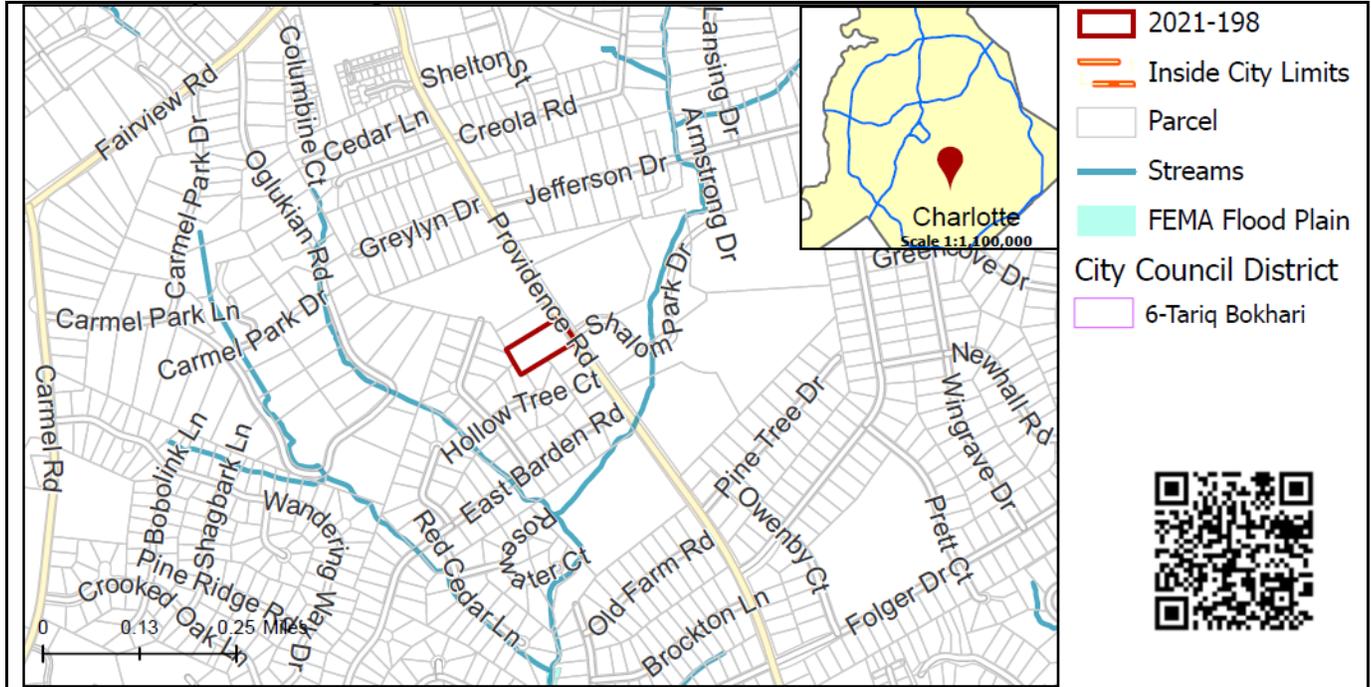


**REQUEST**

Current Zoning: R-3 (single family residential)  
Proposed Zoning: UR-2(CD) (urban residential, conditional)

**LOCATION**

Approximately 1.82 acres located on the west side of Providence Road, south of Fairview Road, and north of East Barden Road.



**SUMMARY OF PETITION**

The petition proposes to redevelop the single family home site with a infill townhome community with up to 17 units on Providence Road south of Fairview Road.

**PROPERTY OWNER**

Mariam A Ghazi

**PETITIONER**

Nest Home Communities LLC

**AGENT/REPRESENTATIVE**

Michael Ambrosio/ V3

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 7

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *2040 Policy Map* recommendation for Neighborhood 1 place type.

Rationale for Recommendation

- The proposal is for an infill parcel fronting on Providence Rd, a major thoroughfare.
- Other similar situated and sized parcels along Providence Rd. have been rezoned to allow townhomes.
- The site and proposed N2 place type provides a transition from the institutional uses to the north and east and to the single family development to the south and west.
- The previous rezoning from 2007 was indefinitely deferred due to concerns from NCDOT, Temple Israel and the Jewish Center regarding the proposed

driveway location at the traffic signal. This rezoning resolves the concern by locating a right-in/right-out driveway at the northern edge of the site.

- There is bus service and bus stop for Route 14 adjacent to the site, along Providence Rd.
- The petition installs a 12 ft wide multi-use path along Providence Rd.
- The plan limits the building height to 40 ft, same as single family zoning.
- The plan provides a 10 ft wide buffer around the perimeter of the site providing screening between the development and the neighboring uses.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion
  - 5: Safe & Equitable Mobility
  - 7: Integrated Natural & Built Environments

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

## PLANNING STAFF REVIEW

- **Background**

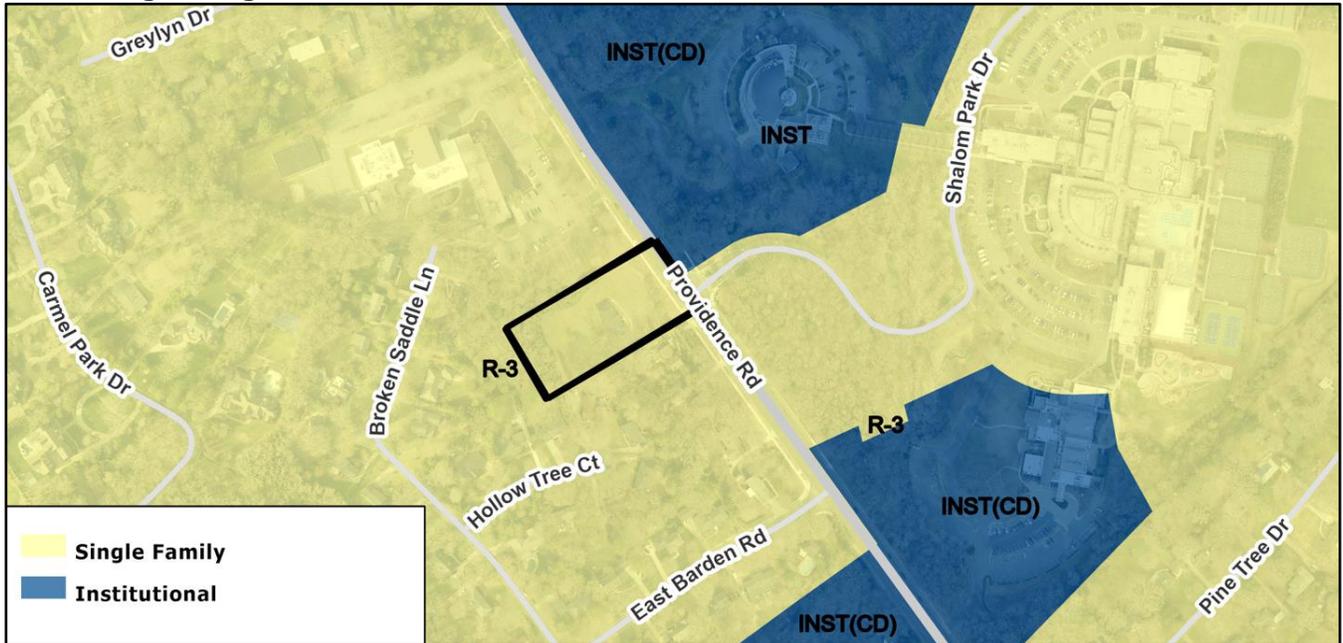
- A previous indefinitely deferred rezoning petition (2007-055) for this site was able to be withdrawn recently as a result of changes to the proposed driveway location for the subject petition.

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

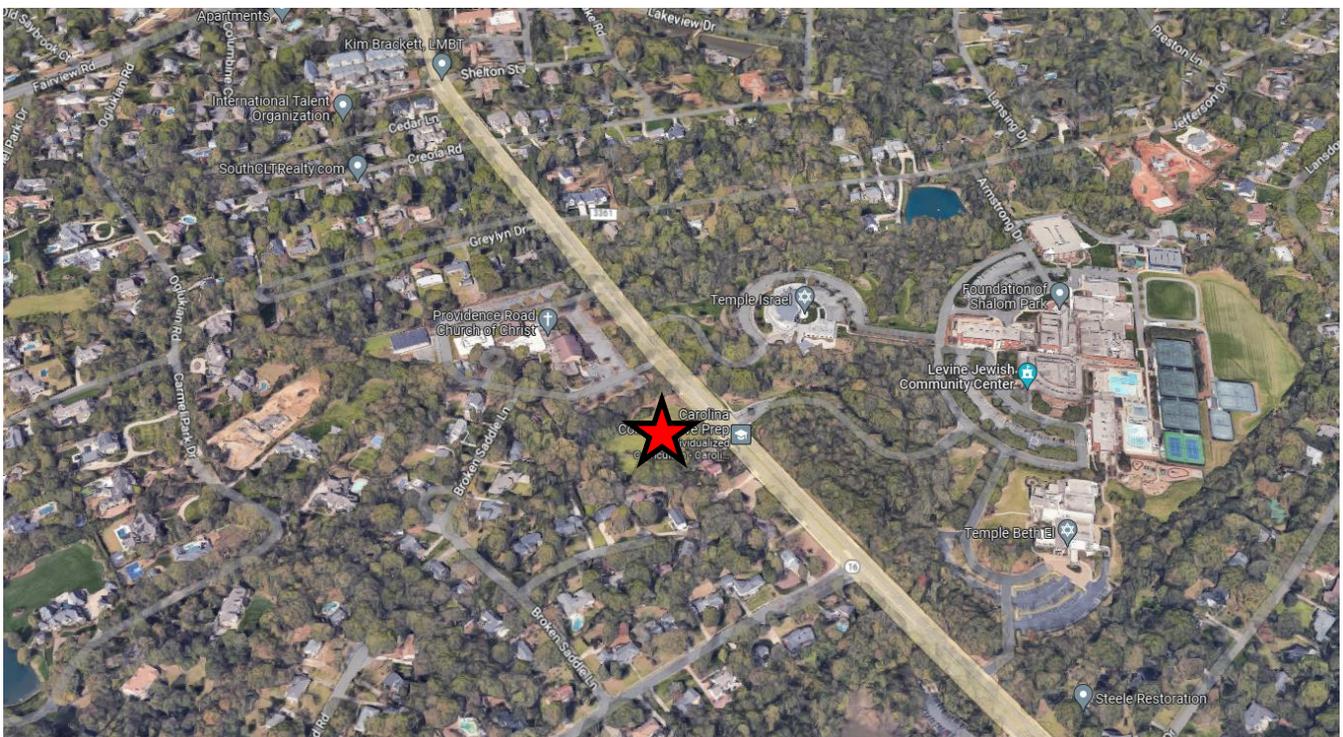
- Allows up to 17 single family attached (townhome) dwelling units.
- Maximum of 6 units per building.
- Architectural standards related to exterior building materials, pitched roofs, stoops and porches and limits on blank walls.
- Units along Providence shall have a usable porch that forms the predominant feature of the building fronting Providence.
- Access via a right-in/right-out driveway on Providence Rd. to an internal alley serving the units. Units along Providence Rd. will be alley loaded.
- Installs an 8ft planting strip and 12 ft multi-use path along Providence Rd.
- Limits free standing lighting to 21 ft in height and notes that lighting will be shielded and downwardly directed so that illumination does not extend past the property line.
- Commits to provide 2 and 10 year peak stormwater control as related to all proposed impervious on the site.
- Commits to analyze the adequacy of existing stormwater conveyance on adjoining parcels and if the existing conveyance on the adjoining parcels is found to be inadequate the petitioner shall make good faith effort with owner(s) to improve or mitigate the stormwater discharge on the parcels.

• **Existing Zoning**



- The site is currently zoned R-3 allowing single family development. There is single family and institutional zoning in the surrounding area. Parcels north and east of the site are zoned R-3 but developed with institutional uses.

Existing Zoning	Translated Zoning	Recommended Place Type
R-3	N1-A	Neighborhood 1



The site, indicated by the red star above, is located in an area with a mix of residential and institutional uses. There are infill townhome developments along Providence Rd to the north. Institutional uses are north and east and further south of the site.



The site is developed with a single family home.



North of the site, along Providence Rd, is a religious institution use, Providence Rd Church of Christ.



East of the site, across Providence Rd, is Shalom Park containing Temple Israel, Levine Jewish Community Center and Temple Beth El.

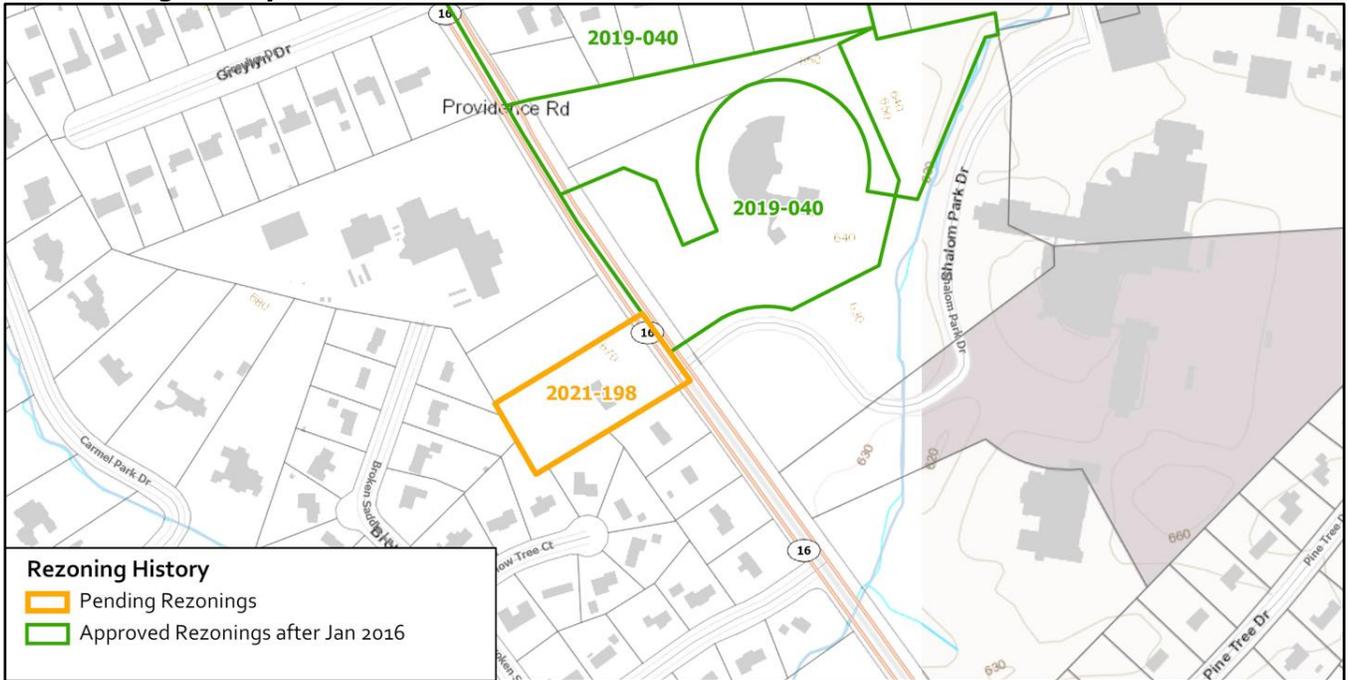


South of the site along Providence Rd are single family homes facing Providence Rd.



West of the site, along Broken Saddle Ln. and Hallow Tree Ct., are single family homes.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-040	17.7 acres at Providence Rd. and Jefferson Dr., east of the site from R-3 and R-I to INST and INST(CD) to allow institutional uses and homes for the aged.	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Neighborhood 1 place type for the site.

• **TRANSPORTATION SUMMARY**

- The site is located on a State-maintained major thoroughfare, Providence Road. A Traffic Impact Study (TIS) is not necessary for the complete review of this petition due to the site generating less than 2,500 daily trips. The site has committed to relocating the proposed private driveway away from the signalized intersection per NCDOT’s requirements, labeling and dimensioning the right-of-way, and installing planting strip and multi-use path. All outstanding CDOT issues have been addressed.

• **Active Projects:**

- N/A

• **Transportation Considerations**

- See Outstanding Issues, Note 5 and 6. Addressed

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 10 trips per day (based on 1 single family dwelling).

Entitlement: 50 trips per day (based on 5 single family dwellings).

Proposed Zoning: 90 trips per day (based on 17 townhome dwellings).

**DEPARTMENT COMMENTS**

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** Development allowed with the existing zoning could generate 3 students, while development allowed with the proposed zoning may produce 16 students. Therefore, the net increase in the possible number of students generated from existing zoning to proposed zoning is 13 students.
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - Sharon Elementary at 186%
    - Carmel Middle at 125%
    - Myers Park High at 121%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Providence Road. Charlotte Water has

accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Providence Road. See advisory comments at [www.rezoning.org](http://www.rezoning.org)

- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** See Requested Technical Revisions, Note 12. [Addressed](#)
- **Storm Water Services:** See Requested Technical Revisions, Note 12. [Addressed](#)
- **Urban Forestry / City Arborist:** See Requested Technical Revisions, Note 11. [Addressed](#)

## OUTSTANDING ISSUES

### Site and Building Design

1. Extend the internal sidewalk to the end of Alley B in front of unit 1. [Addressed](#)
2. Increase the setback along Providence Rd to 40 ft measured from the future back of curb to be consistent with other rezonings along Providence Rd and to more closely resemble setbacks of other buildings along the street. [Rescinded, staff accepts the alternative setback proposed. The petitioner increased the setback from 14 to 22ft.](#)
3. Architectural note 9 is not clear, amend to provide a minimum dimension for "recessed doors" (suggestion is 12"–24") [Addressed, the petitioner provided a minimum recess of 12" and what explain what is meant by lights/high windows in doors. Rescinded, this part of the note was removed.](#)
4. Amend note 5 under Architectural standards related to the facades facing Providence, as it is currently written it conflicts with note 4. [Addressed](#)

### Transportation

5. Adjust the site plan to show the future back of curb 33 ft from the centerline instead of 30 ft. [Addressed](#)
6. Add conditional notes to the site plan committing to the construction of the 8 ft wide planting strip and 12 ft wide multi-use path. [Addressed](#)

## REQUESTED TECHNICAL REVISIONS

### Site and Building Design

7. Label and dimension the 8 ft planting strip along Providence Rd. [Addressed](#)
8. Label and dimension the internal sidewalk. [Addressed](#)
9. Staff suggests reconsidering the proposed 6x9 stoop side requirement or label as stoops as typical and say minimum 6x9. [Addressed, the petitioner amended the minimum stoop dimension to be 4x9.](#)
10. Change the side yard labels on the north and south sides of the site to say "10' Rear Yard." [Addressed](#)

### Environment

11. Adjust existing utility poles and lines or adjust the Tree Save area because utility poles and lines cannot be located within Tree Save areas. [Adjusted the tree save area to show a utility easement at the rear where existing poles/lines are located.](#)
12. Consider the addition of the requested Stormwater note related to concerns of stormwater runoff from this site to adjoining parcels. [Addressed.](#)

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**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** John Kinley (704) 336-8311