



Zoning Committee

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**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.  
(Council District 7 - Driggs)

**PETITIONER**

City of Charlotte

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be **inconsistent** with the *South District Plan* and **inconsistent** with the density recommended by the *General Development Policies* based on the information from the staff analysis and the public hearing and because:

- The Plan recommends single family residential use up to 3 dwelling units per acre.
- The *General Development Policies* support residential use up to 12 units per acre.

However, we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- 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.

Motion/Second: Spencer / Rhodes

Yeas: Chirinos, Ham, Rhodes, Samuel, Spencer and Welton

Nays: None

Absent: Blumenthal

Recused: None

**ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan.

There was no further discussion of this petition.

**PLANNER**

John Kinley (704) 336-8311