



Zoning Committee

REQUEST

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

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

LOCATION

Approximately 20.12 acres bound by the east side of Old Providence Road and west side of Providence Road, north of River Oaks Lane.

(Council District 6 - Bokhari)

PETITIONER

Northwood Ravin

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **inconsistent** based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map (2022)* recommends the Neighborhood 1 Place Type.

However, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- 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 proposed site plan contains 4 Development Areas: A, B, C, D. The site plan specified that Areas A, C, and D are limited to single-family attached and detached dwellings unit. But does not outline the maximum development potential for each individual area, such as the proposed number of units.
- 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.

Motion/Second: Welton / Winiker
 Yeas: Welton, Winiker, McDonald, Shaw, Russell, Stuart, Neeley
 Nays: None
 Absent: Sealey, Blumenthal
 Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the *2040 Policy Map*.

Commissioner Shaw asked about the proposed buffer to be installed along the southern boundary of the site. Staff responded that the petition is proposing a 10-foot Class C buffer with a 6-foot masonry wall along the southern property line, adjacent to a single-family subdivision. Staff added that the proposal exceeds the minimum zoning requirements.

Commissioner McDonald asked about the pedestrian connection staff is requesting although there is sidewalk along both frontages. Staff answered that with the size of the site it would be preferred to have additional cross access so that pedestrians do not have to walk to the periphery of the site to reach adjacent properties. The petitioners have agreed to the connection, but staff is requesting additional information.

Commissioner Welton stated that he believes the additional pedestrian connectivity would be helpful. He added that he hopes staff can come to an agreement to support additional height.

Commissioner Welton asked how many units are proposed across all three petitions in aggregate. Staff commented that the maximum number of units proposed is 2,637.

Staff noted that that no buildings along the Providence Road corridor have heights beyond 65 feet until you get to Waverly, which has an entitled height of approximately 95 feet. Few buildings are built over 70 feet across the corridor. Staff felt that a 10-minute neighborhood could be accomplished with a 65-foot height limit, and no other petitions in this area have exceeded 65 feet. Transportation constraints also factored into the height cap request from staff.

Commissioner Welton ask about the topography of the site and stated that Providence Road is significantly lower than this property. Staff responded that topography is a factor and was considered.

There was no further discussion of this petition.

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PLANNER