

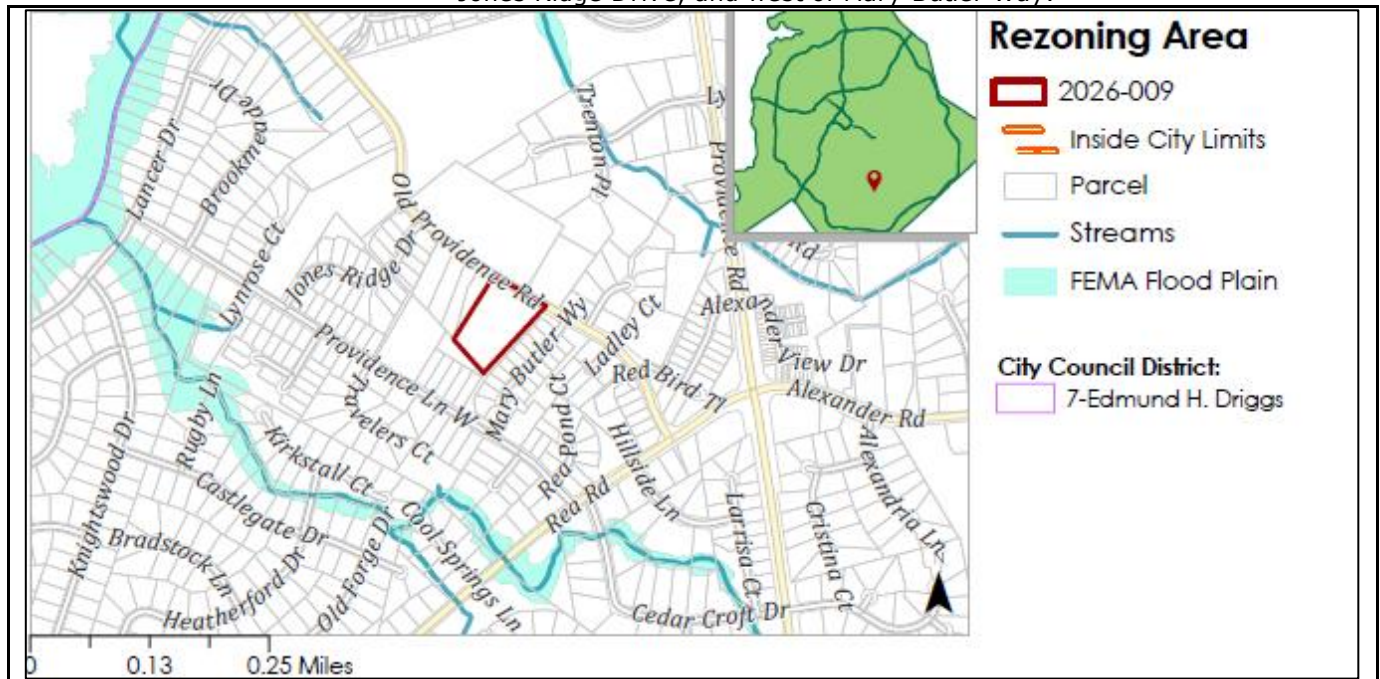
REQUEST

Current Zoning: N1-B (Neighborhood 1-B)
Proposed Zoning: N1-D (CD) (Neighborhood 1-D, conditional)

LOCATION

Address: 7000 Old Providence Road, Charlotte, NC 28226

Approximately 3.0 acres located south of Old Providence Road, east of Jones Ridge Drive, and west of Mary Butler Way.



SUMMARY OF PETITION

The petition proposes the redevelopment of up to 10 single family detached residential units on a lot currently occupied with a single family home and an accessory structure.

PROPERTY OWNER

Graham Partners LLC

PETITIONER

David Simonini Signature Homes, LLC

AGENT/REPRESENTATIVE

David Simonini

COMMUNITY MEETING

The community meeting was held on April 28, 2026 date and 7 people from the community attended.

The community meeting report notes that items discussed at the meeting included an overview of the petitioner's request to rezone the 7000 Old Providence Road property from N1-B (Neighborhood 1-B) to N1-D (Neighborhood 1-D) to allow reduced front and rear setbacks, enabling smaller, low-maintenance yards intended for buyers aged 55 and older. The petitioner then presented the proposed site layout, which includes 10 single-family homes on lots mostly exceeding 6,000 square feet, a density lower than that of the adjacent Maison neighborhood, and significant planned tree-save areas along with dedicated stormwater detention space. The presentation continued with a review of three home designs ranging from 2,800 to 3,300 square feet, tailored to meet the needs and preferences of empty-nester buyers. During the question-and-answer portion of the meeting, attendees asked whether the N1-C (Neighborhood 1-C) zoning classification might be more appropriate for the site, prompting clarification that the

requested zoning change was specifically driven by the desired setback reductions. Additional clarification was provided regarding a CDOT report that had mistakenly referenced 24 townhomes, with the petitioner confirming that only single-family homes are planned. Attendees also raised questions about traffic impacts as well as roadway and sidewalk improvements, and the petitioner agreed to pursue widening the sidewalks to 8 feet if the City approves the change. The discussion concluded with an overview of the anticipated project timeline, including rezoning, engineering, site development, and eventual construction phases.

The full meeting report is available online.

STAFF RECOMMENDATION

Staff does not recommend approval of this petition in its current form.

Plan Consistency

The petition is **consistent** with the goals and policies of the *South Middle Area Plan*.

Rationale for Recommendation

- The petition is in alignment with the *2040 Policy Map* recommendation for the Neighborhood 1 (N1) Place Type and proposes single family homes consistent with the type of development on the corridor. However, the proposal is inconsistent with the criteria outlined in the Place Type 5 (PT-5) policy found in the *South Middle Area Plan*.
- The PT-5 criteria establish standards to ensure that new development is compatible with surrounding residential patterns by evaluating factors such as lot size and configuration, street frontage types, and the location of the parcel within the block (e.g., mid-block or corner), with the goal of maintaining cohesive neighborhood character.
- In its current form, the petition does not meet PT-5 because the proposed lot dimensions introduce a development pattern that is inconsistent with the predominant lot pattern surrounding the site. The most relevant point of comparison is the existing N1-A lots immediately east along Mary Butler Way and west along Jones Ridge Drive, which establish the prevailing neighborhood pattern. Lots along Mary Butler Way average 63 feet in width and 104 feet in depth, while lots along Jones Ridge Drive average 72 feet in width and 164 feet in depth—both notably different from the proposed 50 foot wide, 6,000 square foot minimum lots.
- The petition's proposed N1-D intensity would create a noticeable mismatch in lot size, rhythm, and scale within an area characterized by lower density development. While the lots along Old Providence Road to the west are significantly wider and deeper, creating their own distinct pattern, the petition does not provide a context sensitive transition between these deeper lots, the shallower lots on Mary Butler Way, and the intermediate depth lots on Jones Ridge Drive.
- The subject property is also not located on a corner lot, which limits its ability to transition between differing lot patterns in accordance with PT-5.
- To improve alignment with the *South Middle Area Plan* and address the PT-5 compatibility concerns, the petition should consider providing a site plan illustrating an increase in lot widths and/or lot areas to more closely blend into the established residential pattern.

PLANNING STAFF REVIEW

- **Background and Zoning District Summary**
 - Existing Zoning:
 - N1-B: This district allows for single family, duplex, triplex, and quadraplexes in some situations, as well as a limited number of other uses on lots that are 8,000 square feet or greater.
 - Proposed Zoning:
 - N1-D: This district allows for single family, duplex, triplex, and quadraplexes in some situations, as well as a limited number of other uses on lots that are 3,500 square feet or greater.
 - Conditional (CD): This petition proposes site-specific commitments that further restrict the use of the site.

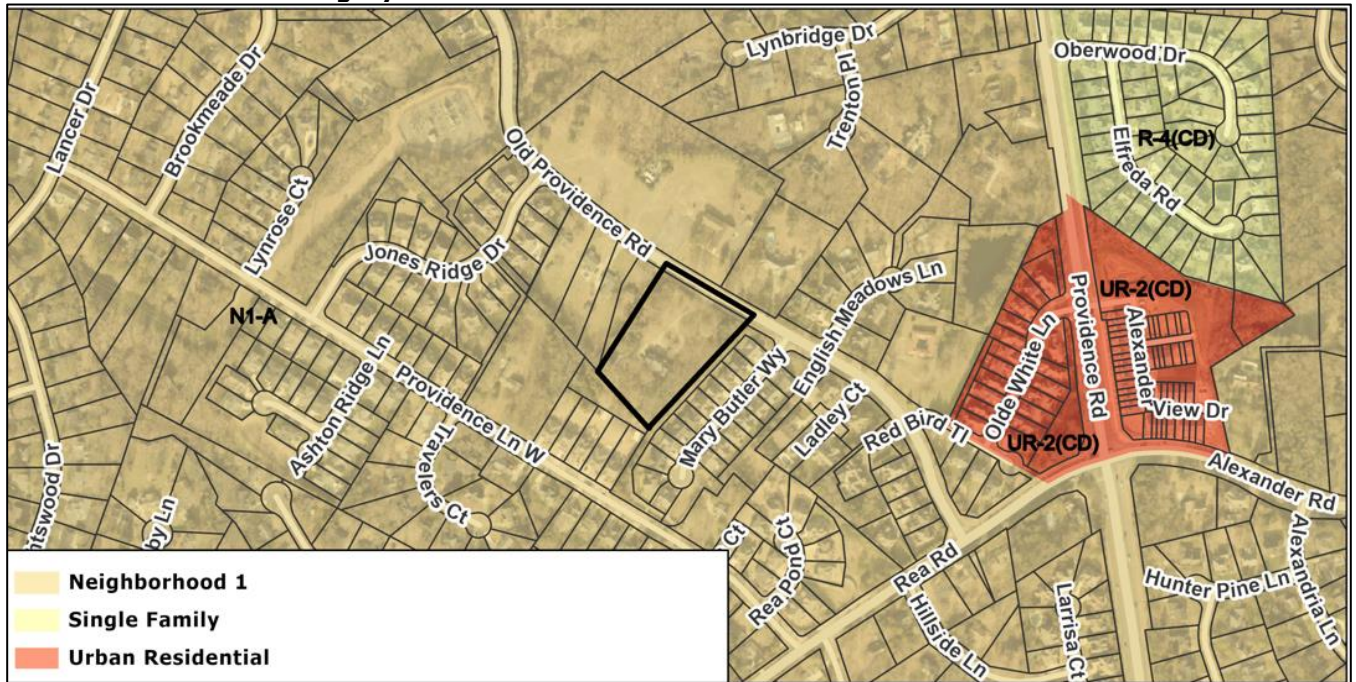
- **Proposed Request Details**

The development standards accompanying this petition contain the following provisions:

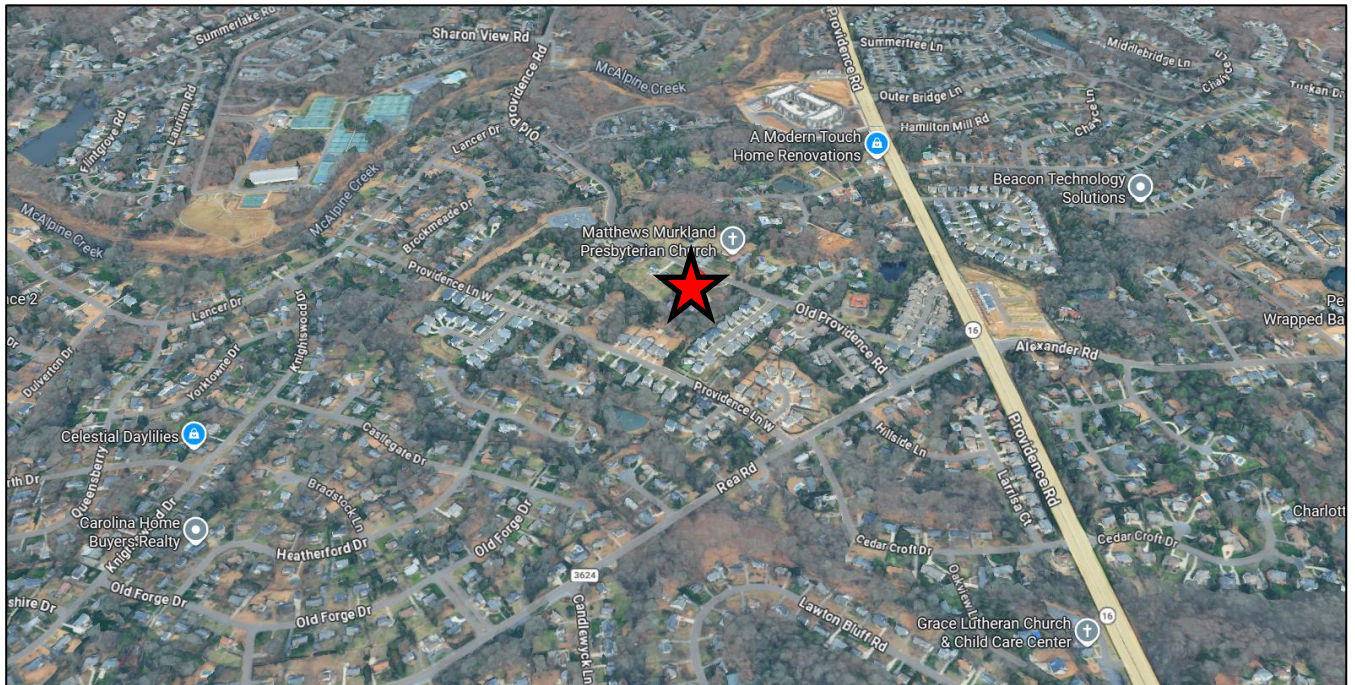
- To allow the development of up to 10 single family detached residential units.
- The petition commits to minimum lot width of 50 feet.
- The petition commits to minimum lot acreage of 6,000 square feet.

Neighborhood 1 Zoning District Lot Standards				
	N1-A	N1-B	N1-C	N1-D
Minimum Lot Area	10,000	8,000	6,000	3,500
Minimum Lot Width	70'	60'	50'	40'
Minimum Front Setback	27'	27'	17'	17'
Minimum Side Setback	5'	5'	5'	5'
Minimum Rear Setback	40'	35'	30'	25'
Maximum Residential Height	48'	48'	40'	40'

- **Site Context and Imagery**



- The site is currently zoned N1-B and is immediately surrounded by N1-A districts to the north, south, east, and west—reflecting consistent larger-lot neighborhood 1 products. Along Old Providence Road to the west, the pattern shifts to deeper and wider lots consistent with the Avenue frontage classification. There is UR-2(CD) (Urban Residential-2, conditional) zoning further east.



The site, identified by the red star above, is currently developed with a single-family residential structure. It is immediately surrounded by established single family residential developments and a place of worship across Old Providence Road. A single family, compact development lies directly east of the property, with additional townhome communities and several multi-family stacked residential developments located within the broader vicinity. The surrounding area also includes a range of non-residential uses such as private recreation clubs, a religious campus, an adult care home, medical office uses, and various personal service establishments.



This is a street view of the site facing south from Old Providence Road. The site is currently developed with one single family dwelling and an accessory structure.



This is a street view south made up of 5 single family lots.



This is a street view north of the site showing a place of worship.

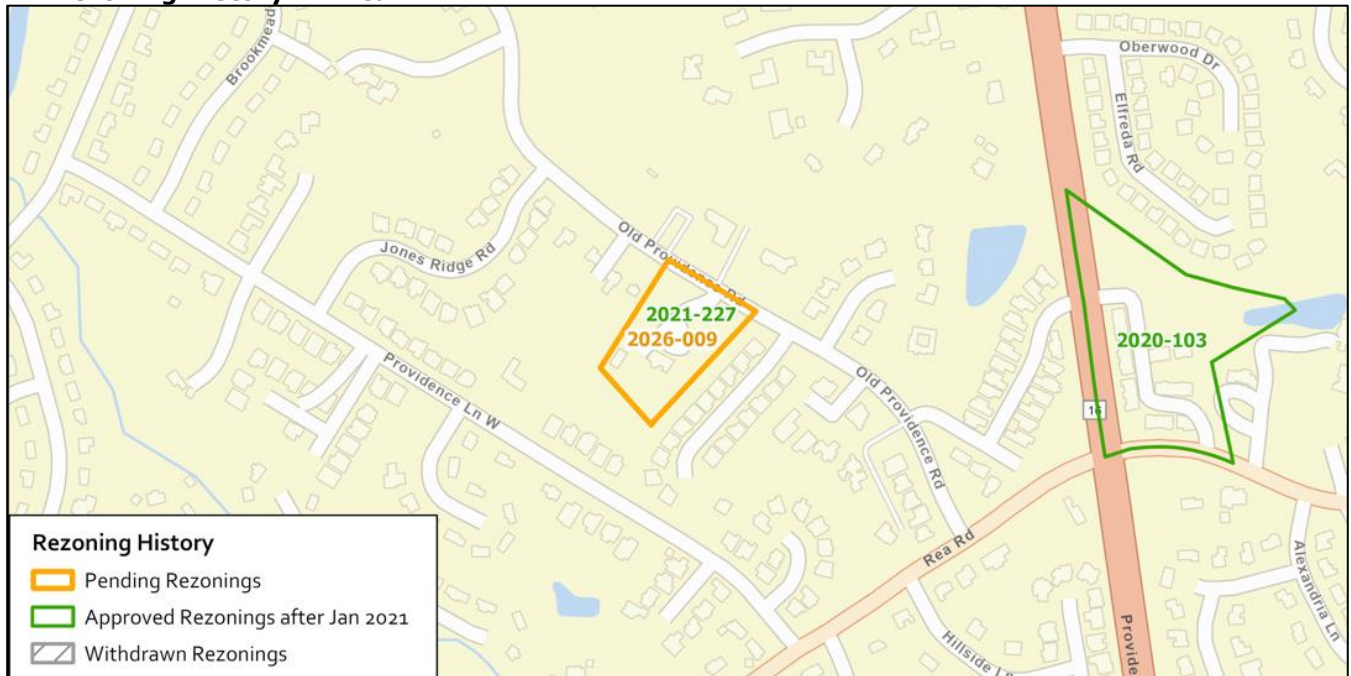


This is a street view east of the site illustrating a single family development.



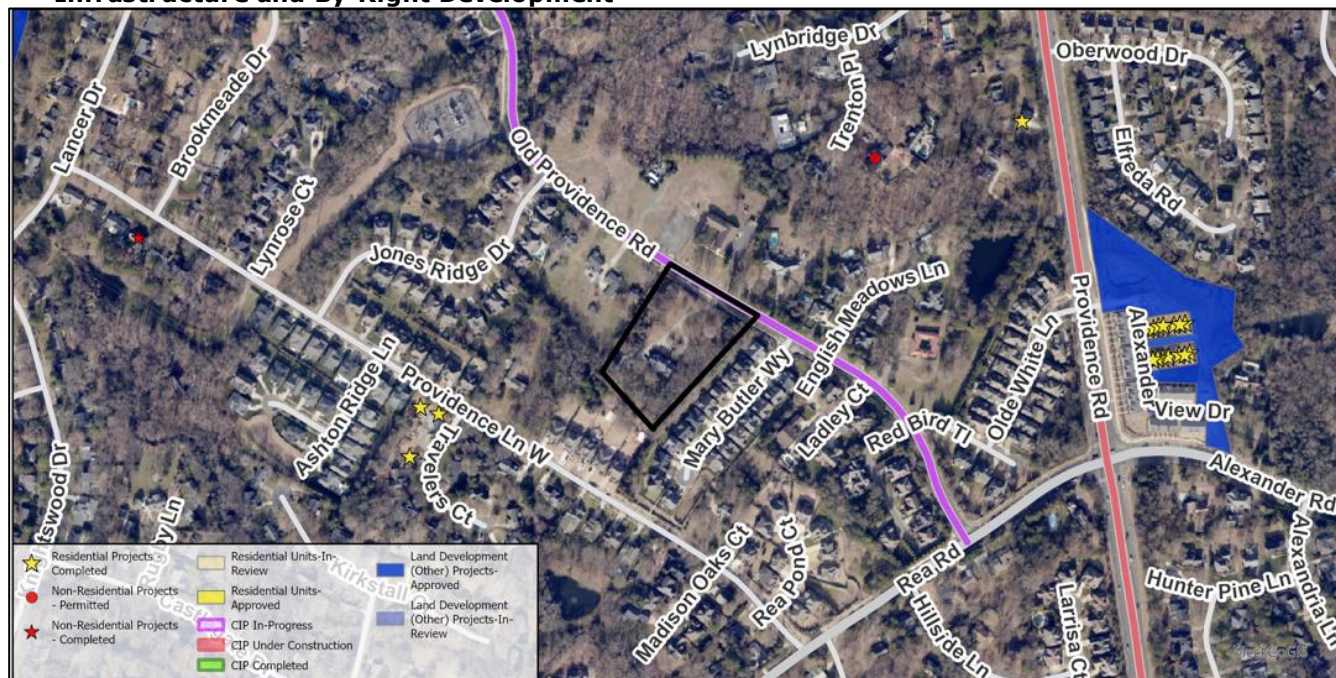
This is a street view west of the site showing 4 single family homes.

- Rezoning History in Area**



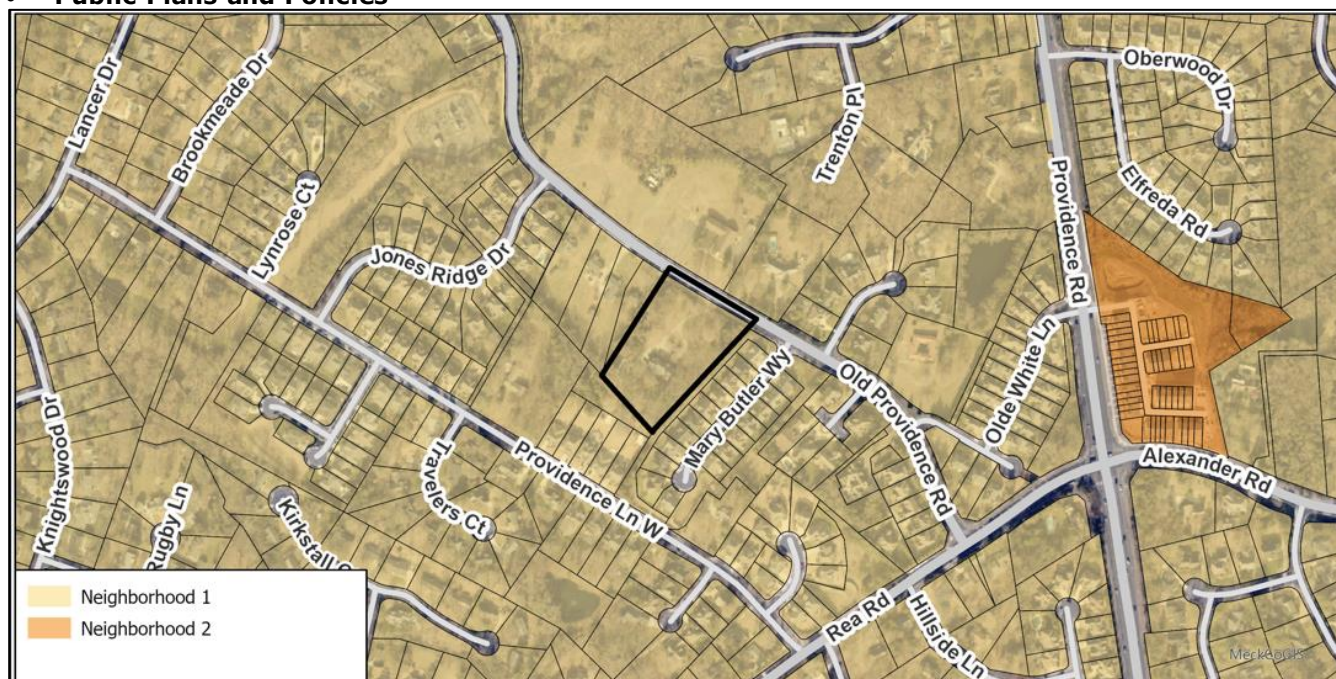
Petition Number	Summary of Petition	Status
2020-103	Rezoned approximately 5.92 acres from R-3 (Single Family Residential) district to UR-2(CD) (Urban Residential, conditional) district to allow for the to redevelop the two single family homes on the site with a townhome community with up to 44 units for a density of 7.4 units on the site.	Rezoning approved, permit application submitted and approved (SDFPMIX-2022-00125), construction is completed.)
2021-227	Rezoned Approximately 3.02 acres from R-3 (Single Family Residential) district to R-4 (Single Family Residential) district to align the zoning district with the single-family residential density supported by the South District.	Rezoning approved, no permit applications submitted. New rezoning petition submitted as 2026-009.

• Infrastructure and By-Right Development



- This map depicts infrastructure projects, rezonings, and projects occurring by-right in the vicinity of the subject rezoning. By-right development is development that without exception complies with all standards of the zoning district in which the development is taking place. A project occurring by-right denotes that the development is allowed on the property and needs only to show that the development will meet the ordinance standards).
- More information on the specific projects in this area can be found using [Development Near Me](#)

• Public Plans and Policies



- The *South Middle Area Plan* and accompanying *2040 Policy Map* recommends the Neighborhood 1 place Type. The proposed rezoning is in alignment with the adopted Neighborhood 1 Place Type.
 - Neighborhood 1 places are the lower density housing areas across Charlotte, where most of the city's residents live, primarily in single-family or small multi-family homes or ADUs.
 - This site is within the *South Middle Area Plan*. While the petition does not further facilitate the priority goals for the South Middle Community Area Plan, Policy PT-5 would be applicable to this petition.

- Petitions requesting a higher Neighborhood 1 zoning classification are reviewed using the Creating Complete Communities policy guidance. This framework outlines key criteria to help ensure that the scale and massing of new development or redevelopment fits within established areas. While not exhaustive, these criteria guide staff's analysis. The table below summarizes how they apply to the proposed change from N1-B to N1-D for this site.

Place Type-5 Criteria Creating Complete Communities Recommendations	Site Information
Existing Lot Patterns in the Area	The existing lots in the adjacent neighborhood particularly to the east and south show a consistent lot pattern similar to what would be allowed in the N1-B district. The properties directly to the west are large lot residential properties. The N1-D request would allow for lot dimensions that are a significant departure from what exists in the immediate area.
Average Lot Dimensions	This petition proposes 10 single-family detached dwellings with a minimum lot width of 50 feet and a minimum area of 6,000 square feet. The four lots fronting Old Providence Road to the west of the site average 92 feet in width, 370 feet in depth, and 30,553 square feet in area. The eleven lots fronting Mary Butler Way to the east average 63 feet in width, 104 feet in depth, and 6,472 square feet in area. The eight lots on the western end of the block along Providence Lane average 67 feet in width, 136 feet in depth, and 8,991 square feet in area, while the large center-block lot along Providence Lane is 258 feet wide, 380 feet deep, and 96,349 square feet in area. The five lots on the eastern end of this block average 61 feet in width, 217 feet in depth, and 12,992 square feet in area. Additionally, the twelve lots fronting Jones Ridge Drive to the west of the site average 72 feet in width, 164 feet in depth, and 11,042 square feet in area.
Road Frontage Classification	The petition fronts Old Providence Rd which is classified as an arterial.
Location of the Subject Parcel	The site is located mid-block along the south side of Old Providence Road, an arterial corridor emphasizing visibility and strong multimodal access. Its non-corner position supports a single, consolidated access point along the arterial, consistent with best practices for managing traffic flow and reducing curb-cut conflicts.

• INFRASTRUCTURE COMMENTS

• Charlotte Department of Transportation

- The site is located adjacent to Old Providence Road, a city-maintained arterial, East of Jones Ridge Drive and west of Mary Butler Way. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the conventional rezoning. A CTR will be required during permitting if the site generates site trips over ordinance thresholds. The site will be subject to transportation improvements in accordance with the UDO and the adopted CDOT Streets Map. CDOT will work with the petitioner during the permitting process to pursue all options to provide additional forms of connectivity that reflect the types of development associated with this place type and zoning district.
- Active Projects:**
 - No active projects near the site.
- Transportation Considerations:**
 - No comments submitted.
- Vehicle Trip Generation:**
 - Current:
 - Existing Use: 15 trips per day (based on Single Family).
 - Existing Zoning Entitlements: 145 trips per day (based on Single Family).
 - Proposed Zoning: 121 trips per day (based on Single Family).

• Storm Water Services

- Considerations:**
 - No comments submitted.

- **Charlotte Water**
 - Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water distribution main along Old Providence Rd.
 - Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Old Providence Rd.
 - **Considerations:**
 - See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools**
 - The development may add 8 students to the schools in this area. The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Old Providence Elementary School remains at 122% utilization
 - Carmel Middle School remains at 107%
 - Providence High School remains at 116%
 - **Considerations:**
 - Existing school capacities in this area are currently inadequate for elementary, middle, and high schools. Approval of this petition may increase overcrowding and/or reliance upon mobile classrooms at the school(s) listed above. Utilization is above 100% for elementary, middle and high schools; however, it is below the flex limit of 130%.
 - See advisory comments at www.rezoning.org
- **Charlotte Area Transit System**
 - **Considerations:**
 - No comments submitted.

CITY DEPARTMENT COMMENTS

- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Urban Forestry:** No comments submitted.

MECKLENBURG COUNTY COMMENTS

- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Park and Recreation Department:** No comments submitted.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING

Site and Building Design

1. Consider a conditional rezoning that commits to lot dimensions that are more compatible to adjacent development. A site plan in addition to conditional notes would be preferred.

REQUESTED TECHNICAL REVISIONS PRIOR TO PUBLIC HEARING

Site and Building Design

2. Provide a note clearly identifying site access.
3. Add a note reflecting the commitment of the 8-foot sidewalk along Old Providence Road.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Sheighla Tippet (980) 384-4632