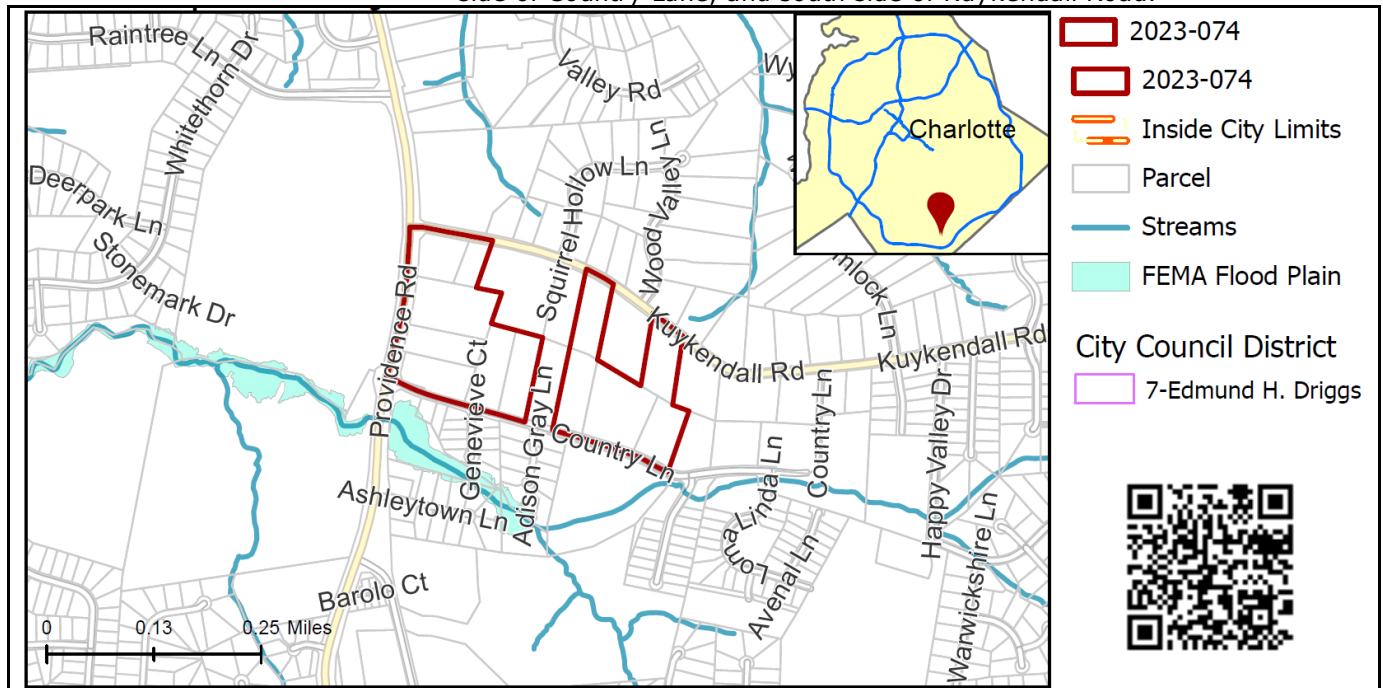


REQUEST

Current Zoning: N1-A (Neighborhood 1-A).
Proposed Zoning: N2-A(CD) (Neighborhood 2-A, conditional) and N1-A(CD) (Neighborhood 1-A, conditional)

LOCATION

Approximately 26 acres located on the east side of Providence Road, north side of Country Lane, and south side of Kuykendall Road.



SUMMARY OF PETITION

The petition proposes the development of up to ~~220~~ 213 multi-family attached and 55 single-family detached dwelling units. The site is currently undeveloped.

PROPERTY OWNER

C Investments 2, LLC

PETITIONER

C Investments 2, LLC

AGENT/REPRESENTATIVE

Collin Brown and Brittany Lins, Alexander Ricks, PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 39

STAFF RECOMMENDATION

Staff does not recommend approval of this petition in its current form.

Plan Consistency

The petition is **inconsistent** and **consistent** with the *2040 Policy Map* (2022) recommendation for the Neighborhood 1 Place Type.

Rationale for Recommendation

- The site is designated as the Neighborhood 1 Place Type by the *2040 Policy Map*. The proposed zoning of Development Area A is inconsistent, while Development Area B is consistent with the *Policy Map* designation.
- The site is adjacent to properties zoned N1-A to the northeast, south, and east, and zoned INST(CD) to the north, and designated the Neighborhood 1 Place Type by the *2040 Policy Map*. The site is adjacent to properties zoned N1-A and designated the Campus Place Type to the west across Providence Road.

- Enhanced care should be taken to thoughtfully layout, design, and amenitize open space areas to match the character of the surrounding Neighborhood 1 area. Additional open space should be provided throughout Development Area A to allow dwelling units direct access to amenities.
- The number of 6-unit buildings on the site should be reduced; duplex, triplex, and quadraplex buildings should make up a larger proportion of buildings. Commitments should be made to prohibit certain building materials to ensure harmony with the character of the area.
- The proposed solid waste facilities on site should be located as far from adjacent property boundaries and screened to the greatest extent practicable.
- The *Comprehensive Plan's* Equitable Growth Framework (EGF) identifies that the site is within an Access to Amenities Gap. This is an area where residents lack access to essential amenities, goods, and services such as fresh food, parks and open space, health care, and financial services. This site is more than a ½-mile from goods and services.
- However, the *Comprehensive Plan's* EGF identifies the site is within an Access to Housing Gap and has a low housing diversity score due to a lack in diversity of housing types outside of traditional single-family housing. Development of "missing middle" housing types such as duplexes, triplexes, and townhomes would be appropriate to fill the housing gap in the area.
- The proposed development fronts on Providence Road, designated by the Charlotte Streets Map as a 6+ Lane Boulevard and considered an Arterial Street by the Unified Development Ordinance (UDO). The *Comprehensive Plan* calls for Neighborhood 2 Place Types to be located on arterial streets designed to accommodate alternative modes of transportation. The proposed plan includes a 12-foot multi-use path along the site's frontage with Providence Road.
- The site is located within 3/4-mile of an area designated as a Community Activity Center by the *2040 Policy Map*. The proposed site plan proposes a signalized crosswalks spanning Providence Road that would facilitate easier access to daily good and services found within the Community Activity Center.
- The site is along the route of the CATS 61X express bus providing service between the Charlotte Transit Center (CTC) and Johnson and Wales campus and the Waverly, Arboretum, and Strawberry Hill shopping centers.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 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 Development Area A of the site.

PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

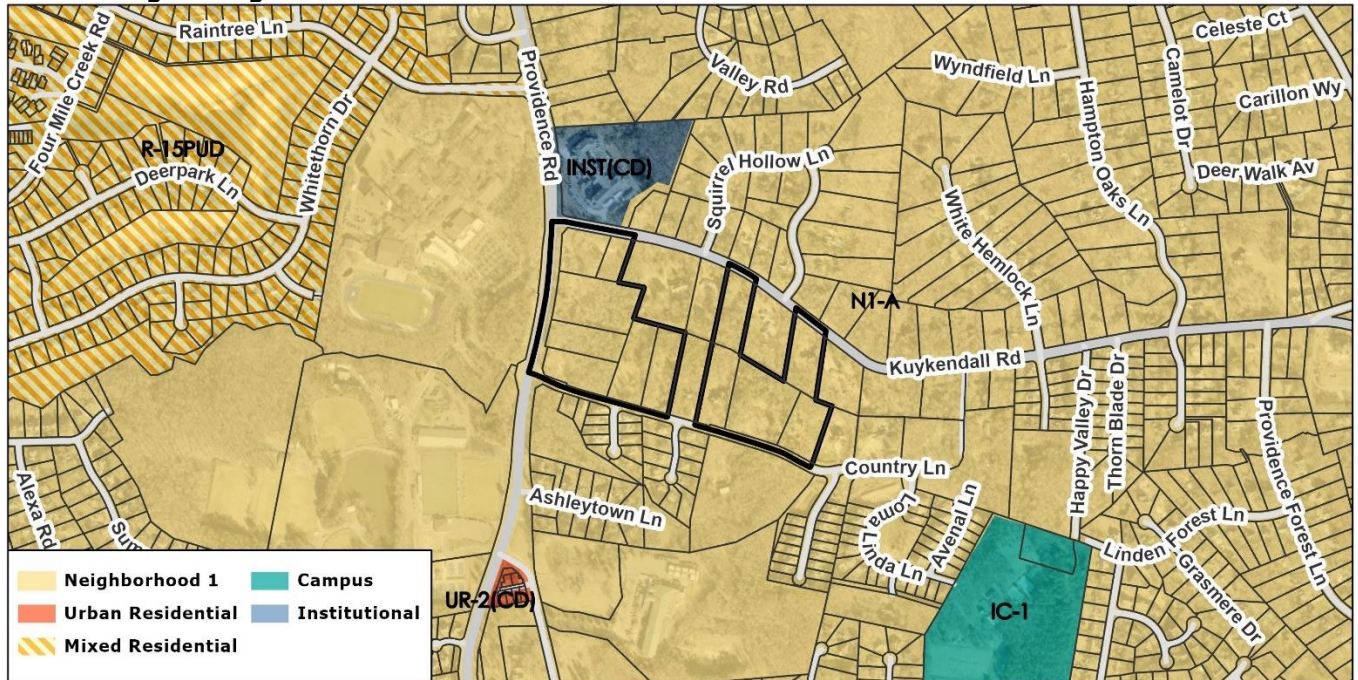
- Proposes to allow the development of up to ~~220~~ 213 multi-family attached units and 55 single-family detached dwelling units on a 26-acre site, across two development areas.
- Divides the site into two noncontiguous development areas:



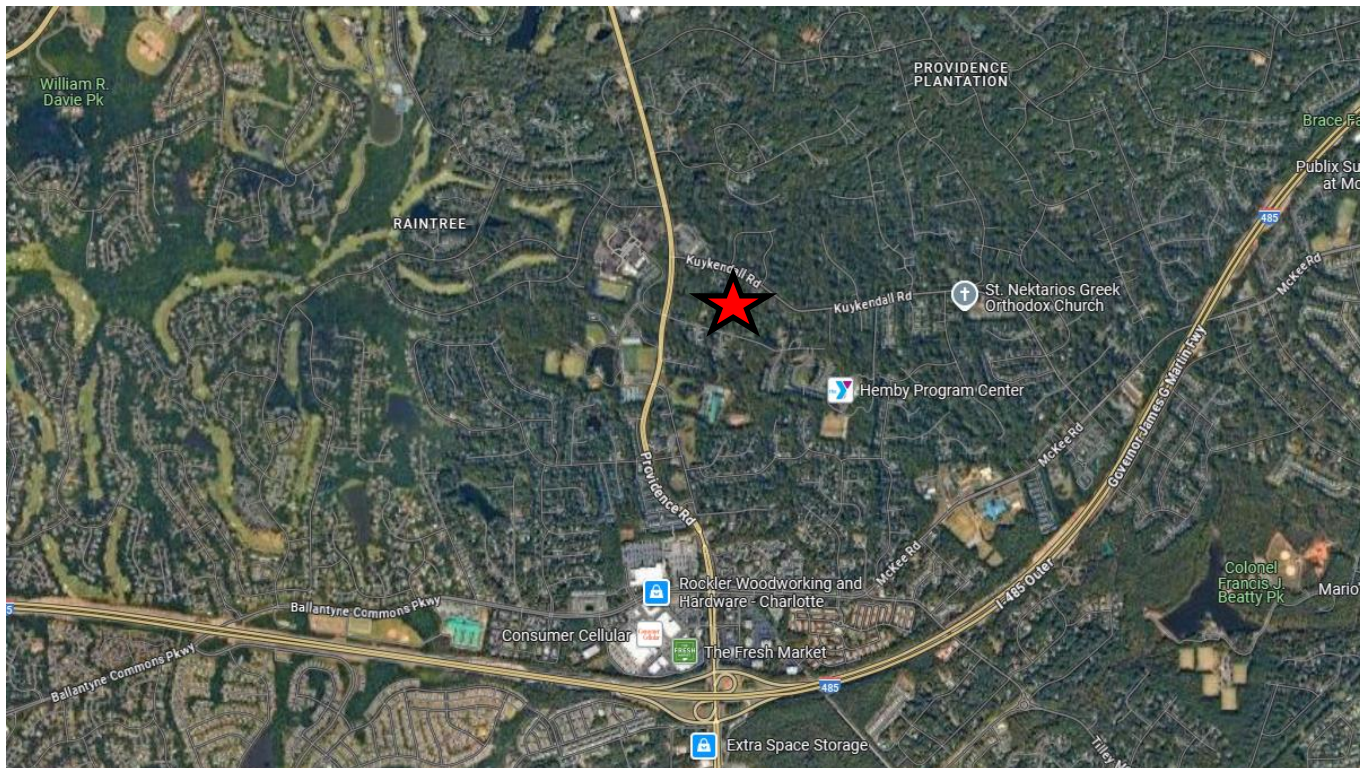
- Development Area A: the western portion of the site, approximately 14.0 acres bordered by Providence Road to the west, Country Lane to the South, and Kuykendall Road to the north. The proposed zoning is N2-A(CD) (Neighborhood 2-A, conditional).
- Development Area B: the eastern portion of the site, approximately 12.0 acres located 1/8-mile east of Providence Road bordered by Country Lane to the south and Kuykendall Road to the north. The proposed zoning is N1-A(CD) (Neighborhood 1-A, conditional).
- Development Area A proposes the following:
 - Up to ~~220~~ 213 multi-family attached dwelling units.
 - The development area will include no more than 39 buildings, proposed to be a mix of duplex, triplex, quadraplex, and multi-family attached buildings.
 - A maximum of 6-units per building is permitted and the site will include no more than ~~20~~ 15 6-unit buildings.
 - Development Area A proposes the following site and building design standards:
 - Shall construct a 12-foot multi-use path and 8-foot planting strip along the site's frontage with Providence Road and an 8-foot sidewalk and 8-foot planting strip along the site's frontages with Country Lane and Kuykendall Road.
 - Direct sidewalk connections will be provided from unit entrances to adjacent public or network required public streets.
 - Structures will be a maximum of 48 feet in height.
 - Maximum height is limited to 45 feet for buildings along the eastern boundary of Development Area A abutting Neighborhood 1 Place Type/zoning.
 - ~~Preferred~~ Building materials will be comprised of a combination of **at least two of the following**: brick, brick veneer, stone (or synthetic equivalent), and cement board. Vinyl is prohibited as a primary building material.
 - Pitched roofs will be a minimum of 5:12, shed roof no less than 2:12.
 - Useable porches/stoops will be provided and will be a minimum of 4 feet in depth.
 - Corner units facing public streets will have wrap-around porches/stoops or limit blank wall expanses on corner facades to 10 feet.
 - All units will include a 2-car garage.
 - A minimum of ~~25 visitor~~ 60 parking spaces, **including off-street visitor spaces and on-street parallel spaces**, will be provided. ~~on site in addition to on street parking on the proposed new public street.~~
 - Garage doors visible from public streets will include architectural treatments such as windows or projecting elements above the door.

- Street trees will be provided abutting alleyways where planting strips are provided, at a maximum spacing of 40 feet.
- A minimum 20-foot side setback containing a 10-foot Class C landscape yard will be provided along the eastern boundary of Development Area A abutting Neighborhood 1 Place Type/zoning.
- Open spaces will be amenitized including: a minimum dimension of 30 feet in all direction, enhanced plantings that exceed UDO requirements, specialty paving material, shading elements such as structure and additional trees, seating options such as movable furniture and immovable benches and walls, and decorative lighting.
- Development Area B proposes the following:
 - Up to 55 single-family detached dwelling units.
 - Development of duplex, triplex, quadraplex, or multi-family attached dwellings are prohibited.
- The following transportation improvements are proposed:
 - Right-of-way will be dedicated from the centerline of existing public streets as follows:
 - 66 feet on Providence Road, 42 feet on Kuykendall Road, and 35.5 feet on Country Lane.
 - An ADA-compliant bus stop will be constructed on Providence Road near the intersection of Kuykendall Road.
 - Bicycle facilities will be constructed on Kuykendall Road.
 - Two new public streets, constructed to the Charlotte Land Development Standards Manual (CLDSM) residential wide cross-section with on-street parking, will be constructed in Development Area A. Providing an internal street network and intersecting with Providence Road and Country Lane.
 - The following intersection improvements are proposed:
 - Providence Road and Kuykendall Road (signalized): construct a northbound right turn lane with 100 feet of storage on Providence Road.
 - Providence Road and Country Lane/Latin School Drive (signalized): construct a westbound left turn lane with 100 feet of storage on Country Lane, implement east and west bound protected left phasing, add northern crosswalk across Providence Road, upgrade curb ramps on all corners, add pedestrian actuated pedestrian signals.
 - Providence Road and proposed public street (unsignalized): create a right-in/right-out on Providence Road into/out of site, construct a northbound right turn lane with 100 feet of storage on Providence Road.
 - All transportation improvements and dedication of rights-of-way will be completed prior to the issuance of the first certificate of occupancy (CO) for Development Area A.

- **Existing Zoning**



- The site is zoned N1-A (Neighborhood 1-A). The property is adjacent to other properties zoned N1-A to the northeast, south, east, and west. The site is adjacent to an assisted living facility to the north at the corner of Providence and Kuykendall Road zoned ISNT(CD) (Institutional, conditional).



The site (indicated by red star above) is located on the east side of Providence Road, north side of Country Lane, and south side of Kuykendall Road. Approximately 1-mile north of I-485 and 1.5-miles south of Highway 51. The site is bordered by single-family development to the northeast, south, east. An assisted living facility is located to the north at the corner of Providence and Kuykendall Road. Charlotte Latin School is located adjacent to the site on the west side of Providence Road. The Providence Common and Promenade on Providence shopping centers are located between 3/4 and 1-mile south of the site.



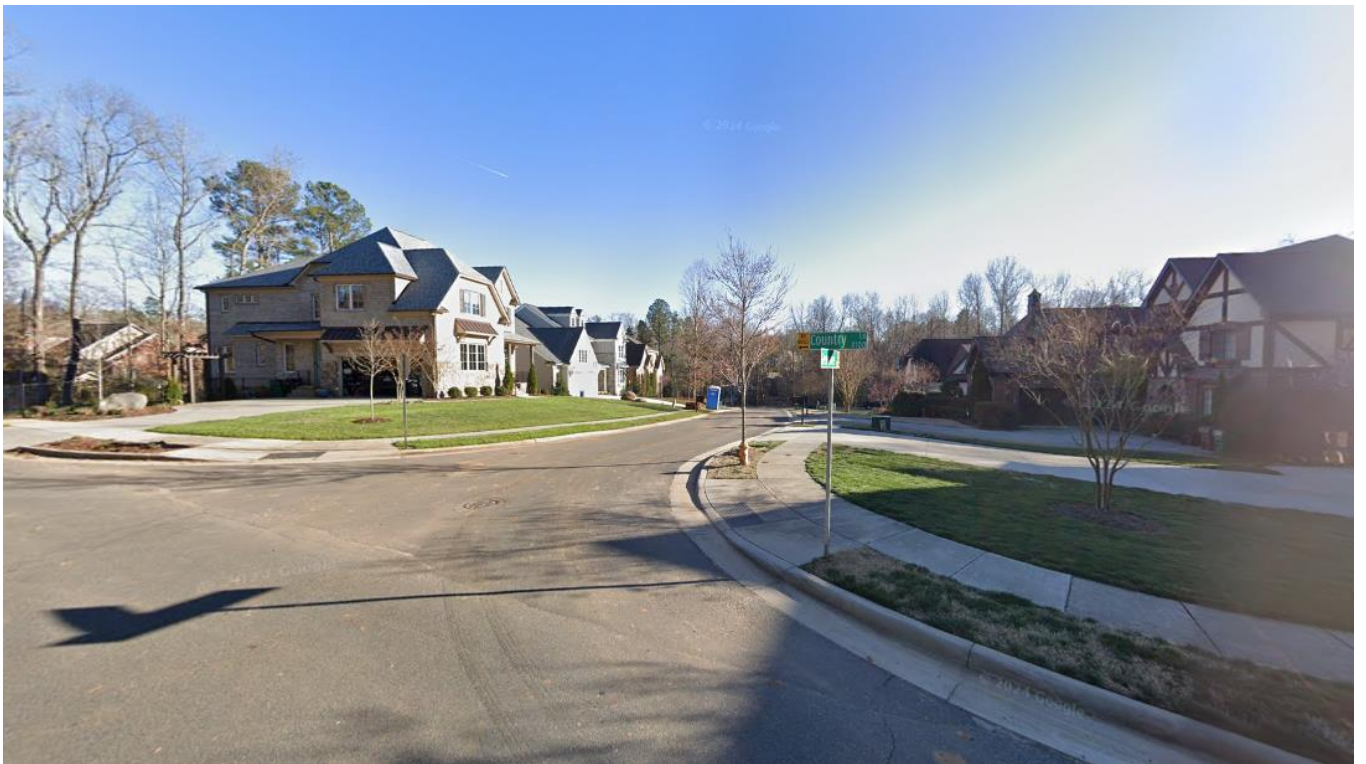
View of the western portion of the site (Development Area A) along the Providence Road frontage looking northeast from the intersection of Providence Road and Country Lane. The western portion of the site is proposed to be zoned N2-A(CD) (Neighborhood 2-A, conditional). The site is vacant and primarily wooded.



View of the site (Development Area A) looking southwest from Kuykendall Rd. At one time the site contained several single-family dwellings but is now vacant and primarily wooded.



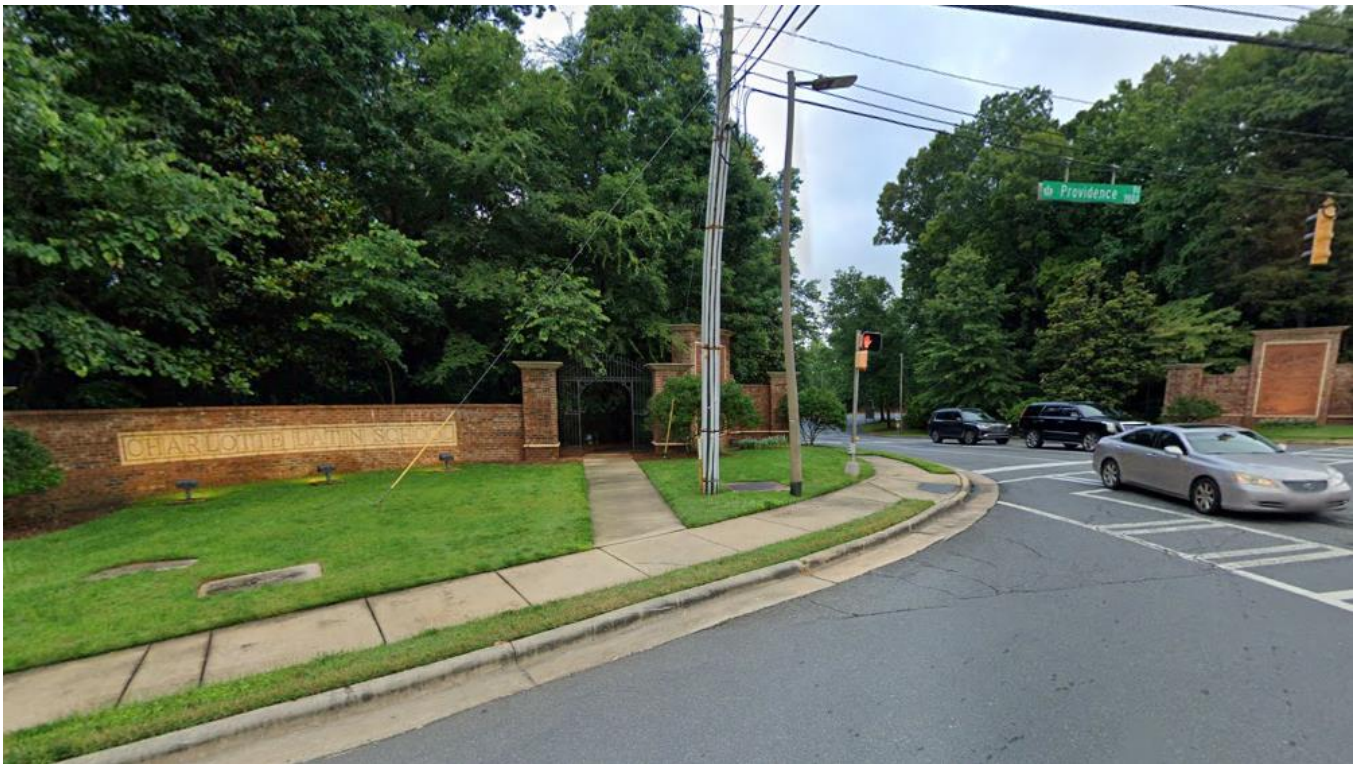
View of the eastern portion of the site (Development Area B) looking northwest along Country Lane. The eastern portion of the site is proposed to be zoned N1-A(CD) (Neighborhood 1-A, conditional).



View of single-family development located south of the site on the south side of Country Lane. Much of the development immediately surrounding the site, on the east side of Providence Road, is large lot single-family. But there are also several single-family subdivisions located along Country Lane and Kuykendall Road.



View of an assisted living facility located north of the site at the northeast intersection of Providence Road and Kuykendall Road.



View of the entrance to Charlotte Latin School looking northwest at the intersection of Providence Road where Country Lane becomes Fox Drive on the west side of Providence Road. The school site is designated the Campus Place Type by the 2040 Policy Map.



View of Providence Commons shopping center located at the northwest corner of the intersection of Providence Road and Ballantyne Commons Parkway. The shopping center is located approximately $\frac{3}{4}$ -mile south of the site and contains a range of daily needs such as a grocery, financial institutions, hardware, postal store, and restaurants.



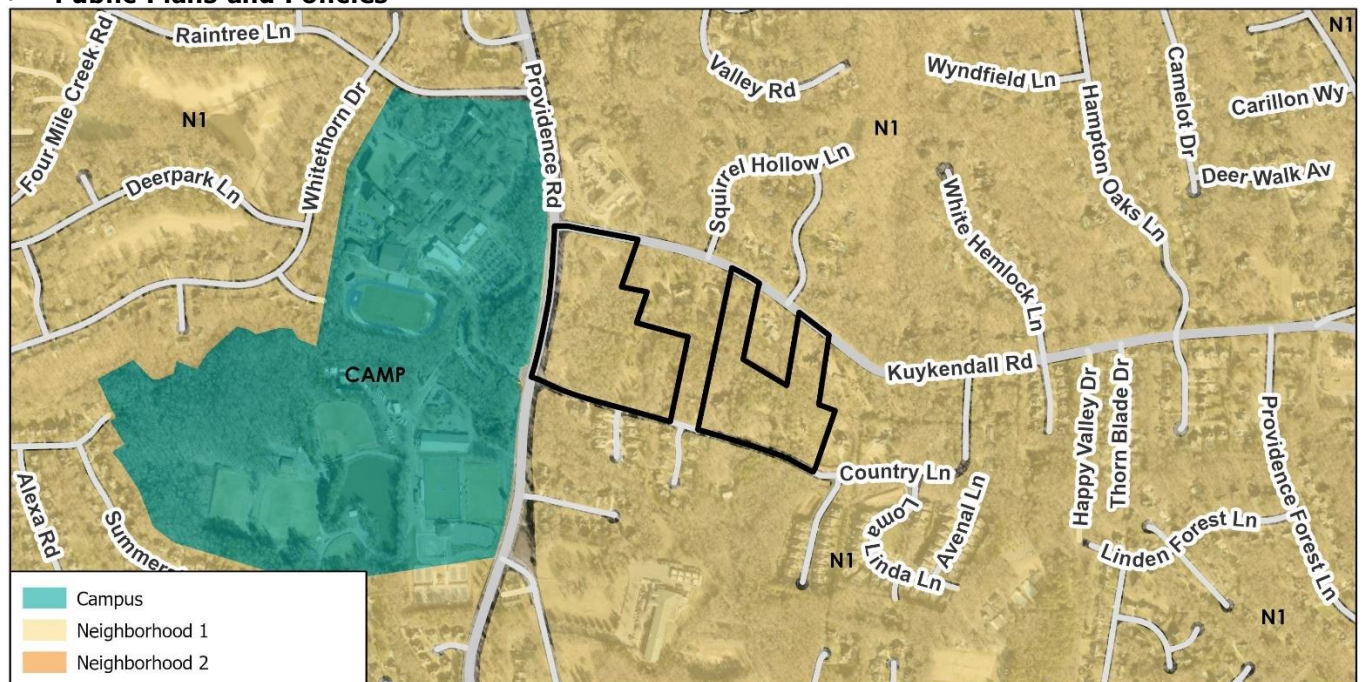
View of the Berkeley on Providence subdivision, a development of multi-family attached dwellings, located on the west side of Providence Road approximately $\frac{1}{2}$ -mile south of the site.

- **Rezoning History in Area**



- There has not been any rezoning activity in the area within the past 5 years.

- **Public Plans and Policies**



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

- **TRANSPORTATION SUMMARY**

- The site is located at the intersection of Country Lane, a City-maintained local street, and Genevieve Court, a City-maintained local street. A Comprehensive Transportation Review (CTR) is required for this site due to the site falling within the low intensity development. Based on the 2,030 daily trips, this will trigger a Tier 3 multimodal assessment and Traffic Impact Study (TIS). The TIS was approved by CDOT on May 21, 2024.

- **Active Projects:**

- N/A

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning: N1-A.

Existing Use: Vacant

Entitlement: 803 trips per day (based on 78 dwellings).

Proposed Zoning: N2-A(CD) and N1-A(CD). 2,208 trips per day (based on 220 multi-family attached and 55 single-family detached 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:** No outstanding issues.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Development allowed with the proposed zoning may produce 73 students.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Providence Springs Elementary from 92% to 97%
 - Crestdale Middle from 100% to 102%
 - Providence High from 115% to 116%
- **Charlotte Water:** Accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along Kuykendall Rd and an existing 6-inch water distribution main located along Country Ln. Accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Country Ln. See advisory comments at www.rezoning.org
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at www.rezoning.org.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org.
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** See outstanding Issues, Notes 1-2.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING

Environment

1. ~~Urban Forestry: Areas of the site which have already been disturbed or do not have existing trees cannot be counted as tree save areas.~~ Addressed
2. ~~Urban Forestry: Two areas shown as tree save do not appear to meet the required 15%. Protected tree save must be a min of 30' wide. In addition, areas of proposed tree save have already been disturbed and/or have no trees. Please include the required tree survey to help with this requirement. Area that is redlined on site plan is a driveway that does not have any existing trees and would not qualify as tree save.~~ Addressed

Site and Building Design

3. ~~Entitlement Services: Increase open space within Development Area A, proposed N2-A(CD) portion of the site, to ensure that every unit has direct access to open space amenities. Please set a minimum square footage of open space for the site. Include specific commitments regarding amenitization of open space facilities.~~

4. Entitlement Services: Reduce the number of 6-unit buildings on the site. Commit to a larger proportion of duplex, triplex, and quadraplex buildings.
5. ~~Entitlement Services: Create a list of prohibited building materials to ensure harmony with existing character of the area.~~ Addressed
6. Entitlement Services: Proposed solid waste facilities should be located as far from abutting Neighborhood 1 Place Type/zoning as feasible.

REQUESTED TECHNICAL REVISIONS PRIOR TO PUBLIC HEARINGSite and Building Design

7. ~~Entitlement Services: Revise description of proposed use in N2-A(CD) portion of the site to match UDO language: "Multi-Family Attached."~~ Addressed
8. ~~Entitlement Services: Per Table 5-6 of the UDO, buildings located on sublots and abutting a frontage must orient their sidewalls perpendicularly to the frontage or front a Common Open Space of at least 50 feet in width.~~ Addressed

REQUESTED TECHNICAL REVISIONS AFTER PUBLIC HEARINGSite and Building Design

9. Entitlement Services: Revise Development Data Table to reflect limit of 6-unit buildings to 15 as proposed by conditional notes.
10. Entitlement Services: Revise Development Data Table to show 40 buildings proposed in Development Area A.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Maxx Oliver 704-336-3818