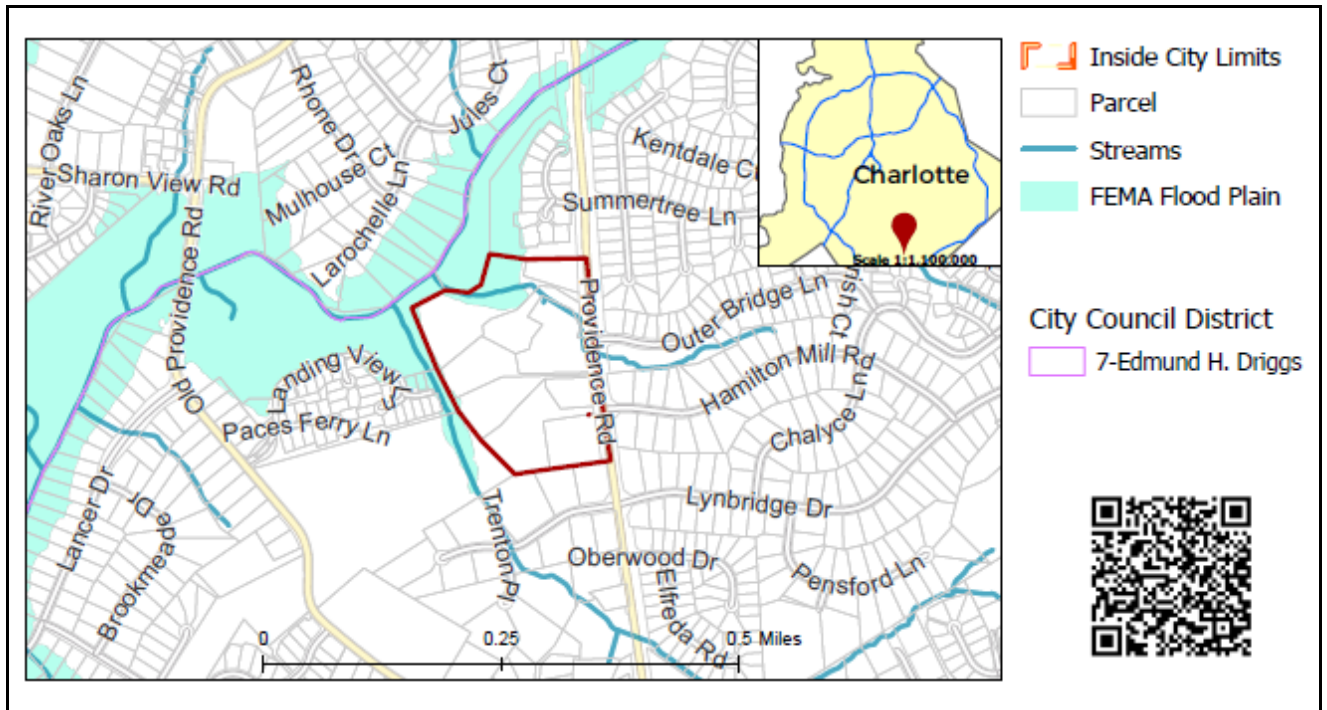


REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: R-8MF(CD) (multi-family, conditional) and INST(CD) (institutional conditional)

LOCATION

Approximately 20.5 acres located on the west side of Providence Rd, north of Lynbridge Rd, south of Old Providence Rd.



SUMMARY OF PETITION

The petition proposes to allow the redevelopment of the 8 existing home sites for townhomes or carriage units and an active adult retirement community.

**PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE**

Multiple owners; see rezoning application at www.rezoning.org
Proffitt Dixon Partners
Collin Brown and Bailey Patrick, Jr., K&L Gates

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 120 at 1st meeting, 23 at 2nd meeting.

**STAFF
RECOMMENDATION**

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

Plan Consistency

The proposed institutional use (active adult community) is inconsistent with the *South District Plan* which recommends single family residential. The proposed residential component (townhomes and/or stacked flats) is consistent with the land use recommendation of the adopted district plan and is consistent with the *General Development Policies*, which support a density up to 8 units per acre for that part of the site plan.

Rationale for Recommendation

- The site plan includes a mix of institutional (active adult retirement community) and moderate density housing creating diversity in housing types in the area.
- Area plans typically do not recommend specific locations for future institutional uses. The proposed active adult community will provide housing options as the area residents age. The petitioner is committing to a number of amenities targeted for aging population.
- The site is located on a major thoroughfare with other non-single family uses in close proximity along the corridor and has access to transit services.
- The proposed uses are residential, and the institutional use is surrounded by townhomes or carriage units (stacked flats) thus limiting the visual impact of the institutional use on adjacent single family parcels, in addition to providing both a buffer and separation of uses.
- The proposal limits the height of townhomes/carriage units to 40 feet (same as surrounding zoning) and limits the height of the institutional use buildings to 46 feet.

The approval of this petition will revise the adopted future land use as specified by the *South District Plan*, from single family residential up to 3 dwelling units per acre to residential up to 8 units per acre for the R-8MF(CD) portion of the site and institutional uses for the INST(CD) portion of the site.

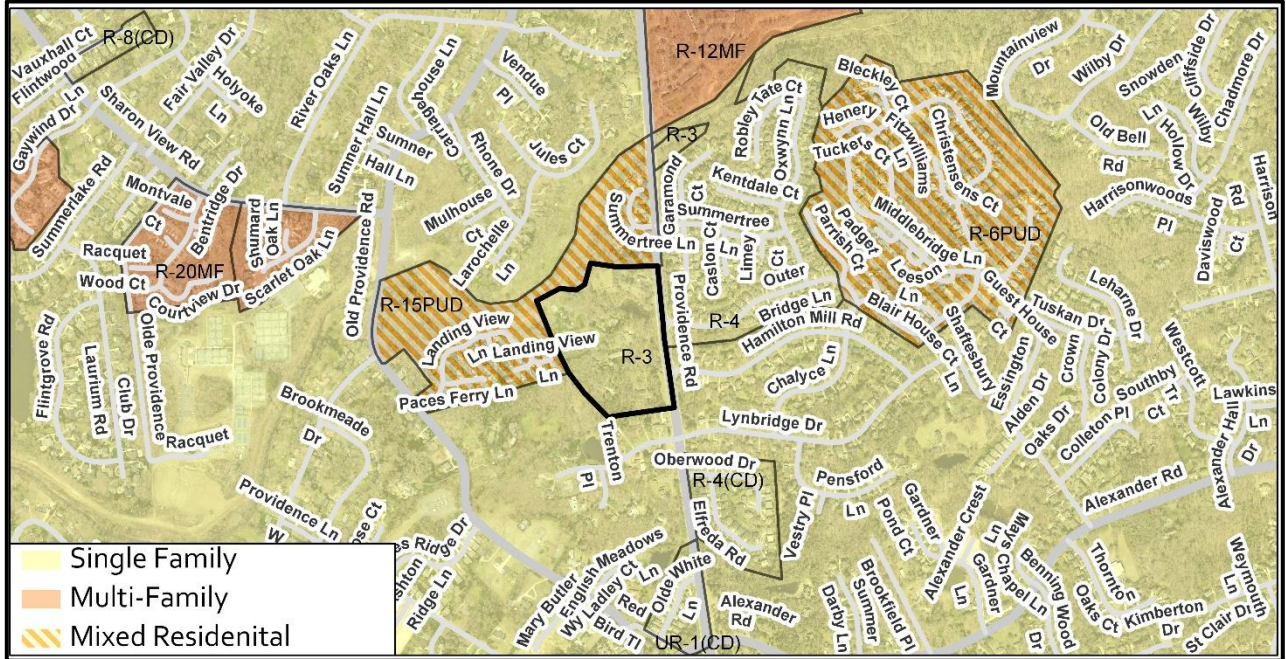
PLANNING STAFF REVIEW

- **Proposed Request Details**

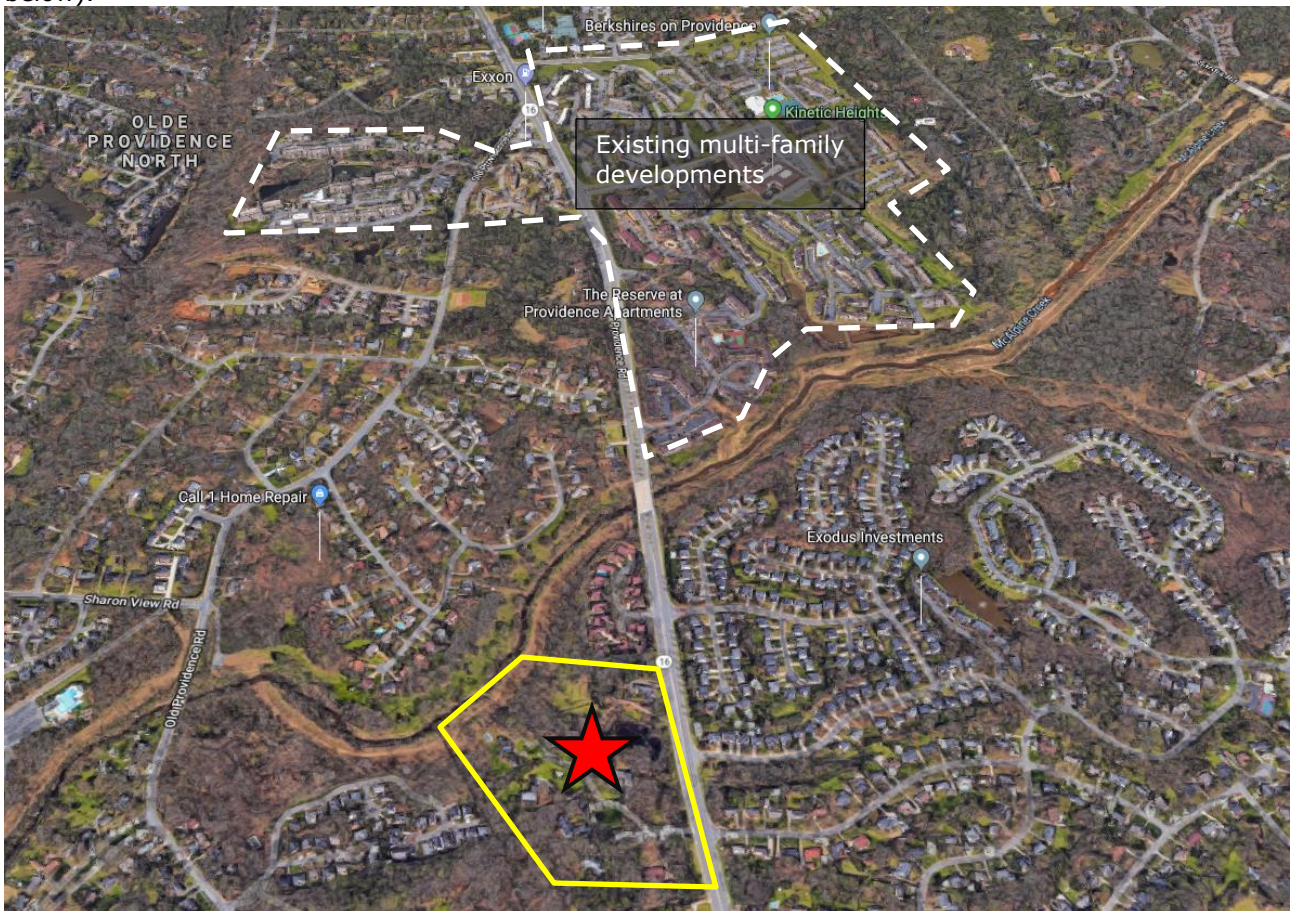
The site plan accompanying this petition contains the following provisions:

- Splits the approximately 20 acre site into two areas and illustrates allowed building envelopes and illustrative building locations on the site plan.
 - R-8MF(CD) – 9.92 acres around perimeter of site allowing up to 79 townhomes (6 units per building) or carriage units (stacked flats, up to 12 units per building). Maximum building height 3 stories and 40 feet. Density on this section is 8 dwellings per acre.
 - INST(CD) – 10.1 acres in center of site, allowing up to 200 active adult retirement community units, in a total of 4 buildings. Maximum building height 3 stories and 46 feet, excluding basement. Density on this section is 19.8 dwellings per acre
- Provides 5 guaranteed amenities and at least 14 additional amenities from a list of 25 possible amenities for the active adult retirement community.
- Specifies architectural design standards for both active adult retirement and townhome/carriage unit buildings related to building materials, blank walls, screening and pitched roofs.
- Provides schematic cross sections to show the proposed building relationship to the site and streets.
- Commits to the construction of a 10-foot wide, paved accessible connection to the future McAlpine Creek Greenway, with final design and location determined in coordination with Parks & Recreation during permitting.
- Shows a 50-foot buffer along the western and northern property line and a 37.5-foot buffer with a fence along the southern property line.
- Limits the height of detached lights to 21 feet and specifies lighting will be fully capped and shielded.
- Provides transportation improvements including a note committing to compliance with the Subdivision Ordinance, access points from Providence Road, 8-foot planting strip and 12-foot multi-use path along Providence Road, commitment to a signal warrant analysis, and funding for the installation of a signal at Providence Road and Hamilton Mill Road if warranted. If a signal is not warranted, commits pursuing approval and funding of a pedestrian (HAWK) signal to assist pedestrians crossing Providence Road to access CATS bus stops.

• Existing Zoning and Land Use



The surrounding area is predominantly developed with single family detached homes. There are some single family attached developments scattered around the area at Middlebridge Lane to the east and Bentrige Drive to the west. There are large multi-family developments north of the site (yellow outline) along Providence Road and Old Providence Road between McAlpine Creek and Sardis Lane (see images below).

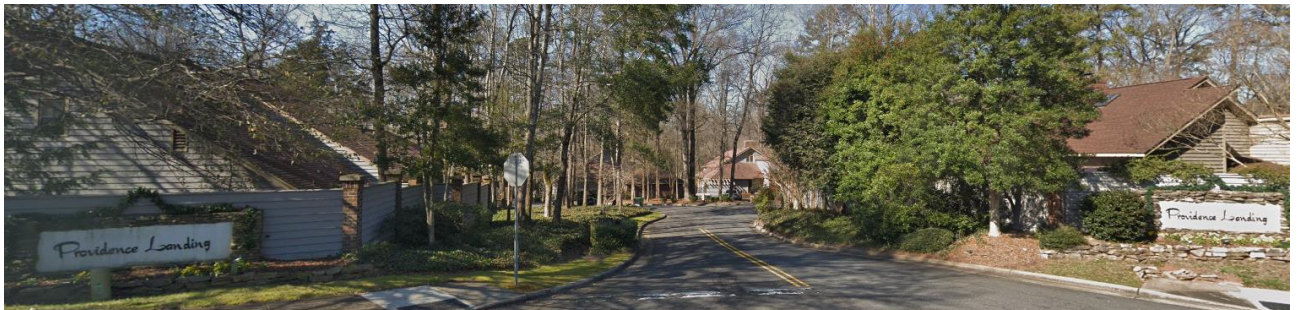




North of the site, across McAlpine Creek, on the east and west sides of Providence Road are several multi-family developments, one example is picture above.



The site (yellow outline) is developed with 8 single family homes on large lots, 7 of which are accessed via a shared driveway off Providence Road. The northern-most parcel has its own driveway.



Property north of the site is developed with single family detached homes in a cluster development.



Property east of the site, across Providence Road, is developed with single family detached homes facing Hamilton Mill Road and Outer Bridge Lane

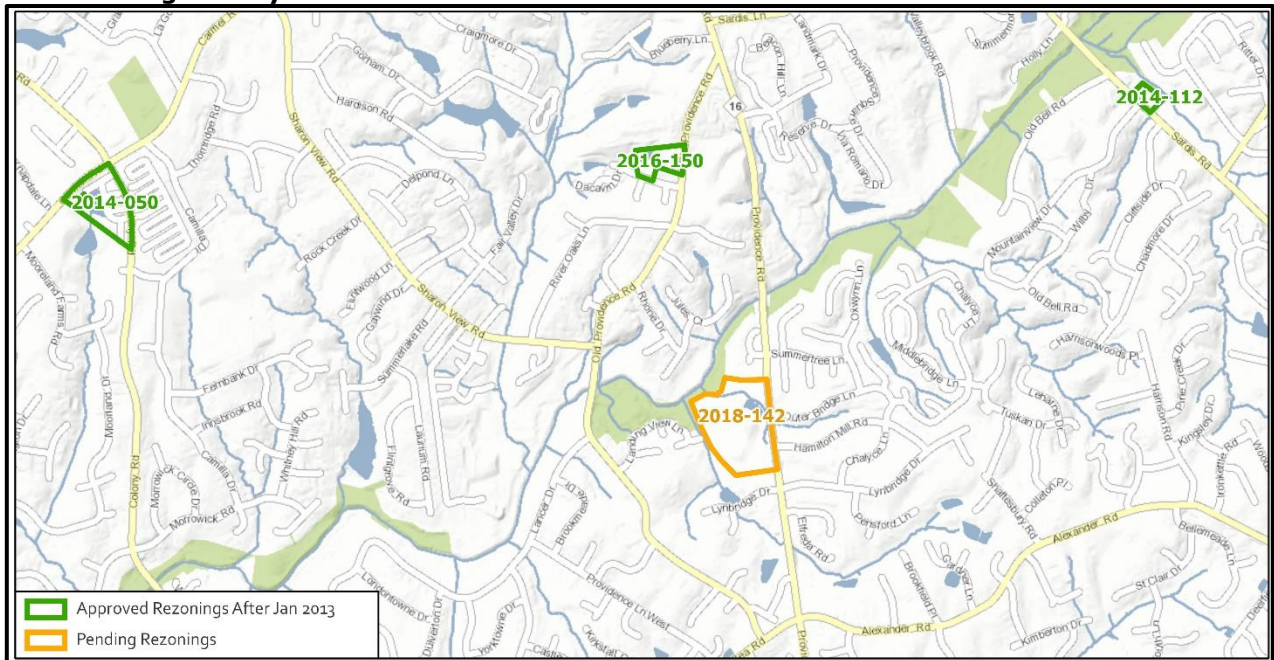


Property to the south is developed with single family detached homes along Lynbridge Drive.



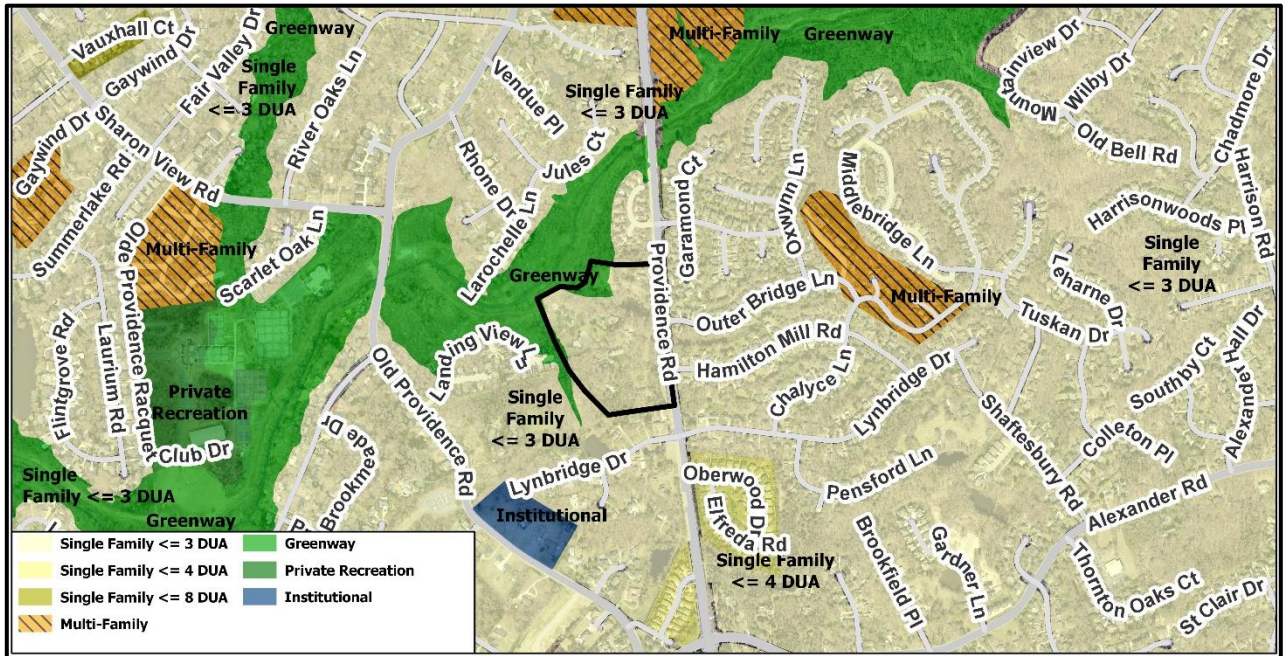
Property to the west, along Old Providence Road is developed with a single family home on a large parcel and single family detached homes on small lots.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2014-050	UR-2(CD) SPA to allow up to 44 townhomes	Approved
2014-112	INST(CD) SPA to allow medical office, research center and adult day care uses	Approved
2016-150	R-3 to UR-2(CD) to allow up to 20 townhomes	Approved

• **Public Plans and Policies**



- The *South District Plan* recommends single family residential at up to 3 units per acre for this site.
- The *General Development Policies (GDP)* provides policy guidance for evaluating proposed residential densities greater than four units per acre. The petition meets the *General Development Policies* locational criteria for consideration of up to 8 dwellings per acre as illustrated in the table below.

Assessment Criteria	Density Category – up to 8 dua
Meeting with Staff	1
Sewer and Water Availability	2
Land Use Accessibility	1
Connectivity Analysis	3
Road Network Evaluation	0
Design Guidelines	4
Other Opportunities or Constraints	NA
Minimum Points Needed: 11	Total Points: 11

• **TRANSPORTATION CONSIDERATIONS**

- This site is located on a major thoroughfare. The site commits to providing planting strip and a 12' multi-use-path, extending the left-turn lane into the main access, as well as providing a pedestrian signal to improve access to transit and improve pedestrian connectivity. No outstanding issues. See advisory comments at www.rezoning.org
- **Vehicle Trip Generation:**
 Current Zoning:
 Existing Use: 80 trips per day (based on 8 single family dwellings).
 Entitlement: 670 trips per day (based on 61 single family dwellings).
 Proposed Zoning: 1220 trips per day (based on 200 senior dwellings, 79 townhomes).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments submitted.
- **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:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 36 students, while the development allowed under the proposed zoning may produce 14

students. Therefore, the net increase in the number of students generated from existing zoning to proposed is zero.

- The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Olde Providence Elementary at 116%
 - Carmel Middle at 118%
 - Myers Park High at 119%.
- See advisory comments at www.rezoning.org
- **Charlotte Water:** See advisory comments at www.rezoning.org
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** See Requested Technical Revisions, Note 10 and 11
 - **Storm Water Services:** See Requested Technical Revisions, Note 10 and 11
 - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** See advisory comments at www.rezoning.org

OUTSTANDING ISSUES

Site and Building Design

1. Amend the site plan to expand the label "Approximate end of public street 'A' to include the following statement from the development standards, "Illustrations as shown shall not in any way preclude connections to adjacent properties, if deemed required per the Subdivision Ordinance, to be approved in coordination with the City of Charlotte during permitting phase of development."
2. Amend the site plan to show possible locations for amenitized open space as specified in the development standards in note 2 under Open Space.
3. Amend note 2 under Open Space to provide a minimum total of 10,000 square feet of amenitized open space and provide a description of features including but not limited to (some examples could be gardens, seating, art, fountains, exterior fitness and community activity spaces, etc.)

REQUESTED TECHNICAL REVISIONS

Site and Building Design

4. Amend the label for the setback on the southern side of public street 'A' to say "15' setback – see data table" and amend the note in the data table on sheet 1 to say "Internal setback from public street 'A' per Ordinance standards."
5. Amend the development data table on sheet 2 under density to specify "8 dwelling units per acre (DUA) for Parcel B".
6. Amend note 1 under permitted uses to add that the active adult community is on Parcel A and the 79 townhomes or carriage units (stacked flats) are on Parcel B.
7. Remove reference/ terminology "carriage units" and refer to townhomes and/or stacked flats on the site plan and development standards.
8. Change note 8 under Transportation replacing "approve" with "approval" in the third sentence.
9. Amend note 10 under to replace "the site containing five (5) townhomes" with "northern portion of parcel B."

Environment

10. Include the following note under the Environmental Features heading: "*Development within any SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services (CMSWS) and mitigated if required by City ordinance. Stream Delineation Reports are subject to review and approval by CMSWS.*"
11. Extend the 35-foot Potential PCSO Stream Buffer around the perimeter of existing pond.

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: John Kinley (704) 336-8311