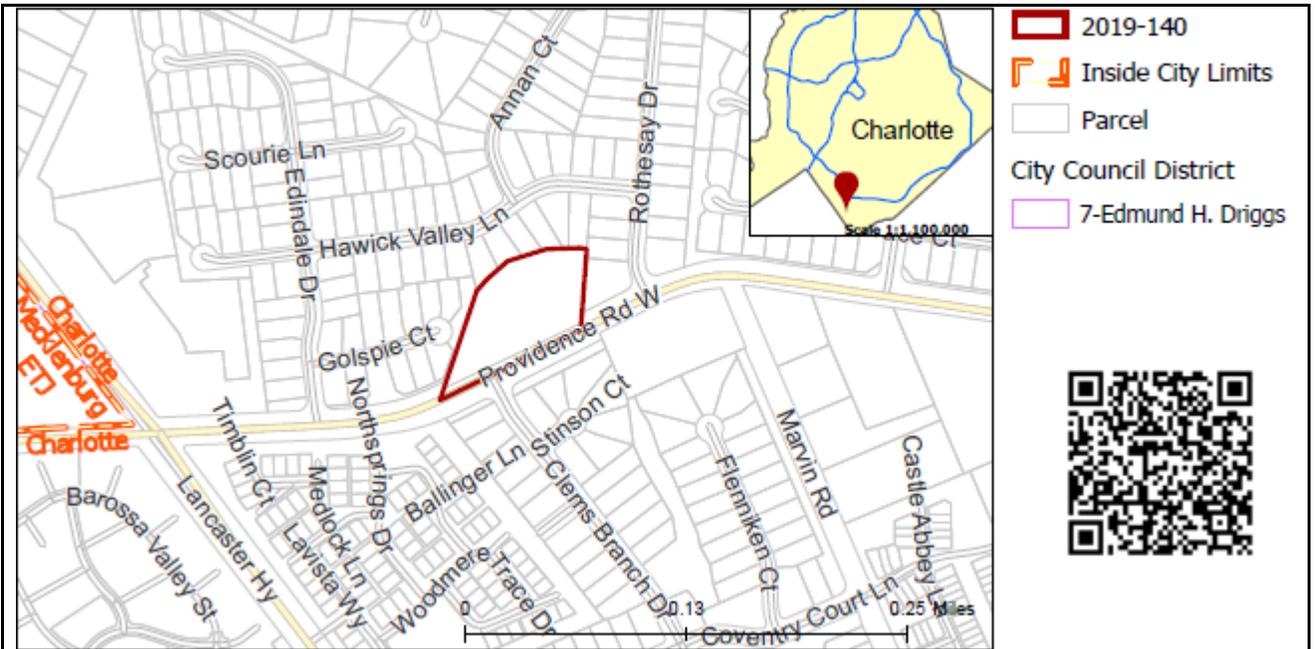


**REQUEST**

Current Zoning: R-3 (single family residential)  
Proposed Zoning: UR-2(CD) (urban residential, conditional)

**LOCATION**

Approximately 2.22 acres located on the north side of Providence Road West, west of Rothesay Drive, east of Lancaster Highway.



**SUMMARY OF PETITION**

The petition proposes to allow the redevelopment of the single family home site for up to 21 single-family attached dwelling units at a density of 9.45 units per acre on an infill site in the area south of Ballantyne.

**PROPERTY OWNER**  
**PETITIONER**  
**AGENT/REPRESENTATIVE**

Gloria J. Martin  
C Investments 5 LLC  
Collin Brown and Brittany Lins, Alexander Ricks

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 12.

**STAFF**  
**RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *South District Plan (1993)* recommendation for single family residential at three units per acre for this site. The petition is **consistent** with the *General Development Policies* recommendation for residential uses at the proposed density.

Rationale for Recommendation

- The conditions of the site plan limit the development to a maximum of 21 single-family attached dwellings at 9.45 DUA for the site.
- The site is an infill parcel with frontage on Providence Road West.
- Although immediately abutting single family homes there are a number of attached residential developments in R-8MF, R-12MF, MX-2 and UR-2 zoning nearby and along Providence Road West.

- The plan provides buffer/ screening abutting single family homes.
  - The plan limits the height of the buildings to 40-feet consistent with the allowed height of single family heights.
  - The plan provides architectural standards compatible with the character of single family homes related to building materials, limitations on blank walls, and visible garage doors.
  - The plan provides enhanced landscaping within the building setback along Providence Road West consistent with other development along the corridor.
- The approval of this petition will revise the adopted future land use as specified by the *South District Plan*, from residential at three units per acre to residential at 12 units per acre for the site.

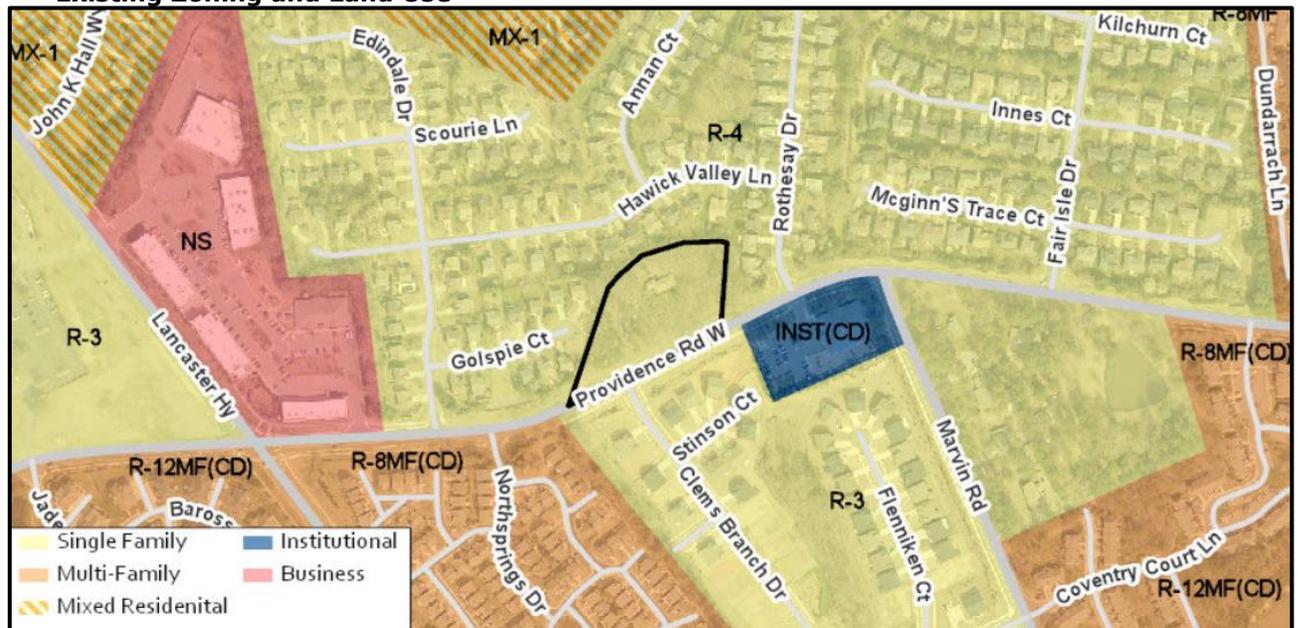
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Limits the number of single family attached units to 21 for a density of 9.45 units per acre.
- Limits the building height to 40 feet.
- Commits to a maximum of 6 units per building.
- Provides a minimum of 5 visitor parking spaces.
- Provides a number of architectural standards related to allowing building materials, pitched roofs, limits on blank walls, raised entrances and visible garage doors.
- Provides landscape screening between the sidewalk and the buildings along Providence Road West.
- Commits to a 10-foot buffer planted to a Class C standard with a 6-foot wood fence along the north and east property lines. Proposes additional evergreen plantings within tree save areas and a split rail fence along the western property line.
- Specifies vehicular access from a single private connection to Providence Road West.
- Provides a 14-foot planting strip and 6-foot sidewalk along the site frontage.
- Commits to extend a 6-foot sidewalk from the western edge of the site to Edindale Drive.

• **Existing Zoning and Land Use**



The surrounding area is developed with single family detached and attached residential communities in a variety of single family and multi-family zoning districts. There is a daycare east of the site and commercial developments on either end of the large block, west at Lancaster Highway and east at Johnston Road. (see map above and birds eye below)



The 2.22 acre site is developed with a single family home.



North, to the rear of the site, along Hawick Valley Lane are single family detached homes.



South of the site, across Providence Road West, are new single family detached homes and a daycare.

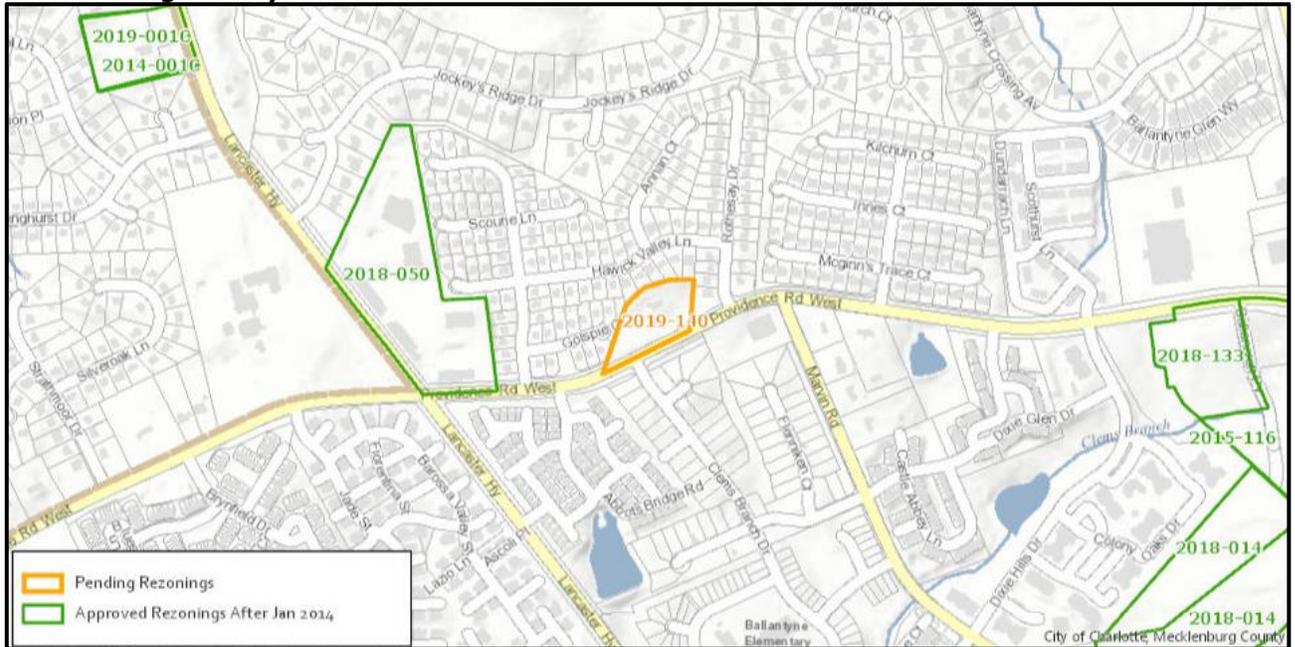


West of the site are single family homes on Golspie Court.



East of the site are single family homes along Rothesay Drive.

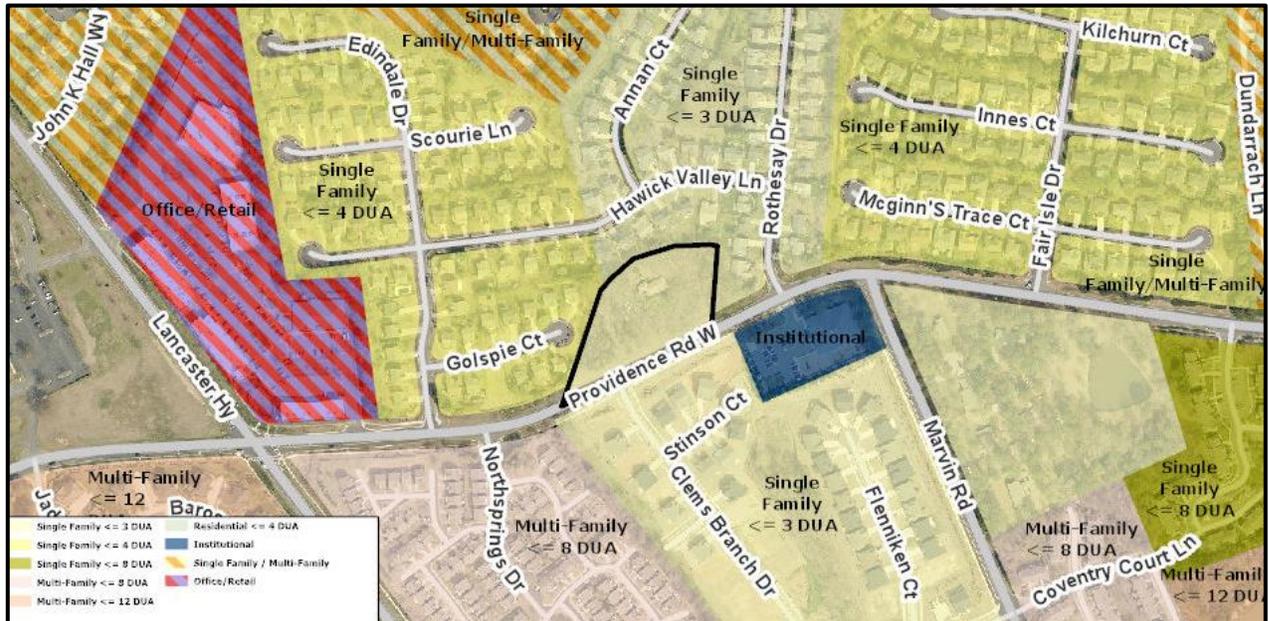
• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2014-001C	3.78 acres northwest of the site along Lancaster Hwy., to NS (neighborhood services) to allow two offices and a multi-family residential building.	Approved

2015-116	13.22 acres east of the site on Johnston Road to CC to allow a commercial development with a hotel, retail and office uses.	Approved
2018-014	18.95 acres east of the site on Johnston Road to INST(CD) to allow a health institution and medical office.	Approved
2018-050	10.63 acres west of the site on Lancaster Hwy. to NS SPA to allow additional commercial uses specifically indoor pet services.	Approved
2018-133	4.28 acres east of the site on Providence Road West to NS to allow a police station.	Approved
2019-001C	3.42 acres northwest of the site along Lancaster Hwy. to NS SPA to allow one office and a daycare center.	Approved

• **Public Plans and Policies**



- The *South District Plan* recommends single family residential land uses at three units per acre for this site.
- The *General Development Policies (GDP)* provides policy guidance for evaluating proposed residential densities greater than four units per acre. The petition meets the *General Development Policies* locational criteria for the 12 units per acre requested.

Assessment Criteria	Density Category - up to 12 dua
Meeting with Staff	1
Sewer and Water Availability	2
Land Use Accessibility	2
Connectivity Analysis	4
Road Network Evaluation	0
Design Guidelines	4
Other Opportunities or Constraints	NA
<b>Minimum Points Needed: 12</b>	<b>Total Points: 13</b>

• **TRANSPORTATION CONSIDERATIONS**

- The site is located on a major thoroughfare road. The petitioner has made various transportation improvements to support the City's initiatives to relieve congestion and increase sidewalk connectivity in the area. These improvements include constructing a 6-foot sidewalk along the property frontage as well as beyond the rezoning limits to Edindale Road, as well as including a left turn lane into the proposed development.
- See *Outstanding Issues, Notes 2-5*. [Addressed](#)
- **Vehicle Trip Generation:**  
 Current Zoning:  
 Existing Use: 10 trips per day (based on 1 single family dwelling).  
 Entitlement: 60 trips per day (based on 6 single family dwellings).  
 Proposed Zoning: 120 trips per day (based on 21 townhomes).

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 4 students, while the development allowed under the proposed zoning may produce 4 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is zero students.
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - Ballantyne Elementary at 108%
    - Community House Middle at 155%
    - Ardrey Kell High at 160%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Providence Road West. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 30-inch gravity sewer main located along Providence Road West. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Urban Forestry:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

**OUTSTANDING ISSUES**Site and Building Design

1. ~~Show and label setback measured from the future back of curb along Providence Road West. The landscape area behind the sidewalk should be within the building setback.~~ **Addressed**

Transportation

2. ~~Show curb and gutter labeled and dimensioned from the centerline for each road.~~ **Addressed**
3. ~~Label and dimension the right of way from the road centerline.~~ **Addressed**
4. ~~Commit to the construction of the curb and gutter along the property frontage in accordance to Chapter 19 ordinance.~~ **Addressed**
5. ~~Commit to the construction of all improvements in the conditional note(s), including the restriped left turn lane.~~ **Addressed**

**REQUESTED TECHNICAL REVISIONS**Site and Building Design

6. ~~Amend the language in the Site Data table under Proposed Use to say "Single family attached (townhome) dwelling units.~~ **Addressed**
7. ~~Amend the language in the Site Data table under Parking to include the visitor parking.~~ **Addressed**
8. ~~Remove note 4 under Parking, Streetscape and Landscaping as it is intended for small single land use sites.~~ **Addressed**
9. ~~Change "Tree Save" under Note 2 Environmental features to "Tree Ordinance."~~ **Addressed**
10. ~~Amend the numbering of the development standards so that they are in order.~~ **Addressed**

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**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** John Kinley (704) 336-8311