

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 PETITIONER AGENT/REPRESENTATIVE	Providence Road Farms, LLC; Waverly MOB, LLC; Waverly Retail LLC Providence Road Farms, LLC 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.

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition.</p> <p><u>Plan Consistency</u> The petition is consistent with <i>the Providence Road/I-485 Area Plan</i> as amended by previous rezonings.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • The site is located in the Providence Road/I-485 Mixed Use Activity Center, which is a priority area to accommodate future growth. • 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. • 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. • The requested changes will not impact the overall goals and design for the development.
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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.
- **Existing Zoning and Land Use**
 - The Waverly Development was originally approved in 2014 under petition 2013-085. The petition for 89.5 acres allows a mixed use development with up to 560,000 square feet of office and commercial land uses, a 150-room hotel and 561 dwelling units.
 - A site plan amendment for 47.55 acres of the Waverly site was approved under petition 2015-055 in 2015. It modified certain building setbacks and design standards, and the arrangement of allowed drive-through uses and lanes on the site. The present petition, 2016-040, is for the same 47.55 acres involved in the 2015-055 rezoning.
 - Properties east of the site are zoned R-3 (single family residential) and are vacant. Directly north of the subject property is zoned MUDD-O (mixed used development, optional) and currently vacant.
 - Two institutional uses (an assisted living facility and a childcare center) are south of the subject property and are zoned INST(CD) (institutional, conditional).
 - West of the site, across Providence Road, is a mix of commercial and office land uses in NS (neighborhood services) and B-2(CD) (general business, conditional) zoning.
 - Existing residential land uses including single family residential and townhomes, are south of Ardrey Kell Road and zoned UR-2(CD) (urban residential, conditional) and R-3 (single family residential).
 - See “Rezoning Map” for existing zoning in the area.
- **Rezoning History in Area**
 - Petition 2015-087, rezoned 38.3 acres located north and east of the subject property, from R-3 (single family residential) to MUDD-O (mixed use development, optional) and MX-2 (mixed use) to allow a multi-use development with up to 30,000 square feet of office and retail uses, 180 hotel rooms, and 425 residential units.
 - Petition 2015-022 for Rea Farms/ Golf Links, located to the northwest of the subject property, across Providence Road and north of Ardrey Kell Road, rezoned 194 acres from R-3 (single family residential) and NS (neighborhood services) to MUDD-O (mixed use development, optional) and MX-1(INNOV) (mixed use, innovative) to allow a multi-use development that would permit up to 954,000 square feet of office and retail uses, 265,000 square feet of financial institutions, 250,000 square feet of outdoor and indoor recreational uses, 700 residential units and 300 age restricted residential units.
 - Petition 2011-064 rezoned approximately 12 acres located on the southwest corner of Providence Road and Ardrey Kell Road. This petition was a site plan amendment to a previously approved UR-2(CD) (urban residential conditional) rezoning from 2006 to increase the maximum number of townhome buildings while maintaining the number of dwelling units at 53.
 - Petition 2011-021 rezoned approximately 22.7 acres located on the east side of Providence Road and south of Providence Country Club Drive from R-3 (single family residential) to R-3(CD) (single family residential, conditional) and INST(CD) (institutional, conditional). This petition allowed for a continuing care retirement center consisting of 109 independent living units and 80 dependent beds and all other uses permitted in the R-3 (single-family residential) zoning district. This rezoning petition is bounded by the southern property line of the current rezoning petition.
- **Public Plans and Policies**
 - The *Providence Road/I-485 Area Plan Update (2000)*, as amended by petition 2013-085, recommends residential, office, and retail for the subject site.
 - This petition is consistent with the *Providence Road/I-485 Plan*.
- **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, Note 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.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- 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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