

REQUEST	Proposed Zoning: UR-2(CD) SPA, urban residential, conditional, site plan amendment
LOCATION	Approximately 12.00 acres located on the southwest corner at the intersection of Ardrey Kell Road and Providence Road.
SUMMARY OF PETITION	The petition proposes a site plan amendment to increase the maximum number of townhome buildings and allow patio encroachments into the rear yard.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of the outstanding site plan issue. The petition is consistent with the <i>Providence Road/I-485 Area Plan Update</i> .
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Numerous. See application on website. Fairway Row, LLC Walter Fields
COMMUNITY MEETING	Meeting is required and has been held. Report available online.

PLANNING STAFF REVIEW

- **Background**
The subject site was rezoned in 2006 (rezoning petition 2006-002) from R-3 to UR-2(CD) to allow for up to 54 townhome units. The conditional site plan limited the number of buildings to 16 townhome buildings.
- **Proposed Request Details**
The site plan amendment contains the following changes:
 - Increase the maximum number of townhome buildings from 16 to 22.
 - Allow on-grade patios to encroach into the 30-foot rear yard up to 15 feet.
 - Maximum of 53 townhome units.
- **Existing Zoning and Land Use**
The subject site has two townhome buildings completed along with some infrastructure improvements. The majority of the site is vacant. Properties to the north are zoned B-2(CD) and R-3. Their land uses include the Rea Village Shopping Center and the Charlotte Links Golf Course. West and south of the site is R-3 zoning and these properties contain the Providence Country Club golf course and single family homes. Properties east of the site, across Providence Road, are zoned R-3 and INST(CD) and contain a large tract single family home and a childcare center.
- **Rezoning History in Area**
Recent rezonings approved in the area include:
 - Petition 2009-085 rezoned approximately 2 acres located east of this subject site, across Providence Road, from R-3 to INST(CD). The petition allowed for a 12,000 square foot childcare and preschool facility.
 - Petition 2011-021 rezoned approximately 22.7 acres located on the east side of Providence Road and across from Providence Country Club Drive from R-3 to R-3(CD) and INST(CD). The petition allowed for a nursing home consisting of 109 independent living units, 80 dependent beds and all other uses permitted in the R-3 zoning district.

- **Public Plans and Policies**

- The *Providence Road/I-485 Area Plan Update (2000)*, as amended by rezoning petition 2006-002, recommends residential uses up to a density of 4.5 dwelling units per acre.
 - The petition is consistent with the *Providence Road/I-485 Area Plan Update*.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
 - **Charlotte Department of Neighborhood & Business Services:** No comments received.
 - **Charlotte Department of Transportation:** No issues.
 - **Vehicle Trip Generation:**
Current Zoning: 375 trips per day.
Proposed Zoning: 375 trips per day.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** This site plan amendment will not impact the number of students attending local schools.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
 - **Mecklenburg County Parks and Recreation Department:** No comments received.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
 - This site meets minimum ordinance standards.

OUTSTANDING ISSUES

- The petitioner should:
 1. Remove all buildings illustrated on the "Golf Course Buffer Planting" sheets.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Community Meeting Report
- Charlotte Department of Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review

Planner: Shad Spencer (704) 353-1132