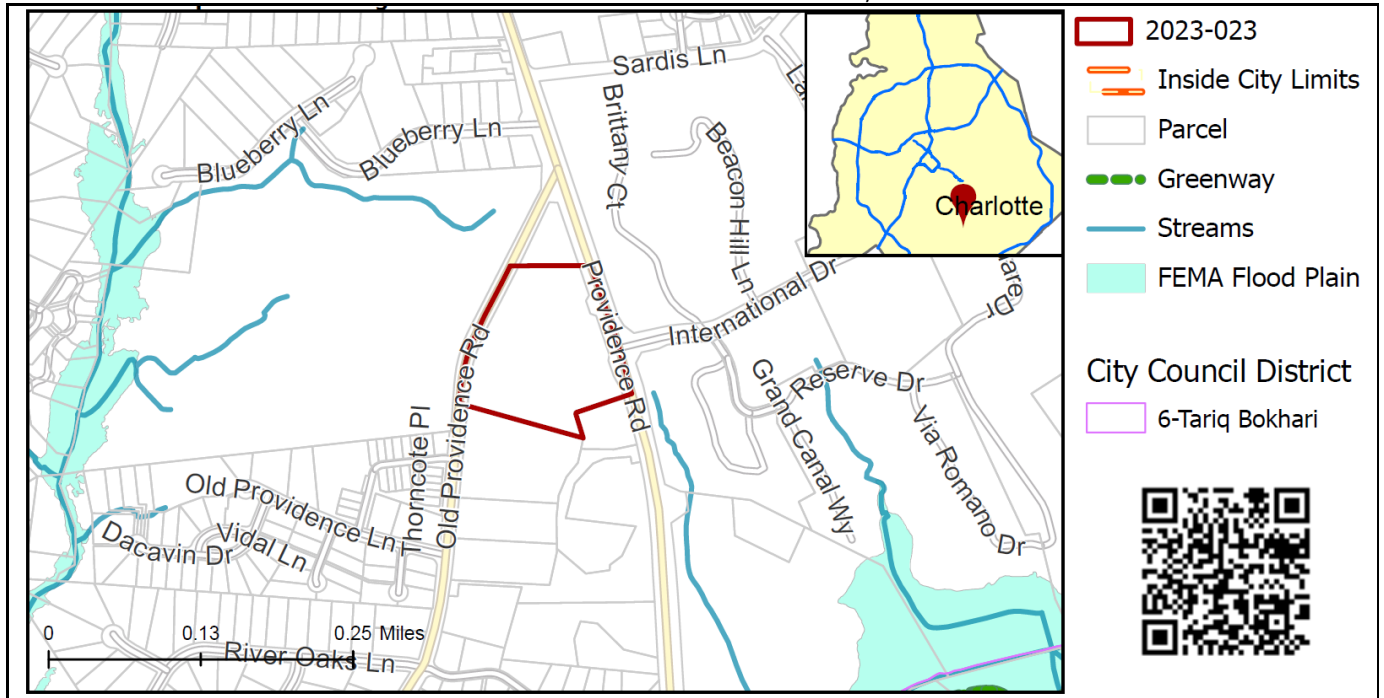


REQUEST

Current Zoning: R-20MF (multi-family)
Proposed Zoning: MUDD-O (mixed-use development district, optional) with 5-year vested rights.

LOCATION

Approximately 8.55 acres located on the east side of Old Providence Road and west side of Providence Road, north of River Oaks Lane.



SUMMARY OF PETITION

The petition proposes a multi-family development containing up to 380 dwelling units on a site that is currently developed with an apartment complex.

PROPERTY OWNER

HDP Gladedale, LLC

PETITIONER

Horizon Development Properties, Inc.

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: 25

STAFF RECOMMENDATION

Staff does not recommend approval of this petition in current form.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map (2022) recommendation for the Neighborhood 2 Place Type.

Rationale for Recommendation

- At its southern boundary, the proposed development is abutting rezoning petition 2023-039, which in the process of a rezoning to the MUDD zoning district for a multi-family development, but the two projects lack connectivity and cross-access between the sites. Leading to 4 proposed access points on Old Providence Road and 3 access points on Providence Road within 1/3-mile. This creates vehicular traffic and auto/pedestrian conflict points that could otherwise be avoided with better coordination between the two developments.

- The Transportation Impact Study (TIS) has not yet been approved, therefore the current analysis does not include all traffic mitigations that may ultimately be required.
- The proposed site plan contains 2 Development Areas: A and B. The site plan outlines the maximum development potential of Development Area A but does not specify the maximum development potential of Area B. These development maximums should be clearly stated. The total amount of existing development on site should also be stated to better gauge the growth in intensity of the proposed project.
- The proposed maximum building heights range up to 80 feet which, if built, would achieve an unprecedented scale of development for the Providence Road corridor.
- The site is made up of a low density, aging garden-style apartments. This site, along with two other nearby rezonings, petition 2023-038 and 2023-039, represent a potential shift in the Providence/Old Providence Road area. Replacing much of the aging auto-centric apartments and dated retail development with a walkable 10-minute neighborhood that better utilizes land on this major corridor.
- The proposed plan could create a variety of housing that may include rehabilitation of existing garden-style apartments, single-family attached, and multi-family units.
- The plan includes provisions for affordable housing attainable to households making between 30% and 80% of the area median income (AMI) to be persevered for a minimum of 30 years.
- The petition will also construct a 12-foot multi-use path and 8-foot planting strip along the site's frontage on Providence Road and improve sidewalk facilities and planting strip on Old Providence Road, and construct a new bus waiting pad, greatly enhancing the pedestrian and transit user experience in the area.
- The site is served by the number 14 CATS local buses providing service between the Charlotte Transit Center and the Arboretum Shopping Center. As well as the 61X express bus providing commuter service between the Charlotte Transportation Center and the Waverly Shopping Center.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 2: Neighborhood Diversity & Inclusion
 - 3: Housing Access for All
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities

PLANNING STAFF REVIEW

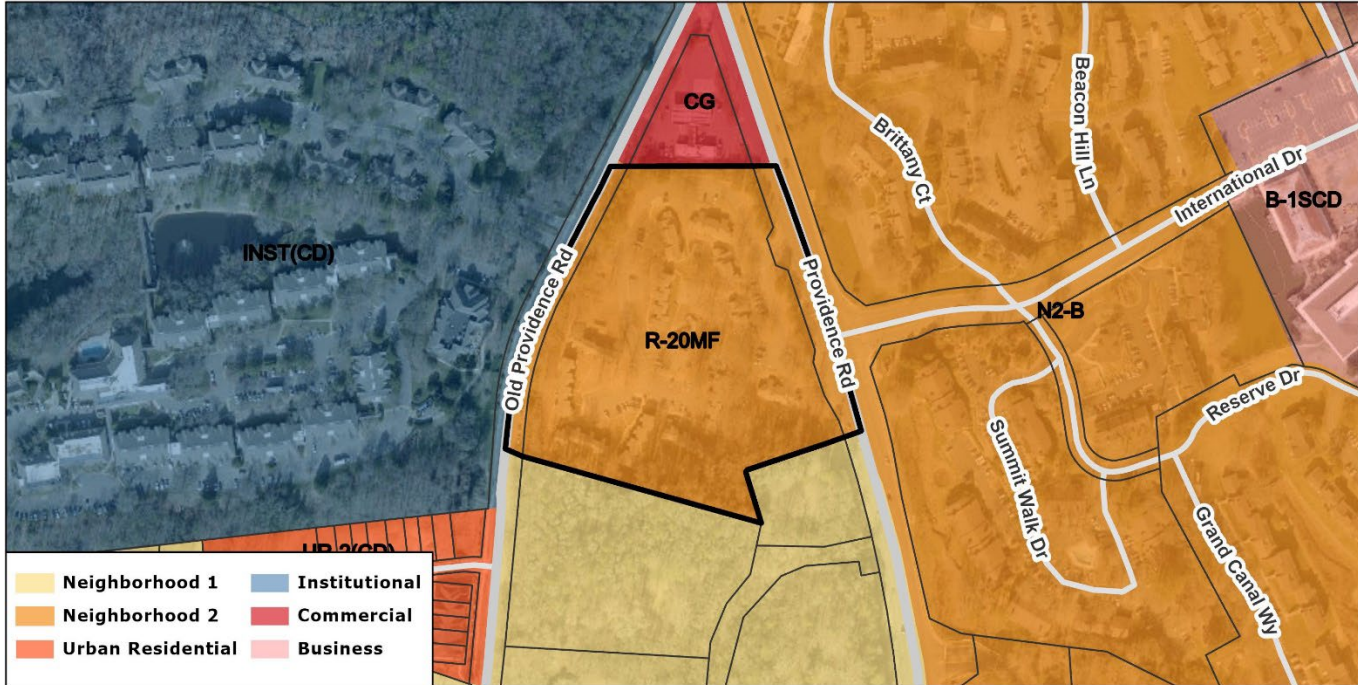
• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

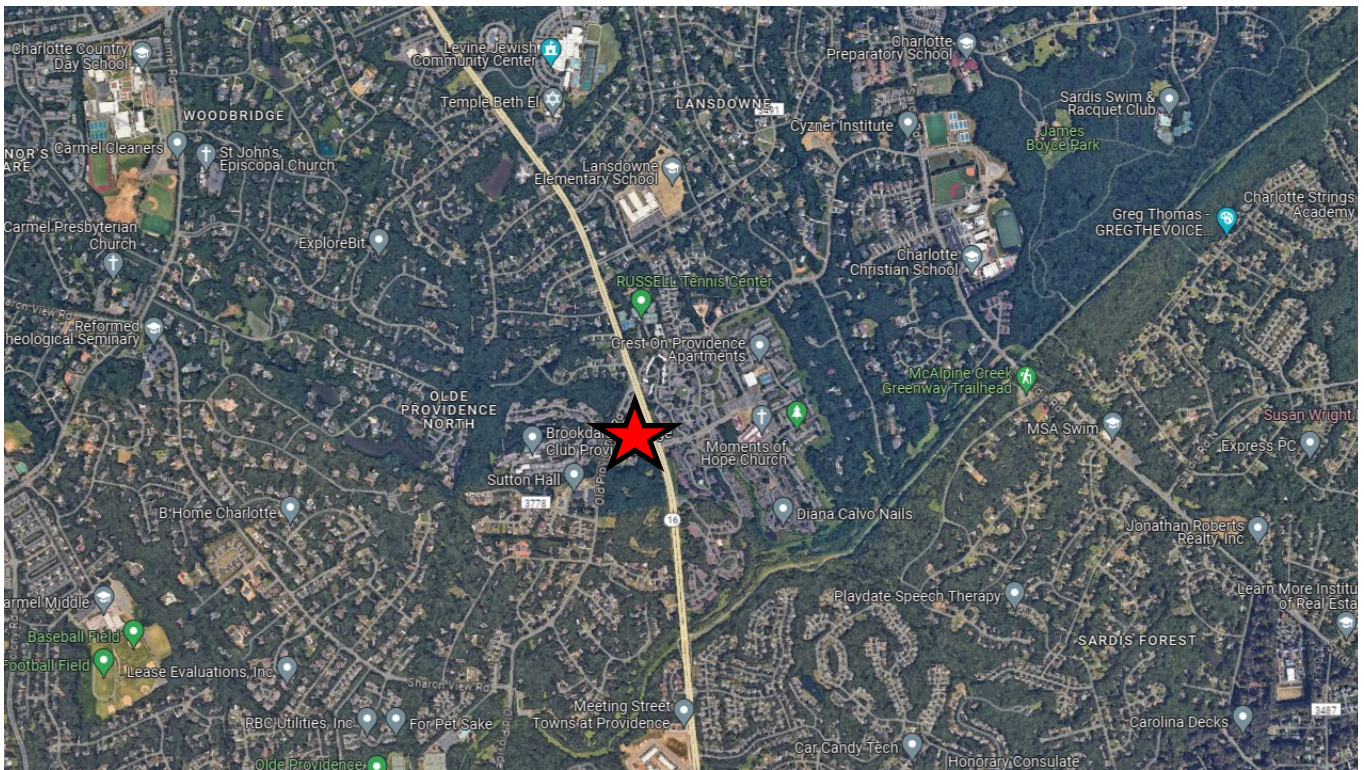
- Proposes to allow up to 380 residential dwelling units with associated accessory uses as permitted in the MUDD zoning district including an amenity area with club house, fitness center, and pool will be provided on site for use by residents.
- The site is divided into 2 Development Areas: A and B. Which are separated by an internal private drive as generally depicted on the site plan and would allow the following development:
 - Development Area A: Up to 350 multi-family dwelling units.
 - Development Area B: May only contain single-family attached dwelling units, in conjunction with Development Area A, would equal a total of no more than 380 dwelling units across both Development Areas.
- Proposes affordable housing as follows:
 - Shall provide a minimum of 20% of dwelling units constructed on site to maintain monthly rents obtainable and restricted to households with incomes earning between 30% and 80% of area median income (AMI) for a period of no less than 30 years beginning at the issuance of the first certificate of occupancy (CO) for the building in which the units are located.
 - In no event shall there be fewer than 49 units restricted to households earning between 30% and 80% AMI for a period of no less than 30 years.
- Requests the following optional provisions:
 - Allow parking, vehicular circulation, vehicular maneuvering, and visitor drop-off to be located between the building and internal private streets within the setback in Development Areas A and B.

-
- The plan proposes to allow existing buildings and structures to continue to be utilized before and during redevelopment of the site.
 - Proposes the following architectural provisions:
 - Maximum building heights are as follows: 80 feet in Development Area A and 48 feet in Development Area B.
 - Multi-Family buildings within Development Area A will comply with the following architectural and design standards:
 - For buildings that abut network required public and private streets, a minimum of 30% of the façade shall be comprised of brick, natural stone (or synthetic equivalents), or stucco. Windows, doors, trim, etc. shall not be counted towards the minimum area.
 - Vinyl siding (except for handrails, windows, eaves, trim, doors etc. and unfinished concrete masonry units shall be prohibited.
 - Buildings shall be placed to present front and side facades all network required public and private streets.
 - Buildings in Development Area A shall front a minimum of 50% of total network required streets.
 - Driveways intended to serve single units are prohibited from network required streets.
 - Buildings exceeding 120 feet in length shall incorporate modulation. Buildings shall be designed with articulated architectural features and roofs to create visual interest. Elevations facing network required streets shall not have blank wall areas that exceed 20 feet in all directions.
 - Pitched roofs will be a minimum of 4:12.
 - HVAC and other mechanical equipment will be screen from public view. Service areas will be screen with an opaque wall, made up of a minimum of 20% masonry veneer, or a Class B buffer.
 - Single-family attached buildings will comply with the following architectural and design standards:
 - Primary building materials will be one of the following: brick veneer of similar masonry product, stone, precast stone (or synthetic equivalents), stucco, EIFS, or cementitious siding and wood.
 - Vinyl, EIFS, or Masonite may not be used as exterior building materials.
 - However, vinyl may be used for handrails, windows, eaves, trim, doors etc. and unfinished concrete masonry units shall be prohibited.
 - Pitched roofs, if provided, will have a minimum slope of 4:12 while porches and sheds will have a minimum slope of 2:12
 - Elevations facing public streets will have blank wall elevations limited to 15 feet.
 - Units will have walkways with direct connections between entrances and sidewalks along the public street.
 - Every unit will have a covered front stoop.
 - Proposes the following transportation improvements:
 - All transportation improvements will be substantially completed and approved by NCDOT, CDOT, and/or CATS prior to the issuance of the first CO.
 - The petitioner will dedicate 55 feet of right-of-way on Providence Road and 43 feet of right-of-way on Old Providence Road as measured from the centerline prior to the issuance of the first CO.
 - The petitioner will expand the existing CATS bus pads on Providence Road to a depth of 8' back-of-curb.
 - Proposes the following streetscape and landscaping requirements:
 - A 12-foot multi-use path and 8-foot planting strip will be constructed along the site's frontage with Providence Road.
 - An 8-foot sidewalk and 8-foot-planting strip will be constructed along the site's frontages on Old Providence Road.

• Existing Zoning



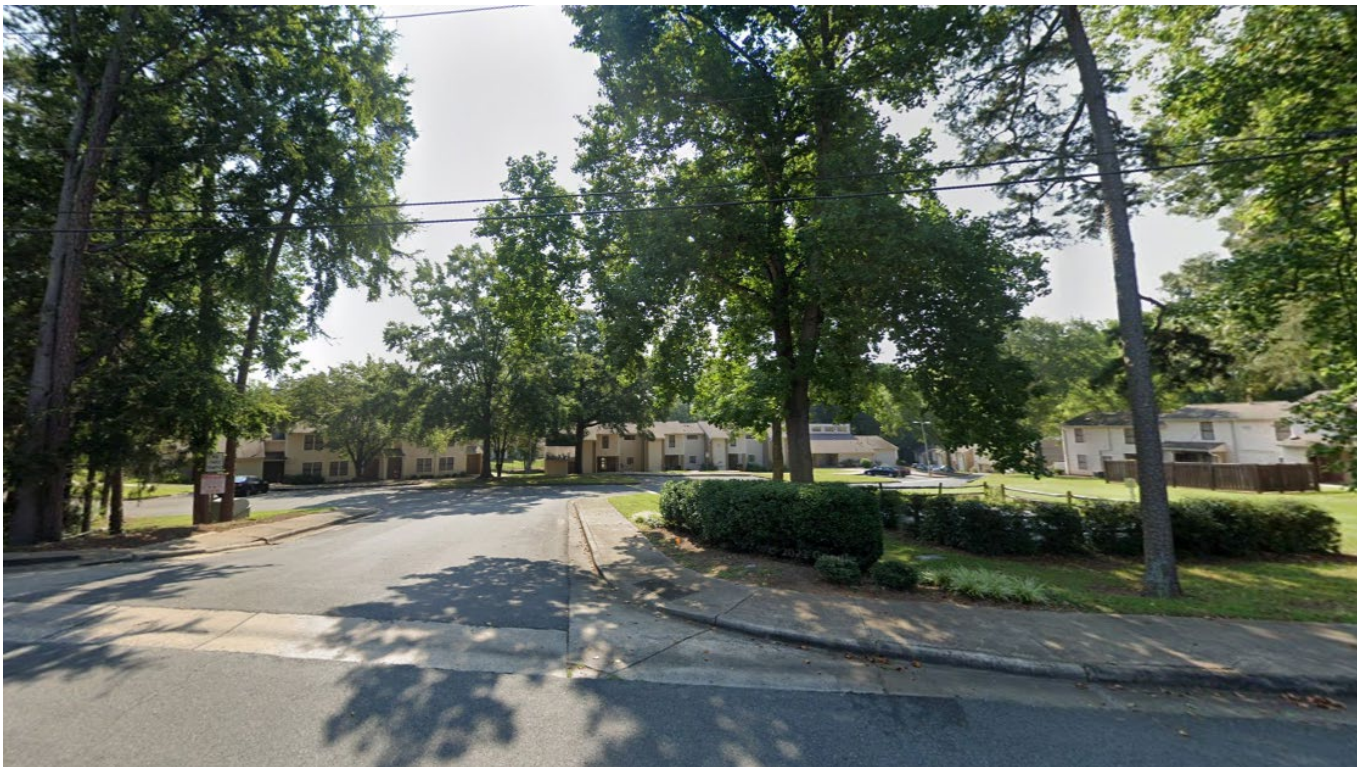
The site is zoned R-20MF (multi-family) and is adjacent to properties to the north zoned CG (general commercial), east across Providence Road zoned N2-B, south zoned N1-A (neighborhood 1), and to the west across Old Providence Road zoned INST(CD) (institutional) and UR-2(CD) (urban residential).



The site (indicated by red star above) is located on the east side of Old Providence Road and west side of Providence Road, north of River Oaks Lane.



View of the site looking west from Providence Road, containing the Gladedale Apartments. The site is located between Providence Road and Old Providence Road at the intersection of International Drive.



View of the site looking east from Old Providence Road. The site is located between Providence Road and Old Providence Road at the intersection of Carriage Club Drive.



View of the Providence Square Shopping Center and Crest on Providence apartments located on the east side of Providence Road south of Sardis Lane. Looking north from the intersection of International Drive east of the site. This development is currently in the rezoning process, petition 2023-038.



View of an existing gas station located at the intersection of Providence Road and Old Providence Road, abutting the site to the north.



View of the Brookdale Apartments located on the west side of Old Providence Road at the intersection west of the site.

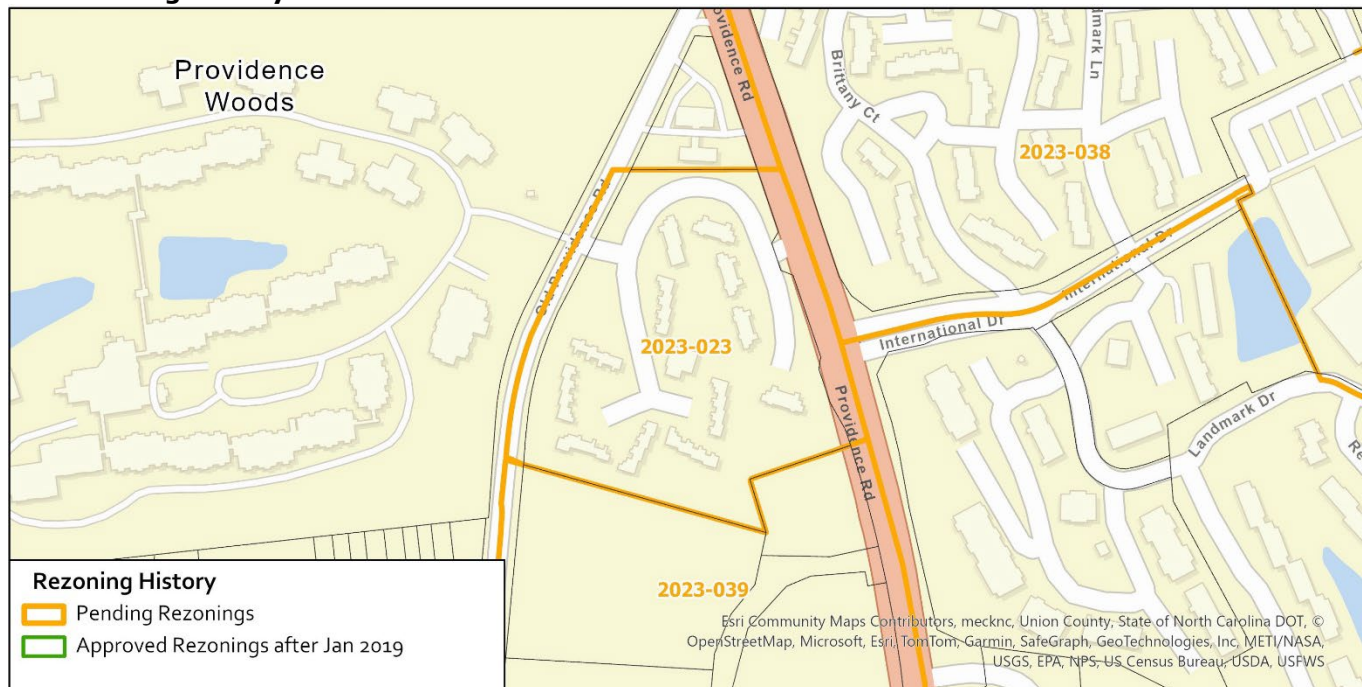


View of a wooded property located between Providence Road and Old Providence Road, abutting the site to the south. This property is currently in the rezoning process, petition 2023-039.



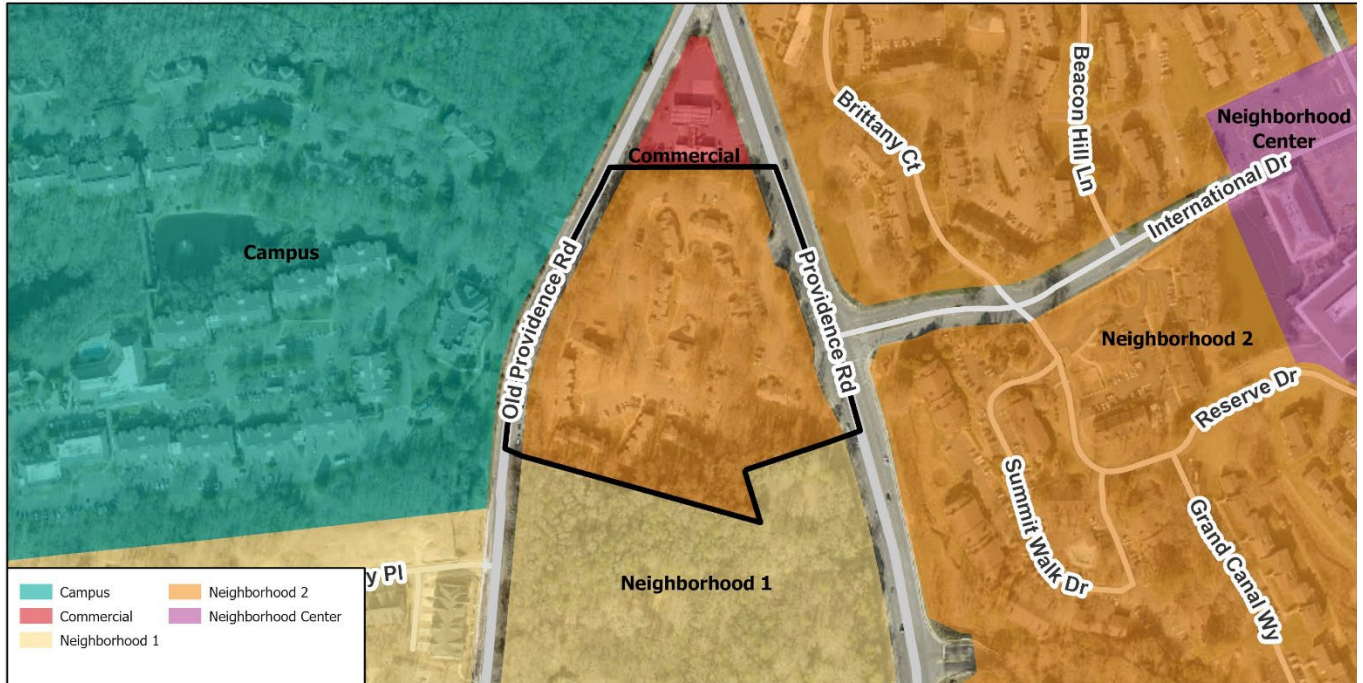
View of existing single-family residential adjacent to new townhouse development located on Old Providence Road southwest of the site.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2023-038	84.16 acres located on the north and south side of Sardis Lane, and east side of Providence Road. From N1-A, N2-B, B-1SCD, B-1(CD), and R-20MF to UR-2(CD), MUDD(CD), and MUDD-O.	Pending
2023-039	20.12 acres bound by the east side of Old Providence Road and west side of Providence Road, north of River Oaks Lane. From N1-A to MUDD-O.	Pending

• **Public Plans and Policies**



- The 2040 Policy Map (2022) calls for the Neighborhood 2 Place Type for this site.

• **TRANSPORTATION SUMMARY**

- The site is located at the intersection of Providence Road, a State-maintained major arterial, and International Drive, a City-maintained local street. A Traffic Impact Study (TIS) is being conducted for this site in conjunction with other ongoing projects in the immediate vicinity. A revised TIS was resubmitted on February 21, 2024 and is currently under review. Finalization of the TIS and addition of required mitigations to the rezoning plan are needed.

• **Active Projects:**

- Active Rezoning 2023-038 Levine Properties
- Active Rezoning 2023-039 Northwood Raven

• **Transportation Considerations**

- See Outstanding Issues, Note 1.

• **Vehicle Trip Generation:**

Current Zoning: N2-B

Existing Use: 325 trips per day (based on 49 affordable housing units).

Entitlement: 855 trips per day (based on 188 dwelling units).

Proposed Zoning: MUDD-O. 1,766 trips per day (based on 380 dwelling units).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** See advisory comments at www.rezoning.org
- **Charlotte Department of Housing and Neighborhood Services:** See advisory comments at www.rezoning.org
- **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** Development allowed with the proposed zoning may produce 55 students.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Sharon Elementary from 91% to 96%
 - Carmel Middle from 117% to 120%
 - Myers Park High from 123% to 124%.

- **Charlotte Water:** Accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along Providence Rd and an existing 8-inch water distribution main located along Old Providence Rd. Accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Providence Rd. See advisory comments at www.rezoning.org
- **Erosion Control:** No outstanding issues.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** See Outstanding Issues, Note 2.
- **Urban Forestry / City Arborist:** See Outstanding Issues, Note 3.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING

Transportation

1. CDOT: A Traffic Impact Study is required for the complete review of this petition due to the site generating more than 2,500 daily trips and/or triggering other City TIS requirements. Additionally, this petition is coordinating to study the roadway network in conjunction with other ongoing projects in the immediate area. The overall study may have impacts on the improvements this project may be required to do.

Environment

2. Stormwater: Address open conditions in Accela Plan Room relating to storm water quality treatment, volume and peak control.
3. Urban Forestry: Show existing street trees along the Old Providence Road right-of-way.

Site and Building Design

4. Coordinate and provide cross-access connection between this the site and the Northwood Ravin site to the south, petition 2023-039.
5. Reduce maximum building height in Development Area A to 65 feet.
6. Clearly state on the site plan the maximum development potential including maximum number of dwelling units in Development Area B.
7. Specify the existing number of dwelling units developed on site.
8. Set a limit on number of dwelling units in each single-family attached building.

REQUESTED TECHNICAL REVISIONS PRIOR TO PUBLIC HEARING

Site and Building Design

1. Remove EIFS as a permitted primary building material for single-family attached dwellings.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Maxx Oliver 704-336-3818