



Planning Board Transmittal

CASE:	ZC13-10, NATE HUGGINS (BLESSED ASSURANCE EXPANSION)
MEETING DATE:	DECEMBER 16, 2013
MEMBERS PRESENT:	TONY LONG ROY FIELDING MARY MCMAHAN BRAD SIMMONS JEF FREEMAN ROGER HENDRIX
RECOMMENDATION:	FAVORABLE

Upon the motion of Mr. Freeman, seconded by Mr. Fielding and unanimously agreed, that a favorable recommendation be made to the Board of Commissioners regarding Rezoning Application #ZC13-10 filed by Nate Huggins, for property located at 13001 Idlewild Road to allow building expansion as requested.



STAFF REPORT

CASE:	ZC13-10
EXISTING ZONING	O-A
REQUEST:	O-A (CD)
APPLICANT:	NATE HUGGINS
PROPERTY OWNER	ADULT DAY & HEALTH CARE SERVICES, INC
LOCATION	13001 IDLEWILD ROAD
TAX MAP NUMBER	135-331-28

APPLICATION SUMMARY:

The applicant is requesting Conditional District approval for property located at 13001 Idlewild Road to permit a 3,899 square foot addition to the existing Blessed Assurance Adult Care building.

Additionally, the Zoning Plan indicates the two existing parking areas will be connected with a new drive—which will also accommodate four additional parking spaces—and a new sidewalk will be installed along the frontage of Idlewild Road and Jared Court.

Conditional District rezoning is a legislative procedure under which the Board of Commissioners has the authority to increase, tighten, add, vary, modify or waive specific conditions or standards. In approving a petition for the rezoning of property to a Conditional District the Board of Commissioners may request reasonable and appropriate conditions.

STAFF RECOMMENDATION

Staff recommends approval with the condition the applicant obtains a sidewalk easement agreement with the Town of Mint Hill if the sidewalk remains outside of the R/W.

NOTE: The final placement of the proposed sidewalk may not be accurately represented on the Zoning Plan. Staff will work with the applicant and NCDOT to assure the sidewalk is appropriately aligned based on the future alignment of the roundabout sidewalk extension.

STAFF CONTACT:

Planning Staff
704-545-9726

PROJECT DATA:

- OWNER/DEVELOPER: ADULT DAY & HEALTH CARE SERVICES, INC
- DESIGNER: CHRIS L. HOPE, P.E.
2617 ROLLING HILLS DRIVE
MONROE, NORTH CAROLINA 28110
704-882-1500
- SITE ADDRESS: 13001 IDLEWILD ROAD
MINT HILL, NORTH CAROLINA
- PARCEL I.D. #13533128
- SITE LOCATION: MINT HILL
- LOT SIZE: ACRES: 1.24
- DISTURBED SOIL: LESS THAN 1 ACRE
- ZONING: O-A
- ZONING OF ADJOINING PARCELS: R, B-P (CUD), R-20, B-1
- SETBACKS:
FRONT = 50'
SIDE YARD = 25'
REAR YARD = 40'

- EXISTING USE: ADULT DAY CARE
- PROPOSED USE: ADULT DAY CARE
- PERMITTED USE: ADULT DAY CARE
- BUILDING AREA:
EXISTING = 4,968
NEW = 3,699
TOTAL = 8,667

15. NEW IMPERVIOUS AREA: 10,067 (0.231 ACRES)

16. TYPE ROAD AT DRIVEWAY: EXISTING

PARKING SUMMARY:

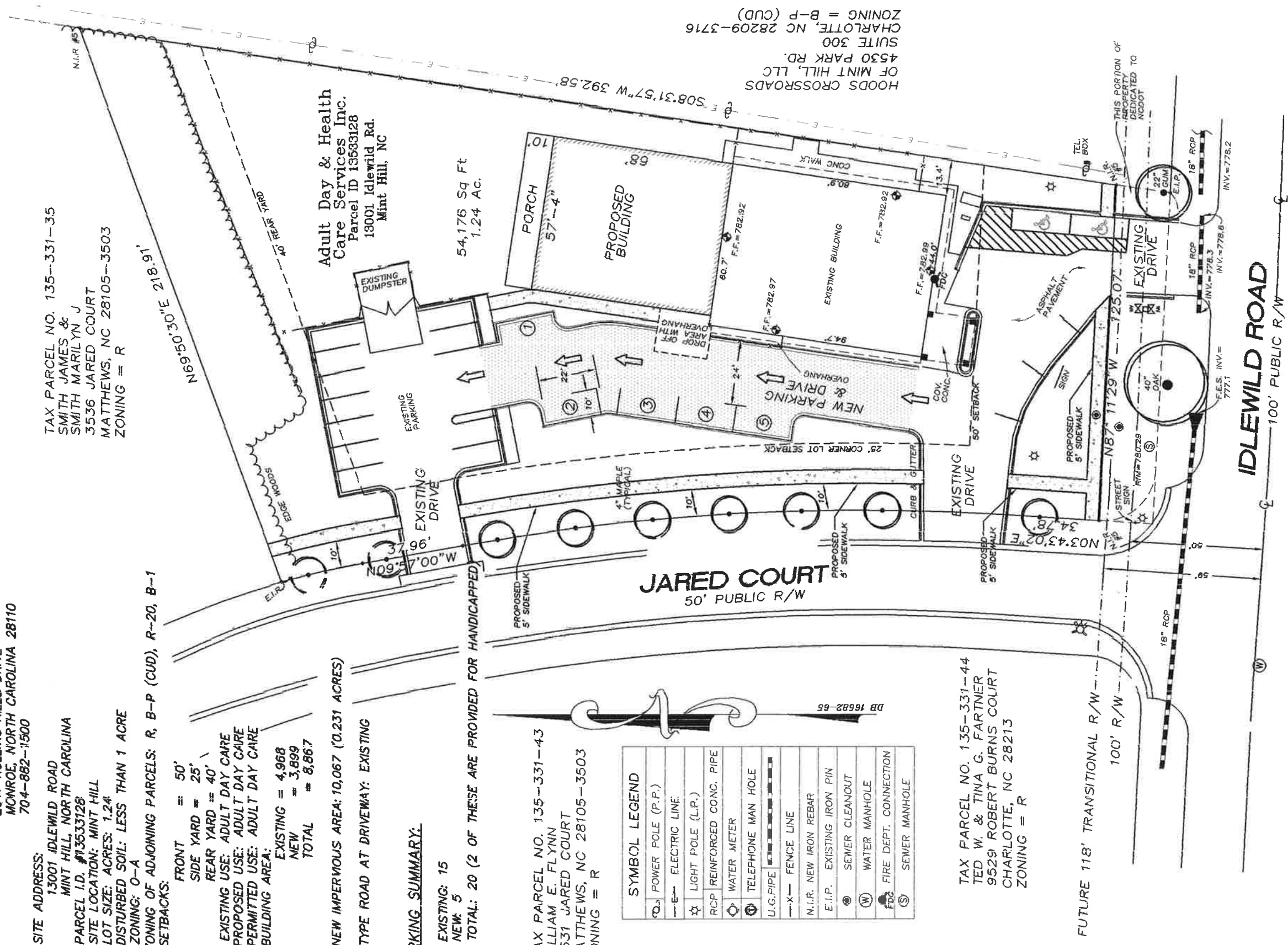
EXISTING: 15
NEW: 5

TOTAL: 20 (2 OF THESE ARE PROVIDED FOR HANDICAPPED)

TAX PARCEL NO. 135-331-43
WILLIAM E. FLYNN
3531 JARED COURT
MATTHEWS, NC 28105-3503
ZONING = R

SYMBOL LEGEND	
⊕	POWER POLE (P.P.)
—E—	ELECTRIC LINE
☆	LIGHT POLE (L.P.)
RCP	REINFORCED CONC. PIPE
⊕	WATER METER
⊕	TELEPHONE MAN HOLE
U.G. PIPE	FENCE LINE
—X—	N.I.R. NEW IRON REBAR
⊕	E.I.P. EXISTING IRON PIN
⊕	SEWER CLEANOUT
⊕	WATER MANHOLE
FDC	FIRE DEPT. CONNECTION
⊕	SEWER MANHOLE

TAX PARCEL NO. 135-331-44
TED W. & TINA G. FARTNER
9529 ROBERT BURNS COURT
CHARLOTTE, NC 28213
ZONING = R



TAX PARCEL NO. 193-332-21
LEE STANLEY C
& LEE LISA Y
5717 MALLARD GROVE RD.
CHARLOTTE, NC 28269
ZONING = R-20 (MATTHEWS)

TAX PARCEL NO. 193-332-32
RAIBOW TROUT PROPERTIES LLC
2817 BELVEDERE AVE.
CHARLOTTE, NC 28205
ZONING = B-1 (MATTHEWS)

PRELIMINARY SITE PLAN



PRELIMINARY PLANS
NOT FOR CONSTRUCTION

PROPOSED ADDITION FOR:

Blessed Assurance Adult Care

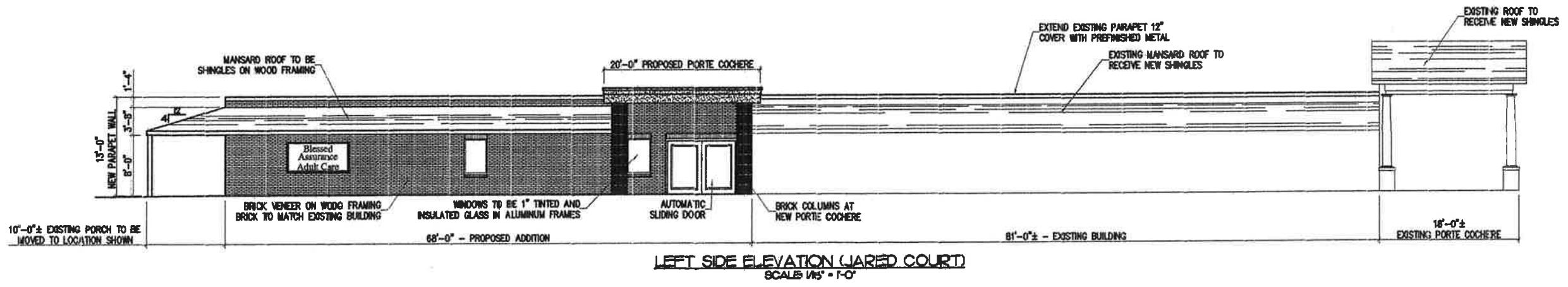
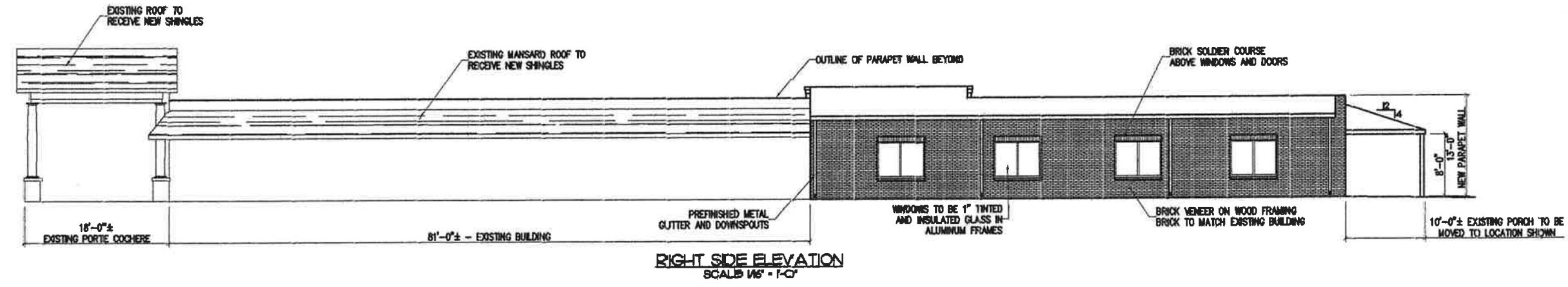
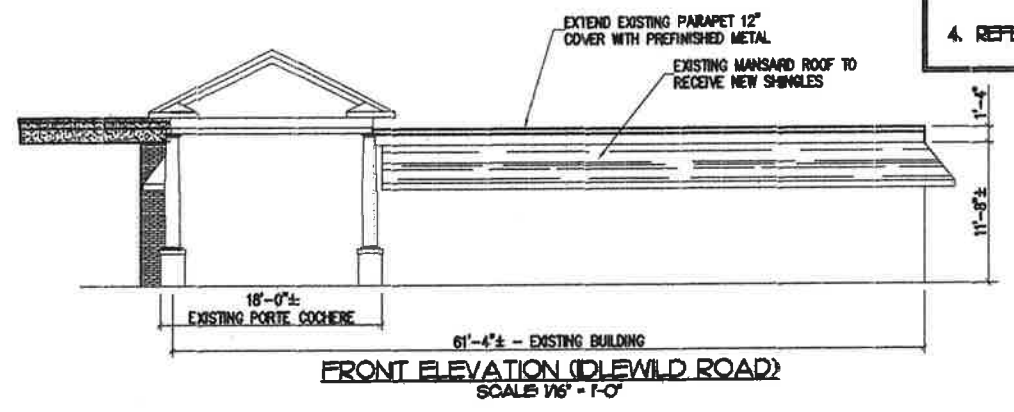
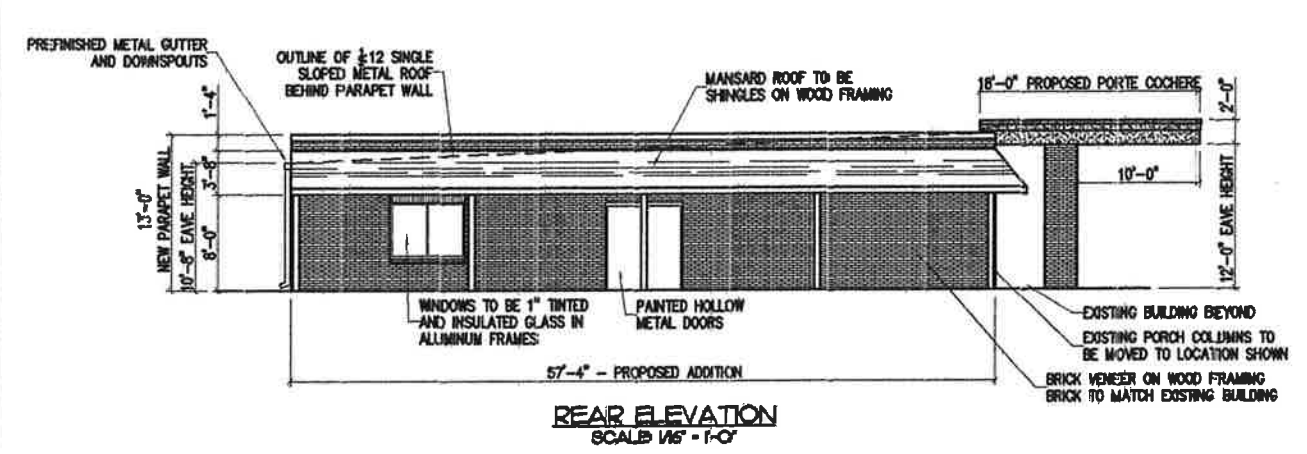
13001 IDLEWILD ROAD
MINT HILL, NORTH CAROLINA 28105

CHRIS HOPE/PROFESSIONAL ENGINEER/2617 ROLLING HILLS DRIVE/MONROE, NC 28110/(704) 882-1500



MCT GENERAL CONTRACTORS
2717 Chamber Drive
Post Office Box 337
Monroe, NC 28111
704-289-5699 - phone
704-289-5667 - fax
www.mctgeneral.com

- NOTES**
1. ALL MATERIALS AND FINISHES TO BE INSTALLED PER THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
 2. GENERAL CONTRACTOR TO VERIFY ALL EXTERIOR COLORS AND FINISHES WITH THE OWNER PRIOR TO CONSTRUCTION.
 3. REFER TO SHOP DRAWINGS BY METAL BUILDING MANUFACTURER'S ENGINEER.
 4. REFER TO STRUCTURAL ENGINEERING DRAWINGS.



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PROPOSED ADDITION FOR
Blessed Assurance Adult Care
1801 DLEWILD ROAD
MINT HILL, NORTH CAROLINA 28055

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

Scale: AS NOTED
Checked By: NAF
Date: 1/20/2016
Job No: 1428

Ted Richard Brown, PLLC
Architectural Services
Post Office Box 2070, Matthews, North Carolina 28106
Telephone: (704) 330-1111

ELEVATIONS

CHRIS HOPE/PROFESSIONAL ENGINEER/2617 ROLLING HILLS DRIVE/MONROE, NC 28110/(704) 882-1500