

**REQUEST**

Current Zoning: N1-A (Neighborhood 1)  
Proposed Zoning: N2-A(CD) (Neighborhood 2-A, Conditional)

**LOCATION**

Approximately 10 acres located on the south side of Providence Road West, west of Brynfield Drive, and east of Sandstone Crest Lane.



**SUMMARY OF PETITION**

The petition proposes to develop a south Charlotte site occupied by one single family dwelling with a community of 110 multifamily attached dwellings.

**PROPERTY OWNER**

CHOU-PRW Investments Inc; Menasco

**PETITIONER**

Delray at Providence Road West, LLC

**AGENT/REPRESENTATIVE**

Collin Brown & 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 recommendation for the Neighborhood 1 Place Type.

Rationale for Recommendation

- Located in a housing gap as identified by the Equitable Growth Framework, the proposed 110 multifamily attached dwellings would help address the highest priority need in this area.
- The petition site has preferred place type adjacencies of Neighborhood 1 and Neighborhood 2 and meets the preferred minimum acreage for a place type amendment to Neighborhood 2.
- The site is less than ½ mile from a Neighborhood Center that includes commercial, medical, and personal service uses.

- The site is adjacent to developed N2 uses to the east. Where adjacent to developed N1 uses to the south, the petitioner has committed to a 25' Class B landscape yard, which exceeds the ordinance required 10' Class C landscape yard.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion

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.

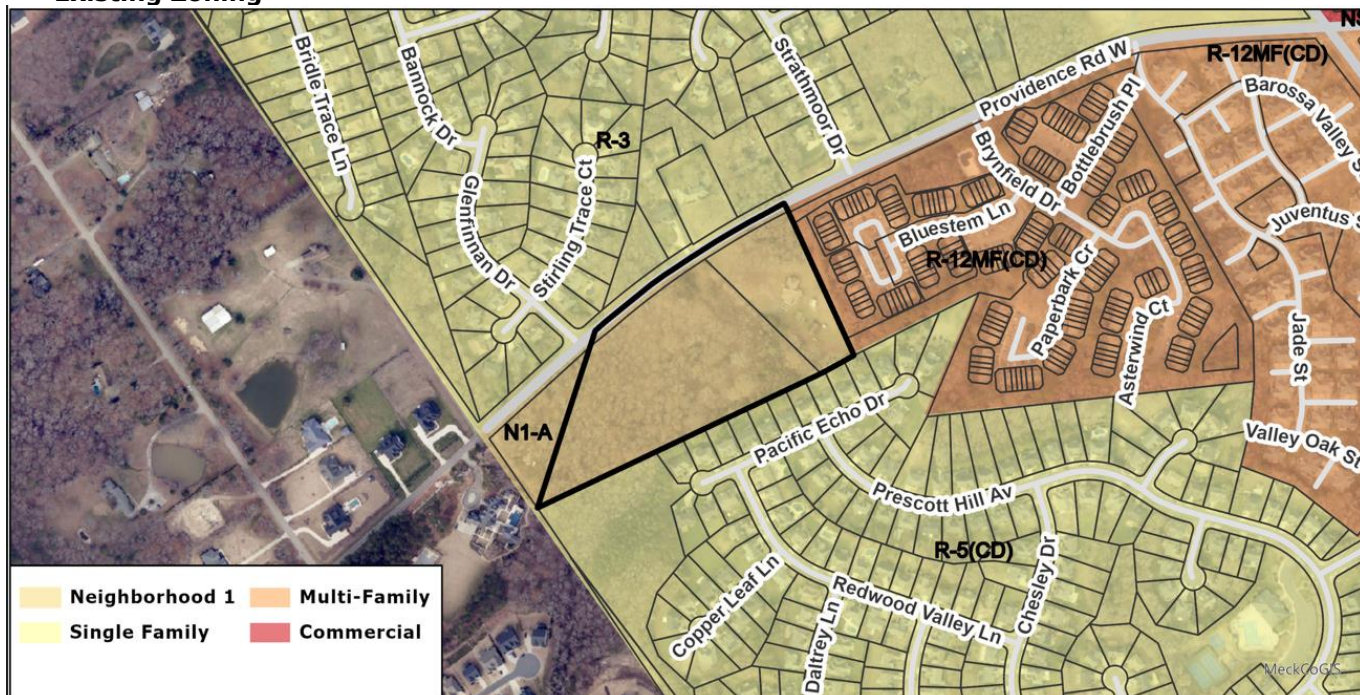
## PLANNING STAFF REVIEW

### Proposed Request Details

The site plan accompanying this petition contains the following provisions:

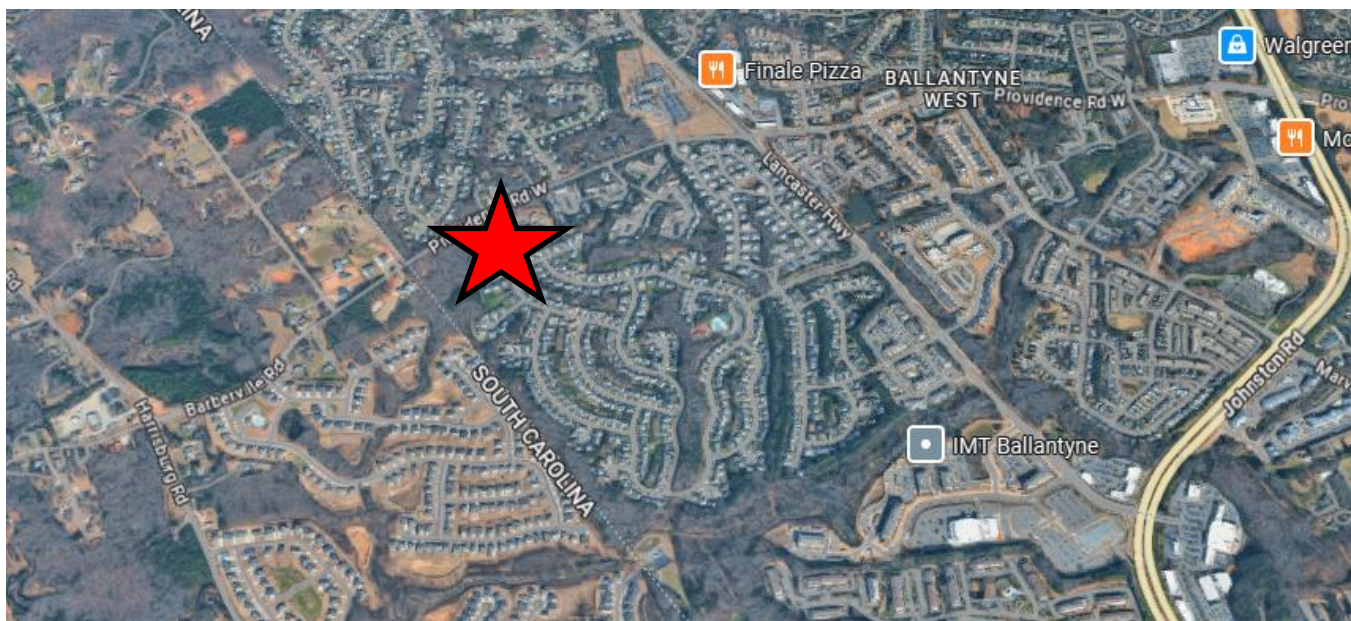
- Proposes a community of 110 multifamily attached residential units as well as accessory uses permitted in the N2-A zoning district.
- Limits building height to 48'.
- Limits buildings to a maximum of 5 units per building.
- States that usable porches and stoops will be predominant feature and should be at least 6 feet deep.
- Provides a 25' Class B landscape yard along the southern property boundary.
- Provides a 10' landscape area along the eastern property boundary with one evergreen shrub every 5' and one large maturing or two small maturing trees every 50'.
- Provides street trees along internal alleys.
- Commits to all units having access to Providence Rd West sidewalk via an internal sidewalk network.
- Commits to publicly accessible open space that will be amenitized by a menu of elements that may include enhanced plantings, specialty paving materials, shading elements, seating options, public art, interactive elements, and decorative lighting.
- Implements an 8' planting strip and 8' sidewalk along the site's Providence Rd West frontage.
- The site will have two access points. Access A will connect to a new north/south public street extending through the site. Providence Rd West will be widened to accommodate a westbound left turn lane into the site at Access A. Access B will be a right in, right out onto Providence Rd West.

### Existing Zoning



- The site is zoned N1-A and is surrounded by a mix of districts including R-3 (Single Family Residential) to the north, R-12MF(CD) (Multifamily Residential, Conditional) to the east, R-5(CD) (Single Family Residential, Conditional) to the south, and N1-A to the west.





The site, marked by a red star, is surrounded by a mix of residential uses including multifamily attached, single family, duplexes, and triplexes. Commercial uses are located to the east.



Street view of the site, currently occupied by one single family dwelling, as seen from Providence Road West.



Street view of single family dwellings to the north of the site across Providence Road West.



Street view of multifamily attached dwellings to the east of the site along Providence Road West.



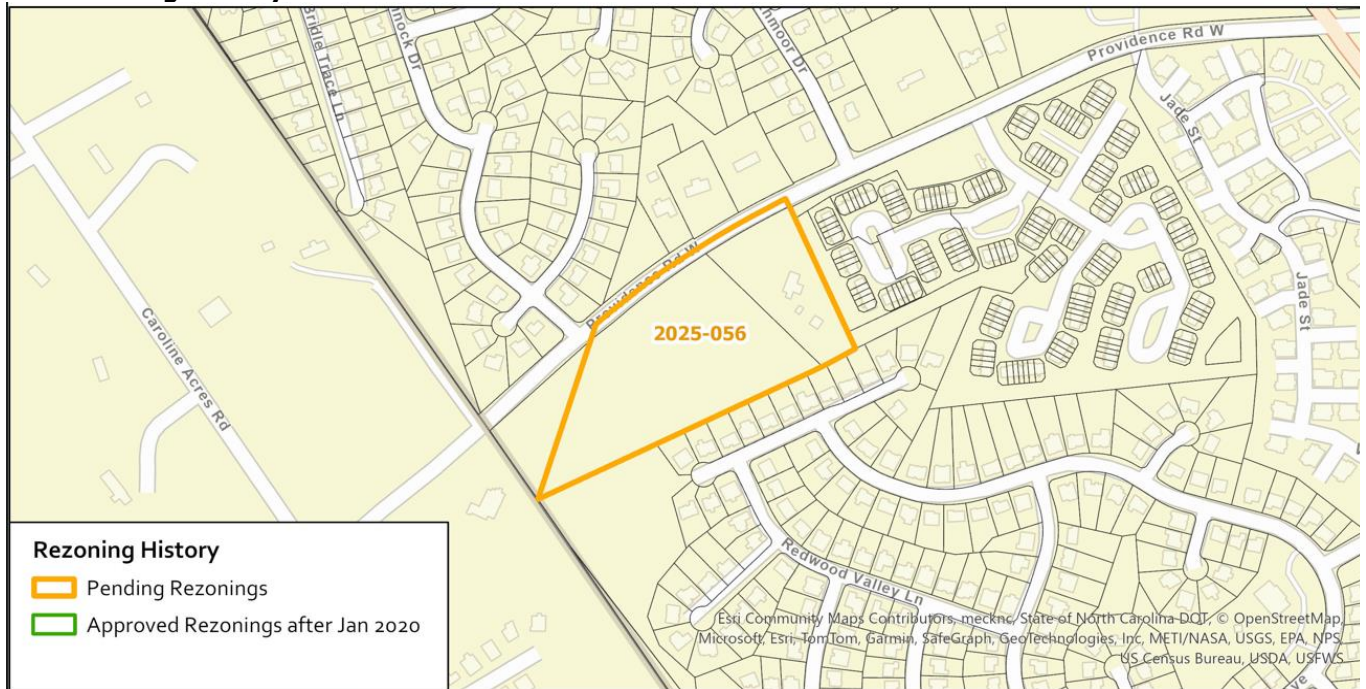


Street view of single family dwellings to the south of the site as seen from Pacific Echo Drive.



Street view of vacant, wooded land to the west of the site along Providence Road West.

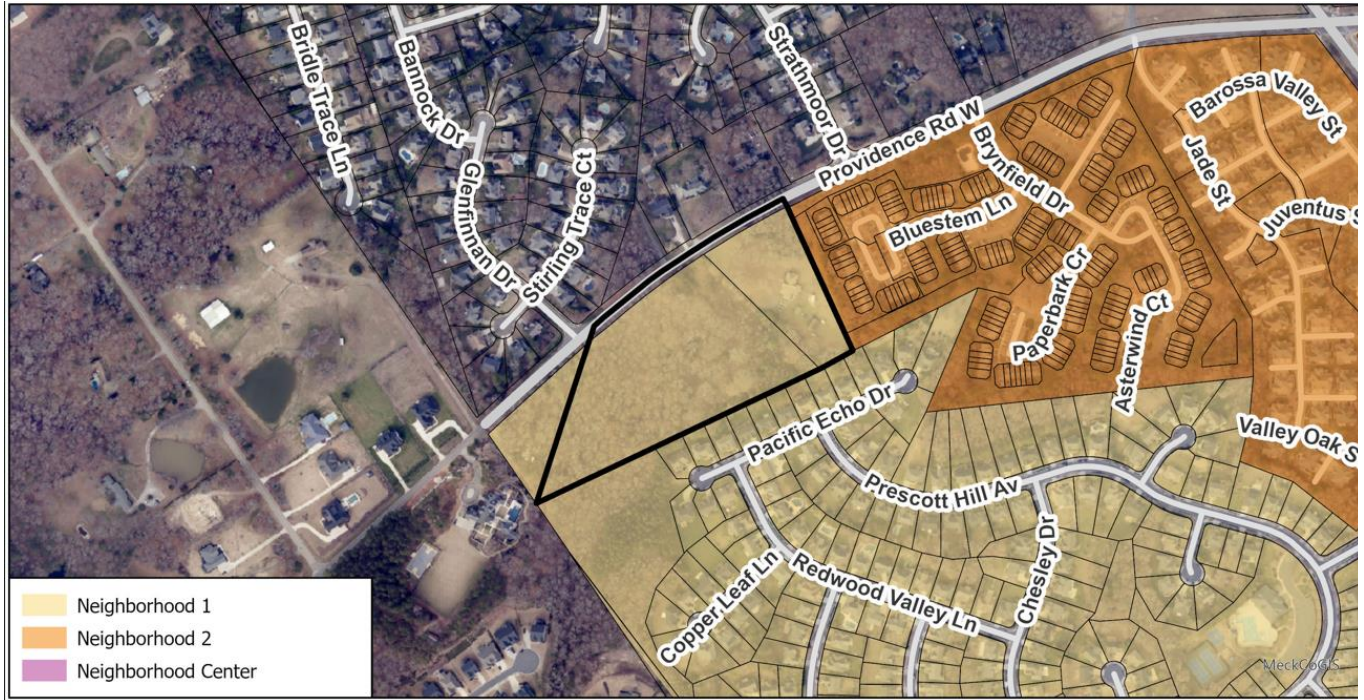
- **Rezoning History in Area**



There have been no nearby rezonings in the past five years.



- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood 1 place type.
- **TRANSPORTATION SUMMARY**
  - The site is located adjacent to Providence Road West, a City-maintained minor arterial, north of Glenfinnan Drive, a State-maintained local street. A Traffic Impact Study (TIS) is not required for the site due to the development generating site trips under ordinance thresholds and not meeting additional TIS triggers. Based on the 788 daily trips, this will trigger a Tier 1 multimodal assessment. All outstanding CDOT comments have been addressed.
  - **Active Projects:**
    - NA
  - **Transportation Considerations**
    - No outstanding issues.
  - **Vehicle Trip Generation:**
    - Current Zoning:
      - Existing Use: 10 trips per day (based on one single family dwelling).
      - Entitlement: 334 trips per day (based on 30 single family detached dwellings).
    - Proposed Zoning: 788 trips per day (based on 110 multifamily attached dwellings).

#### 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:** No outstanding issues.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** This development may add 37 students to the schools in this area.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Elon Park Elementary from 92% to 95%
    - Community House Middle at 119%
    - Ardrey Kell High from 151% to 152%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along Providence Rd W. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. A developer donated project will

be required in cases there is not direct service. The applicant should contact Charlotte Water's New Services at (704) 432-2854 for more information regarding access to sewer system connections. See advisory comments at [www.rezoning.org](http://www.rezoning.org)

- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **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 comments submitted.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

#### **OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING**

##### Site and Building Design

1. Add a 6' tall opaque fence to the 25' Class B landscape yard along the southern property boundary. Add fence to Note III.a and label on site plan.
  2. Revise note III.d.5 to commit to a minimum dimension of 50' or more measured in all directions.
  3. Add a conditional note committing to a 10' Class C landscape yard along the western property boundary, as is shown on the site plan.
  4. Revise note III.d.1 to quantify proposed enhanced plantings.
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**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Joe Mangum (704) 353-1908