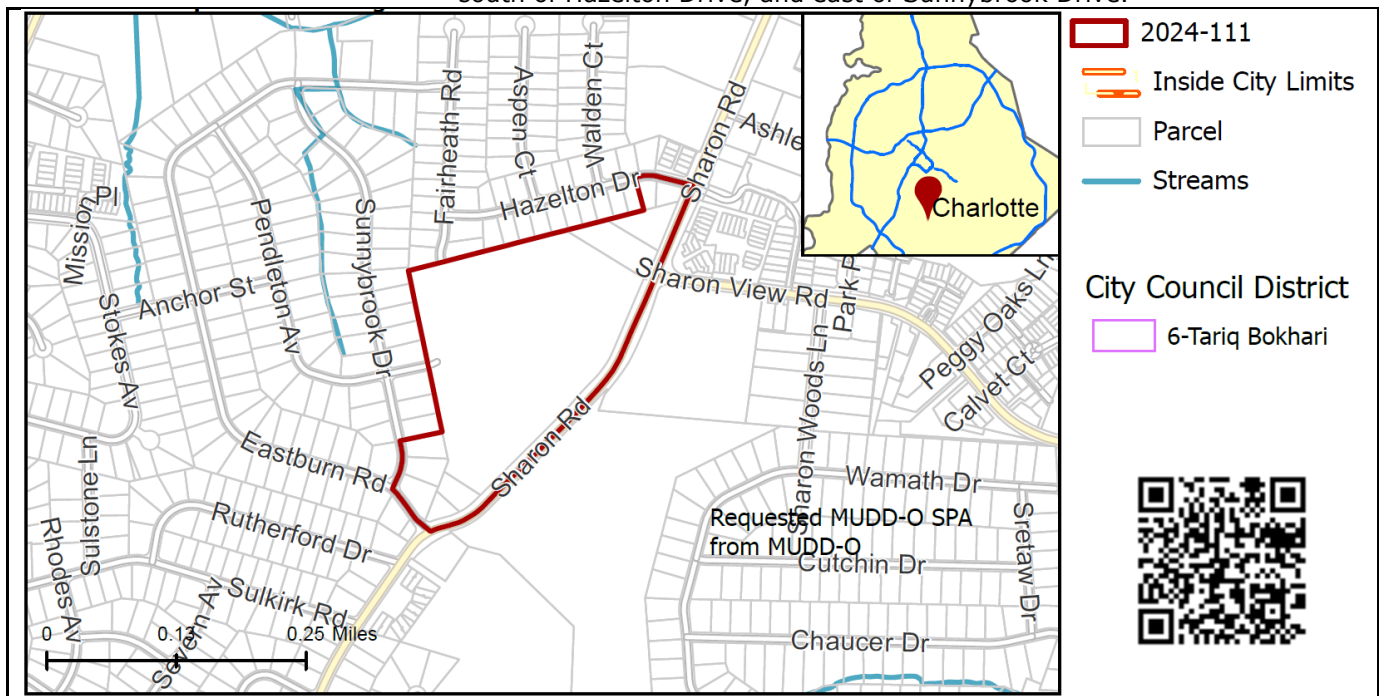


**REQUEST**

Current Zoning: R-3(CD) (Fingle-Family, conditional), MUDD-O (Mixed-Use Development District, optional), INST(CD) SPA (Institutional, conditional, site plan amendment).  
 Proposed Zoning: R-3(CD) SPA (Single-Family, conditional, site plan amendment), MUDD-O SPA (Mixed-Use Development District, optional, site plan amendment), INST(CD) SPA (Institutional, conditional, site plan amendment).

**LOCATION**

Approximately 27.27 acres located along the west side of Sharon Road, south of Hazelton Drive, and east of Sunnybrook Drive.



**SUMMARY OF PETITION**

The petition proposes to combine two buildings into one structure, increase the building height, and altering the proposed building elevations, and increase the footprint of the MUDD-O zoned area of the site. As well as add a monument sign. The site that is currently developed as an independent and assist living campus.

**PROPERTY OWNER**

The Presbyterian Home at Charlotte, Inc.

**PETITIONER**

The Presbyterian Home at Charlotte, Inc.

**AGENT/REPRESENTATIVE**

Bridget Grant, Moore & Van Allen, PLLC

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
 Number of people attending the Community Meeting: 4

**STAFF RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and environment.

Plan Consistency

The petition is **consistent** with the *2040 Policy Map* recommendation for the Campus and Neighborhood 1 Place Types.

Rationale for Recommendation

- The petition is a site plan amendment requesting to combine two buildings into one larger structure, increasing the building height by 5 feet, altering the proposed building elevations, and increasing the

footprint of the MUDD-O zoned area on the site from what was outlined in the previously approved rezoning petition 2018-027. These changes are proposed in the area identified as Development Area B by the rezoning plan.

- Allows for an additional monument sign to be erected near the intersection of Eastburn Road and Sharon Road in the area identified as Development Area A by the rezoning plan.
- Overall, the site plan amendment would not increase the number of dwelling units, increase the nonresidential square footage, or make changes to the permitted or prohibited uses proposed under the previously approved 2013 and 2018 conditional rezoning plans.
- The site is designated as the Campus Place Type by the *2040 Policy Map*. The Campus Place Type recommends a cohesive group of buildings and open spaces containing a variety of activities on the site serving a single institutional user.
- The site is located within a ¼-mile walk of mixed-use commercial developments containing grocery, restaurants, retail, and financial institution uses.
- The site is within a ¼-mile walk of the proposed route of the SouthPark Loop Trail.
- The site is served by the number 20 CATS local bus providing service to the Charlotte Transit Center and to SouthPark Mall.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 1: 10 Minute Neighborhoods

## PLANNING STAFF REVIEW

- **Background**

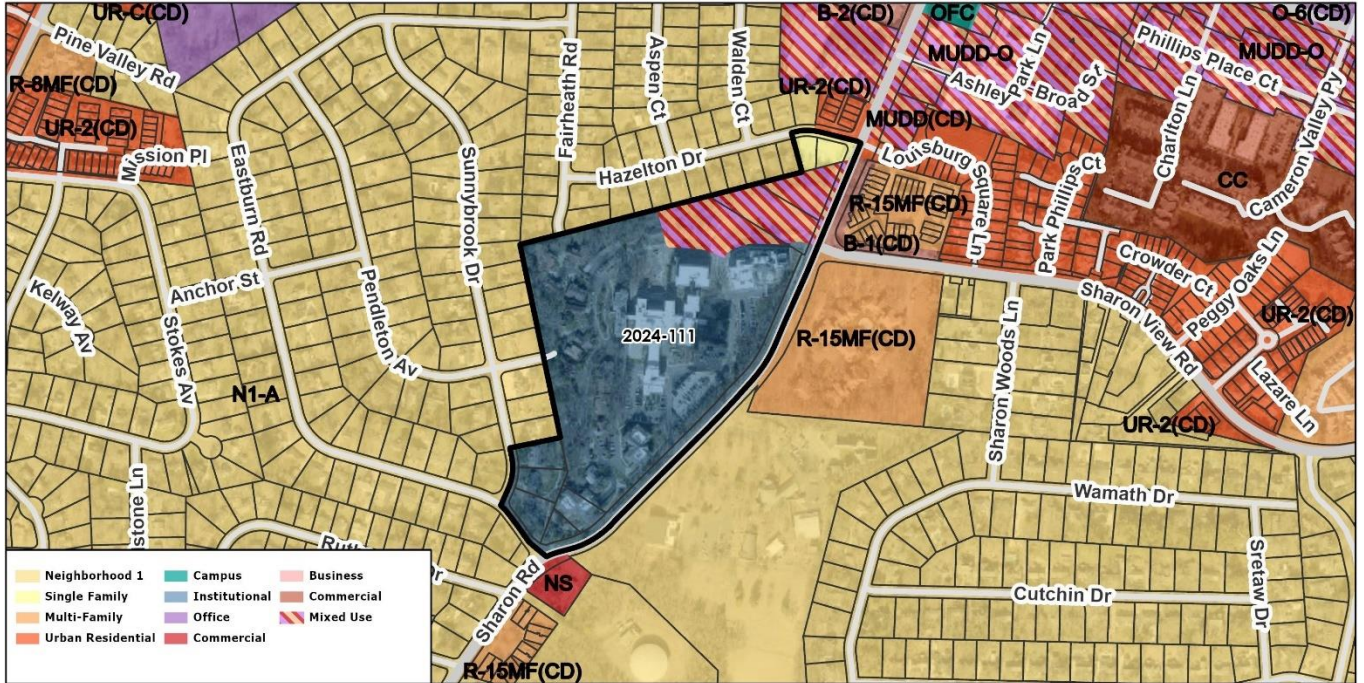
- In 2001 (Petition 2001-007) a 23.8-acre portion of the subject site was rezoned to INST(CD) (institutional, conditional) to allow the development of 52 additional residential units.
- In 2013 (petition 2013-071) a 24.8-acre portion of the site was rezoned from R-3 (single-family) and INST(CD) to allow for the expansion of a senior independent and assisted living facility consisting of 336 independent units, three single family independent units, 40 assisted living units and 96 skilled nursing beds.
- In 2018 (petition 2018-027) an 8.025-acre portion of the site was rezoned from R-3 and INST(CD) to INST(CD), MUDD-O (mixed-use development district, optional), and R-3(CD) (single-family, conditional) to allow for the development of an additional 130 age restricted dwelling units, 60,000 sq.ft. of nonresidential uses associated with the institution, and an open space amenity.

- **Proposed Request Details**

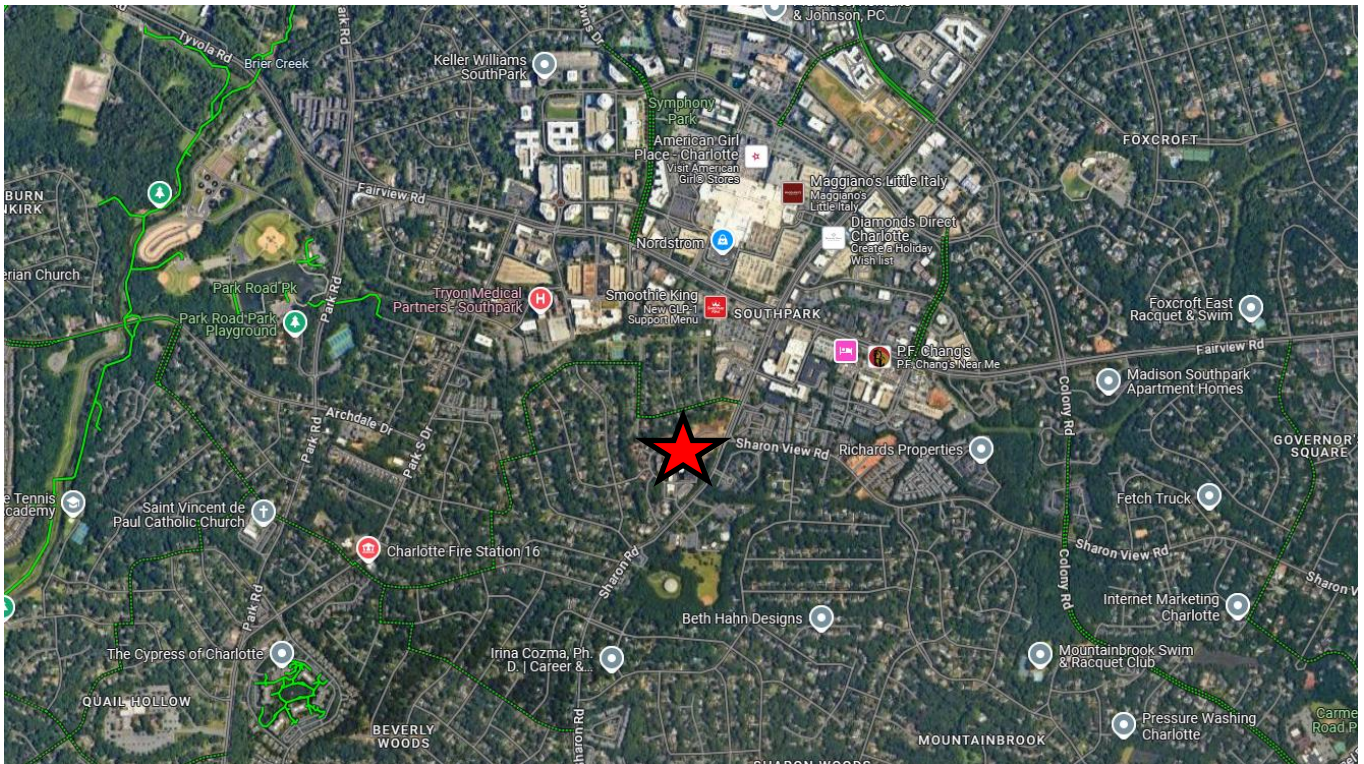
The site plan amendment contains the following changes:

- Divides the site into three Development Areas: Area A zoned INST(CD), Area B zoned MUDD-O, and Area C zoned R-3(CD).
- Development Area A proposes the following amendments:
  - Allows for an additional monument sign to be erected near the intersection of Eastburn Road and Sharon Road.
- Development Area B proposes the following amendments:
  - Proposes to increase the overall footprint of the MUDD-O zoned area on the site.
  - Proposes the combination of two buildings shown on the 2018 rezoning plan into one larger structure.
    - Proposes a 5-foot increase in the permitted height of the northern elevation of the building in Area B to a maximum of 83 feet.
    - Updates the architectural elevations for the proposed building.
- Development Area C does not propose any changes and will remain an open space amenity.
- Overall, the site plan amendment would not increase the number of dwelling units or the nonresidential square footage or make changes to the permitted or prohibited uses proposed under the 2013 and 2018 conditional rezoning plans.

• Existing Zoning



The site is currently zoned R-3(CD) (Single-Family, conditional), MUDD-O (Mixed-Use Development District, optional), INST(CD) SPA (Institutional, conditional, site plan amendment). The site is adjacent properties zoned N1-A (neighborhood 1-A) to the north, west, and southwest. R-15(CD) (Multi-Family, conditional) and N1-A to the east across Sharon Road. And UR-2(CD) (Urban Residential) to the north and MUDD-O to the northeast across Sharon Road.



The site (indicated by red star above) is located along the west side of Sharon Road, south of Hazelton Drive, and east of Sunnybrook Drive.



View of the site looking west from the intersection of Sharon Road and Sharon View Road. The site is developed a retirement and assisted living facility.



View townhomes located north of the site at the intersection of Sharon Road and Hazelton Drive.



View of single-family development located along Hazelton Drive east of the site. Typical of the development pattern in the area north, west, and south of the site.



View of the intersection of Sharon Road and Ashley Park Lane an 1/8-mile north of the site in an area with mix of residential, retail, restaurant, grocery, and hotel uses.



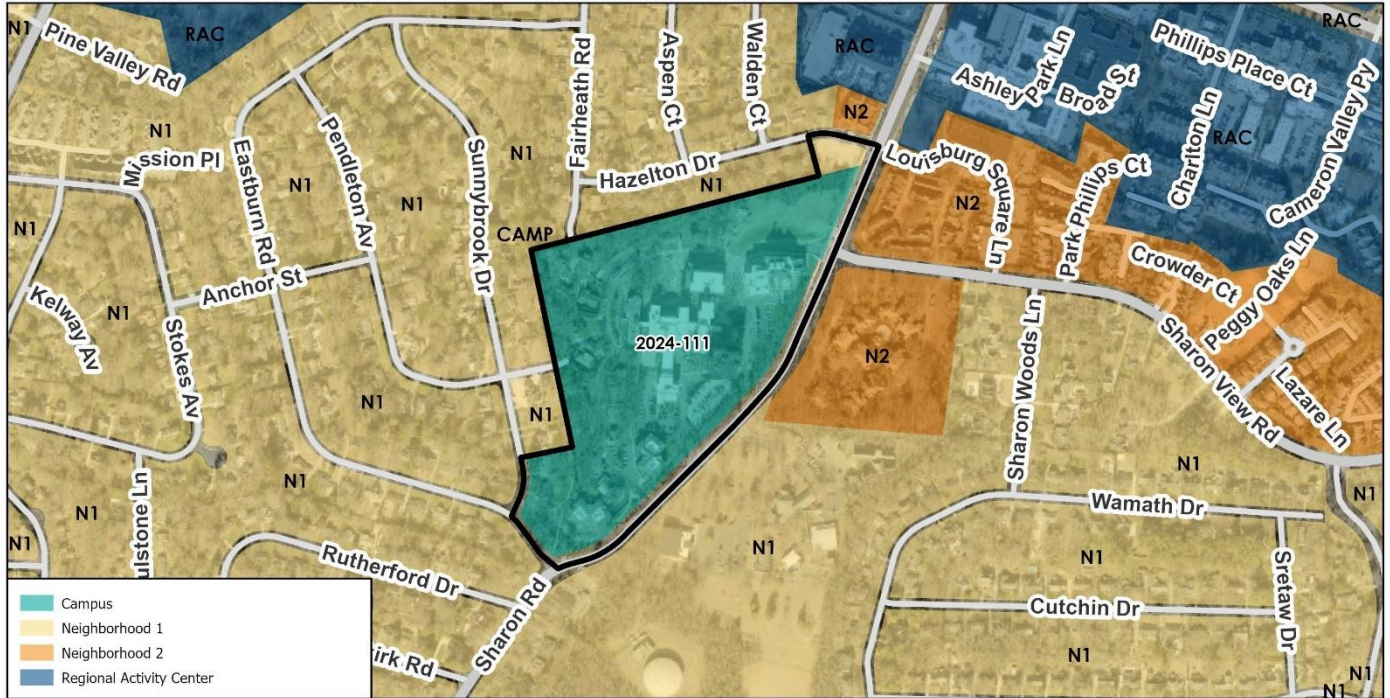
View of an apartment building located to the east of the site across Sharon Road.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-073	4.8 acres located along both the north and south sides of Sharon View Road, west of Colony Road, and east of Sharon Road. From R-3 to UR-2(CD).	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) calls for the Campus and the Neighborhood 1 Place Types for this site.

• **TRANSPORTATION SUMMARY**

- The site is located at the intersection of Sharon Road, a City-maintained class 3 commercial arterial, and Eastburn Road, a City-maintained local street. A Traffic Impact Study (TIS) is not required for the site due to the development generating site trips under ordinance thresholds and not meeting additional TIS triggers. Conditional notes need to be added to site plans.

• **Active Projects:**

- CIP: Sharon Road at Eastburn Road Improvements
  - Project ID: PMES221700
  - Location Description: Sharon Road from Eastburn Road to Rutherford Drive
  - Project Description: Realign traffic lanes, add a left-turn lane from Sharon Road on to Eastburn Road, and flatten the roadway surface.
  - Project Type: Road Construction; Project Phase: Design
  - Anticipated Project Completion: Late 2027
  - PM: Ronak Patel - [ronal.patel@charlottenc.gov](mailto:ronal.patel@charlottenc.gov)
  - Project URL: <https://www.charlottenc.gov/Growth-and-Development/Projects/Congestion-Mitigation/Sharon-Eastburn>
- CIP: Hinsdale/Tinkerbell Storm Drainage Improvement Project
  - Project ID: PM67112015
  - Location Description: The project area is bordered by Wamath Drive to the north, Belchasse Street and Stocktie Road to the south, McMullen Creek to the east and Sharon Road to the west.
  - Project Description: Install and/or repair drainage infrastructure.
  - Project Type: Storm Water; Project Phase: Complete
  - Completion Date: Early 2024
  - PM: John Keene - [jkeene@charlottenc.gov](mailto:jkeene@charlottenc.gov)
  - Project URL: <https://www.charlottenc.gov/Services/Stormwater/Projects/Hinsdale-Tinkerbell>

• **Transportation Considerations**

- See Outstanding Issues, Notes 1-3.

• **Vehicle Trip Generation:**

Current Zoning: INST(CD), MUDD-O, and R-3(CD)

Existing Use: 1,576 trips per day (based on 316 senior living dwellings).

Entitlement: 5,535 trips per day (based on 416 dwellings and 60,000 sq.ft. of nonresidential).

Proposed Zoning: Site Plan Amendment. 5,535 trips per day (based on 416 dwellings and 60,000 sq.ft. of nonresidential).

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**DEPARTMENT COMMENTS**

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Schools:**
  - The proposed development is a retirement community/nursing facility. CMS does not create memos for rezonings that do not include a residential development component.
- **Charlotte Water:** Accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Sharon Rd, and a 8-inch water distribution main located along Hazelton Dr. Accessible sanitary sewer system infrastructure for the rezoning boundary 8-inch gravity sewer main located along Fairheath Rd, and an 8-inch gravity sewer main located inside parcel 17903245. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No outstanding issues.
- **Long Range Planning:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** See advisory comments at [www.rezoning.org](http://www.rezoning.org).
- **Urban Forestry / City Arborist:** See Outstanding Issues, Note 4.

**OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING**Transportation

1. CDOT: Add a conditional note specifying "A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements."
2. CDOT: Add a conditional note specifying "the Petitioner shall dedicate and convey in fee simple all rights-of-way to the City before the site's first building certificate of occupancy is issued. CDOT requests rights-of-way set at 2' behind back of sidewalk where feasible."
3. CDOT: Add a conditional note specifying "All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued."

Environment

4. Urban Forestry: A tree survey shall be required for all conditional zoning map amendments.

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**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Maxx Oliver 704-336-3818