

Note: There is a sufficient protest petition on this rezoning request.

REQUEST	Current Zoning: R-3, single family residential Proposed Zoning: UR-1(CD), urban residential, conditional
LOCATION	Approximately 5.0 acres located on the north side of Providence Road West near the intersection of Tolliver Drive and Providence Road West. (Council District 7 – Driggs)
SUMMARY OF PETITION	The petition proposes to allow a maximum of 19 single family detached residential dwellings at a density of four units per acre.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is consistent with the <i>South District Plan</i> and the <i>General Development Policies</i> .
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Celadon Development, LLC The Ryland Group, Inc. John Carmichael
COMMUNITY MEETING	Meeting is required and has been held. Report available online.

PLANNING STAFF REVIEW

- **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:
 - Maximum of 19 single family detached homes at a density of four dwelling units per acre, with new local residential street for access to Providence Road West.
 - Maximum 40-foot building height.
 - Installation of a six-foot wide sidewalk and eight-foot planting strip along Providence Road West.
 - Dedication of 30 feet of right-of-way from the center line of Providence Road West with final platting of the site.
 - Construction of a left-turn lane (with 150 feet of vehicular storage) on Providence Road West to serve the new development.
 - Exterior walls of homes are to be constructed with minimum 30% masonry materials (brick, stone, architectural block, or other similar masonry materials).
 - **Existing Zoning and Land Use**
 - The rezoning site is currently developed with a 5,818-square foot single family residence built in 1979. The parcel is immediately surrounded by a religious facility, single family neighborhoods, and undeveloped acreage on properties zoned R-3 (single family residential), R-4 (single family residential), and MX-1 (mixed use).
 - **Rezoning History in Area**
 - There have been several recent rezonings in the immediate area. These include a rezoning to accommodate an increase in the number of dwelling units in a previously approved independent living facility; a rezoning for a skilled nursing facility; a conventional rezoning of a site to R-4 (single family residential); a rezoning accommodating a new 281-unit multi-family development; and a rezoning to allow an increase in square footage for a development consisting of office, bank and hotel uses.
 - **Public Plans and Policies**
 - The *South District Plan* (1993) recommends single family residential.
 - The *General Development Policies* (GDP) (2003) states that for density increases up to 4 dwelling units per acre, a site should be assessed to ensure sewer and water is or will be available, petitioner has met with staff, an evaluation of the road network has been completed, and that it meets appropriate design guidelines. The petition meets the above noted criteria.
 - The petition is consistent with the land use recommended in the *South District Plan* and with the *General Development Policies* criteria for an increase in density up to four units per acre.
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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 issues.
 - **Transportation:** No issues.
 - **Vehicle Trip Generation:**
Current Zoning: 150 trips per day.
Proposed Zoning: 190 trips per day.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Police Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** The proposed development would generate 13 students. The net change in the number of students generated from existing zoning to proposed zoning is three students.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte-Mecklenburg Utilities:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
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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. Label the zoning of abutting parcels on the site plan.
 2. Remove Amendments to Rezoning Plan as that language is already provided under General Provisions. Add a sentence under General Provisions that states any modifications will comply with Section 6.207 of the Zoning Ordinance.
 3. Provide a six-foot sidewalk along the proposed local residential medium street. Amend language under *Streetscape and Landscaping* to reflect this requirement.
 4. Add a note that accessory uses to single family residential units are permitted uses.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Community Meeting Report
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Police Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

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