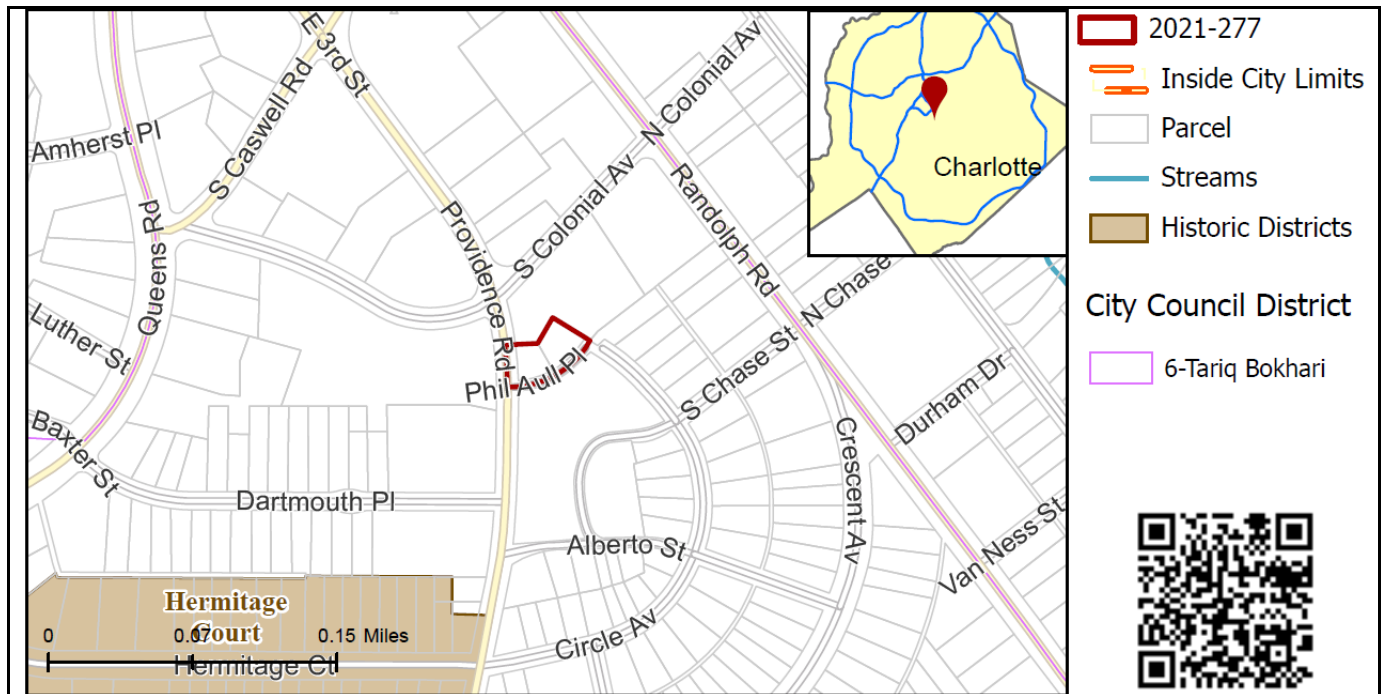


## REQUEST

Current Zoning: OFC (office flex campus)  
Proposed Zoning: NC(CD) (neighborhood center, conditional)

## LOCATION

Approximately 0.40 acres located on the east side of Providence Road, north side of Phil Aull Place, south of South Colonial Avenue.



## SUMMARY OF PETITION

The petition proposes to allow specific uses permitted in the NC zoning district for the site southeast of uptown.

## PROPERTY OWNER

Phill Aull Holding Company

## PETITIONER

Buildom LLC

## AGENT/REPRESENTATIVE

Caren Wingate

## COMMUNITY MEETING

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 8

## STAFF RECOMMENDATION

Staff recommends approval of this petition.

### Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map recommendation for Campus place type.

### Rationale for Recommendation

- The site is not part of an office campus.
- OFC zoning allows a narrow range of uses.
- Surrounding the site is a mix of general office, medical office, public park and residential uses.
- There is Neighborhood Center place type recommended adjacent to the site to the south.
- The proposed NC(CD) zoning provides flexibility in uses.
- NC zoning provides a building form that is compatible with the surrounding mix of uses.

- The site is located on a corner lot with frontage on Providence Rd. and Phil Aull Place, a dead-end street.
- The site is adjacent to local CATS bus Route 14 and within 500 ft of a stop.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Campus Place Type to Neighborhood Center Place Type for the site.

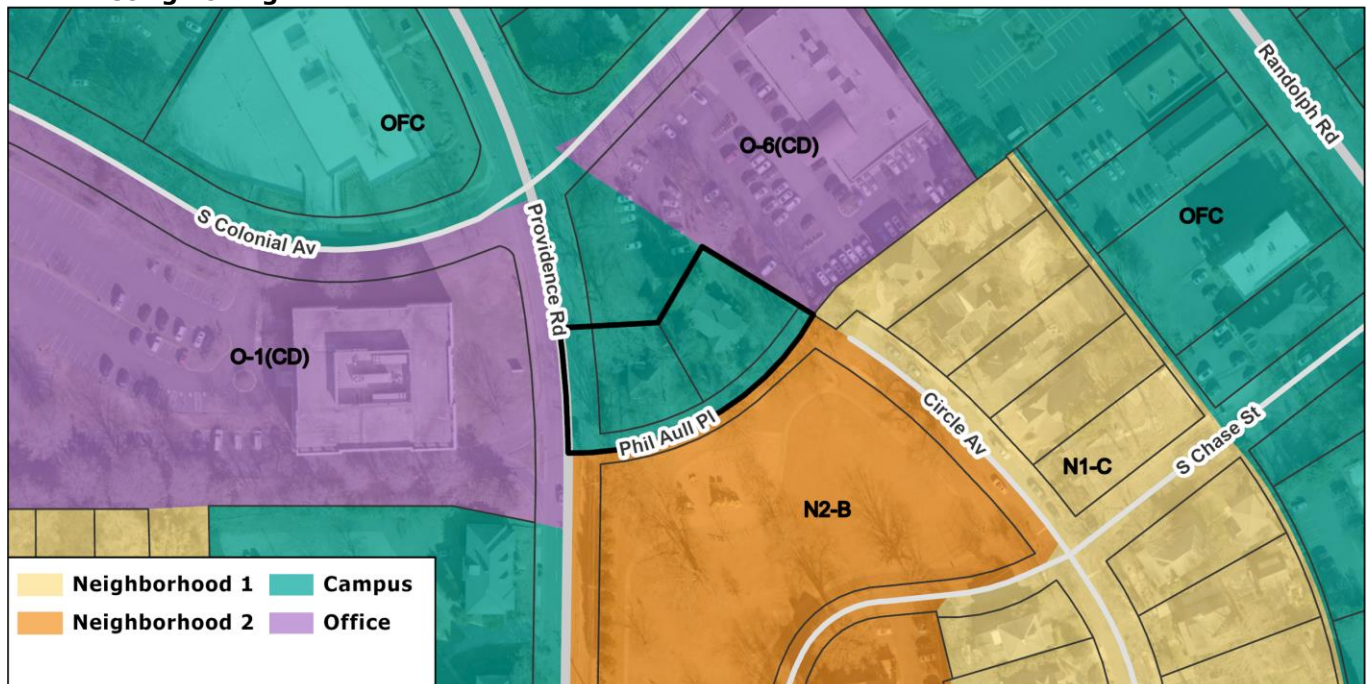
## PLANNING STAFF REVIEW

### • Proposed Request Details

The conditions accompanying this petition contains the following provisions:

- Allows the following uses permitted in NC zoning:
  - Dwelling – Live Work
  - Dwelling – Duplex
  - Dwelling – Triplex
  - Multi-dwelling Development
  - Multi-family Dwelling Attached Unit
  - Multi-family Dwelling Stacked Unit
  - Townhomes
  - Art Gallery
  - Financial Institution
  - Office
  - Personal Service Establishment
  - Coffee/Tea Shop
  - Wine Shop
  - Retail Goods Establishment
  - Retail Goods Showroom
- Prohibits all uses, other than those listed above, in the NC zoning district.
- Specifies that any commercial or business establishment located on the property must close for business by **6:00 pm Monday-Sunday. 10:00 pm, Monday through Saturday and 6:00 pm, Sunday.**

### • Existing Zoning



- The site was translated to OFC zoning with the adoption of the UDO. There is a mixture of legacy conditional office zoning, OFC, N2-B and N1-C zoning in the area.





Site, indicated by red star above, is located in an area with a mix of uses including office, medical office, multi-family residential, single family residential and park/open space.



The site is two parcels developed with 2 single family detached structures.



North and east of the site at the corner of Providence Rd and S. Colonial Ave is a dentist office.



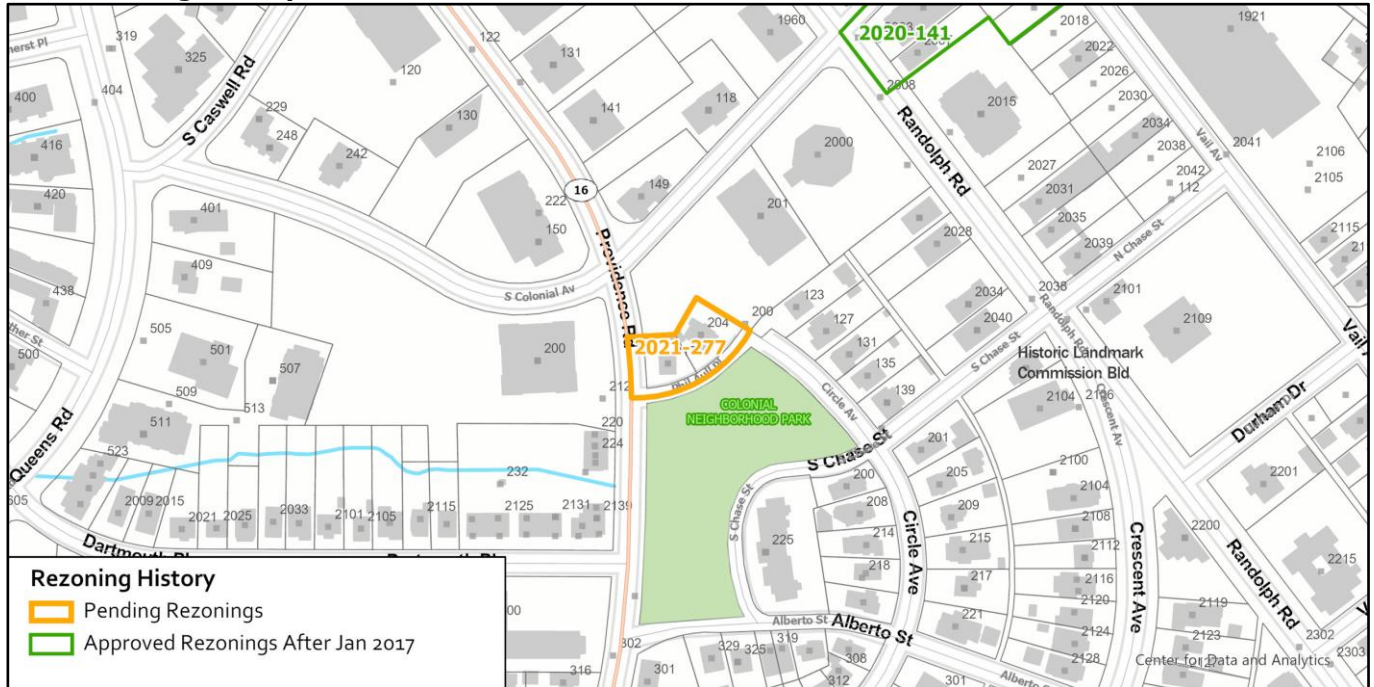
South of the site, across Phil Aull Pl. is Colonial Park.



West of the site, across Providence Rd. is office use.

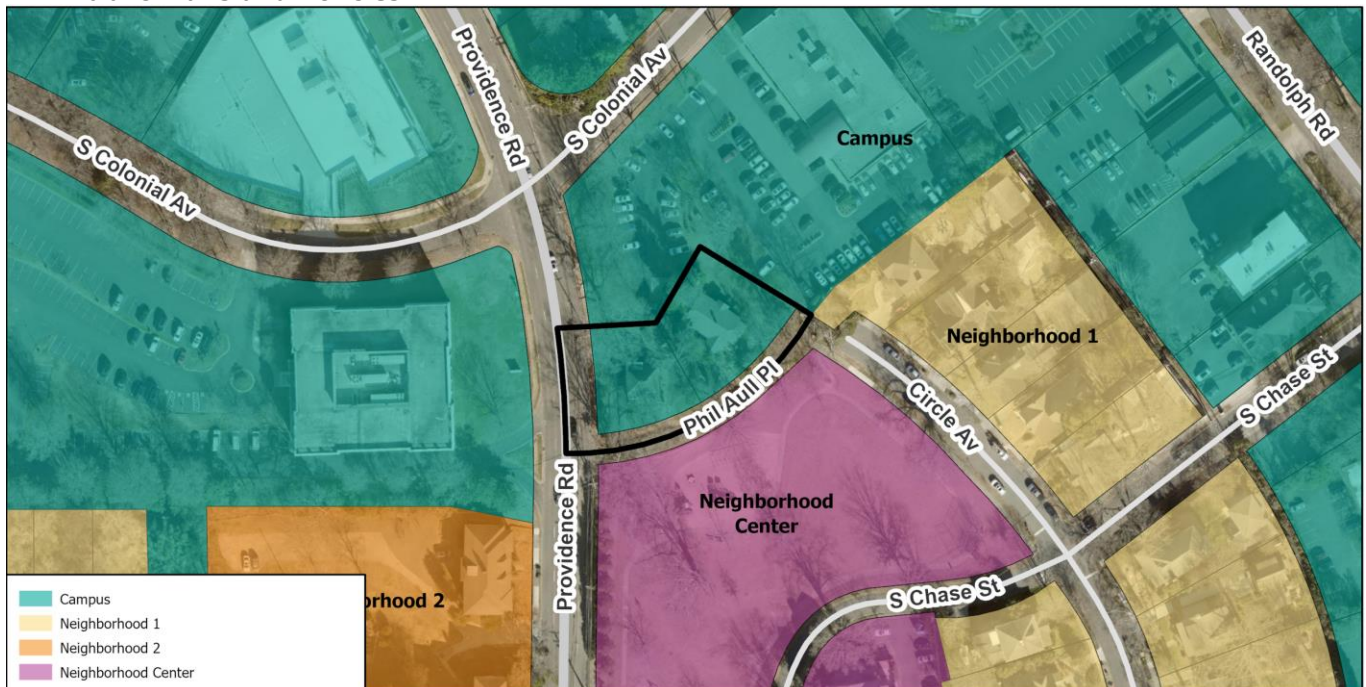


- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-141	1.55 acres to the northeast on Randolph Rd by Flagship Healthcare to MUDD(CD) for medical office use.	Approved

- Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Campus place type.

- **TRANSPORTATION SUMMARY**

- The site abuts Providence Rd, a State-maintained major thoroughfare, and Phill Aull Place, a city maintained Local Road. 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:**
  - None
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 65 trips per day (based on 2 dwelling units).
    - Entitlement: 75 trips per day (based on 4,100 sqft of general office use).
  - Proposed Zoning: Too many uses to determine trip generation.

**DEPARTMENT COMMENTS**

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Providence Rd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Providence Rd. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No comments submitted.
- **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.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

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**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

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