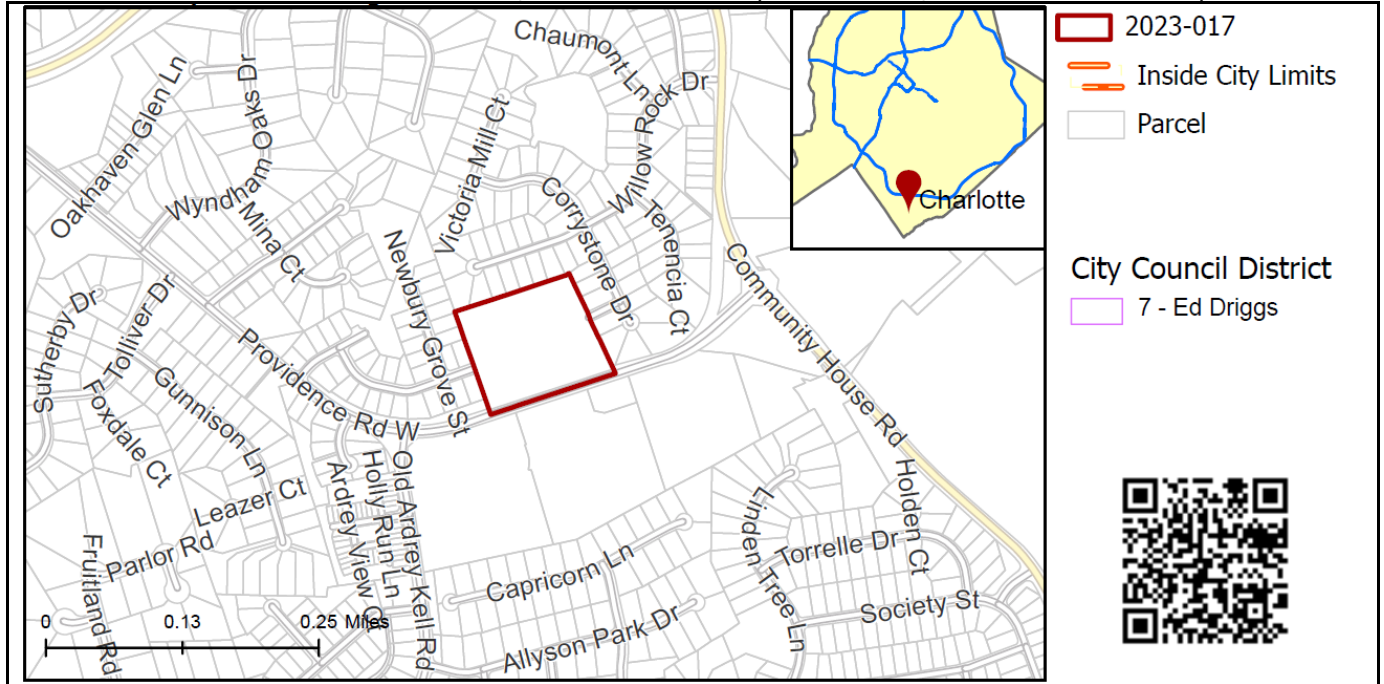


**REQUEST**

Current Zoning: N1-A (Neighborhood 1-A)  
Proposed Zoning: INST (CD) (Institutional, Conditional)

**LOCATION**

Approximately 7.04 acres located on the north side of Providence Road West, west of Community House Road, and east of Old Ardrey Kell Road.



**SUMMARY OF PETITION**

The petition proposes to develop a vacant parcel in south Charlotte with a senior living community of 125 dwelling units.

**PROPERTY OWNER**

Liberty Healthcare Properties of North Carolina, LLC

**PETITIONER**

Liberty Healthcare Properties of North Carolina, LLC

**AGENT/REPRESENTATIVE**

John Carmichael, Robinson Bradshaw

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 17.

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *2040 Policy Map* recommendation for Neighborhood 1 place type.

Rationale for Recommendation

- The proposed senior living community would provide an additional housing and care option for seniors in south Charlotte.
- The petition would complement the existing senior living community to the south of the site across Providence Road West.
- The petition would provide transportation improvements along Providence Road West that would benefit the larger community.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 2: Neighborhood Diversity & Inclusion
  - 5: Safe & Equitable Mobility
  - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 1 Place Type to Campus Place Type for the site.

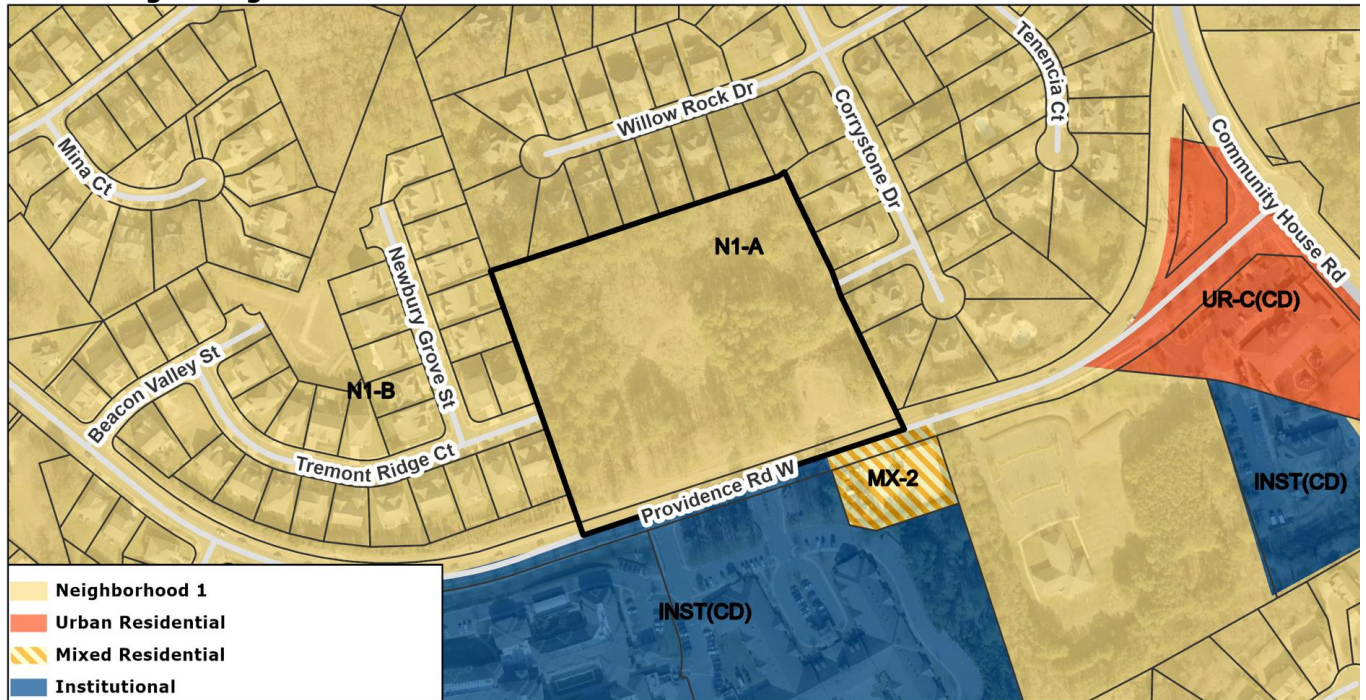
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows for the development of a senior living community containing a maximum of 125 dwelling units.
- A minimum of 5 of the dwelling units must be assisted living or skilled nursing units.
- The community will include a secure entrance, clubhouse with wellness and/or fitness facility, central meeting area, dining area, computer resources, and a recreation/social director.
- Limits floor area ratio to 0.5 and a total of 153,396 square feet of gross floor area.
- Limits building height to 48’ in accordance with ordinance provisions.
- Establishes a 38’ Class C buffer along the site’s northern, eastern, and western property boundaries.
- Commits to implementing 8’ planting strip and 8’ sidewalk along the site’s Providence Road West frontage.
- Commits to providing both eastbound and westbound left turn lanes with 100’ of storage at the site’s primary entrance.
- Commits to installing an unsignalized pedestrian crosswalk across Providence Road West with accessible ramps to provide a connection to the senior living facility across Providence Road West from the site.

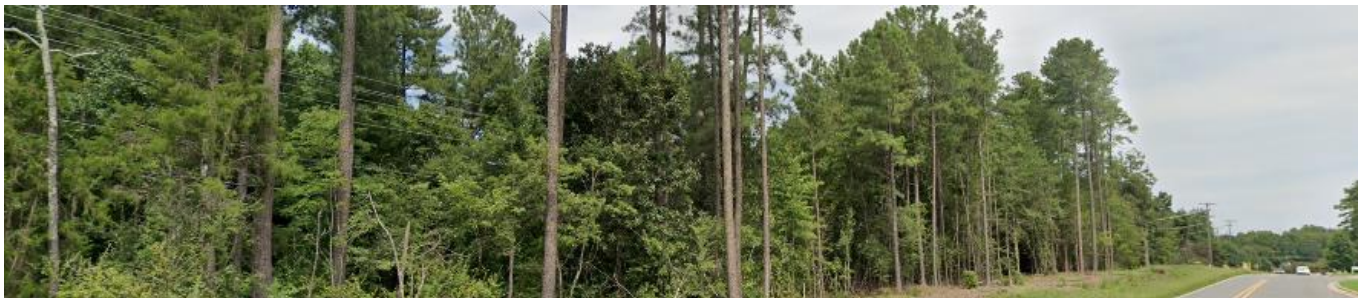
• **Existing Zoning**



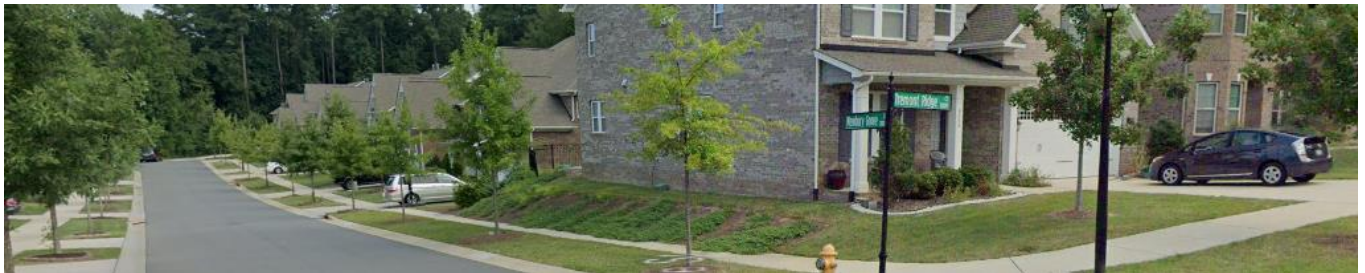
- The site and properties to the north and east are zoned N1-A. The properties to the west are zoned N1-B and properties to the south across Providence Road West are zoned INST(CD) and Mx-2.



The site, marked by a red star, is vacant and mostly wooded. The site is surrounded by single family detached dwellings on three sides with a senior living facility to the south across Providence Rd West.



Street view of the site as seen from Providence Rd West.

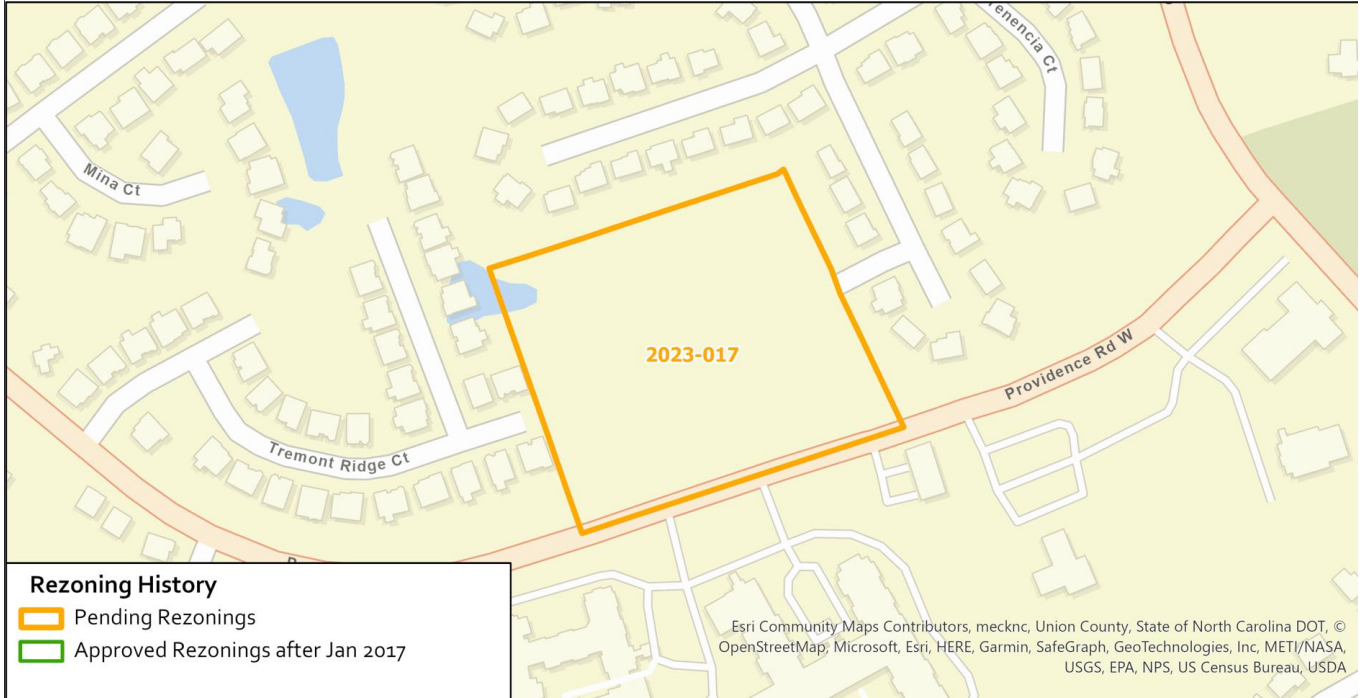


Street view of single family detached homes to the west of the site along Newbury Grove St, characteristic of single family residential uses to the north and east of the site.



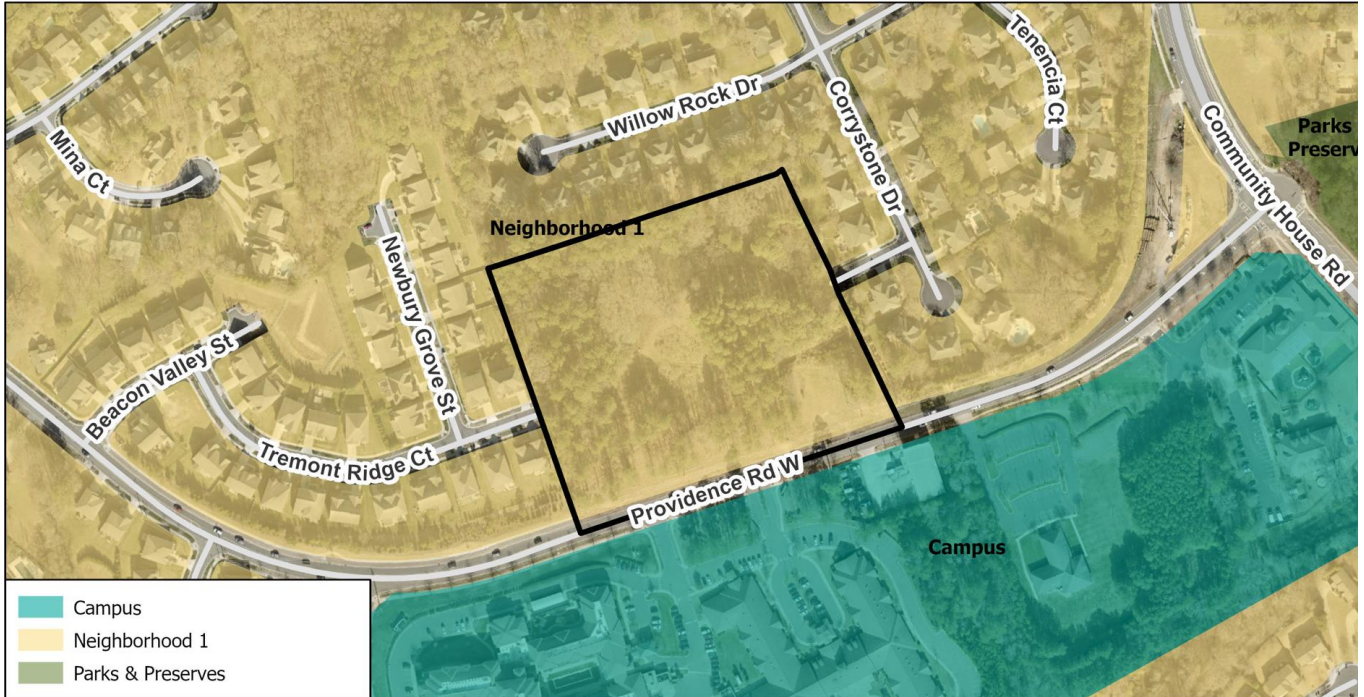
Street view of a senior living community to the south of the site across Providence Rd West.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
	There are no recent rezonings in the vicinity of the site.	

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Neighborhood 1 place type for the site.

---

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to Providence Road West, a City-maintained major collector, west of Old Ardrey Kell Road, a State-maintained major collector. A Traffic Impact Study (TIS) is not required for this site due to the site generating less than 2,500 daily trips. The development proposes to construct a new right-in/right-out access along with a new full access connection with a proposed left turn lane, along with 8' planting strip and 8' sidewalk along Providence Road West. All outstanding CDOT comments have been addressed.

- **Active Projects:**

- N/A

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant land).

Entitlement: 245 trips per day (based on 21 single family detached dwelling units).

Proposed Zoning: 390 trips per day (based on 125 senior multifamily dwelling units).

**DEPARTMENT COMMENTS**

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Not applicable
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along Blake Chateau Dr and an existing 16-inch water transmission main located along Providence Rd. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located 165 feet east of the rezoning boundary along Corrystone Dr. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No comments submitted.
- **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:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)

---

**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**  
**Planner:** Joe Mangum (704) 353-1908