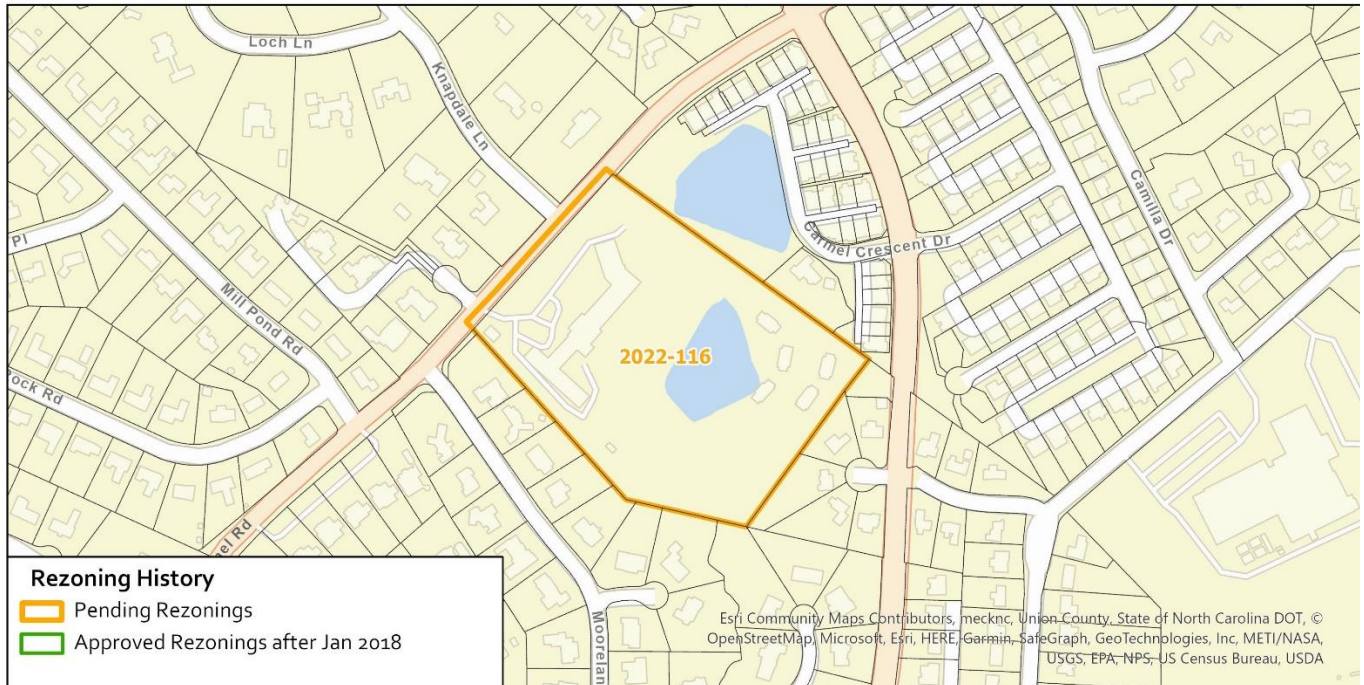


View of the single-family dwelling development west of the site across Carmel Road along Tufton Brae Court.



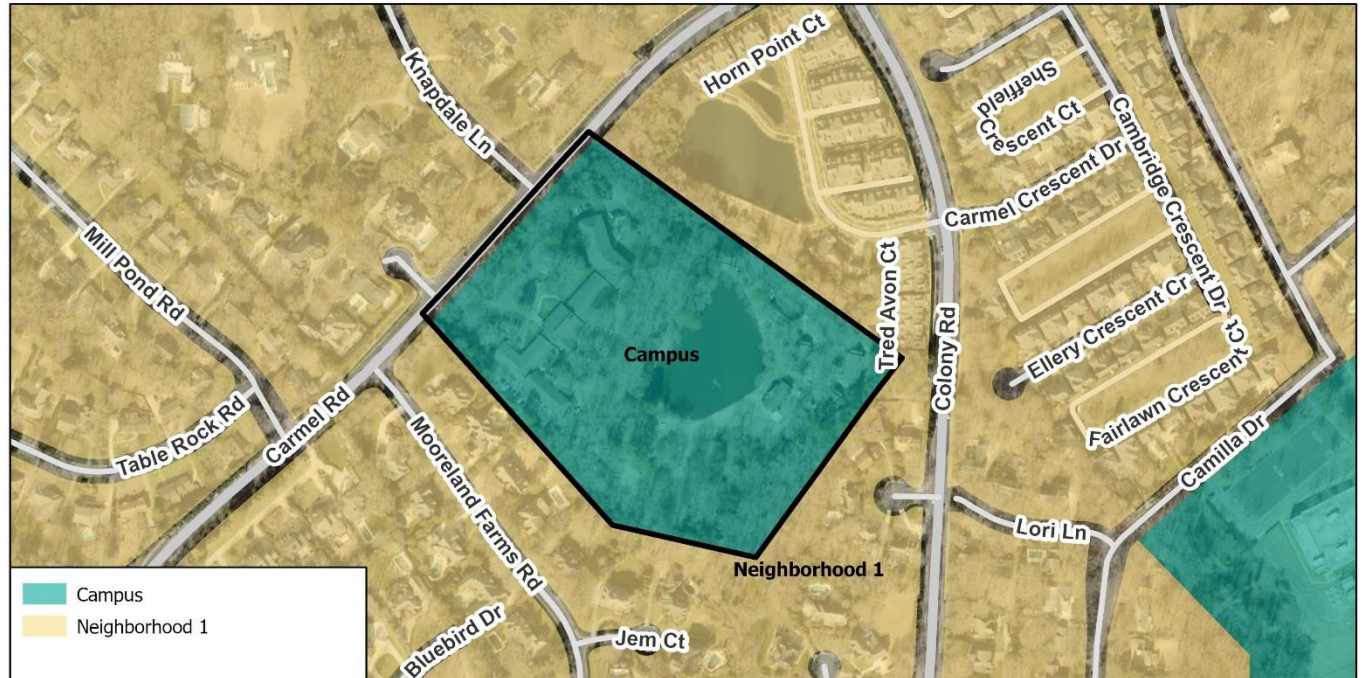
View of single-family dwelling developments along Colony Road east of the site, typical of the development pattern in the area.

- **Rezoning History in Area**



- There have not been any rezoning petitions filed in the area since 2017.

- **Public Plans and Policies**



- The 2040 Policy Map (2022) calls for the Campus Place Type.

• TRANSPORTATION SUMMARY

- The petition is located on the east side of Carmel Road, a City-maintained minor throughfare north of Moreland Farms Road, a City-maintained local street. Additional land use density information is needed to determine if a Traffic Impact Study (TIS) is not required for this site. Site plan and/or conditional note revisions are needed to commit to meeting the Chapter 19 ordinance requirements for planting strip and sidewalk and committing to 40' ROW.
- **Active Projects:**
 - Carmel Road minor gap project
- **Transportation Considerations**
 - See Outstanding Issues, Notes 1-4. **ADDRESSED**
- **Vehicle Trip Generation:**
 - Current Zoning: N1-A
 - Existing Use: 290 trips per day (based on 42 dwelling units).
 - Entitlement: 485 trips per day (based on 45 dwelling units).
 - Proposed Zoning: 345 trips per day (based on 67 dwelling units).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Not applicable.
- **Charlotte Water:** Accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Carmel Road and an existing 8-inch gravity sewer main located in the south of Parcel 211-63-298. See advisory comments at www.rezoning.org
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** See advisory comments at www.rezoning.org
- **Urban Forestry / City Arborist:** See advisory comments at www.rezoning.org

OUTSTANDING ISSUESTransportation

1. ~~Colony Road: Location of future curb and gutter to be moved to 24 feet from roadway centerline to accommodate the Charlotte Streets Map with a roadway typical section of CLDSM 11.09 Minor Thoroughfare. Per Chapter 19 revise site plan and conditional note(s) to commit to construct an 8-foot planting strip, and 6-foot sidewalk on Carmel Road and Colony Road.~~ **ADDRESSED**
2. ~~Revise site plan and conditional note(s) to commit to dedicate 43 feet of right-of-way from the Carmel road centerline and 40 feet of right of way from the Colony Road centerline. The site plan shall label and dimension the right of way from the road centerline.~~ **ADDRESSED**
3. ~~Request to revise site plan and conditional note(s) to commit to construct a buffered bicycle facility along Carmel Road by locating the back of curb and gutter 27' from the center line to meet the Council-adopted Charlotte BIKES Policy.~~ **ADDRESSED**
4. ~~Add a conditional note specifying "All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes."~~ **ADDRESSED**