



Zoning Committee

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.

(Council District 7 - Driggs)

PETITIONER

Liberty Healthcare Properties of North Carolina, LLC

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **inconsistent** with the *2040 Policy Map (2022)* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends Neighborhood 1 place type for the site.

However, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- 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.

Motion/Second: Winiker / Whilden
Yeas: Lansdell, Neeley, Russell, Sealey, Welton,
Whilden, Winiker
Nays: None
Absent: None
Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the *2040 Policy Map*.

Commissioner Russell asked for a description of the Rectangular Rapid Flashing Beacon that is proposed to be installed as part of the petition. CDOT staff replied that it would be a marked crosswalk with flashing lights that are activated whenever a pedestrian enters the crosswalk and remains flashing until the pedestrian exits the crosswalk.

Commissioner Lansdell stated that he appreciated the petitioner working with Zoning Committee and staff to reach an agreeable solution. Commissioner Winiker echoed Commissioner Lansdell's statement.

Chairman Welton stated that he appreciates commissioners working with the petitioner and staff prior to Zoning Committee to address this issue.

PLANNER

Joe Mangum (704) 353-1908