

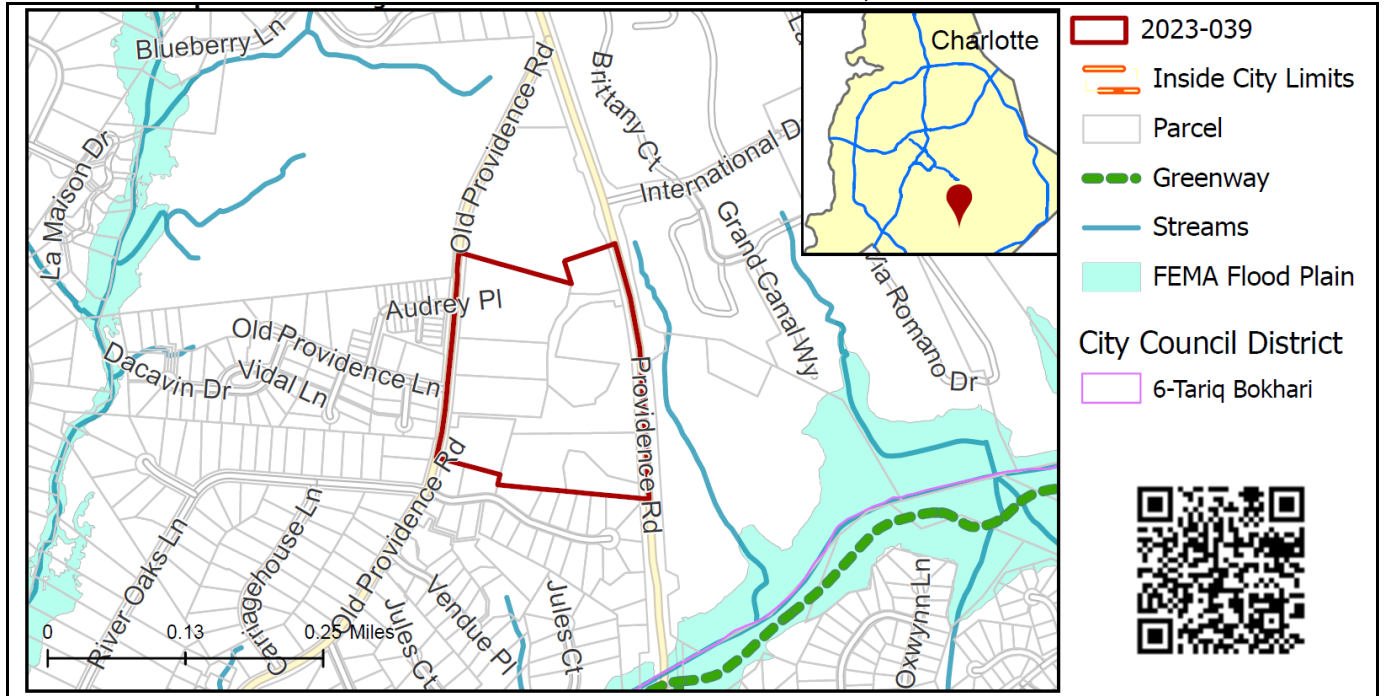
REQUEST

Current Zoning: N1-A (neighborhood 1 – A)

LOCATION

Proposed Zoning: MUDD-O (mixed-use development district, optional)

Approximately 20.12 acres bound by 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 residential development containing up to 745 dwelling units. The site currently contains two single-family homes but is otherwise vacant and mostly wooded.

PROPERTY OWNER

C/O Levin Properties

PETITIONER

Northwood Ravin

AGENT/REPRESENTATIVE

Collin Brown and Brittany Lins, Alexander Ricks, PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.

Number of people attending the Community Meeting: 19

STAFF RECOMMENDATION

Staff recommends approval of this petition upon resolution of outstanding issues related to site and building design.

Plan Consistency

The petition is **inconsistent** with the *2040 Policy Map* (2022) recommendation for the Neighborhood 1 Place Type.

Rationale for Recommendation

- The site currently contains two single-family detached dwellings but is otherwise vacant. This site, along with two other nearby rezonings, petition 2023-023 and 2023-038, 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, single-family detached and attached units as well as multi-family dwelling units.

- The petition will also construct a 12-foot multi-use path and 8-foot planting strip along the site's frontage on Providence Road, 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.
- However, the proposed maximum building heights range up to 85 feet which, if built, would achieve an unprecedented scale of development for the Providence Road corridor.
- At its northern boundary, the proposed development is abutting rezoning petition 2023-023. Petition 2023-023 has proposed internal pedestrian connectivity between the two developments. But this petition has not proposed to provide an internal pedestrian connection to the north. This connection should be made, and details should be finalized prior to a rezoning decision being made.
- 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
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities

The approval of this petition will revise the recommended Place Type as specified by the *2040 Policy Map*, from the Neighborhood 1 Place Type to the Neighborhood 2 Place Type for the site.

PLANNING STAFF REVIEW

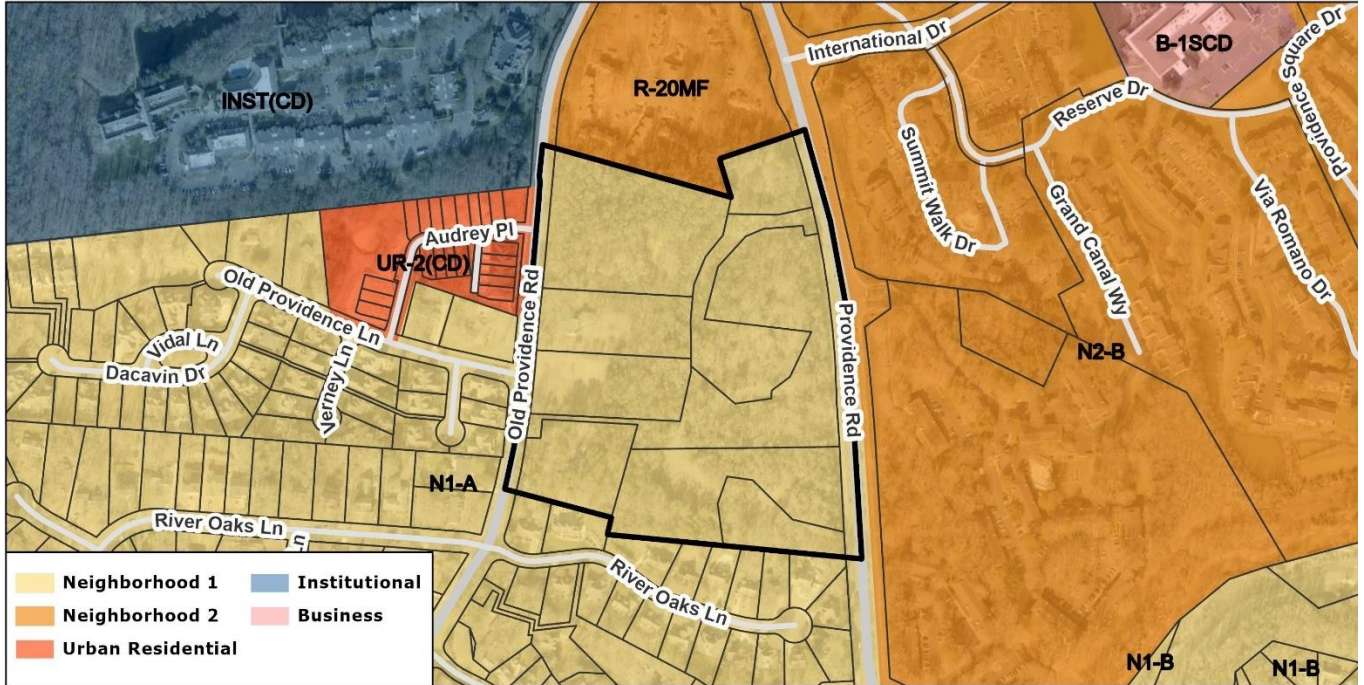
• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

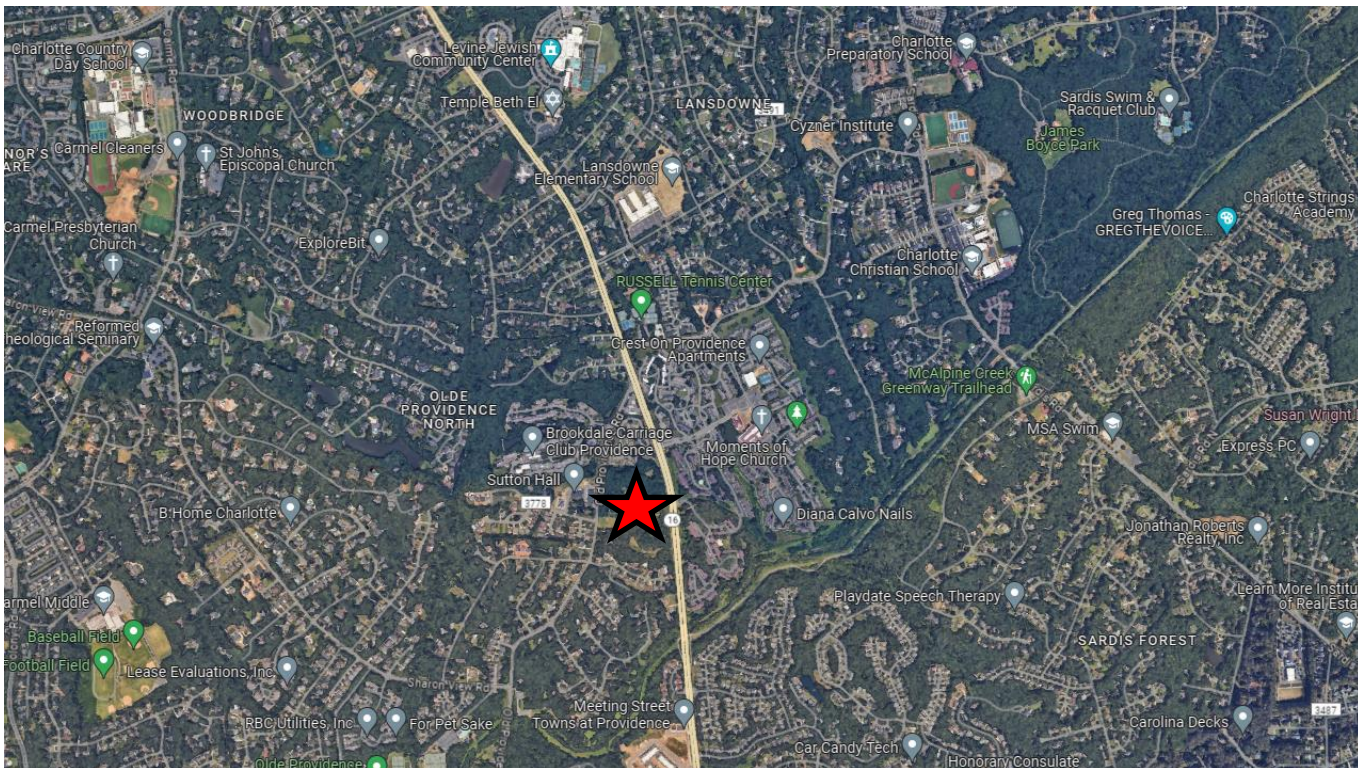
- Proposes to allow up to 745 residential dwelling units with associated accessory uses as permitted in the MUDD zoning district.
 - Up to 650 multi-family units, 80 single-family attached townhome units, and 15 single-family detached dwelling units.
- The site is divided into 4 Development Areas: A, B, C, and D. As generally depicted on the site plan and would allow the following development:
 - Development Area A: Up to 30 single-family attached dwelling units.
 - Development Area B: Up to 650 multi-family dwelling units.
 - Development Area C: up to 30 single-family attached and 15 single-family detached dwelling units.
 - Development Area D: Up to 20 single-family attached dwelling units.
- Requests the following optional provisions:
 - Allow parking and maneuvering to be located between buildings and streets and generally depicted on the site plan. Such parking/maneuvering areas will include landscape screening.
 - Allow one parking space per public street for visitor drop-off and parking.
- Proposes the following architectural provisions:
 - Maximum building heights are as follows: 85 feet for multi-family buildings and 48 feet for single-family attached and detached buildings.
 - Principal building constructed on site will be comprised of a combination of the following exterior materials: glass brick, metal, stone simulated stone, precast stone, architecturally precast concrete, synthetic stone, stucco/EIFs, cementitious siding, or wood/composite.
 - Vinyl siding (except for handrails, windows, eaves, trim, doors etc. and unfinished concrete masonry units shall be prohibited.
 - Meter banks will be located outside of the setback and screened from public view and from abutting properties.
 - Service areas will be screen with building materials complimentary to the principal buildings made up of a minimum of 20% of preferred exterior materials, or a Class B buffer.
 - Multi-Family buildings 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 preferred exterior building materials.
 - Building Placement and site design will focus on the pedestrian environment through the following methods:

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- Buildings will be placed to present front facades to all public streets.
 - Buildings shall front a minimum of 40% of the total public street frontages.
 - Parking lots shall not be located between the building and network required public 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.
 - Single-family attached buildings will comply with the following architectural and design standards:
 - Townhome units will front on public streets. No garages or individual driveways shall be directly accessible from public streets.
 - Pitched roofs, if provided, will have a minimum slope of 4:12 while porches and sheds will have a minimum slope of 2:12
 - Every unit fronting a public street will have usable porches or stoops.
 - Corner and end units will have enhanced side elevations with stoops or porches and will have a maximum blank wall expanse of 10 feet.
 - For all units the maximum blank wall expanse is limited to 20 feet.
 - Proposes the following transportation improvements:
 - All transportation improvements will be substantially completed and approved by NCDOT and/or CDOT prior to the issuance of the first CO.
 - The petitioner will dedicate 53 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 construct and ADA compliant bus stop at 5824 Providence Road.
 - Proposes the following streetscape, landscaping, open space and amenity requirements:
 - The petition will dedicate a 0.75 acre property from Area B of the site to Mecklenburg County Park and Recreation for a future park.
 - 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.
 - The petitioner will provide a Class C buffer a minimum of 10 feet in width along the site's southern property boundary.
 - The petitioner will build a 6-foot masonry wall along the site's southern property boundary with a berm along a portion of the wall as depicted on the site plan.
 - The petitioner shall provide a 12-foot multi-use path to form a connection to the existing McAlpine Creek Greenway along the site's frontage with Providence Road.

• Existing Zoning



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



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. The site is located between Providence Road and Old Providence Road and is currently vacant and mostly wooded.



View of the site looking east from old Providence Road at the intersection of Old Providence Lane. The site contains 2 single-family houses fronting Old Providence Road. But is otherwise vacant and wooded.



View of the Gladedale Apartments located between Providence Road and Old Providence Road at the intersection of International Drive west of the site. This development is currently in the rezoning process, petition 2023-023.



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 looking east from Providence Road of the Reserve on Providence apartments located east of the site.

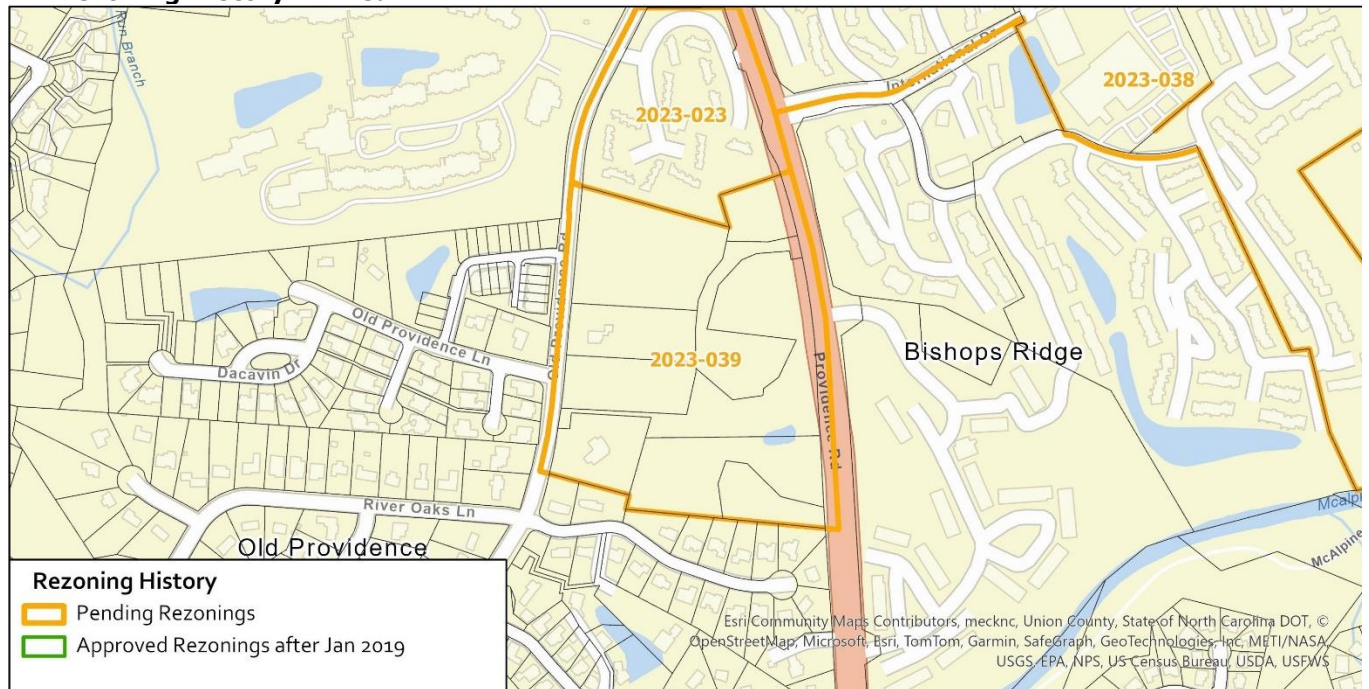


Existing single-family residential and new townhouses located across Old Providence Road from the site.



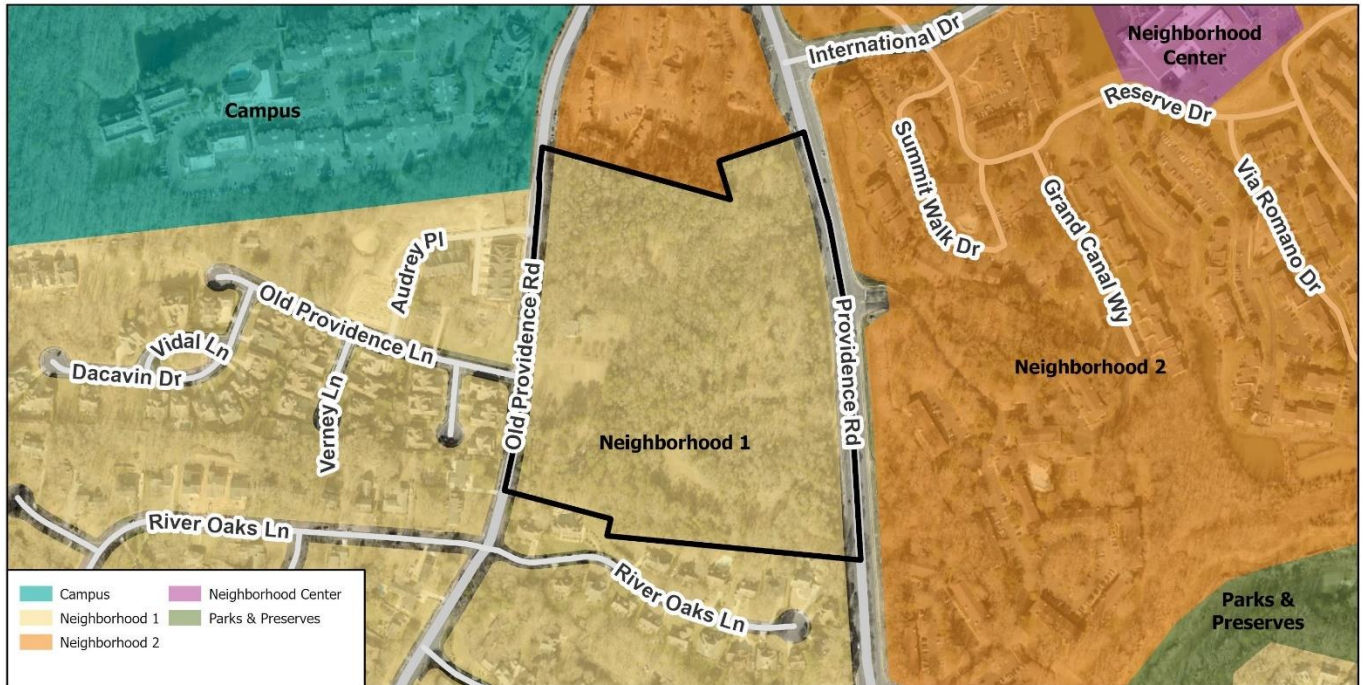
Existing single-family residential subdivision located directly south of the site.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2023-023	8.55 acres located on the east side of Old Providence Road and west side of Providence Road, north of River Oaks Lane. From R-20MF to MUDD-O.	Pending
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

- **Public Plans and Policies**



- The 2040 Policy Map (2022) calls for the Neighborhood 1 Place Types 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 required due to the site exceeding 2,500 trips. The TIS was approved by NCDOT and CDOT on October 22, 2024. Site plan revisions are needed to update intersection and driveway alignment. Conditional note revisions are needed clarify on-site phasing and correct a minor typo.

- **Active Projects:**

- Active Rezoning 2023-023 Horizon Old Providence
- Active Rezoning 2023-038 Levine Properties

- **Transportation Considerations**

- See Outstanding Issues, Notes 10 - 13.

- **Vehicle Trip Generation:**

Current Zoning: N1-A

Existing Use: 20 trips per day (based on 2 single-family detached dwellings).

Entitlement: 635 trips per day (based on 60 dwelling units).

Proposed Zoning: MUDD-O. 3,691 trips per day (based on 650 multi-family, 15 detached, and 80 attached dwelling units).

- **DEPARTMENT COMMENTS**

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Development allowed with the proposed zoning may produce 259 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 107%
 - Carmel Middle from 117% to 122%
 - Myers Park High from 123% to 125%.

- **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 and an existing 8-inch gravity sewer main located along Old Providence Rd. See advisory comments at www.rezoning.org
- **Erosion Control:** No comments submitted.
- **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:** ~~See Outstanding Issues, Note 3.~~
- **Stormwater Services Land Development Engineering:** No Outstanding Issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

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.~~ **Addressed**
2. ~~CDOT: Ensure that any proposed access points are at least 75' from unsignalized intersections.~~ **Addressed**

Environment

3. ~~Park and Rec: MCPR requests a minimum of 1.0 acres to be dedicated and conveyed to Mecklenburg County for a future local park. This requested park land shall be adjacent to a public right of way for access and is conducive for the development of the typical amenities found in a local park and cannot include tree save parcels or stormwater BMP's. Parkland dedication shall be conveyed by the first CO.~~ **Addressed**

Site and Building Design

4. Entitlement Services: Coordinate and provide cross-access connection between this the site and the Horizon Properties site to the north, petition 2023-023. **Outstanding**
5. Entitlement Services: Reduce maximum building height in for multi-family buildings to 65 feet. **Outstanding**
6. Entitlement Services: Reduce maximum height of single family attached and detached buildings to 48 feet. **Addressed**
7. Entitlement Services: Clearly state on the site plan the maximum development potential including maximum number of each dwelling unit type for all 4 Development Areas. **Addressed**
8. Entitlement Services: Commit to providing a 12-foot multi-use path and 8-foot planting strip along the Horizon Properties development, petition 2023-023, to the crosswalk at International Drive. To ensure access to the Levine Properties development, petition 2023-038, and the McAlpine Creek Greenway. **Addressed**

REQUESTED TECHNICAL REVISIONS PRIOR TO PUBLIC HEARING

Site and Building Design

9. Entitlement Services: Update existing zoning description from R-3 to N1-A. **Addressed**

OUTSTANDING ISSUES AFTER PUBLIC HEARING

Transportation

10. CDOT: Fix alignment at intersection between Areas A and C and ensure that there is at least 50' of separation between horizontal curves. **Addressed**
11. CDOT: Please revise Transportation Note i. to specify that all on-site improvements must be completed before the first CO. Coordinate directly with CDOT to identify any phasing of on-site improvements. **Addressed**
12. CDOT: Remove "C" as from General Provision IV.m.4.i(4). **Addressed**
13. CDOT: Change the word below from "will" to "may" in General Provision IV.l. **Addressed**

Site and Building Design

14. Entitlement Services: An approximate location of the pedestrian connection should be shown on the site plan and coordinated with petition 2023-023. **Outstanding**
15. Entitlement Services: Please specify where the proposed 15 detached single-family houses will be located. **Addressed**

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

Planner: Maxx Oliver 704-336-3818