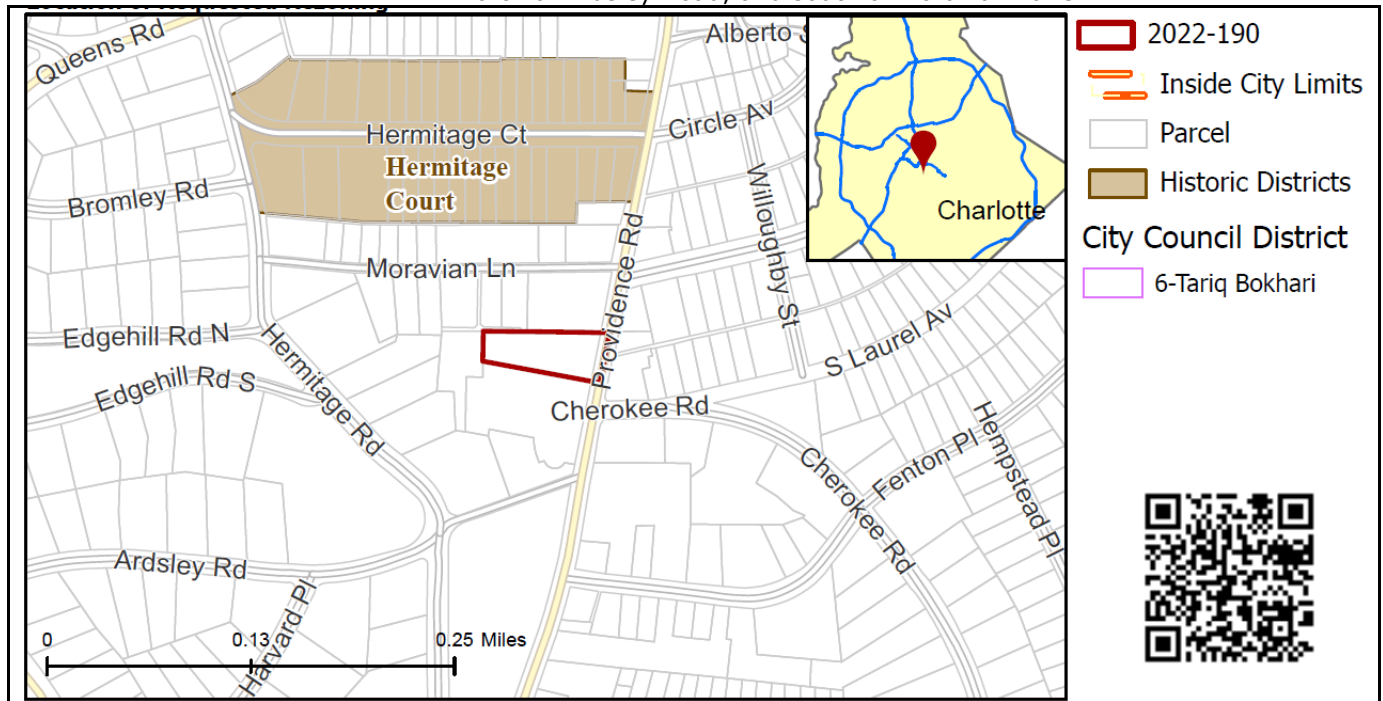


REQUEST

Current Zoning: UR-C(CD) (urban residential – commercial, conditional)
Proposed Zoning: UR-C(CD) SPA (urban residential – commercial, conditional, site plan amendment)

LOCATION

Approximately 1.08 acres located on the west side of Providence Road, north of Ardsley Road, and south of Moravian Lane.



SUMMARY OF PETITION

The petition proposes a site plan amendment to a previously approved petition, 2011-008, to allow for the site to be redeveloped with nonresidential uses.

PROPERTY OWNER

Charlotte Pipe and Foundry Company

PETITIONER

Charlotte Pipe and Foundry Company

AGENT/REPRESENTATIVE

Collin Brown and Brittany Lins, Alexander Ricks, PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.

Number of people attending the Community Meeting: 2

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map recommendation for Neighborhood 2.

Rationale for Recommendation

- The current entitlements for the site under petition 2011-008 allow for the adaptive reuse of the existing structure for non-residential uses. The 2011 conditional plan would preclude the site from being fully redeveloped with new structures.
- This site plan amendment would maintain the parcel's permitted non-residential uses, but allow for redevelopment to occur that better aligns with current site and building design guidelines. The existing conditional plan, 2011-0008, for example would allow for a parking area between the building and the Providence Road frontage whereas this rezoning proposal

moves the building footprint much closer to the frontage, relegating parking to the rear and side.

- The adjacent R-3 zoned parcel would be adequately buffered with a 20-foot rear yard and opaque fence along the western boundary of the site. An opaque fence will also be installed along the northern boundary, which abuts single family uses in an R-22MF district and a bank at the intersection of Providence Road and Moravian Lane.
- Although inconsistent with the Policy Map recommendation for Neighborhood 2, the site itself has been intended for non-residential uses for many years. This rezoning would bring the parcel under Neighborhood Center, matching the adjacent parcels that are along Providence Road. This area of the Providence Road corridor matches the goals of the Neighborhood Center Place Type and houses a number of commercial uses that service the nearby residents in the bordering Neighborhood 1 and 2 Place Types.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities
 - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 2 to Neighborhood Center for the site.

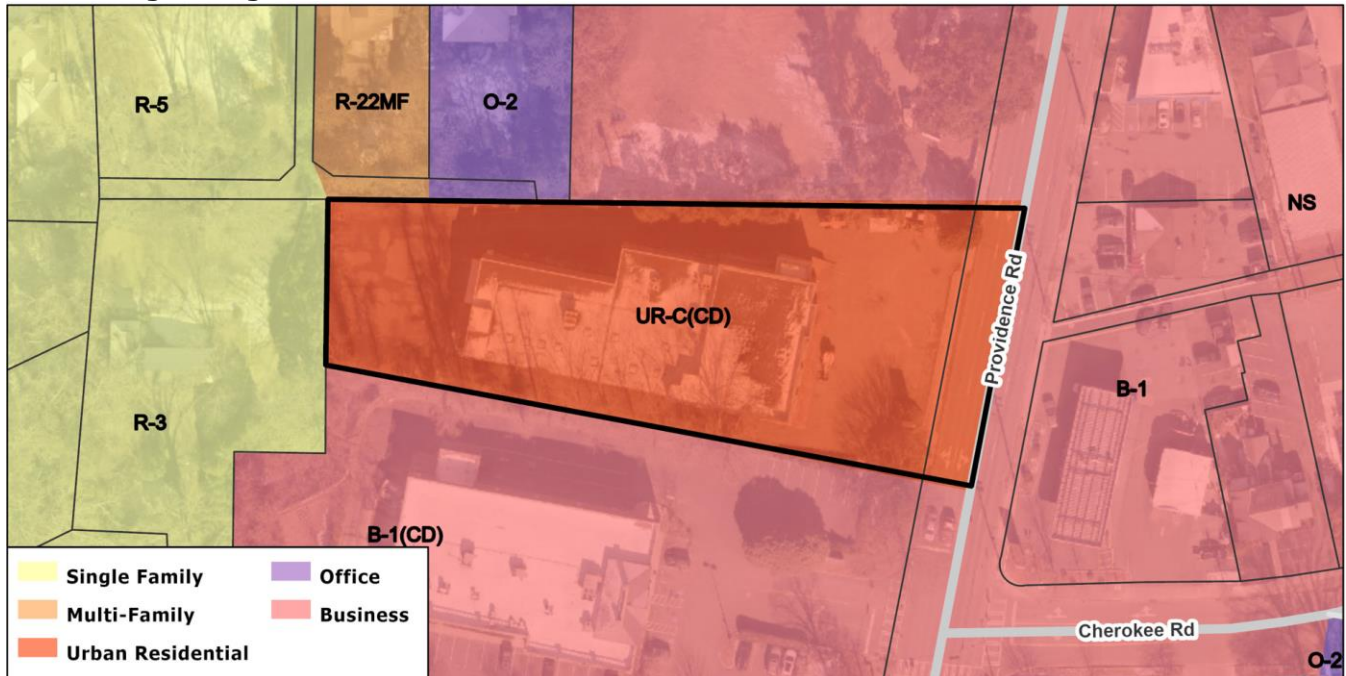
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

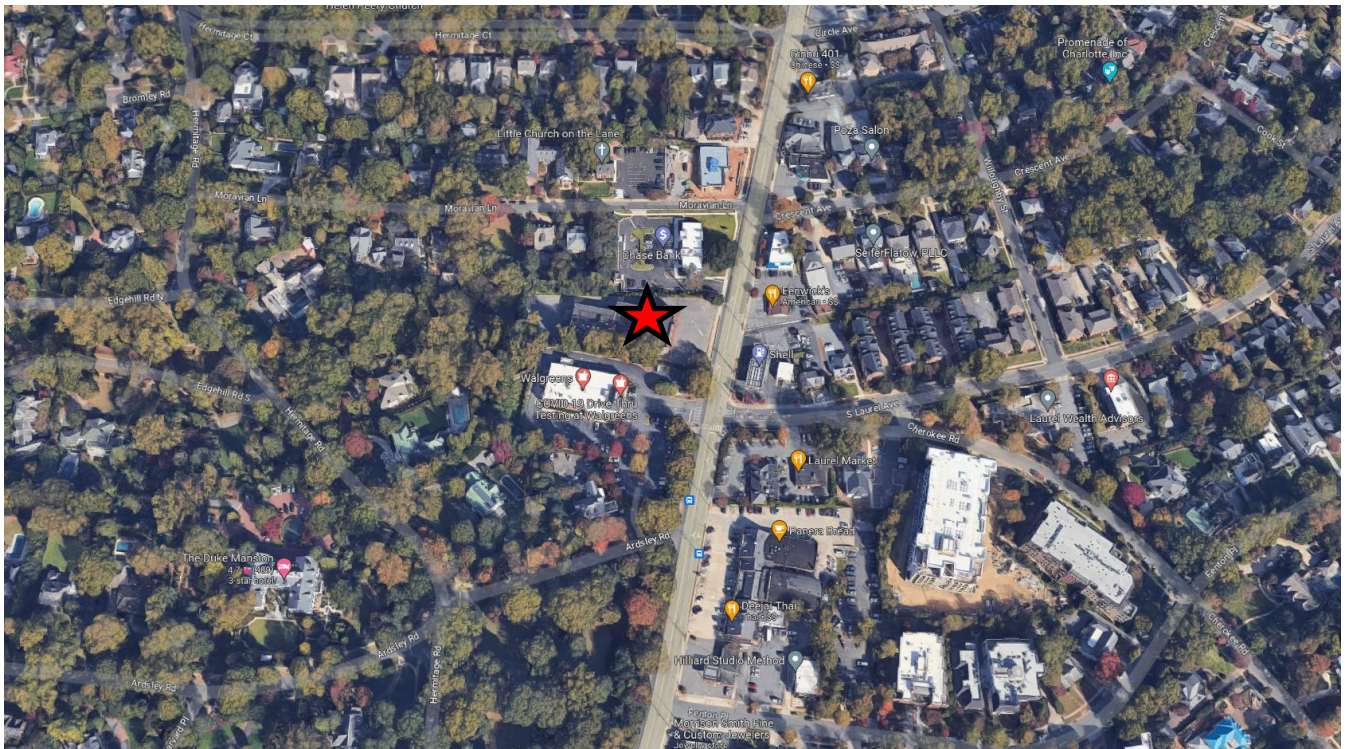
- Allows up to ~~33,000~~40,000 square feet of non-residential uses as permitted by-right and under prescribed conditions together with accessory uses allowed in the UR-C district.
- Prohibits car washes, self-storage facilities, as a principal use, animal crematoriums, dry cleaning and laundry establishments, tattoo establishments, medical office uses, and restaurant uses exceeding 5,000 square feet.
- Commits to a maximum building height of 50'
- Provides the following transportation provisions:
 - Access will be via Providence Road.
 - Commits to install an 8' planting strip and 8' sidewalk along Providence Road.
 - ~~Petitioner shall contribute up to \$7,500 to the City for upgrading pedestrian ramps.~~ Petitioner commits to construct ADA-compliant pedestrian ramps at the Providence Road and Cherokee Road intersection.
 - Petitioner will upgrade the existing CATS bus stop at the northwest intersection of Ardsley Road and Providence Road.
- Provides architectural standards related to primary building materials, building massing and height, architectural features along building elevations, minimum ground floor height of 12', screened dumpster enclosures, and screened HVAC units.
- Commits to full cut-off lighting fixtures with a maximum height of 21' for freestanding fixtures.
- Provides a 6' opaque fence along the northern, southern, and western property boundaries.

- Existing Zoning**



- The site is currently zoned UR-C(CD) and is in an area with O-2, B-1, NS, R-22MF, R-5, and R-3 zoning.

Existing Zoning	Translated Zoning	Recommended Place Type
UR-C(CD) (urban residential – commercial, conditional)	Not Applicable	Neighborhood 2



- The subject site is denoted with a red star and is in an area with retail, office, institutional, multi-family residential, and single family residential uses.



- North of the site is a bank.



- East of the site are various commercial uses.



- South of the site is a pharmacy.



- West of the site are single family homes.

Rezoning History

- Pending Rezoning
- Approved Rezoning after Jan 2017

Center for Data and Analytics

Petition Number	Summary of Petition	Status
2017-050	Rezoned 0.738 acres from B-1 and O-2 to NS.	Approved

This aerial map illustrates the spatial distribution of three neighborhoods in the Providence area. The map is color-coded to distinguish between the three regions:

- Neighborhood 1** (Yellow): Located in the upper left portion of the map, primarily consisting of wooded areas.
- Neighborhood 2** (Orange): A central, elongated area containing a large, multi-story building complex.
- Neighborhood Center** (Purple): Occupies the lower and right portions of the map, featuring a mix of residential and commercial structures.

Key roads are labeled on the map: **Providence Rd** runs vertically along the right side, and **Cherokee Rd** runs horizontally at the bottom right. A legend in the bottom left corner provides a key for the color-coded neighborhoods.

- The *2040 Policy Map* (2022) calls for Neighborhood 2.

TRANSPORTATION SUMMARY

- The site is located on the west side of Providence Road, a State-maintained major throughfare, and north of Cherokee Road, a City-maintained minor throughfare. A Traffic Impact Study (TIS) is not required. The site plan commits to showing future curb and gutter location and dedicating right of way and committing to 50' driveway stem per NCDOT coordination.
- **Active Projects:**
 - There are no active projects near the site.
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (the building is vacant).
 - Entitlement: Too many uses to determine trip generation.
 - Proposed Zoning: 445 trips per day (40,000 square feet of non-residential uses).

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 comments submitted.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located on Providence Rd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located on Providence Rd. No outstanding issues.
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** See advisory comments at www.rezoning.org

OUTSTANDING ISSUESTransportation

- ~~1. Revise conditional notes to commit to the petitioner constructing the ADA ramps rather than a funding contribution.~~ **Addressed**

Site and Building Design

- ~~2. Revise the parking spaces on the northern and southern boundaries so that they do not extend into the side yards.~~ **Addressed**

REQUESTED TECHNICAL REVISIONSSite and Building Design

- ~~3. The site plan shows a fence along a portion of the southern boundary, but the conditional notes only mention fencing on northern and southern boundaries. Clarify fencing commitments and update the notes as needed.~~ **Addressed**

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Holly Cramer (704) 353-1902