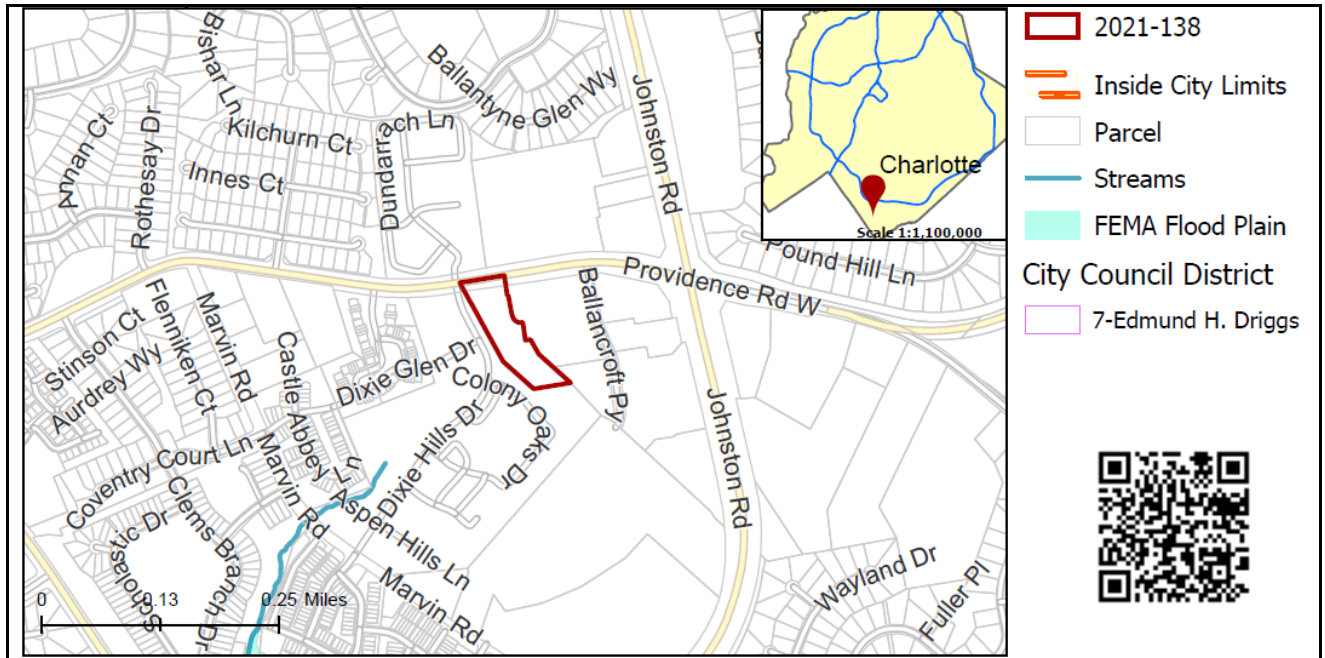


**REQUEST**

Current Zoning: R-3 (single family)  
Proposed Zoning: R-22MF (multi-family)

**LOCATION**

Approximately 2.60 acres located on the south side of Providence Road West, northeast of Marvin Road, and west of Johnston Road.



**SUMMARY OF PETITION**

The petition proposes to allow all uses in the R-22MF district for the site located south of Ballantyne near Johnston Road.

**PROPERTY OWNER**

City of Charlotte

**PETITIONER**

City of Charlotte

**AGENT/REPRESENTATIVE**

Miles Vaughn

**COMMUNITY MEETING**

Meeting is not required.

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *South District Plan* recommendation for single family residential up to 3 dwelling units per acre. The density for the petition is also **inconsistent** with the *General Development Policies* which support up to 12 units per acre.

Rationale for Recommendation

- The petition would allow residential density up to 22 dwelling units per acre.
- The proposed zoning serves as transition in allowed land use and density between the multi-family to the west and the institutional and commercial uses to the east.
- The site is located adjacent to a commercial node and within walking distance to retail amenities and employment opportunities including grocery stores, eating drinking and entertainment establishments, offices, hotel, police department and future hospital.

- The site is located on a major thoroughfare connecting to Johnston Road and Lancaster Highway.
- Due to site location and surrounding development it is not appropriate for development of single family detached residential.
- The proposal provides opportunities for additional and diverse housing options in the area.

The approval of this petition will revise the adopted future land use as specified by the *South District Plan*, from single family residential use up to 3 dwelling units per acre to residential use up to 22 dwelling units per acre for the site.

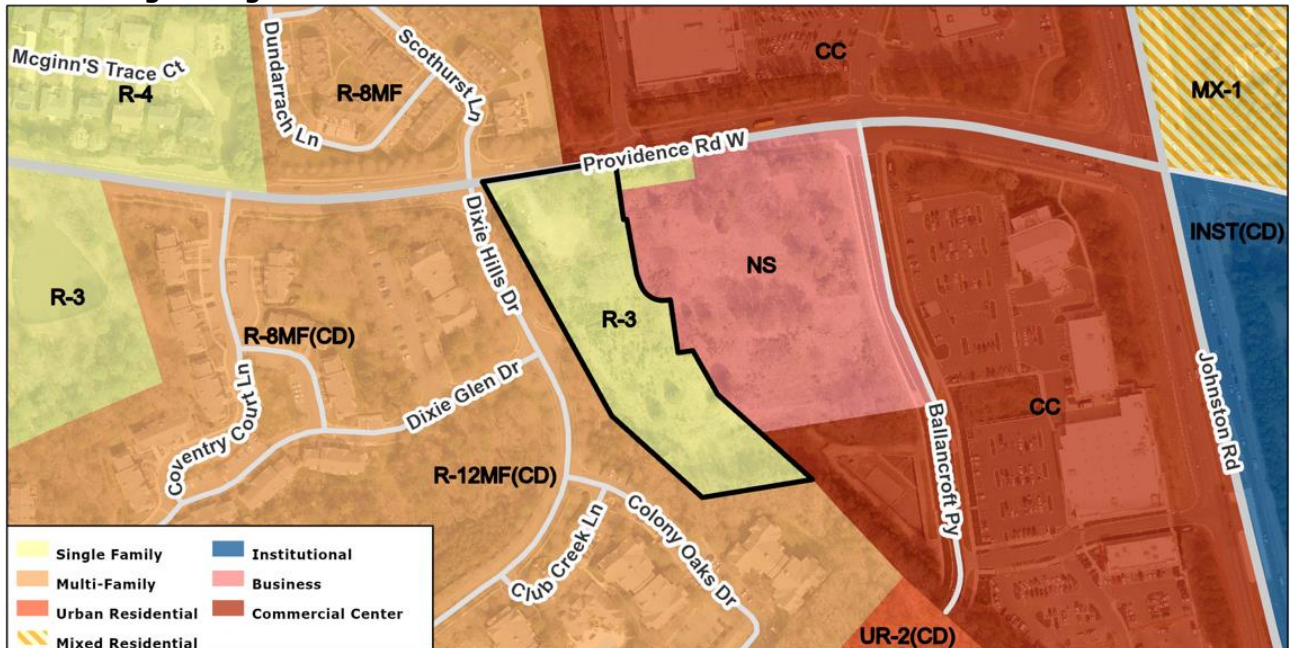
### PLANNING STAFF REVIEW

- **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.

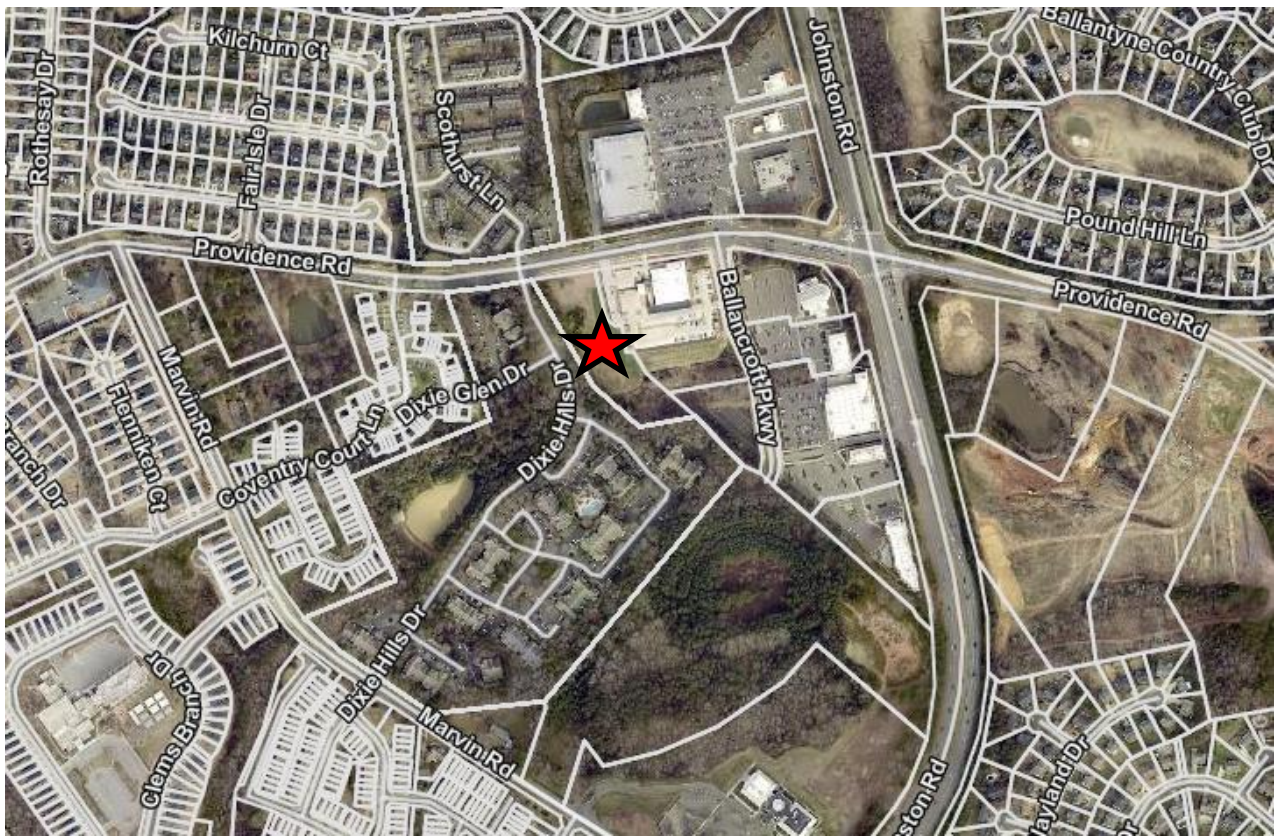
- The proposal would allow all uses in the R-22MF district.

- **Existing Zoning and Land Use**



There are single family attached and detached dwelling and multi-family residential to the north, south and west off Providence Road West. There are institutional and commercial uses to the north, east and south along Johnston Road and Providence Road West.





The site, indicated by the red star, is located in an area with a mix of uses including commercial, institutional, multi-family and single family attached and detached residential.



The site is vacant.

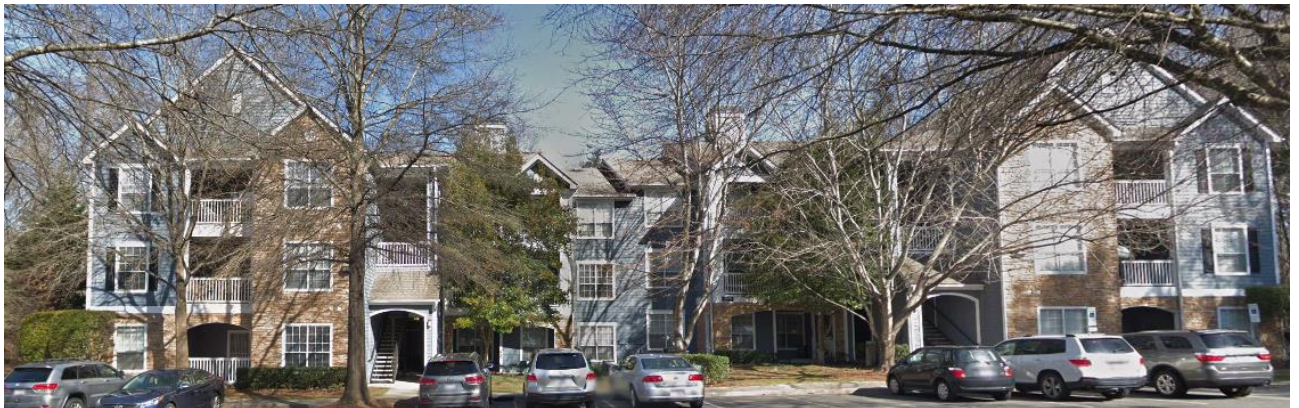




North of the site is single family attached and landscape buffer for Publix.

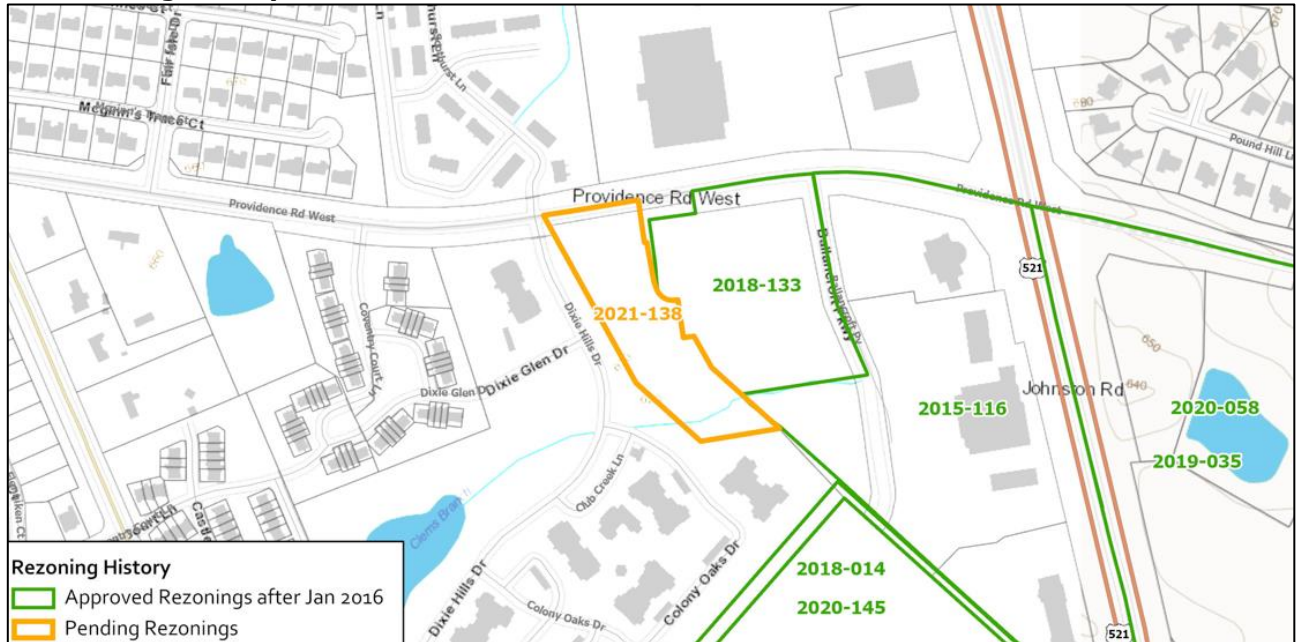


East of the site is the new South Division Police station.



South and west of the site is multi-family development.

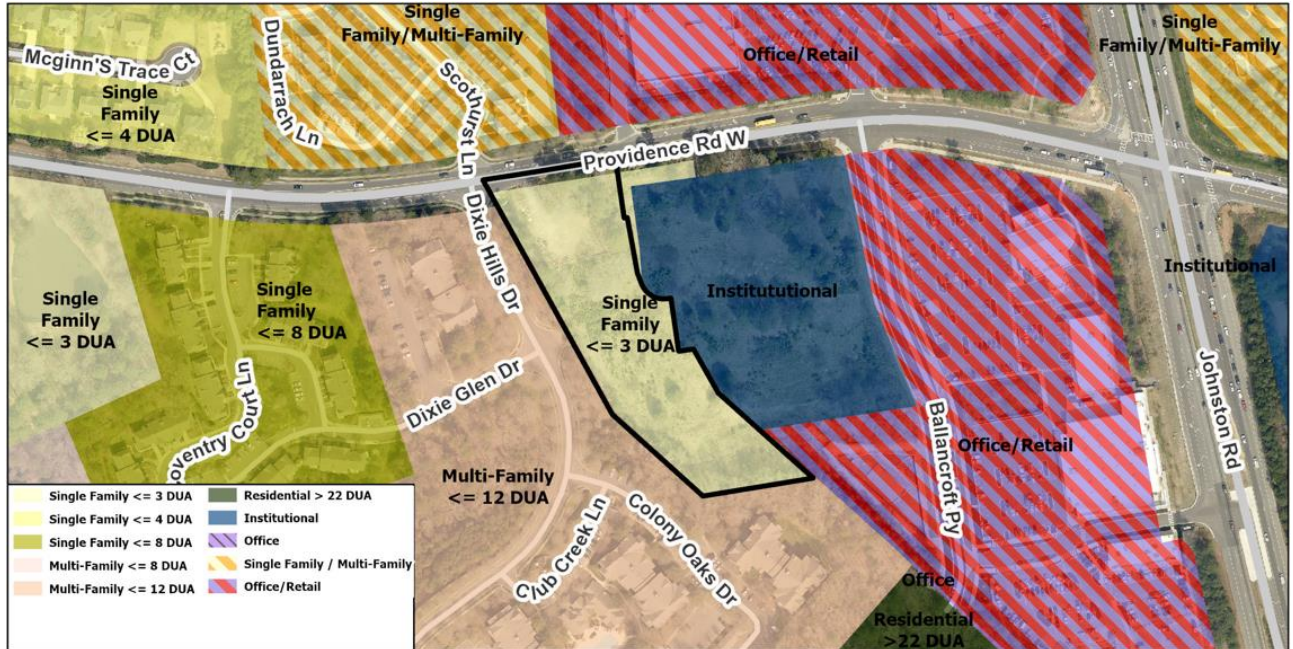
- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2015-116	13.22 acres east of the site along Johnston Road to CC (commercial center) to allow financial institutional, office, retail and hotel uses.	Approved
2018-014	18.95 acres southeast of the site along Johnston Road to O-2(CD) (office, conditional) to allow a hospital and medical office uses.	Approved
2018-133	4.28 acres adjacent to the east of the site to NS (neighborhood services) to allow a police division station.	Approved
2019-035	40.43 acres east of the site on the east side of Johnston Road to INST(CD) (institutional, conditional) to allow a hospital and medical office uses.	Approved
2020-058	40.43 acres east of the site on the east side of Johnston Road to INST(CD) SPA, to amend the site plan for the previously approved hospital and medical office uses.	Approved
2020-145	18.95 acres southeast of the site along Johnston Road to UR-2(CD) (urban residential, conditional) to allow up to 455 units including a mixture of townhomes and multi-family units and a mixture of market rate and affordable age restricted units at density of up to 24 units per acre.	Approved



### • Public Plans and Policies



- The *South District Plan* (1993) recommends single family residential up to 3 dwelling units per acre for the site.
- The *General Development Policies* (GDP) provides policy guidance for evaluating proposed residential densities greater than four units per acre. The petition does not meet the *General Development Policies* locational criteria for consideration of up to 22 dwellings per acre as illustrated in the table below.

Assessment Criteria	Density Category – up to 22 dua
Meeting with Staff	1
Sewer and Water Availability	2
Land Use Accessibility	2
Connectivity Analysis	3
Road Network Evaluation	0
Design Guidelines	4
Other Opportunities or Constraints	NA
<b>Minimum Points Needed: 14</b>	<b>Total Points: 12</b>

### • TRANSPORTATION SUMMARY

- The site is adjacent to Providence Road West, a City-maintained major thoroughfare, Dixie Hills Drive, a privately maintained local street, and Colony Oaks Drive, a privately maintained local street. A Traffic Impact Study (TIS) is needed/not needed for this site. CDOT will work with the petitioner during the permitting process to ensure all required streetscape and transportation ordinance requirements are complied with for adequate access and connectivity to the site and surrounding network.
- **Active Projects:**
  - N/A
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 0 trips per day (based on vacant).
    - Entitlement: 95 trips per day (based on 7 single family homes).
  - Proposed Zoning: 310 trips per day (based on 57 multi-family 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 outstanding issues.
  - **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 4 students. The proposed conventional district allows a variety of uses; however, if developed with multi-family at 22 units per area the development would generate 19 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 15 students.
    - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
      - Ballantyne Elementary from 131% to 133%
      - Community House Middle at 142%
      - Ardrey Kell High at 164%.
  - **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water distribution main located along Providence Rd West. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along the center of the parcel. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Erosion Control:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
  - **Stormwater Services Land Development Engineering:** No outstanding issues.
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry / Arborist:** No outstanding issues.
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**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**





**Planner:** John Kinley (704) 336-8311

## RZP 2021-138







### Goals Relevant to Rezoning Determinations

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
	<b>Goal 1: 10- Minute Neighborhoods</b> 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.	✓
	<b>Goal 2: Neighborhood Diversity &amp; Inclusion</b> 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.	✓
	<b>Goal 3: Housing Access for All</b> 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.	✓
	<b>Goal 4: Trail &amp; Transit Oriented Development (2-TOD)</b> 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.	✗



	<p><b>Goal 5: Safe &amp; Equitable Mobility</b></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><b>Goal 6: Healthy, Safe &amp; Active Communities</b></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><b>Goal 7: Integrated Natural &amp; Built Environments</b></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><b>Goal 8: Diverse &amp; Resilient Economic Opportunity</b></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><b>Goal 9: Retain Our Identity &amp; Charm</b></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><b>Goal 10: Fiscally Responsible</b></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>	