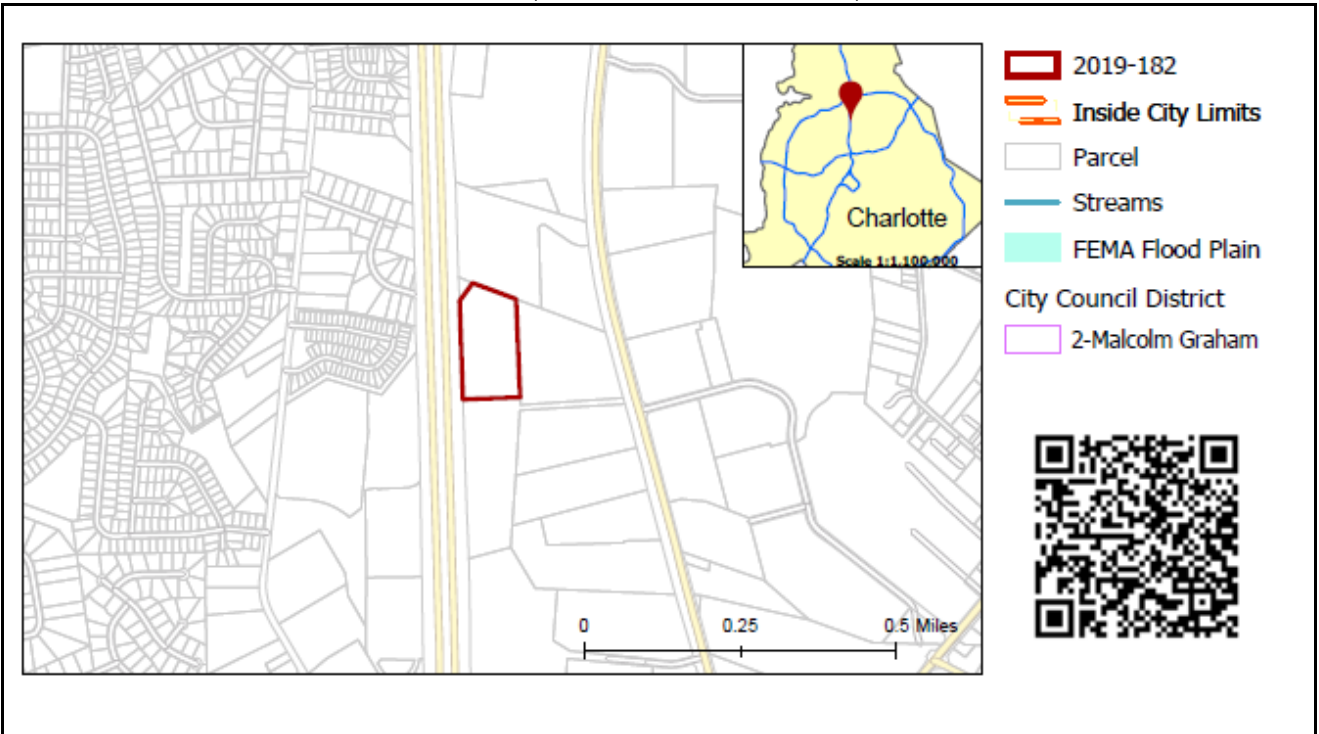


REQUEST

Current Zoning: I-1 (light industrial)
Proposed Zoning: INST (CD) (institutional, conditional)

LOCATION

Approximately 9.9 acres located on the west side of Statesville Road, across from Gibbon Road, east side of Interstate 77



SUMMARY OF PETITION

The petition proposes to rezone and redevelop the existing structure on a 9.9-acre portion of the parcel to allow for a health institution.

PROPERTY OWNER

7135 Statesville Road, LLC

PETITIONER

Carolina Center for Recovery, LLC

AGENT/REPRESENTATIVE

Nick Tosco, Poyner Spruill, LLP

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 9

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *Northeast District Plan's* (1996) recommendation of industrial uses on this site.

Rationale for Recommendation

- This petition proposes a conditional rezoning to INST(CD) to accommodate a health institution on the site.
- Although the proposal is inconsistent with the specific recommendation in the area plan, the plan does not provide specific guidance for institutional and medical land uses.
- The center will take place in an existing building on the site and will have space for about 100 beds. The petitioner does not plan to build any additional buildings on the site.

- While the *Northeast District Plan* recommends industrial uses on this site as the future land use, the I-1 zoning also allows for similar uses to the use put forth in this petition, such as medical clinics by right, and short-term care facilities provided they meet certain design requirements.

The approval of this petition will revise the adopted future land use as specified by the *Northeast District Plan*, from light industrial use to an institutional use for the site.

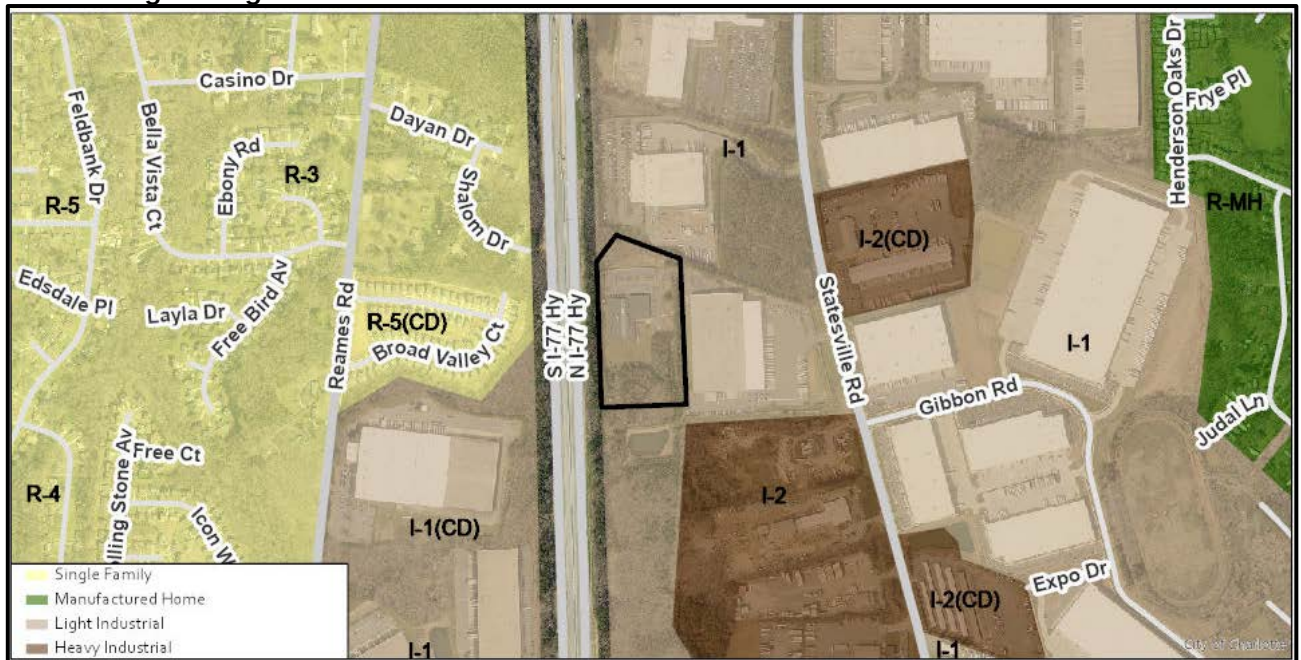
PLANNING STAFF REVIEW

Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Allows for redevelopment of an existing 49,855-square foot building for a health institution.
- Commits to limiting uses to a health institution.
- Limits the capacity of the health institution to 100-overnight beds.
- Access to the site is via an existing shared driveway on Statesville Road.
- Provides a 72-foot Class B buffer along the site's southern, northern and eastern boundary. The buffer will not be reduced with a fence or wall.
- Lighting will be limited to 21-feet in height.

Existing Zoning and Land Use



The subject property is developed with an office use. The surrounding land-use is industrial east of Interstate 77 and residential west of Interstate 77.



The subject property located off Statesville Road (denoted by red star) is developed with an office use.



The property to the north along Statesville Road is developed with a warehouse/distribution use.



The property to the west along Statesville Road is developed with a warehouse/distribution use.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2014-101	Rezoned 14.30 acres to allow all permitted uses in the R-5 (single family residential) zoning district.	Approved
2016-027	Rezoned 95.67 acres to allow all permitted uses in the I-1 (light industrial) zoning district.	Approved
2016-106	Rezoned 8.60 acres to add a wireless communications tower to a site developed with warehouses and industrial uses.	Approved

- **Public Plans and Policies**



- The *Northeast District Plan (1996)* calls for industrial uses on this site.
- **TRANSPORTATION SUMMARY**
 - The site is accessed via a shared driveway on Statesville Road. CDOT will work with the petitioner and NCDOT during permitting to determine if any driveway upgrades or streetscape improvements will be required.
 - **Active Projects:**
 - Sunset Road Sidewalk
 - This project will construct new sidewalk along both sides of Sunset Road between Beatties Ford Road and Statesville Road, where none already exists. The project will also provide pedestrian refuge islands and waiting pads near bus stops.
 - **Transportation Considerations:**
 - No outstanding issues.
 - **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant use).
Entitlement: 420 trips per day (based on 236,000 square feet of warehouse).

Proposed Zoning: 540 trips per day (based on 49,855 square feet of health institution)

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Water and sewer service is accessible for this rezoning boundary. See advisory comments at www.rezoning.org
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** See advisory comments at www.rezoning.org
 - **Urban Forestry:** No outstanding issues.

- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

REQUESTED TECHNICAL REVISIONS**Site and Building Design**

- 1- ~~Amend total site acreage on site plan.~~ Addressed
- 2- ~~Amend proposed zoning on site plan.~~ Addressed

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: Michael Russell (704) 353-0225