

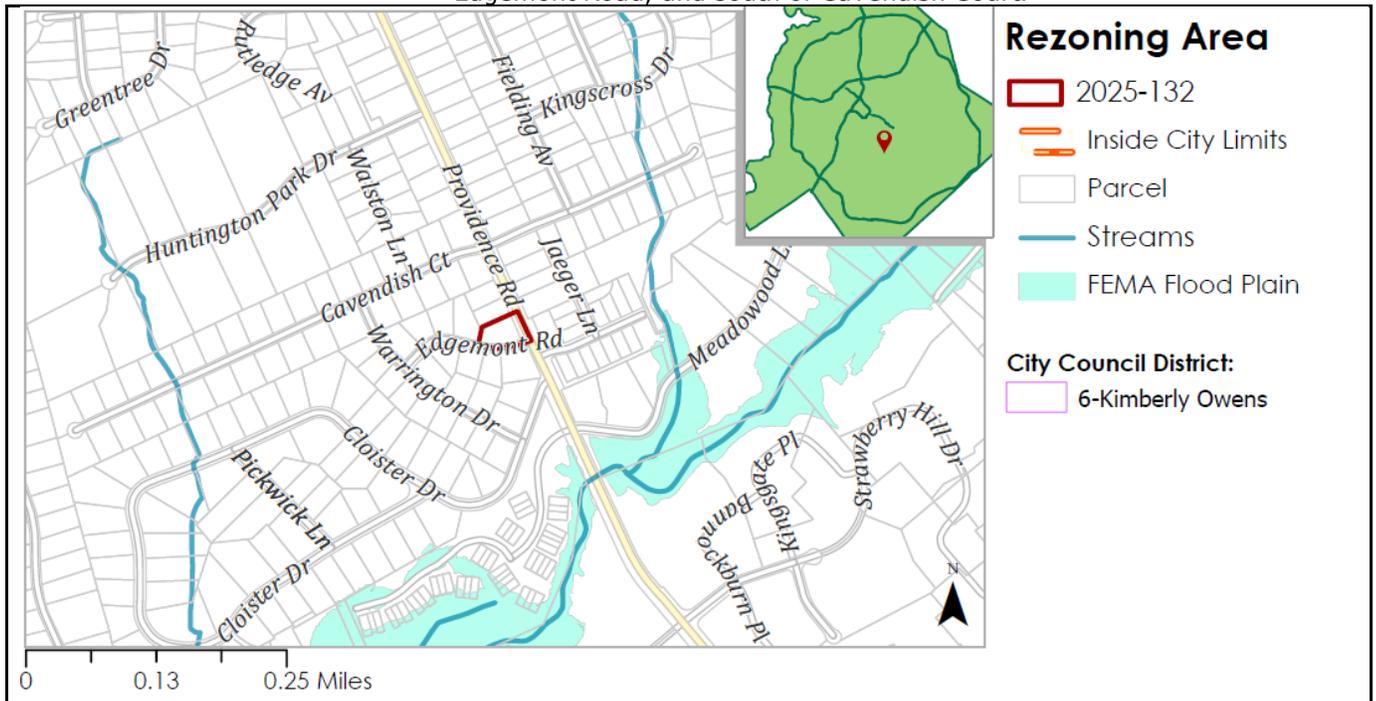
REQUEST

Current Zoning: R-8MF(CD) (Multi-family Residential, conditional)
Proposed Zoning: N1-A (Neighborhood 1-A)

LOCATION

Address: 3726 Providence Road Charlotte NC 28211

Approximately 0.44 acres located west of Providence Road, north of Edgemont Road, and south of Cavendish Court.



SUMMARY OF PETITION

The petition proposes to remove the previously approved conditions allowing for single family and a bed and breakfast to allow all uses permitted by-right and under prescribed conditions in the N1-A zoning district.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE

JBH Development Corp, LLC
Hopper Communities, Inc.
Aaron Houck, Robinson Bradshaw

COMMUNITY MEETING

The community meeting was held on January 28, 2026 and 17 people from the community attended.

The community meeting report notes that items discussed at the meeting included an overview of the rezoning proposal, including a description of the existing site conditions, current zoning, and the request to rezone the property to N1-A. Discussions included transportation considerations such as driveway access from Providence Road, environmental and site constraints such as existing covenants and the age of the conditional zoning, as well as market-related factors like anticipated building types, heights, and intended residential products. Attendees also shared concerns about neighborhood character, density, and the impacts of broader rezoning policies, and asked questions about potential development scenarios, parking, setbacks, and permitted uses under the proposed zoning.

The full meeting report is available online.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the goals and policies of the *South Middle Area Plan*. The petition may facilitate the following priority goals of the area plan:

- o 2: Neighborhood Diversity & Inclusion may be facilitated by removing narrow entitlements on the site as part of a previously approved conditional plan. The proposed rezoning opens the property up to all permitted uses within the N1-A district, which may include diverse residential options.

Rationale for Recommendation

- The surrounding area along Providence Road is characterized by a mix of residential forms, including established single-family neighborhoods, institutional uses, and pockets of transition where lot sizes and development patterns vary. This portion of Providence Road acts as a connective corridor between lower-density established neighborhoods and emerging areas experiencing reinvestment and redevelopment.
- The subject property is larger and more flexible than typical surrounding lots, with a significantly greater lot width and total lot area compared to most nearby single-family parcels. These characteristics make the site suitable for a wider range of neighborhood-compatible housing types envisioned within the N1-A district.
- The petition supports the area plan’s goals by encouraging a less intense residential district along a major corridor, rather than maintaining older, narrowly defined conditional entitlements that limit housing variety and reinvestment opportunities.
- Allowing all N1-A permitted uses provides a more predictable and context-appropriate zoning framework than the existing conditional plan, ensuring that future development remains compatible with surrounding residential character while accommodating evolving housing needs.
- The site’s location along Providence Road provides direct access to an established transportation corridor, enabling efficient vehicular connectivity and supporting land uses that fit well within a corridor-oriented development pattern.

PLANNING STAFF REVIEW

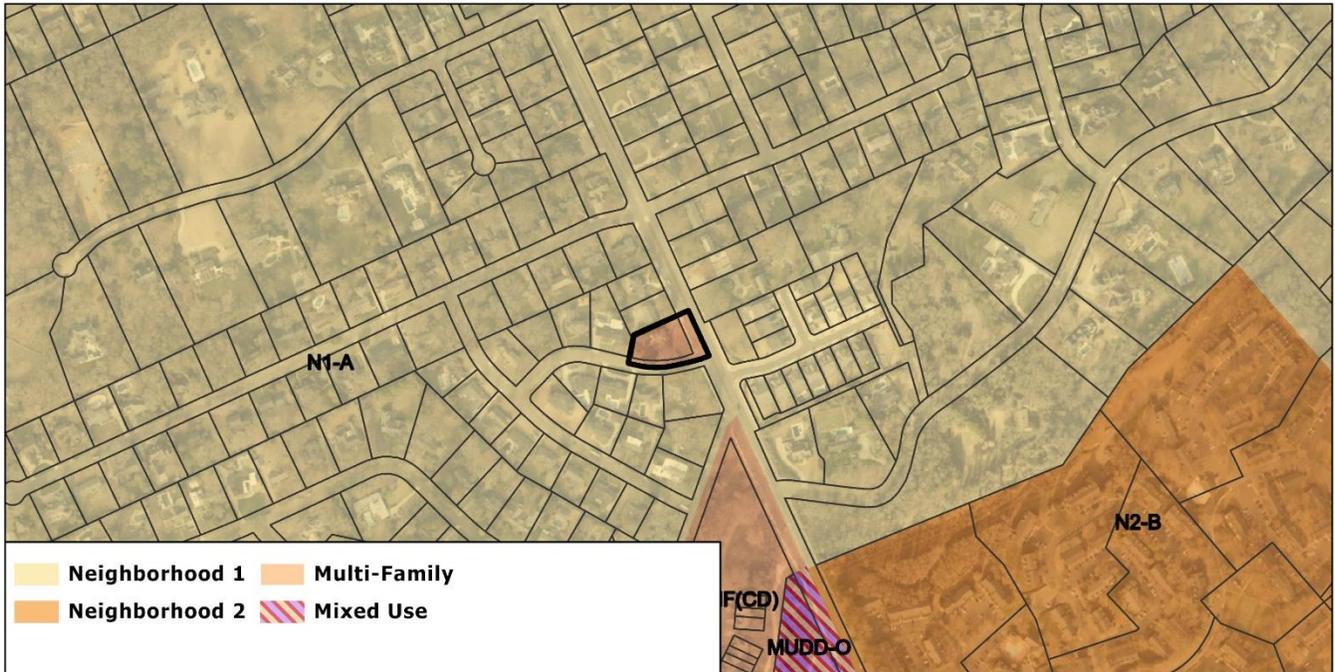
• **Background and Zoning District Summary**

- Existing Zoning:
 - o R-8MF(CD): The conditional district, tied to RZP-1993-005, allows single family residential and bed and breakfast uses with a maximum of 8 boarders per 4 bedrooms.
- Proposed Zoning:
 - o N1-A: This district allows for single family, duplex, triplex, and quadraplexes in some situations, as well as a limited number of other uses on lots that are 10,000 square feet or greater.

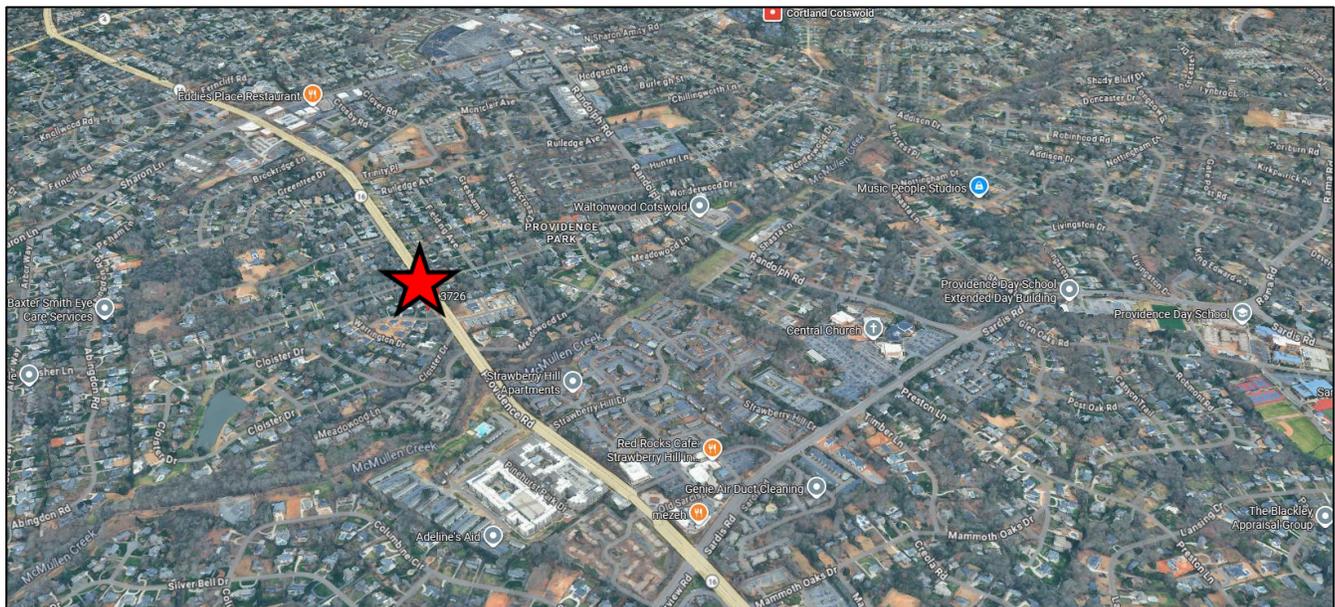
• **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.

• **Site Context and Imagery**



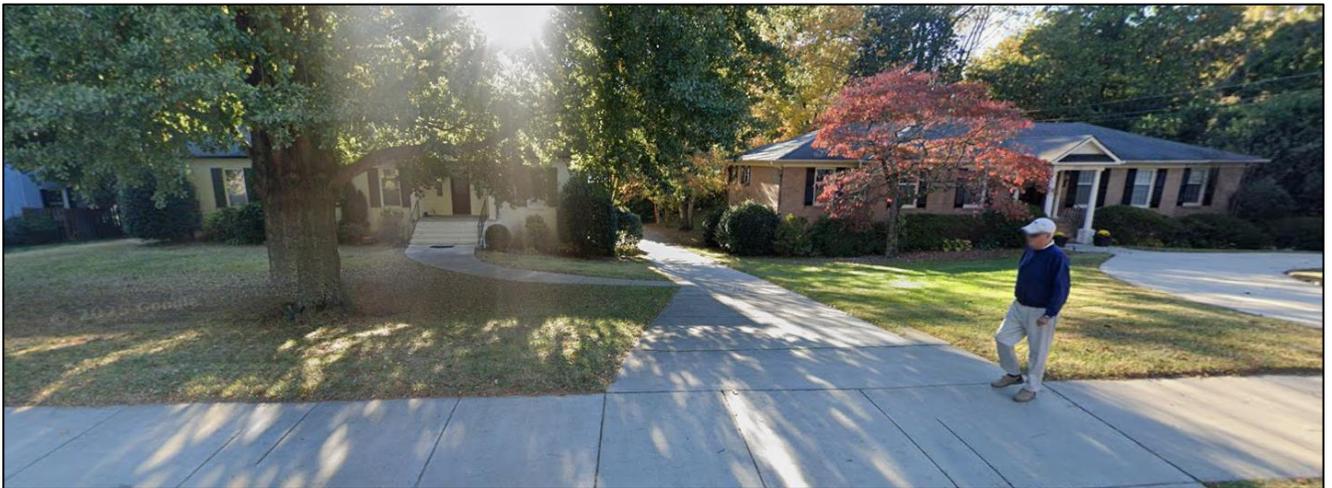
- The site is currently zoned R-8MF (CD), a conditional multi-family district established through a prior rezoning allowing single family and a bed and breakfast, while the immediate surrounding area includes a mix of N1-A zoning to the north and west that allow a range of residential product types including single family, duplexes, and triplexes. R-8MF(CD) and R-8(CD) zoning is located to the south and east, consistent with established larger residential lots and previously approved conditional multi-family entitlements.



The site is indicated by a red star and is immediately surrounded by single family on all sides. There are both townhomes and multi-family stacked, nearby, to the south and southeast. Farther out along the corridor, a variety of commercial uses are present, such as restaurant/bars, neighborhood services, office, and several mixed-use developments.



A street view of the site facing south near the intersection of Providence Road and Edgemont Road. The site is currently developed with a single family residential structure.



A street view from Providence Road, facing lots to the north of the site that are occupied by single family residential structures.



A street view from Providence Road, facing a single family residential development to the east, southeast of the site.

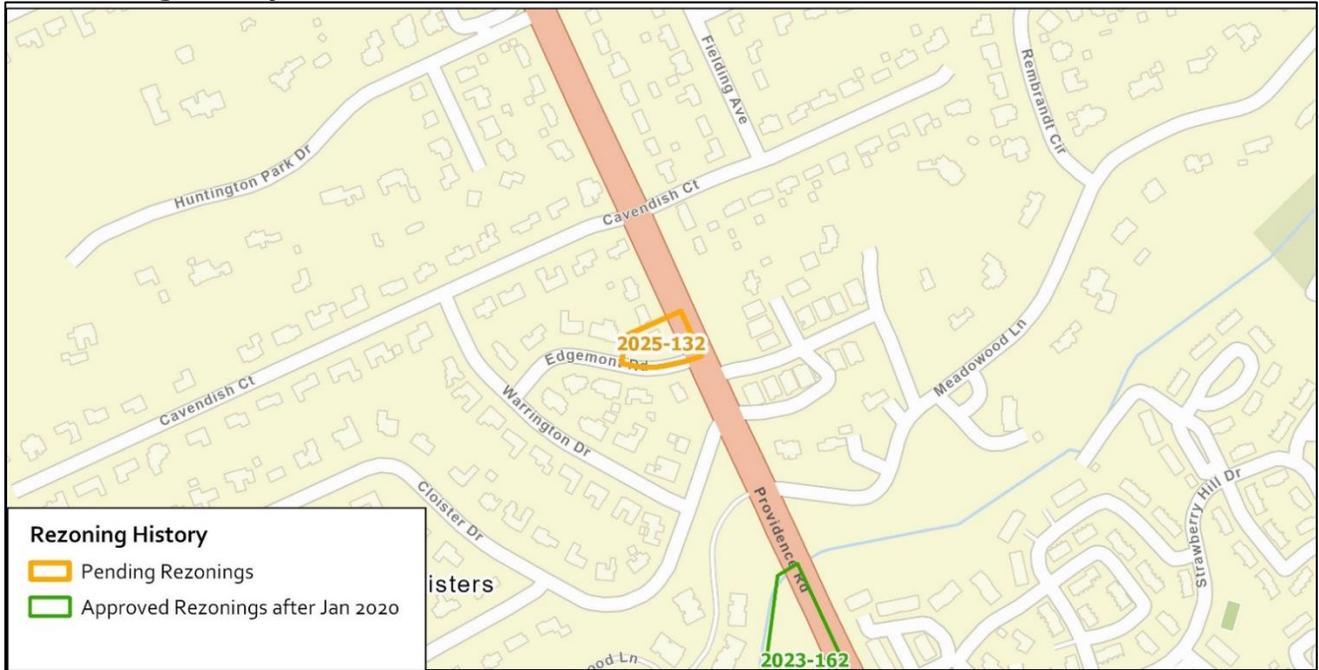


A street view at the intersection of Edgemont and Providence, facing south, southwest of the site that are occupied by single family residential structures.



A street view from Edgemont Road, facing lots to the west of the site that are occupied by single family residential structures.

Rezoning History in Area



| Petition Number | Summary of Petition | Status |
|-----------------|--|--|
| 2023-162 | A site plan amendment to approved rezoning petition 2016-032, which rezoned approximately 36 acres from R-17MF(CD) to MUDD-O to allow redevelopment with up to 580 multi-family units in two phases, was approved that refined the development program by converting five approved apartment buildings into four townhome buildings. | Rezoning approved, permit application approved (LDPLAT-2024-00265), and site construction completed for a 326-unit multi-family building in Phase 1. Phase 3 of the development is currently under review for revisions under LDCP-2026-00069. |

Infrastructure and By-Right Development



- This map depicts infrastructure projects, rezonings, and projects occurring by-right in the vicinity of the subject rezoning. By-right development is development that without exception complies with all standards of the zoning district in which the development is taking place. A project occurring by-right denotes that the development is allowed on the property and needs only to show that the development will meet the ordinance standards).
- More information on the specific projects in this area can be found using [Development Near Me](#)

• **Public Plans and Policies**



- The *South Middle* area plan and accompanying *2040 Policy Map* recommends the Neighborhood 1 Place Type. The proposed rezoning is in alignment with the adopted Neighborhood 1 Place Type.
 - Neighborhood 1 places are the lower density housing areas across Charlotte, where most of the city’s residents live, primarily in single-family or small multi-family homes or ADUs.
 - This site is within the *South Middle Area Plan*. The rezoning petition may help facilitate the priority goal 2 (Neighborhood Diversity & Inclusion) by removing narrow entitlements approved as part of a previously approved conditional plan. The proposed rezoning opens the property up to all permitted uses within the N1-A district, which may include diverse residential options.

• **INFRASTRUCTURE COMMENTS**

• **Charlotte Department of Transportation**

- The site is located at the intersection of Edgemont Road, a City-maintained local street, and Providence Road, a State-maintained major arterial. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the conventional rezoning. A CTR will be required during permitting if the site generates site trips over ordinance thresholds. The site will be subject to transportation improvements in accordance with the UDO and the adopted CDOT Streets Map. CDOT will work with the petitioner during the permitting process to pursue all options to provide additional forms of connectivity that reflect the types of development associated with this place type and zoning district.
- **Active Projects:**
 - No active projects near the site.
- **Transportation Considerations:**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current:
 - Existing Use: 10 trips per day (based on Single Family).
 - Existing Zoning Entitlements: 40 trips per day (based on Bed and Breakfast).
 - Proposed Zoning: 40rips per day (based on 0.44 acres of N1-A uses).

• **Storm Water Services:** Reviewed, no comments.

• **Charlotte Water**

- Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main along Edgemont Rd.
- Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Edgemont Rd.
- **Considerations:**
 - See advisory comments at www.rezoning.org

- **Charlotte-Mecklenburg Schools**
 - The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined. The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Sharon Elementary currently at 88% utilization.
 - Alexander Graham Middle currently at 96% utilization.
 - Myers Park High currently at 108% utilization.
 - **Considerations:**
 - Existing school capacity in this area is currently adequate for elementary, middle, and high schools. Utilization is above 100% for high school; however, it is below the flex limit of 130%
 - Reviewed, no comments.
- **Charlotte Area Transit System:** Reviewed, no comments.

CITY DEPARTMENT COMMENTS

- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** Reviewed, no comments.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** Reviewed, no comments.
- **Erosion Control:** Reviewed, no comments.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Urban Forestry:** Reviewed, no comments.

MECKLENBURG COUNTY COMMENTS

- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Park and Recreation Department:** Reviewed, no comments.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Sheighla Tippet (980) 384-4632