

REQUEST Current Zoning: MUDD-O (mixed use development, optional) with five-year vested rights
Proposed Zoning: MUDD-O SPA (mixed use development, optional, site plan amendment) with five-year vested rights

LOCATION Approximately 47.55 acres located on the east side of Providence Road between Providence Country Club Drive and Allison Woods Drive and across from Ardrey Kell Road.
(Council District 7 - Driggs)

SUMMARY OF PETITION The petition proposes to modify the development standards for a portion of the Waverly Development to: 1) allow one additional location for an accessory drive-through window while maintaining the total number of uses with drive-through windows, and 2) increase the height for ground mounted detached signs located along Providence Road and building L located within Development Area F to be six feet high instead of five feet.

PROPERTY OWNER Providence Road Farms, LLC; Waverly MOB, LLC; Waverly Retail LLC
PETITIONER Providence Road Farms, LLC
AGENT/REPRESENTATIVE Jeff Brown and Keith MacVean

COMMUNITY MEETING Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: None.

STATEMENT OF CONSISTENCY

- The Zoning Committee found this petition to be consistent with the *Providence Road/I-485 Area Plan* as amended by previous rezoning, based on information from the staff analysis and the public hearing, and because:
 - The site is recommended for residential, office, and retail uses.
- Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:
 - The site is located in the Providence Road/I-485 Mixed Use Activity Center, which is a priority area to accommodate future growth; and
 - The proposed site plan amendment provides for additional flexibility for the location of drive-through uses on the site, as well as a minor change to the signs allowed on Providence Road as proposed in the original approved plan; and
 - The rezoning for the Waverly development was initially approved in 2014 to allow a mixed use development permitting up to 560,000 square feet of office and commercial land uses, 150-room hotel and 561 dwelling units; and
 - The requested changes will not impact the overall goals and design for the development;

By a 5-0 vote of the Zoning Committee (motion by Labovitz seconded by Majeed).

ZONING COMMITTEE ACTION The Zoning Committee voted 5-0 to recommend **APPROVAL** of this petition.

VOTE

Motion/Second: Labovitz / Eschert
Yeas: Eschert, Labovitz, Majeed, Sullivan, and Wiggins
Nays: None
Absent: Dodson
Recused: Lathrop

ZONING COMMITTEE Staff provided a brief summary of the petition and indicated there were

DISCUSSION	no outstanding issues and no changes had been made since the public hearing. The petition is consistent with the adopted area plan as amended by the previous rezonings. There was no further discussion.
STAFF OPINION	Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS
(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan amendment contains the following changes:

- Allows an additional location for an accessory drive-through window associated with a financial institution for Building L located within Development Area F (located along the extension of Ardrey Kell Road at the corner of the proposed street "Village Walk Drive") without increasing the overall total number of drive-through windows allowed.
 - Provides site and design standards if Building L contains a financial institution or a limited service restaurant with a drive-through window.
 - Provides two site layout options for Building L located within Development Area F.
 - Increases the maximum height of ground mounted, detached signs for Building L within Development Area F and ground mounted, detached signs for buildings within Development Area B, C, D and E located along Providence Road from five feet to six feet.
 - Removes two notes under "General Provisions" that allowed administrative changes related to graphics, alterations, and modifications.
- **Public Plans and Policies**
- The *Providence Road/1-485 Area Plan Update (2000)*, as amended by petition 2013-085, recommends residential, office, and retail for the subject site.
- **TRANSPORTATION CONSIDERATIONS**
- This rezoning will not affect the amount of traffic generated by the site and the approved road infrastructure and access points will not change. CDOT has no concerns with this petition.
 - **Vehicle Trip Generation:**
Current Zoning: 19,400 trips per day based on previously approved uses.
Proposed Zoning: The proposal does not change the uses permitted, therefore there is no change in the vehicle trip generation.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Fire Department:** No comments received.
- **Charlotte-Mecklenburg Schools:** This site plan amendment will not impact the number of students attending local schools.
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Charlotte Water:** See Advisory Comments, Notes 1 and 2.
- **Engineering and Property Management:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.

ADVISORY COMMENTS

1. In relation to the parcels under review, Charlotte Water has water system availability via existing eight-inch water mains located along Providence Country Club Drive and Golf Links Drive. An existing 12-inch water main is located along Providence Road that extends approximately 300 feet north of the intersection at Providence Road and Providence Country Club Drive.
2. In relation to the parcels under review, Charlotte Water has sewer system availability via existing eight-inch gravity sewer mains located along Providence Country Club Drive and Providence Road. It should be noted there are no existing sewer mains between Development Areas 'C' and 'E' (as shown on Technical Data Sheet – RZ-1) along Providence Road.

Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Site Plan
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Neighborhood & Business Services Review
 - Charlotte-Mecklenburg Storm Water Services Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

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