



Zoning Committee

REQUEST

Current Zoning: N1-A (neighborhood 1 - A), N2-B (neighborhood 2 - B), R-20MF (multi-family), B-1SCD (neighborhood business shopping center district), and B-1(CD) (neighborhood business, conditional).

Proposed Zoning: UR-2 (urban residential - 2), MUDD(CD) (mixed-use development district, conditional), and MUDD-O (mixed-use development district, optional) with 5-years vested rights.

LOCATION

Approximately 84.16 acres located on the north and south side of Sardis Lane, and east side of Providence Road.

(Council District 6 - Bokhari)

PETITIONER

Levine Properties

**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 both **consistent** and **inconsistent** based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map (2022)* recommends the Neighborhood 1, Neighborhood 2, and Neighborhood Center 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:

- Much of the site is made up of a low density, mixed-use development built in the late 1960s/early 1970s consisting of several hundred garden-style apartments and a shopping center at the core of the site that once contained a full-service grocery store. This site, along with two other nearby rezonings, petition 2023-023 and 2023-039, 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 rehabilitation of existing garden-style apartments, single-family attached and detached, and multi-family units as well as building a commercial center that would create a new 10-minute neighborhood with walkable amenities.
- The plan includes provisions for workforce housing attainable to households making 80% or less of the area median income (AMI) to be persevered for a minimum of 15 years.
- The Plan propose to dedicate a 2.5 acre park to Mecklenburg County Park and Recreation as well as providing an access easement from the site to the McAlpine Creek Greenway and constructing an 12-foot shared use path and access bridge.
- The plan commits to provide substantial landscape buffers adjacent to surrounding single-family development mitigating potential adverse impacts caused by the increase intensity of the development.
- The petition will also construct a 12-foot multi-use path and 8-foot planting strip along the site's frontage on Providence Road and improve sidewalk facilities and planting strip on other street adjacent to the site, greatly enhancing the pedestrian experience in the area.
- However, the proposed maximum building heights range up to 80 feet which, if built, would achieve an unprecedented scale of development for the Providence Road corridor.
- The proposed site plan contains 5 Development Areas: A, B, C, D, and E. The site plan proposes 2 potential development scenarios for Area A, either a residential development made up of attached single-family dwelling or an outdoor recreational facility. These distinctly different development options pose different land use outcomes with certain options aligning with the *2040 Policy Map* recommendations and others changing the recommendation. But the effect on the *Policy Map* could not be determined until the time of development.
- 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:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 4: Trail & Transit Oriented Development
 - 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*, for Development Area A – Option 1 from Neighborhood 1 to Neighborhood 2. Areas B and D would be changed from Neighborhood 2 to Community Activity Center. And Area C would be changed from Neighborhood Center to Community Activity Center.

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

ZONING COMMITTEE DISCUSSION

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

Commissioner Russell asked about parking lots not being exempt from urban forestry planting requirements. Staff stated that there are optional provisions regarding screening and the location of surface parking lots, but these provisions do not negate the urban forestry requirements for parking lot trees.

Commissioner Welton stated that he believes the petition provides an opportunity to revitalize the area, which he is supportive of.

Commissioner Welton noted that he would like to see the building have a higher maximum building height than the requested 65-foot cap from staff.

Commissioner McDonald added that she felt staff's proposed height restrictions do not make sense for the context of the site.

There was no further discussion of this petition.

PLANNER

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