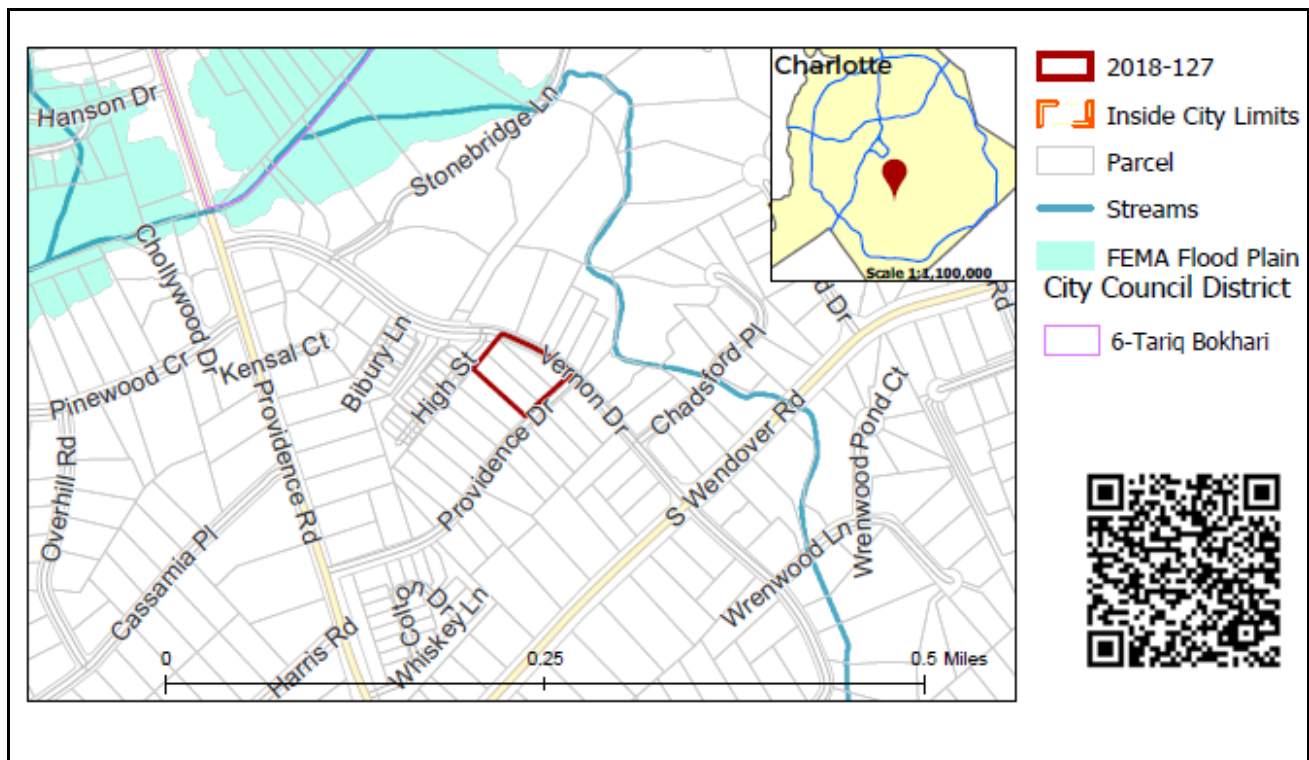


## REQUEST

Current Zoning: R-3 (single-family residential)  
Proposed Zoning: R-8 (single-family residential, conditional), with five-year vested rights

## LOCATION

Approximately 1.08 acres located at the intersection of Vernon Drive and Providence Drive, north of Wendover Road and east of Providence Road.  
(Council District 6 - Bokhari)



## SUMMARY OF PETITION

The petition proposes to allow the development of three duplex units at a density of 5.5 dwelling units per acre on three parcels.

## PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE

Susanne Robicsek  
Blue-Azalea – Providence, LLC  
Joseph Di Zazzo

## COMMUNITY MEETING

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 14

## STAFF RECOMMENDATION

Staff recommends approval of this petition upon resolution of outstanding issues related to site design, transportation, and technical issues.

### Plan Consistency

The proposed single-family land use is consistent with the *South District Plan* recommendation for residential uses. The *General Development Policies* support a density up to eight dwelling units per acre.

### Rationale for Recommendation

- The proposed single-family development is located within an established single family detached neighborhood.
- The proposed development is adjacent to a single family attached development zoned R-8(CD).
- The R-8(CD) petition seeks to allow three single family attached dwellings on two individual lots, and the minimum setback and yards are compatible with the surrounding pattern of development.
- The proposed density is supported by the *General Development Policies*.

## PLANNING STAFF REVIEW

### • Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Allows up to six single family attached dwelling units at a maximum density of 5.5 dwelling units per acre in three buildings.
- 30-foot setback along Providence Drive and 20-foot setback along Vernon Drive.
- Eight-foot planting strip and six-foot sidewalk along Providence Drive.
- Proposed four-foot wall along Vernon Drive.
- Driveway entrances provided along Providence Drive and Vernon Drive.
- Provides the following architectural treatments:
  - Building materials will be a combination of portions of the following: brick, stone, stained wood, cementitious lapped or shake siding.
  - Front door entrances along Providence Drive for lot one.
  - Attached units in buildings lots 2 and 3 will have front entrances and vehicular access from the internal private driveway.

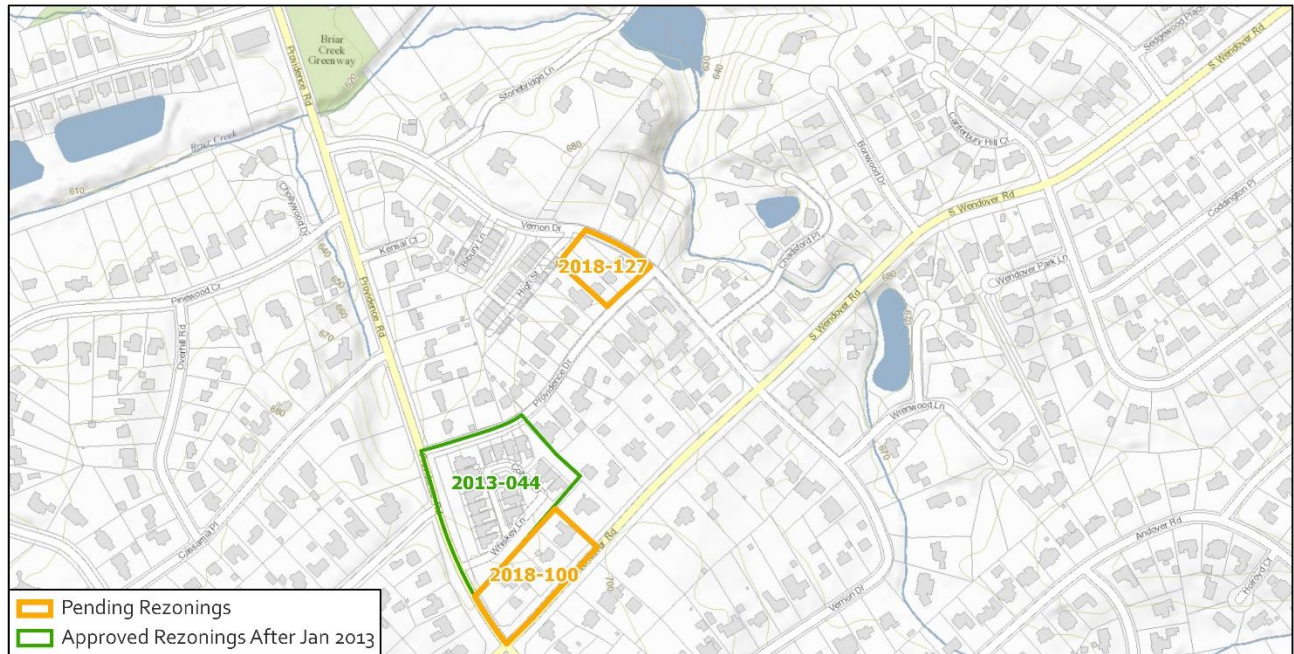
### • Existing Zoning and Land Use



The subject property is currently developed with three single-family structures and is surrounded by single family zoning, and uses including single family attached.

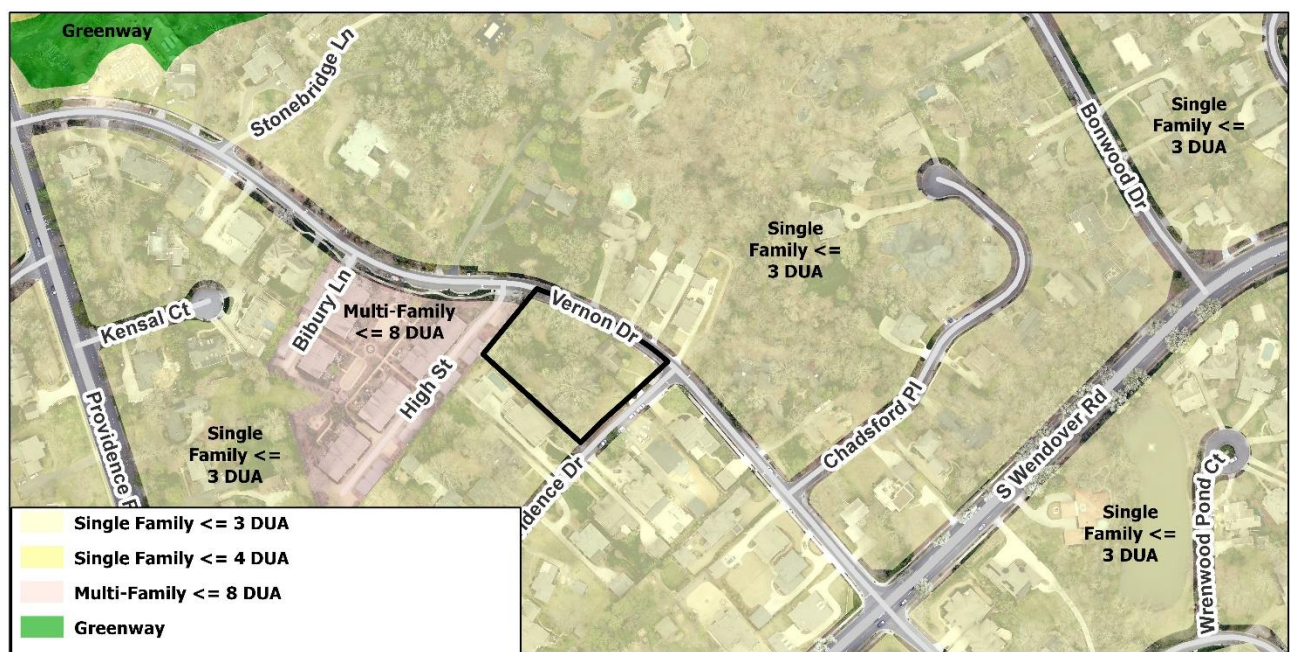


### • Rezoning History in Area



Petition Number	Summary of Petition	Status
2018-100	Proposed to rezone 1.87 acres to UR-2(CD) to allow the development of 13 townhomes.	Withdrawn
2013-044	Rezoned 4.26 acres to R-8MF(CD) to allow the development of 19 townhomes.	Approved

### • Public Plans and Policies



- The *South District Plan* (1992) recommends residential uses up to three dwelling units per acre.
- The *General Development Policies* (GDP) provides policy guidance for evaluating proposed residential densities greater than four units per acre. The petition meets the General

Development Policies locational criteria for consideration of up to 8 dwellings per acre as illustrated in the table below.

Assessment Criteria	Density Category – up to 8 dua
Meeting with Staff	1
Sewer and Water Availability	2
Land Use Accessibility	1
Connectivity Analysis	3
Road Network Evaluation	0
Design Guidelines	4
Other Opportunities or Constraints	NA
<b>Minimum Points Needed: 11</b>	<b>Total Points: 12</b>

• **TRANSPORTATION CONSIDERATIONS**

- The site is at the intersection of two local streets. There is existing curb, gutter, and sidewalk with substandard planting strip along Vernon Drive. Providence Drive has no curb, gutter, planting strip, or sidewalk. CDOT is requesting the petitioner commit to installing 8' planting strip and 6' sidewalk along Vernon. The site is committing to providing street scape along Providence Drive.
- See Outstanding Issues, Notes 5, 6, and 7.
- **Vehicle Trip Generation:**  
Current Zoning:  
Existing Use: 30 trips per day (based on three dwellings).  
Entitlement: 30 trips per day (based on three dwellings).  
Proposed Zoning: 60 trips per day (based on six dwellings).

**DEPARTMENT COMMENTS** (see full department reports online)

- **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 outstanding issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate three students, while the development allowed under the proposed zoning will produce one students. Therefore, the net increase in the number of students generated from existing zoning to proposed zoning is zero students.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Eastover Elementary from 91% to 91%
    - Alexander Graham Middle from 114% to 114%
    - Sedgefield Middle from 87% to 87%
    - Myers Park High from 119% to 119%.
- **Charlotte Water:** Has accessible water system infrastructure for the rezoning boundary via an existing six-inch water distribution main located along Vernon Drive. Sewer system infrastructure accessible for the rezoning boundary via existing ten-inch gravity sewer mains located along Vernon Drive and Providence Drive.
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments submitted.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

**OUTSTANDING ISSUES**

Site and Building Design

1. Label the width of the proposed sidewalk along Vernon Drive.
2. Remove the five-year vested rights request from the request.

3. Show and label the proposed tree save area.
4. Add a note that if tree save area is not provided that a 20 foot landscape area equal to 20 foot Class "C" buffer will be provided for lots 1 and 2.

Transportation

5. Revise the site plan and conditional note(s) to show and commit to installing an 8' planting strip and 6' sidewalk along Vernon Drive. Where existing wall is to remain, petitioner is to use existing planting strip to install wider sidewalk from back of curb.
6. Update the site plan and conditional note(s) to commit, show and label curb and gutter 10.5' from centerline as per Chapter 20 along providence drive.
7. Update the site plan and conditional note(s) to dedicate right of way 2two feet behind proposed sidewalk along Providence Drive and Vernon Drive.

**REQUESTED TECHNICAL REVISIONS**

Site and Building Design

8. Modify your proposed scale on the site plan.
- 

**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
  - Charlotte Area Transit System Review
  - Charlotte Department of Housing and Neighborhood Services Review
  - Charlotte Department of Solid Waste Services Review
  - Charlotte Fire Department Review
  - Charlotte-Mecklenburg Schools Review
  - Charlotte Water Review
  - Engineering and Property Management Review
    - Erosion Control
    - Land Development
    - Storm Water
    - Urban Forestry
  - Mecklenburg County Parks and Recreation Review
  - Transportation Review

**Planner:** Solomon Fortune (704) 336-8326