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Petition #: 97-75

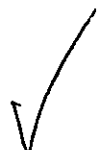
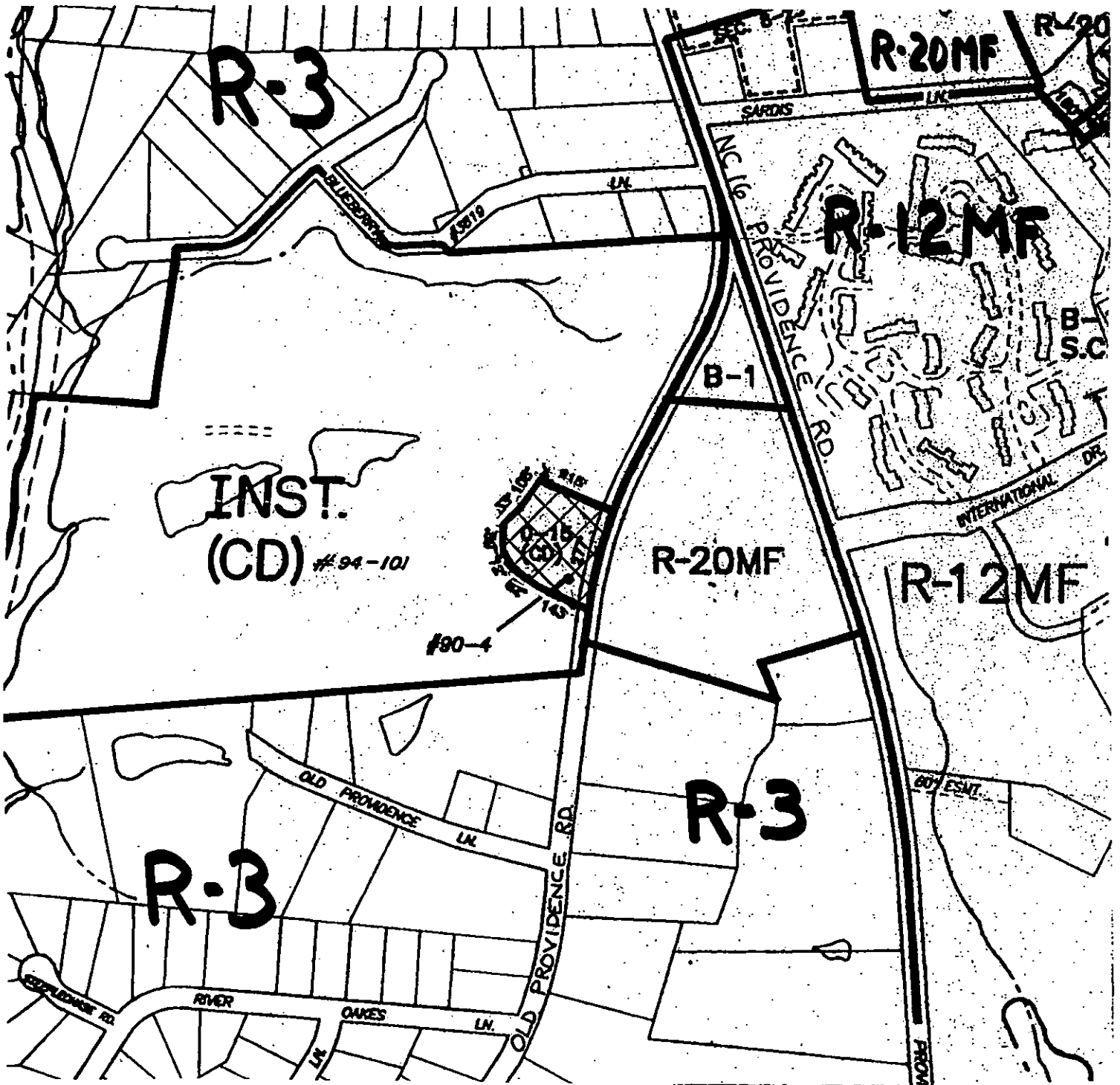
Petitioner: ARC, L.P.-Charlotte, L.L.C.

Hearing Date: September 15, 1997

Zoning Classification (Existing): O-15(CD)

Zoning Classification (Requested): INST(CD)

Location: Approximately 1.53 acres located on the west side of Old Providence Road, approximately 1000' south of the Providence Road intersection.



ZONING COMMITTEE RECOMMENDATION

DATE: September 22, 1997

PETITION NO.: 97-75

PETITIONER(S): ARC, LP-Charlotte, LLC

LOCATION: Approximately 1.5 acres on the west side of Olde Providence Road; approximately 1,000 feet south of the Providence Road intersection.

REQUEST: Change from O-15(CD) to INST(CD).

ACTION: The Zoning Committee voted to recommend approval of this petition, with the following modification:

- ▶ Trees shown as remaining will be barricaded for protection during construction.

VOTE: *Yeas:* Anderson, Broome, Heard, Hinshaw, Hopper and Motley
 Nays: Wiggins
 Absent: None

BACKGROUND

This petition would add a new 30-bed dependent living facility with a maximum of 33,323 square feet to the Carriage Club development. The proposal indicates an undisturbed 40 foot setback will be maintained and an additional five feet of right-of-way dedicated along Olde Providence Road. Detached lighting is limited to 20 feet in height. Access is via the existing Carriage Club entrance. The previously approved plan provided for a 4,825 square foot medical office building on this site.

ZONING COMMITTEE DISCUSSION/RATIONALE

The primary topic of discussion was the relationship of the proposed addition to Olde Providence Road as compared to the existing Carriage Club facility which is located further away from Olde Providence Road and on lower ground. Ultimately, a majority of the Zoning Committee felt that the proposal was appropriate.

MINORITY OPINION

A minority of the Zoning Committee felt that the proposed building was out of scale for the location.

STAFF OPINION

Staff's major concern has been to make the Zoning Committee aware of the difference in the relationship of the proposed addition to Olde Providence Road in comparison to the existing Carriage Club facility. The Staff is comfortable that the Zoning Committee is aware of the issue and agrees with the recommendation of the Zoning Committee.