

MEMO

To: Mayor and Board of Commissioners
From: David Nelson, Planner II
Date: August 30, 2011
Re: Petition #575 – Royal Park: Skilled Nursing Facility Reconfiguration Details

Petition #575 Royal Park

Regarding Petition #575, Royal Park, Planning Staff have compared the proposed schematic plan with the current approved schematic plan from August 9, 2010. Due to the proposed modifications of building height (reduce from 2 stories to 1) and building square footage (reduce from 112,000sf to 88,000sf), the following changes to the Skilled Nursing Facility have been identified:

1. Building footprint (surface area) would be enlarged from ~56,000sf to 88,000sf. The building shape would be modified from 3 wings with a central connector to 2 enlarged wings with 2 connectors.
2. The curve on the private entrance drive would be slightly enhanced and the roundabout would be replaced by a visually enhanced intersection.
3. Current plan has loop road and perimeter parking lot segregated into 2 distinct rings. Proposed plan would combine the two rings into one perimeter loop.
4. Eliminating the inner parking ring from the current plan would cause a shift in the location of parking spaces. Approximately 45 spaces would be relocated from the front of the building to the east side and the rear. This would be accomplished by the addition of 5 new bays along the perimeter road.
5. The building perimeter yard would be reduced and yards formed by the spaces between building wings in the current plan would be consolidated into a courtyard in the proposed plan. It is imperative to note that these yards are not counted in the Unobstructed Open Space calculation. The entirety of the Unobstructed Open Space provision is located outside of the loop road envelope and would remain unchanged at 36.36 acres (87.4% of site).
6. The ambulance access would be relocated from the north (rear) side of the building to the east side of the building.
7. The maintenance building would be relocated to inside of the loop road.
8. Minor revisions to the footprint of the Senior Independent Living facility would occur as a result of the internal driveway revisions.
9. The Phase Line would be slightly realigned to accommodate the new internal roadway.

Print Form

Staff Analysis

Rezoning Petition 2010-575

Date 08/25/11 Revision 1 [] Revision 2 []

Public Hearing 09/12/11



232 Matthews Station Street
Matthews NC 28105

REQUEST This petition seeks to amend the existing R/I (CD) zoning portion of Royal Park. Building and parking lot layout and size elements have been modified from the site plan adopted on 08/09/2010. The existing O-9 zoning portion of the site will remain unchanged.

LOCATION 2001 Moore Road

PROPERTY OWNER Liberty Healthcare Properties of North Carolina, LLC

PETITIONER Doug Whitman

**AGENT/
REPRESENTATIVE** John H. Carmichael

PLANNING STAFF REVIEW

Elements of the Request

1. Reduce the height of the Skilled Nursing Facility building from 2 stories to 1 story,
2. Reduce the maximum square footage of the Skilled Nursing Facility building from 112,000sf to 88,000sf,
3. Increase the size of the building footprint from ~56,000sf to 88,000sf,
4. Reconfigure the building footprint and associated internal roads and parking lots.

Does Request Support Adopted Plans and Policies? Yes No
(If no, see unresolved and outstanding issues)

Are any Zoning Variances needed? Yes No

[Empty text box]

Previous Action on this Property

Zoning Petition #553 approved on 08/09/2010

Existing Improvements on Parcel

None

PLANNING STAFF REVIEW CONT'D

Requirement	Meets Requirement?		Staff Recommended Changes?		Changes Made?	
Setbacks and Yards	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Parking	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Landscaping	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Off Site Improvements	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Fire Access	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Connectivity	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Signage	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No

PUBLIC INFRASTRUCTURE

Report Received From: _____ **Issues Identified?** _____ **If yes, see outstanding issues**

- Matthews Fire Department** Yes No
- LUESA** Yes No
- CMS** Yes No
- Matthews P&R** Yes No

Is project subject to PCO concept plan approval before zoning decision? Yes No

Traffic impact study received? Yes No

What improvements are recommended and/or committed to?

Unchanged from Traffic Impact Study of Zoning Petition 553 approved on 08/09/2010.

UNRESOLVED OR OUTSTANDING ISSUES

None.

STAFF COMMENTS AND RECOMMENDATION

As a result of the aforementioned proposed request elements #1 and #3, the layout of the Skilled Nursing Facility has been reconfigured. The attached memo details the elements affected.

Staff recommends approval of this zoning request.

CONDITIONAL DISTRICT ZONING PETITION STAFF CHECKLIST

Attach to:

ZONING PETITION STAFF CHECKLIST IF A CHANGE IN ZONING DISTRICT

Name of Petitioner: Liberty Healthcare Properties of North Carolina, LLC
Address of Property: 2001 Monroe Road
Tax Parcel Number(s): 215-102-06
Name/Address of Owner if Different: c/o Doug Whitman, 2334 South 41st Street, Wilmington, NC 28403

DIMENSIONS

Actual property dimensions from site plan:

Lot width	2,200' +/- along Moore/Marglyn Road
Lot area	48.39 acres
Front setback	30ft for O-9 parcel and 50ft for R/I
Side yards	6'8' and 50'
Rear yards	20' and 50'
Max height	40' and 60'
Open Space	not given for office area and 87.4% for R/I area

DESCRIPTION OF REQUEST

This petition seeks to amend the existing R/I (CD) District to reduce the height of the proposed skilled nursing facility building from 2 stories to 1 story, reduce the maximum square footage of the proposed skilled nursing facility building, increase the size of the building footprint of the proposed skilled nursing facility building, and to realign an internal drive to accommodate the proposed changes.

SITE PLAN DATA

- What existing structures are on this property?** 1 existing residential structure
- What is current land use?** vacant
- Does this plan show:**

A. ___ specific lots with buildings.

Will additional site plan review by the Town be required? **When?**

B. ___ a generalized development plan.

Will individual site plan approval by Town Board be necessary on a lot-by-lot basis?

C. X a change in conditions to earlier zoning site plan.

What previous approved plan(s) will this amend, if approved? Zoning Peition 2010-554
approved 08/09/10.

4. **What changes or expansions of land use are proposed?** Reduce the height of the proposed skilled nursing facility from 2 stories to 1 story with increase in building footprint of that facility.
5. **What new structures or additions are proposed?** 3 new office buildings; a skilled nursing facility; an assisted living center; a maintenance building; and 27 independent living cottages.

CURBCUTS

Number of curbcuts on site plan: 3

Distance between closest curbcuts on property and/or adjacent property: 200ft +/-

Are curb cuts connecting to:

- NCDOT maintained road.
- Town maintained road.
- Private street.
- Thoroughfare designated on MUMPO Thoroughfare Plan.

Zoning conditions for curbcuts: All lots or parcels are entitled to at least one driveway construction per street frontage on any street except those along which access is otherwise limited or controlled. Requests for three driveways will be accepted only for lots with a street frontage of 600 feet or more.

Are zoning conditions being met? yes

PARKING AND LOADING

Proposed land use: office and institutional

How is parking calculated for this use in the Zoning Ordinance? 1 space per 300sf for office use; 1 space for four patient beds, plus 1 space per each two employees on shift of greatest employment for skilled nursing facility and assisted living; and 1.1 spaces per each independent living unit plus one space for each 2 employees on shift of greatest employment.

Number of parking spaces required? 200-300 for office district based on ratio of mix of medical office to general office; 330 for independent living; 82 spaces for skilled nursing and 39 spaces for assisted living and 54 space for independent living cottages.

Number of parking spaces proposed? 538 (not given for Tract B – Office Development)

Square footage of structure(s): 60,000sf for office 480,000sf for independent living buildings, 80,000 for assisted living, not given for independent living cottages and maintenance building.

Number of employees on shift of greatest employment: 100

Will this use require a loading dock or zone? yes

If so, is it designed so it will not interfere with parking areas, driveways, streets or sidewalks? yes

SIGNS

Number of signs proposed attached: not given **detached:** not given

Size(s) of attached signs: na

Which way do attached signs face? na
Location of detached signs: na
Size(s) of detached signs: na
Zoning conditions for signs: For R/I - one 20sf attached identification sign per building; one 40sf freestanding identification sign per building; and one 18sf bulletin board sign per building. For O-9 - one 80sf identification attached or freestanding per single tenant.

LANDSCAPING AND OVERLAY REQUIREMENTS FOR SUBSEQUENT STAFF REVIEW

This property is subject to landscaping provisions as found in:

- Landscaping Chapter of Zoning Ordinance
- Highway Overlay
- Downtown Overlay
- Screening Requirements for lots with rear yards or side yards abutting a thoroughfare.
- This property is exempt from landscape requirements.

Have any plans been provided with sufficient detail to determine that landscaping or overlay provisions appear in general to be met? yes

If so, what deviations or deficiencies should be noted here? none

NEIGHBORHOOD MEETING

Has the required neighborhood/community informational meeting been held? yes

If yes, date of meeting: 08/24/11

What, if any, changes are proposed by the petitioner as a result of the meeting? none

LAND USE PLANS

Has the applicant provided an explanation of how the petition will comply with adopted land use plans covering the geographical location of the Conditional Petition? yes

Is the explanation consistent with adopted plans? yes

If not, what is the discrepancy? na

ADDITIONAL REQUIREMENTS OR COMMENTS:

1. The parking Summary on Sheet, RZ-2, provides the number of required parking spaces and the number of spaces to be provided for the independent living area, the skilled nursing facility and the assisted living facility. No specific parking data is given for Tract B. A note is provided on the plan

stating a development plan demonstrating compliance with the applicable parking requirements will be filed prior to the development of Tract B (Conditional note brought forward from 08/09/10 approved zoning).