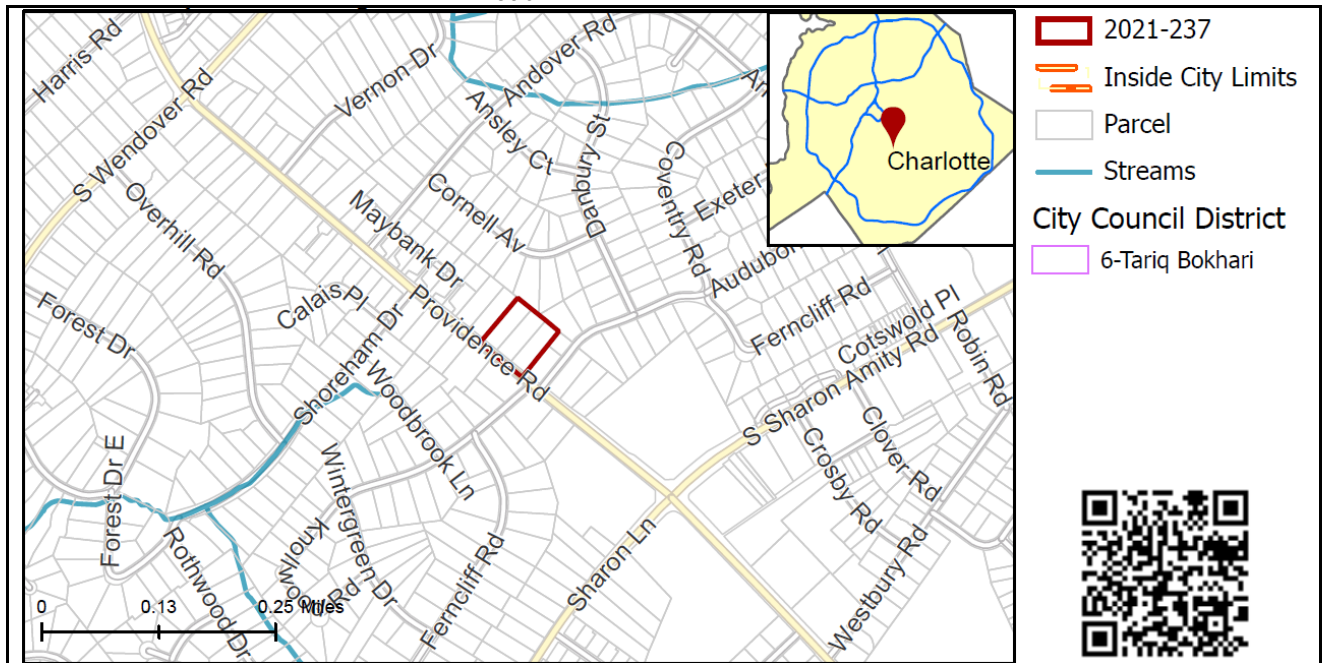


REQUEST

Current Zoning: R-3 (Single Family Residential)
Proposed Zoning: UR-2(CD) (Urban Residential, Conditional)

LOCATION

Approximately 2.08 acres located on the east side of Providence Road, north of South Sharon Amity Road, and south of Andover Road.



SUMMARY OF PETITION

The petition proposes redevelop 3 single family parcels with a townhome community containing 20 single family attached dwellings at a density of 9.62 dwelling units per acre (DUA).

PROPERTY OWNER

2619 Providence LLC

PETITIONER

Balogh Properties 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: 5.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *2040 Policy Map* recommendations for Neighborhood 1 place type.

Rationale for Recommendation

- The petition provides a 10 ft side yard adjacent to single family zoning which is consistent with other urban residential zoned development approved in the area.
- The petition locates the dumpster internal to the site away from single family uses.
- The site is located on a major thoroughfare, suitable for moderate density, attached single family. The petition proposed 20 single family attached dwellings for a density of 9.62 units per acre. The petition provides a large setback along Providence Road similar to

other residential development along the corridor. The plan also limits the building height to 40 ft, same as single family zoning and provides a 20 ft Class buffer along the northern edge of the rear property line under power lines and constructs a 6 ft tall brick fence with masonry columns along the southern edge of the rear property line adjacent to single family homes.

- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 5: Safe & Equitable Mobility
 - 7: Integrated Natural & Built Environments

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 1 Place Type to Neighborhood 2 Place Type for the site.

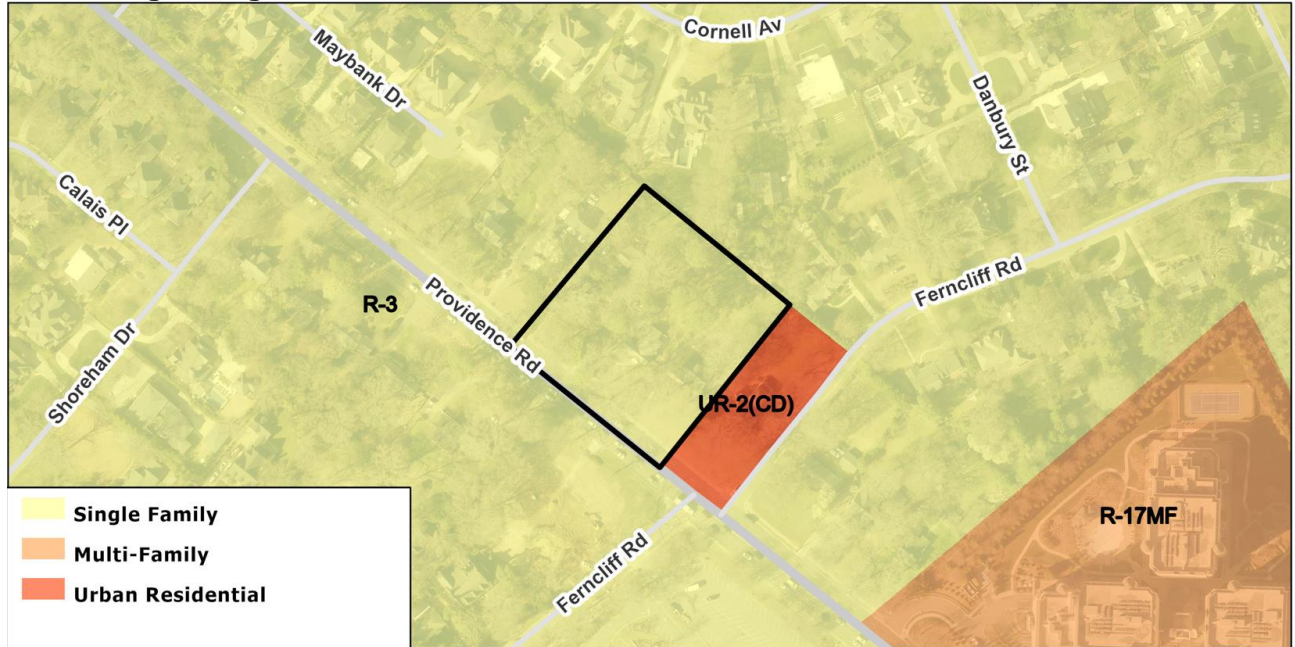
PLANNING STAFF REVIEW

• **Proposed Request Details**

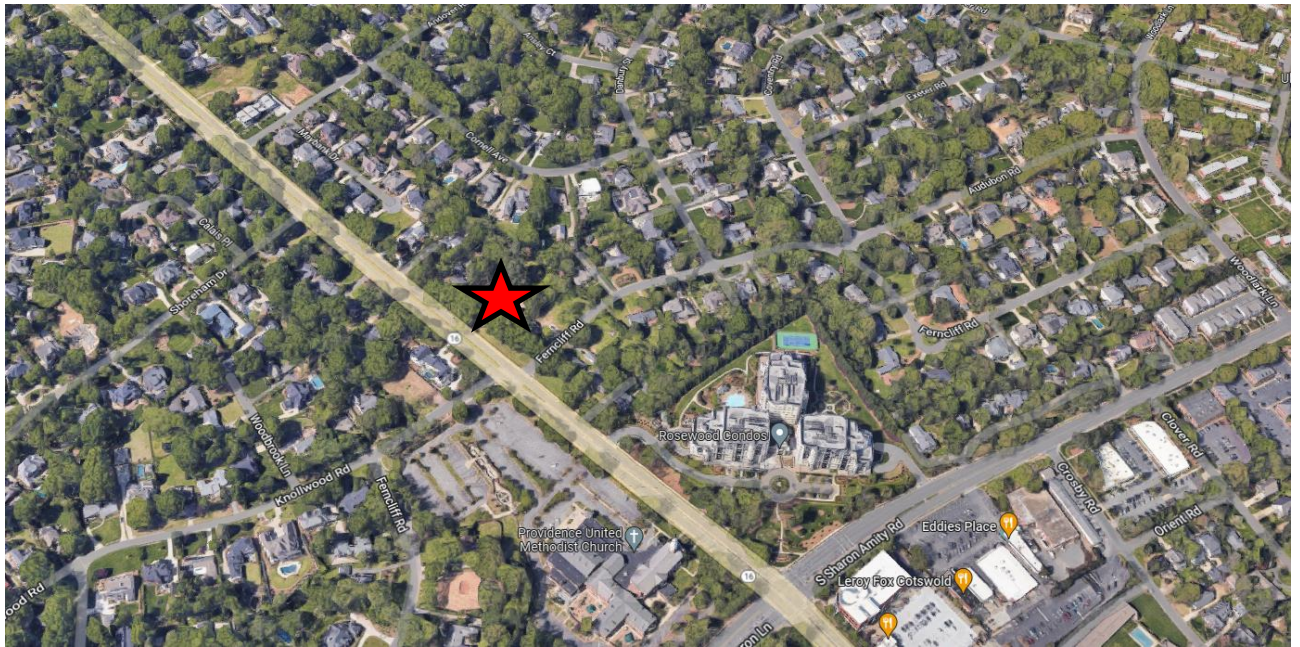
The site plan accompanying this petition contains the following provisions:

- Allows up to 20 single family attached (townhome) dwelling units in 4 buildings, for a density of 9.62 units per acre.
- Limits building height to 40 ft.
- Provides a 75 ft front setback along Providence Rd.
- Provides a 10 ft side yard to the north, adjacent to single family zoning and a 5ft side yard to the south adjacent to UR-2 zoning.
- Locates the proposed solid waste and recycle facilities internal to the site.
- Provides a 6 ft tall brick wall with masonry columns along the rear property line adjacent to the parcel to the southeast and provides a 20 ft Class C buffer adjacent to parcel northeast with a minimum of 75% evergreen tree plantings.
- Provides architectural standards related to allowed exterior façade materials, roof design, blank walls and usable porches and stoops.
- Commits to garage setbacks of at least 20 ft and minimum of 2 car garage so that each unit will have 3 parking spaces including the driveway. Provides a minimum of 2 parallel guest parking spaces along the private alley.
- Site access from one private alley off Providence Road.
- Petitioner may coordinate with adjacent development to the south (RZP-2021-104) to provide an internal connection if desired by the adjacent developer. Allows future possible connection to adjacent parcel to the north if the parties agree.
- Constructs an 8 ft planting strip and 12 ft multi-use path along Providence Rd.
- Proposes a south-bound left-over on Providence Rd at the sites access point.

- Existing Zoning and Land Use



The site is located in an area of residential development with a mixture of single family homes and duplexes. There is multi-family use to the south at Sharon Amity Rd.



The site (indicated by the red star above) is along Providence Road north of Sharon Amity Rd. The area is predominately developed with single family homes and occasionally duplex and townhome developments along the Providence Rd frontage. There are multi-family and commercial uses to the south along Sharon Amity Rd and within the Cotswold activity center.



The site is currently developed with 3 single family parcels.



North of the site is a legal non-conforming multi-family building with 5 units in R-3 zoning.



East of the site are single family homes along Cornell Ave and Ferncliff Rd.

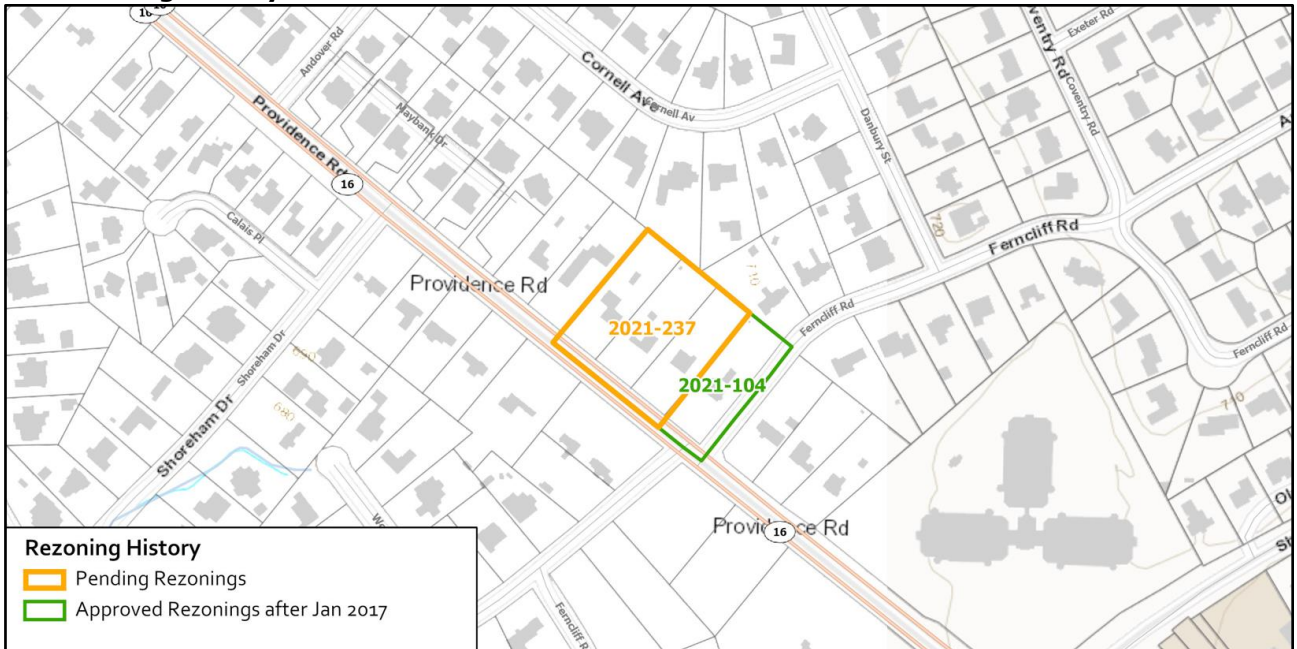


South of the site at the corner of Providence Rd and Ferncliff Rd is a single family home recently rezoned by RZP-2021-104 to allow up to 5 single family attached dwellings.



West of the site, across Providence Rd, is a duplex and single family homes.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-104	.69 acres south of the site at Fennell Rd to UR-2(CD) to allow up to 5 single family attached dwelling units.	Approved

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Neighborhood 1 place type.

- **TRANSPORTATION SUMMARY**

- The site is located on Providence Road, a State-maintained major thoroughfare. The petitioner commits to installing a 12-foot multi-use path with an 8-foot planting strip in accordance with the Charlotte BIKES Policy. The site plan also commits to constructing a southbound leftover on Providence Road. The leftover required median break approval by the NCDOT state traffic engineer which was provided on October 27, 2022. CDOT has no outstanding issues.
- **Active Projects:**
 - N/A
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**

Current Zoning:

 - Existing Use: 30 trips per day (based on 3 dwellings).
 - Entitlement: 80 trips per day (based on 6 dwellings).

Proposed Zoning: 115 trips per day (based on 20 dwellings).

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:** The development allowed under the existing zoning could generate 4 students, while the development allowed under the proposed zoning may produce 7 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 3 students.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Eastover Elementary at 98%
 - Sedgefield Middle at 72%
 - Myers Park High at 121%.

- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Providence Road. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located across the street along Providence Road. 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.

OUTSTANDING ISSUES

Site and Building Design

1. ~~Increase the side yards. Staff requests 10 ft to match the yards provided with the adjacent UR-2 development.~~ Addressed, increased the site yard adjacent to single family zoning to 10 ft.
2. ~~Relocate the dumpster away from the adjacent residential use.~~ Addressed

REQUESTED TECHNICAL REVISIONS

Site and Building Design

3. ~~Remove Note IV 10 under Architectural Standards as the site plan remove the proposed gate.~~ Addressed.
4. ~~Add parcel 18110408 for possible connection in Note III.3., the parcel is zoned single family but developed with multi-family use.~~ Addressed.

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

Planner: John Kinley (704) 336-8311