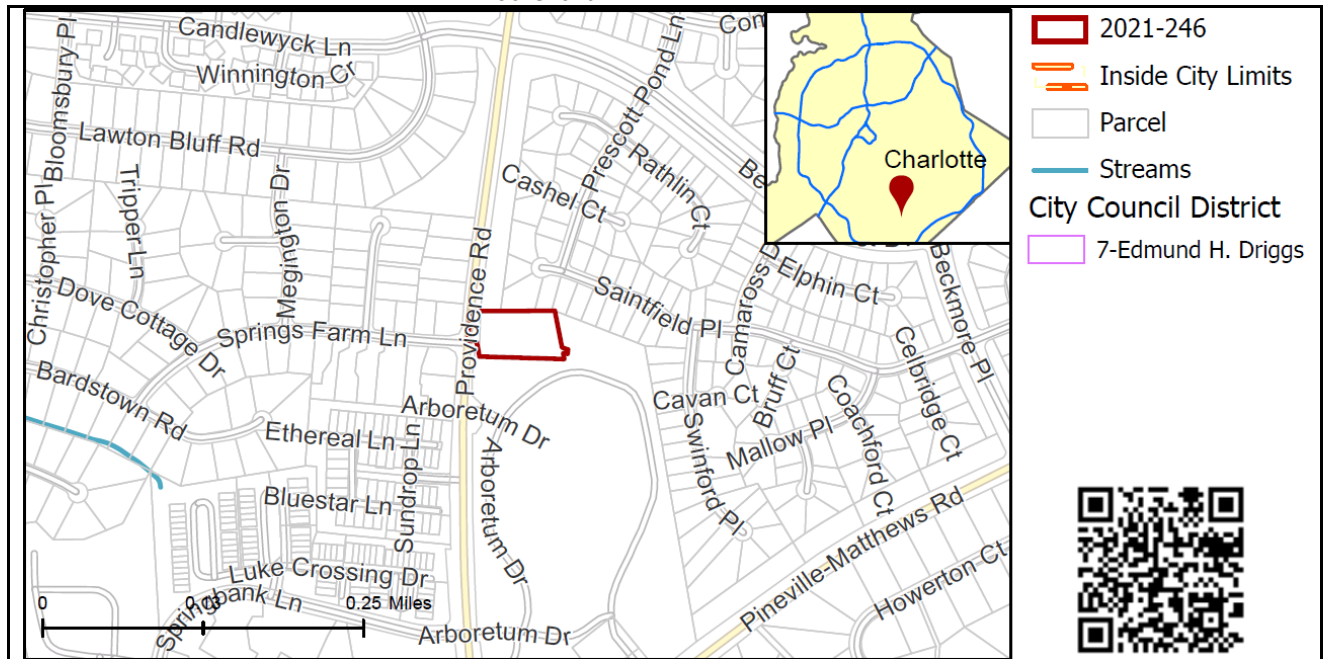


REQUEST

Current Zoning: R-3 (Single Family Residential)
Proposed Zoning: O-1(CD) (Office, Conditional)

LOCATION

Approximately 1.50 acres located on the east side of Providence Road, north of Pineville-Matthews Road, and south of Beverly Crest Boulevard.



SUMMARY OF PETITION

The petition proposes to allow the development of the vacant parcel with office/medical office uses for a parcel in south Charlotte north of the Arboretum mixed use activity center.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE

Matthew D. Bradbury
MPV Properties (Mark Newell)
Keith MacVean/ Moore & Van Allen

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 17.

STAFF
RECOMMENDATION

Staff recommends approval of this petition upon resolution of technical revision related to lighting height.

Plan Consistency

The petition is **inconsistent** with the *South District Plan* recommendation for single family residential up to 3 dwelling units per acre.

Rationale for Recommendation

- The parcel is located is an infill parcel on a major thoroughfare.
- The parcel is between single family detached homes and apartments.
- Per the *Centers Corridors Wedges Growth Framework* the site is located in the Wedge adjacent to the Arboretum Mixed Use Activity Center.

- The proposed office use provides a transition between the single family homes to the north and west to the more intensive uses in the activity center to the south and east.
- The petition installs an 18 ft Class C buffer abutting residential uses and provides a 6 ft tall solid fence along the northern property line. The fence will not reduce the buffer width.
- The site plan locates the building on the south side of the parcel away from single family homes.
- The plan limits the building height to 45, 5 ft more than the maximum allowed in single family zoning.
- The plan limits the size of the building to 16,400 square feet and uses to medical and general office use.
- The petition commits to architectural standards to address blank walls and transparency for the façade facing Providence Rd.

The approval of this petition will revise the adopted future land use as specified by the *South District Plan*, from single family residential up to 3 DUA to office use for the site.

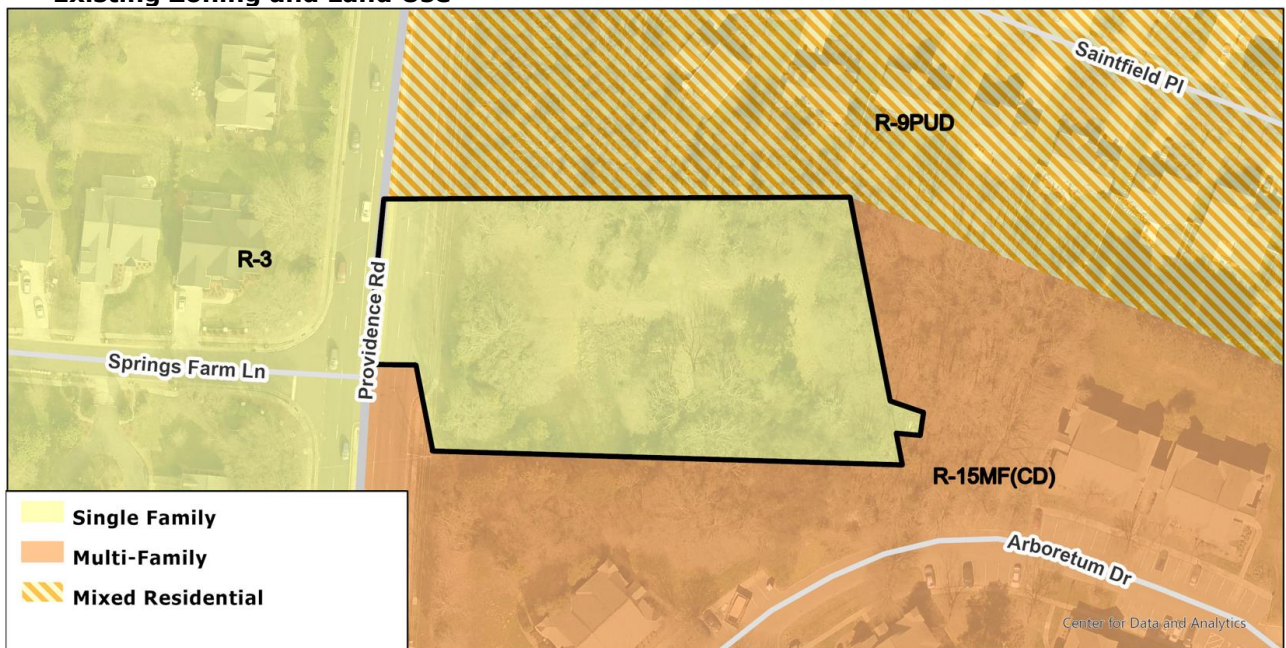
PLANNING STAFF REVIEW

• Proposed Request Details

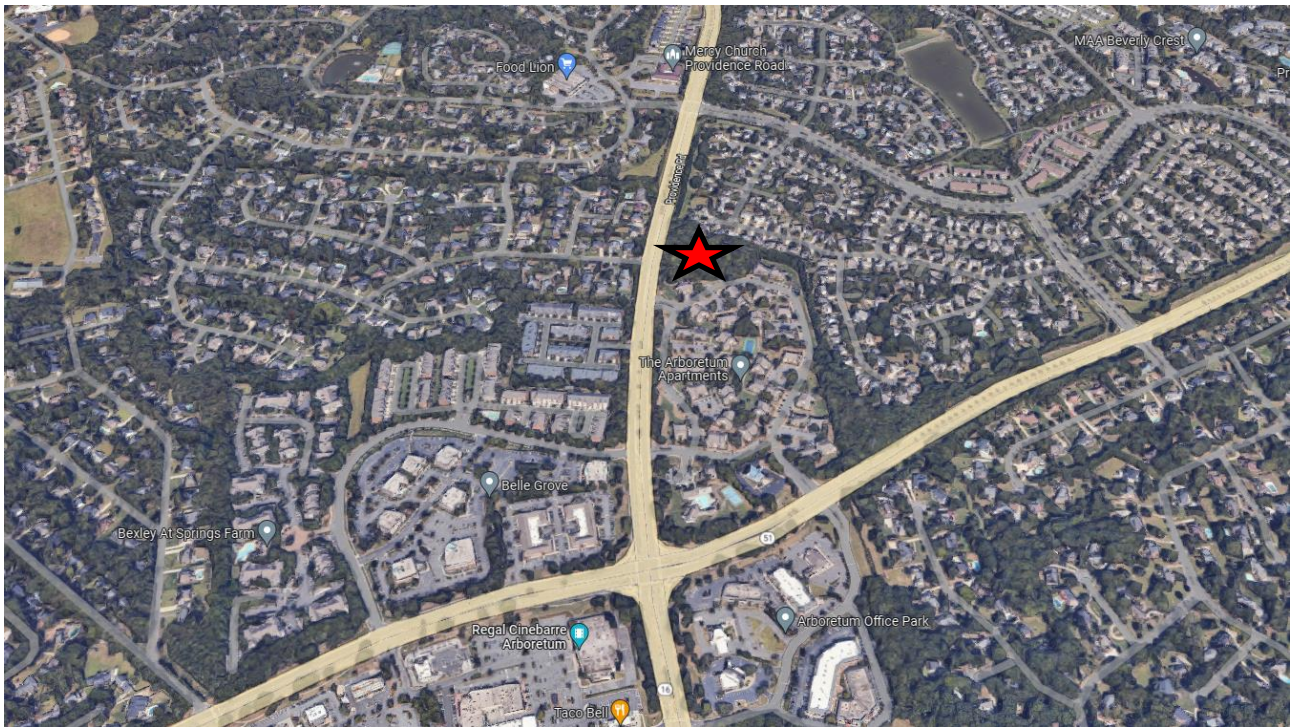
The site plan accompanying this petition contains the following provisions:

- Allows a building up to 16,400 square feet for office and medical office uses.
- Access from Providence Rd. via a single driveway at the northern edge of the property.
- Widens Providence Rd to install a right-turn lane into the site's access point.
- Commits to coordinate with CDOT and NCDOT to ensure that the existing u-turn bulb at Springs Farm Ln. will continue to function.
- Constructs a 12 ft multi-use path and 8 ft planting strip along the site frontage.
- Provides trees and shrubs within the setback between the multi-use path and the building.
- Installs a 18 ft Class buffer along the north, east and south property lines abutting residential uses.
- Provides a 6 ft solid fence along north property line. The fence will not reduce the width of the buffer.
- Commits to architectural standards related to percentage of windows for the façade facing Providence Rd., percentage of masonry façade materials, roof design, blank walls, and transparency.

• Existing Zoning and Land Use



The site is an area with a mix of uses with single family residential to the north and west, multi-family to the south and east. Further south are commercial and office uses in the Arboretum activity center.



The site (indicated by the red star above) is located along Providence Road north of Pineville-Matthews Road in an area with a mix of uses.



The site is currently vacant.



North of the site are single family homes

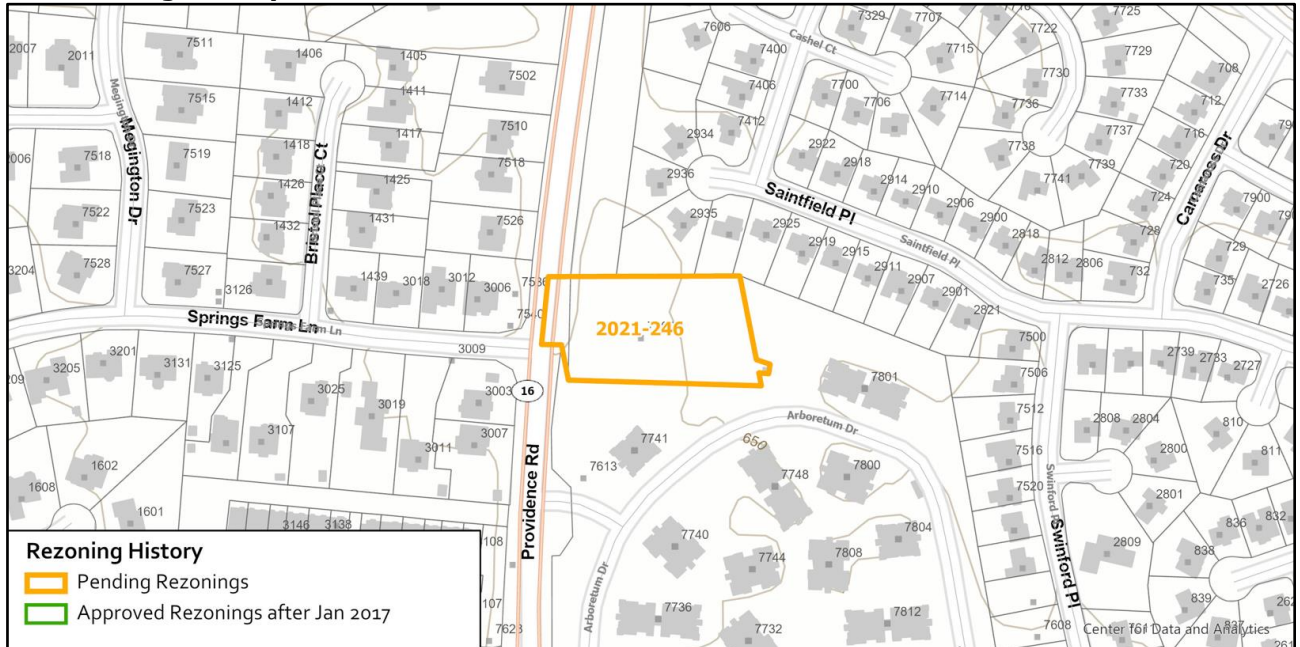


East and south of the site are multi-family dwelling units along Arboretum Dr.



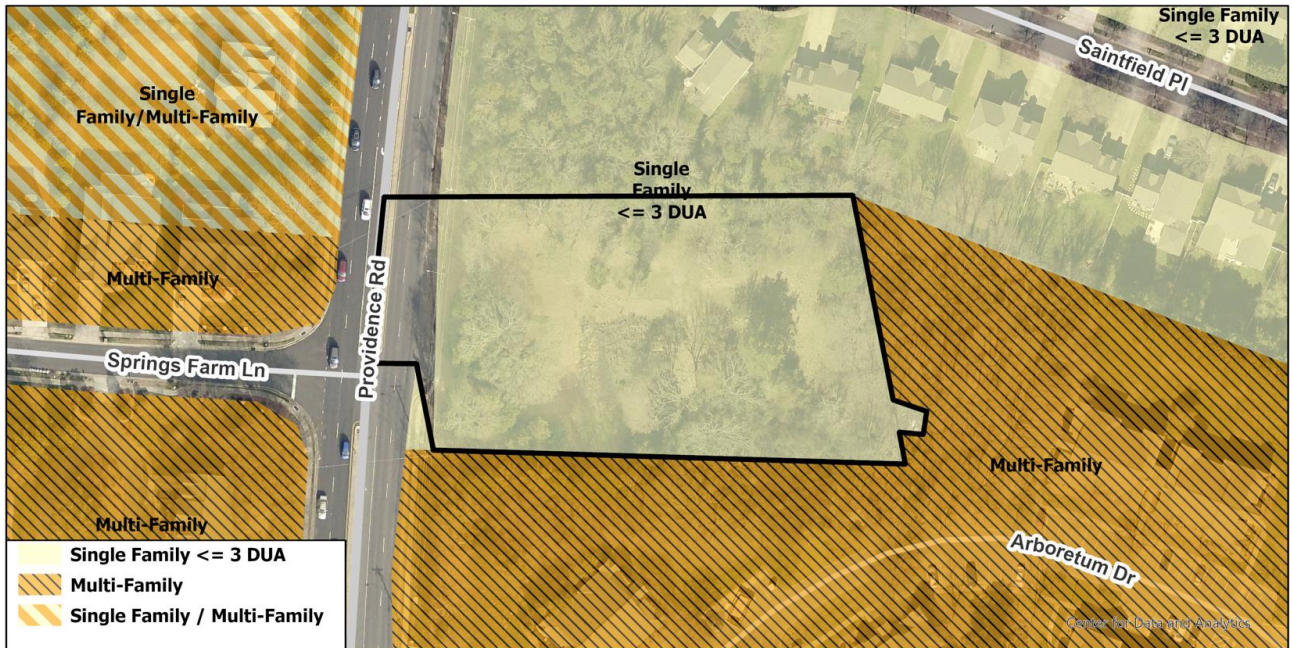
West of the site are single family homes fronting Providence Rd. Those fronting Providence have vehicular access from Bristol Place Ct.

- Rezoning History in Area**



There have not been any recent rezonings in the immediate area.

- Public Plans and Policies**



- The *South District Plan* (1993) recommends single family residential up to 3 dwelling units per acre.



- Per the *Centers, Corridors, Wedges Growth Framework* the site is in the Wedge adjacent to the northern edge of the Arboretum Mixed Use Activity Center.
- **TRANSPORTATION SUMMARY**
 - The site is located on the east side of Providence Road, a State-maintained Major Thoroughfare, and opposite Springs Farm Lane, a City-maintained Local Road. A Traffic Impact Study (TIS) was not required by CDOT for the complete review of this petition due to the site generating less than 2,500 daily trips. The Petitioner voluntarily and independently conducted a Traffic Technical Memo to evaluate the site's access, the trip generation, site directional distribution, and assignment for the proposed site. The site plan commits to construct a 12-foot multi-use path along Providence Road in accordance with the Charlotte BIKES Council-Adopted Policy. The petitioner also commits to widening Providence Road to accommodate a right turn into the site while maintaining the existing U-turn bulb and left turns at Springs Farm Lane. CDOT has no outstanding comments.
- **Active Projects:**
 - N/A
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant use).
 - Entitlement: 40 trips per day (based on 4 single family dwellings).
 - Proposed Zoning: 575 trips per day (based on 16,400 sqft of medical office use).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Not applicable
- **Charlotte Water:** Sewer will need to be extended to site 200LF down Providence Road. Has direct access to water. No outstanding issues.
- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org

- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** See advisory comments at www.rezoning.org
- **Urban Forestry / City Arborist:** No outstanding issues.

REQUESTED TECHNICAL REVISIONSSite and Building Design

1. Amend lighting note 8.b to allow a height of 21 ft as opposed to 20 ft to align with Duke Energy typical pole heights.
-

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org





Planner: John Kinley (704) 336-8311








Goals Relevant to Rezoning Determinations

Rezoning Petition # 2021-246

The following table represents an overview of the relationship between the **Charlotte Future 2040 Comprehensive Plan** and **Rezoning Petitions**. This is an evolving analysis that is expected to be refined when **Policy Mapping** is completed and adopted (anticipated early 2022).

Please note: not all goals will apply to all rezoning petitions.

Goals	Goal Description	Relationship to Charlotte Future 2040 Comprehensive Plan
	Goal 1: 10- Minute Neighborhoods All Charlotte households should have access to essential amenities, goods, and services within a comfortable and tree-shaded 10-minute walk, bike, or transit trip by 2040. Not all neighborhoods are expected to include every essential amenity, good, or service, but every resident should have access within a ½ mile walk or a 2-mile bike or transit ride.	✓
	Goal 2: Neighborhood Diversity & Inclusion Charlotte will strive for all neighborhoods to have a diversity of housing options by increasing the presence of middle density housing (e.g. duplexes, triplexes, fourplexes, townhomes, accessory dwelling units, and other small lot housing types) and ensuring land use regulations allow for flexibility in creation of housing within existing neighborhoods.	N/A
	Goal 3: Housing Access for All Charlotte will ensure opportunities for residents of all incomes to access affordable housing through the preservation of naturally occurring affordable and workforce housing and increasing the number of affordable and workforce housing units through new construction.	N/A
	Goal 4: Trail & Transit Oriented Development (2-TOD) Charlotte will promote moderate to high-intensity, compact, mixed-use urban development along high-performance transit lines and near separated shared-use paths or trails.	N/A

	<p>Goal 5: Safe & Equitable Mobility</p> <p>Charlotte will provide safe and equitable mobility options for all travelers regardless of age, income, ability, race, where they live, or how they choose to travel. An integrated system of transit and tree-shaded bikeways, sidewalks, shared-use paths, and streets will support a sustainable, connected, prosperous, and innovative network that connects all Charlotteans to each other, jobs, housing, amenities, goods, services and the region.</p>	
	<p>Goal 6: Healthy, Safe & Active Communities</p> <p>All Charlotteans will live and work in safe and resilient neighborhoods that enable healthy and active lifestyles by reducing exposure to harmful environmental contaminants, expanding and improving the quality of tree canopy, encouraging investment in walking, cycling, and recreation facilities, and providing access to healthy food options and healthcare services.</p>	<p>N/A</p>
	<p>Goal 7: Integrated Natural & Built Environments</p> <p>Charlotte will protect and enhance its surface water quality, tree canopy, and natural areas with a variety of trees, plantings, green infrastructure, green building practices, and open space at different scales throughout the entire community as a component of sustainable city infrastructure that addresses the threat of climate change.</p>	<p>N/A</p>
	<p>Goal 8: Diverse & Resilient Economic Opportunity</p> <p>Charlotteans will have opportunity for upward economic mobility through access to a diverse mix of jobs and careers that align with education and skill levels of residents and the economic strengths of the region.</p>	<p>N/A</p>
	<p>Goal 9: Retain Our Identity & Charm</p> <p>Charlotte will cultivate community-driven placemaking and identity, while limiting displacement and retaining the essence of existing neighborhoods by intentionally directing redevelopment.</p>	<p>N/A</p>
	<p>Goal 10: Fiscally Responsible</p> <p>Charlotte will align capital investments with the adopted growth strategy and ensure the benefit of public and private sector investments benefit all residents and limit the public costs of accommodating growth</p>	<p>N/A</p>