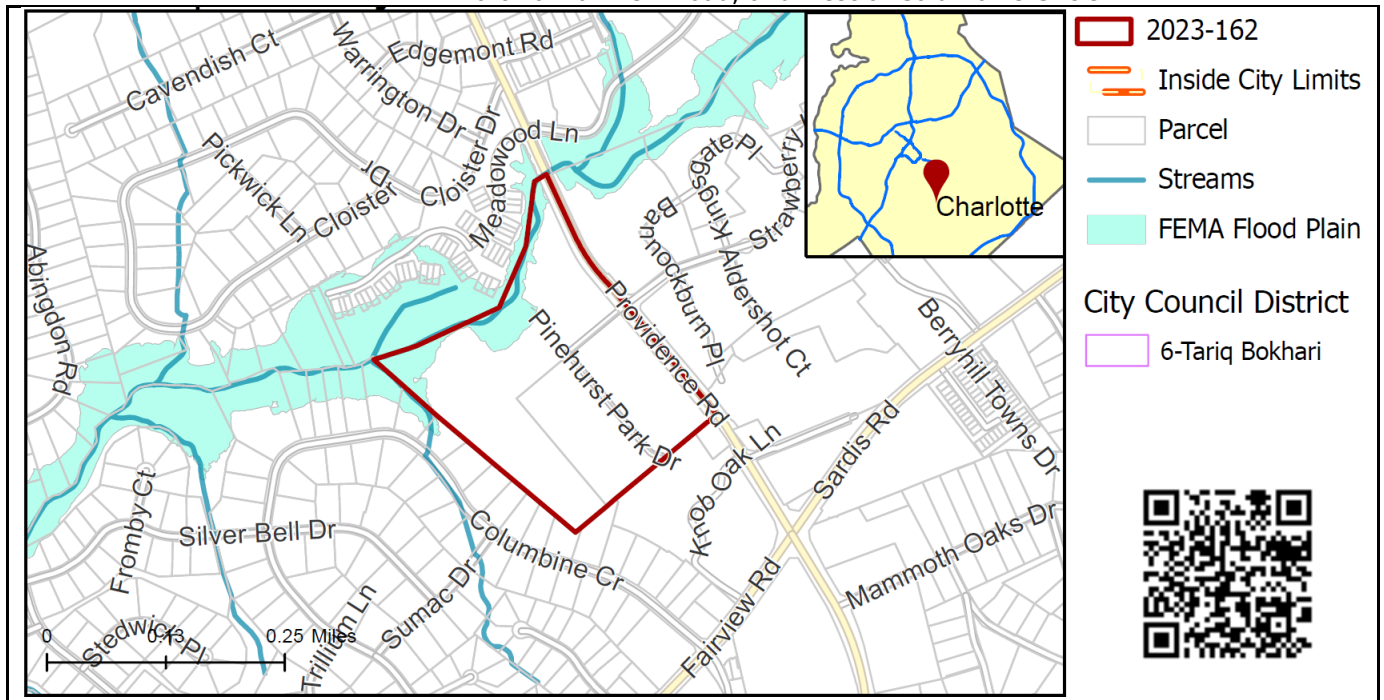


REQUEST

Current Zoning: MUDD-O SPA (mixed-use development district, optional, site plan amendment)
Proposed Zoning: MUDD-O SPA (mixed-use development district, optional, site plan amendment)

LOCATION

Approximately 36 acres located on the west side of Providence Road, north of Fairview Road, and west of Columbine Circle.



SUMMARY OF PETITION

The petition proposes to combine four apartment buildings into two buildings without an increase the number of dwelling units. The site is currently developed with two new structure-parked apartment buildings and 17 garden-style apartment buildings dating from the 1960s.

PROPERTY OWNER

NR Pinehurst Property Owner, LLC

PETITIONER

Northwood Ravin

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: 12

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *2040 Policy Map* recommendation for the Neighborhood 2 Place Type.

Rationale for Recommendation

- The petition is a site plan amendment requesting to change the building footprints for proposed Buildings 1 & 2. Combining four buildings, outlined by the previously approved rezoning petition 2019-047, into two buildings.
- The site plan amendment will not increase the total number of units permitted by the previous approvals and will relocate the proposed

amenity area farther from the western property line abutting single-family homes on Columbine Circle.

- The site is designated as the Neighborhood 2 (N-2) Place Type by the *2040 Policy Map*. The N-2 Place Type recommends low- to mid-rise multi-family buildings as the predominate building type in a walkable environment with shared community amenities such as open space, recreation facilities, and common parking areas.
- The site is adjacent to existing and entitled multi-family and mixed-use residential developments on three sides. While the site is buffered along the southwestern boundary by a 50-foot Class C buffer, a masonry wall, and a minimum 75-foot rear yard to mitigate any potential negative impacts on the abutting established Neighborhood 1 type residential development.
- The site is located within a ¼-mile walk of the Strawberry Hill mixed-use development containing a grocery store, restaurants, retail, and a financial institution.
- The site is served by the number 14 and 28 CATS local buses providing service between the Charlotte Transit Center and the Arboretum Shopping Center and the Eastland and SouthPark Community Transportation Centers, respectively. The site is also served by the 61X express bus providing commuter service between the Charlotte Transportation Center and the Waverly Shopping Center.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods
 - 3: Housing Access for All
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities

PLANNING STAFF REVIEW

• Background

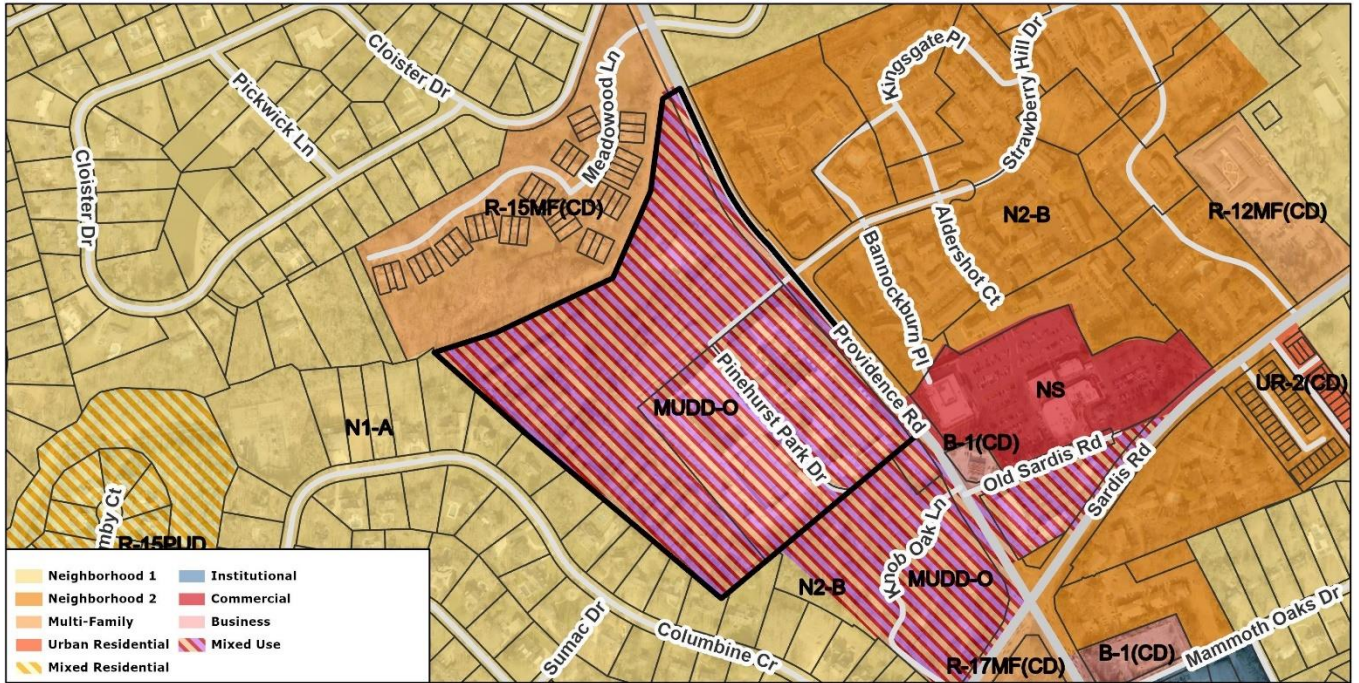
- The site was rezoned in 2016 (petition 2016-032) from R-17MF(CD) to MUDD-O to accommodate the redevelopment of a multi-family site to allow up to 580 dwelling units in two phases.
- In 2019 (petition 2019-047) a site plan amendment (SPA) was approved for the MUDD-O zoning to increase the number of dwelling units to 830 while committing to no fewer than 42 units of Workforce housing, affordable to those making less than Area Median Income (AMI), for a period not less than 15 years.
- In 2023 an administrative amendment to petition 2019-047 was approved to convert 5 apartment buildings (Buildings 7-11 on 2019-047 site plan) into 4 townhome buildings (Buildings 7-10 on proposed site plan).

• Proposed Request Details

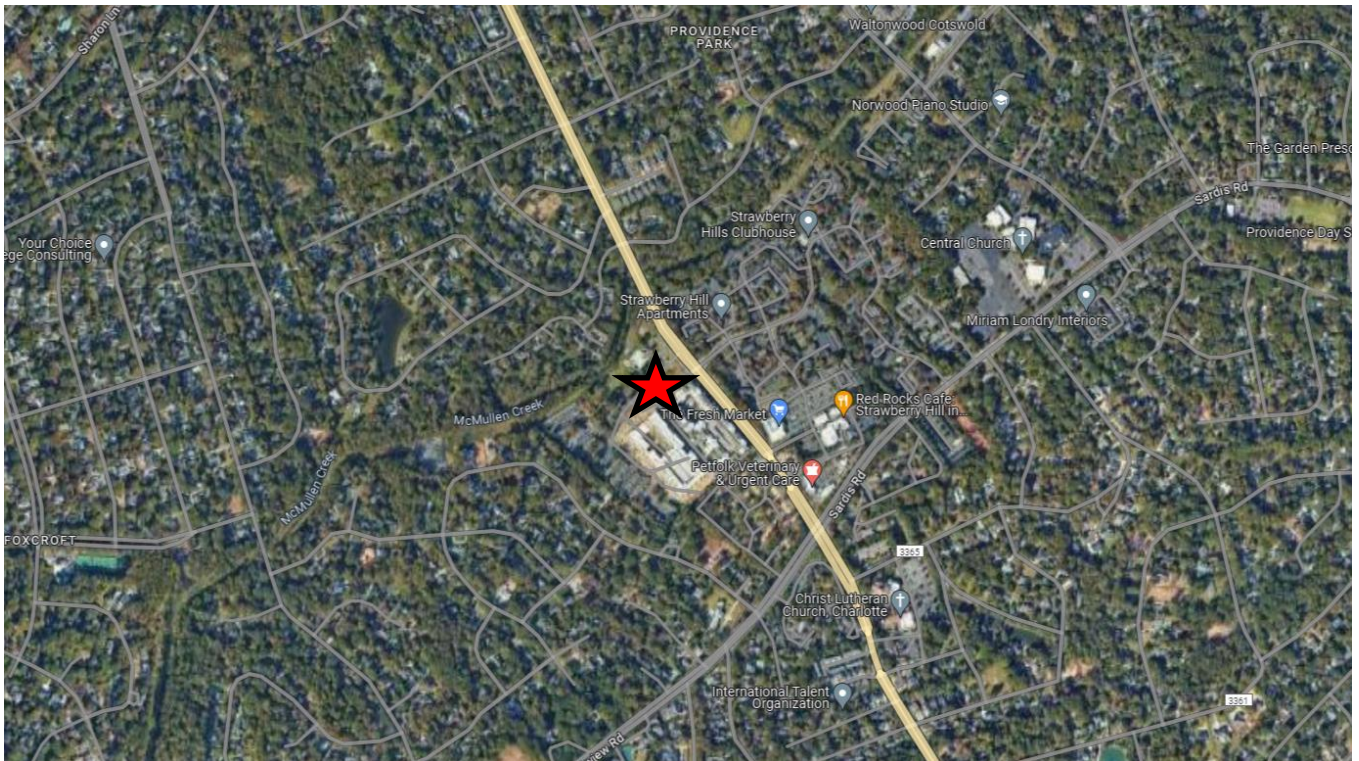
The site plan amendment contains the following changes:

- Combines four apartment buildings, Buildings 1, 2, 4, & 5 as shown on the site plan associated with previously approved Petition 2019-047, located along Private Street A (Pinehurst on Providence Drive) into two larger apartment buildings, Buildings 1 & 2, on the proposed site plan.
 - The combination of buildings would not increase the overall unit count of 830 as prescribed by the previous approval, Petition 2019-047.
- Increases the height of Building 2 (combination of Buildings 4 & 5 from the previous approval), from 2 stories to 3 stories.
- Relocates the proposed amenity area, as approved by the October 2023 Administrative Amendment to Petition 2019-047, farther from the western property Boundary adjacent to properties along Columbine Circle.
- Reconfigures the urban open space located at the intersection of Private Street A and Private Street B (Pinehurst on Providence Drive and Pinehurst Parkway).
- Realigns greenway dedication to Mecklenburg County Park and Recreation through the site.

• Existing Zoning



- The site is currently zoned MUDD-O SPA (mixed-use development district, optional, site plan amendment) and is adjacent to other sites zoned MUDD-O to the southeast as well as developments zoned N1-A (neighborhood 1), N2-B (neighborhood 2), R-15MF(CD) (multi-family) and NS (neighborhood services).



The site (indicated by red star above) is located on the west side of Providence Road, north of Fairview Road, and west of Columbine Circle.



View of the site looking west from the intersection of Providence Road and Pinehurst on Providence Drive. The site of Building 1 would be in the grassy area at the center of the image.



View of the site looking west from the intersection of Pinehurst on Providence Drive and Pinehurst Parkway. The proposed Building 2 would be located to the right of the green fence.



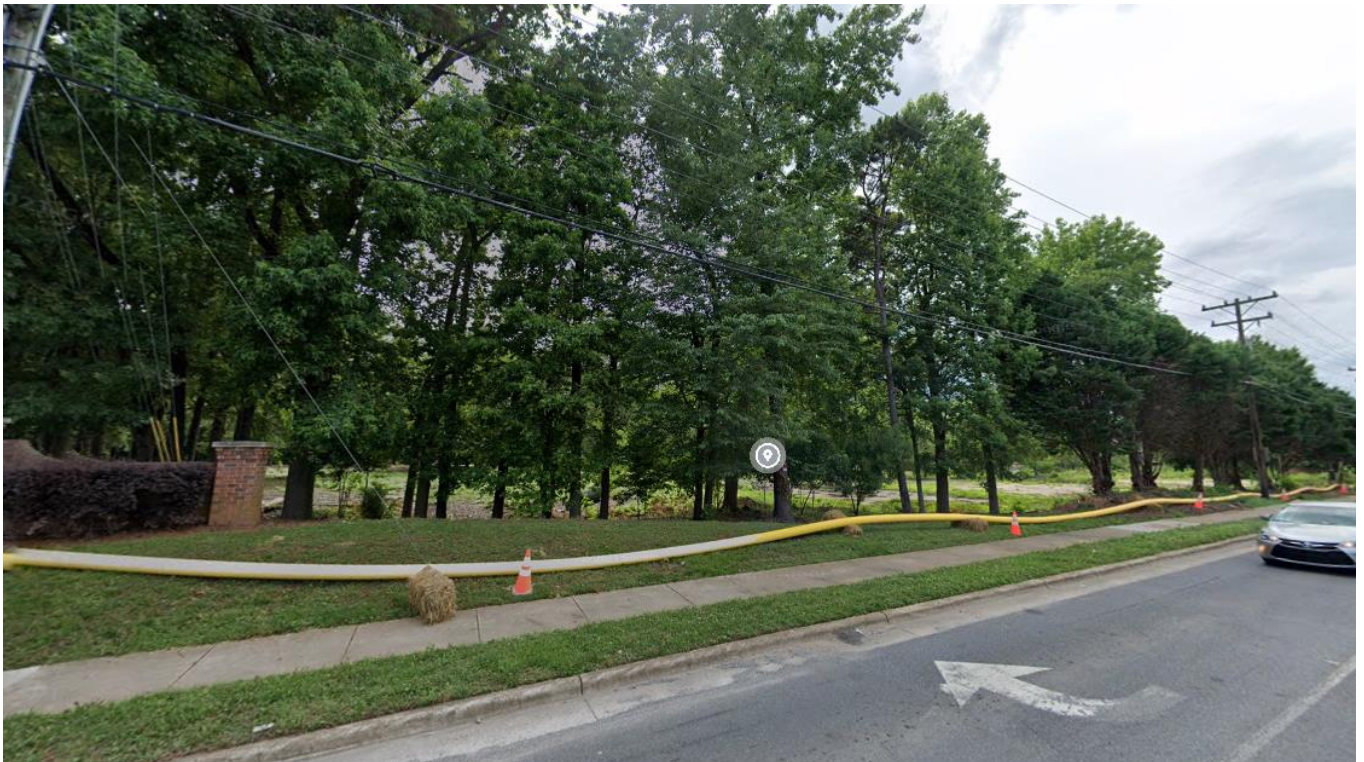
View of the site looking southwest from the intersection of Providence Road and Pinehurst on Providence Drive showing Building 3 in the existing phase of the development.



View of the site looking south from the intersection of Pinehurst on Providence Drive and Pinehurst Parkway. Building 3 in existing phase of the development is at the left of the image and Building 6 of the existing phase of the development is under construction at the right of the image.



View of the Strawberry Hill development located at the north corner of the Providence Road and Sardis Road intersection located across providence Road from the site. Strawberry Hill is a mixed-use development containing retail, restaurant, institutional, residential uses.



View of a vacant site that once contained apartments and is entitled for a mixed-use development, Petition 2016-147, located at the west corner of the intersection of Providence Road and Fairview Road south of the subject site.

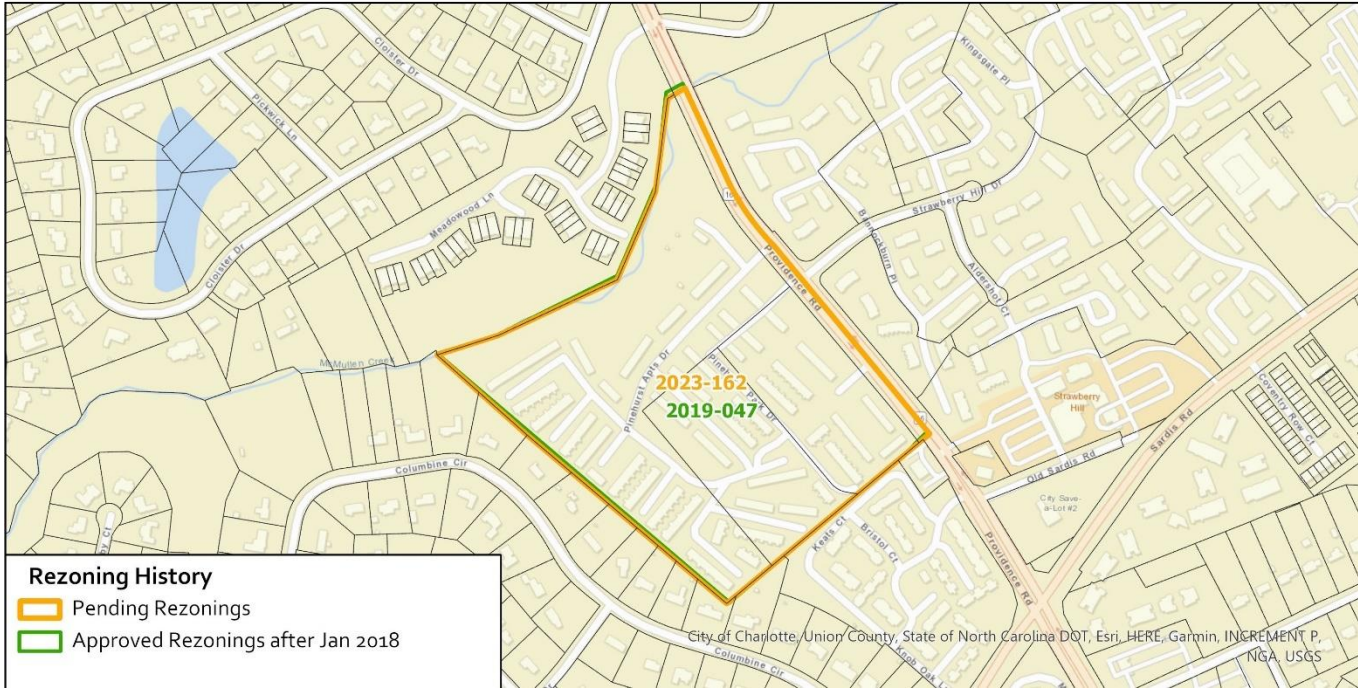


View of a vacant site that once contained a service station and is entitled for a mixed-use development, Petition 2016-147, located on the west side of Providence Road south of the subject site.



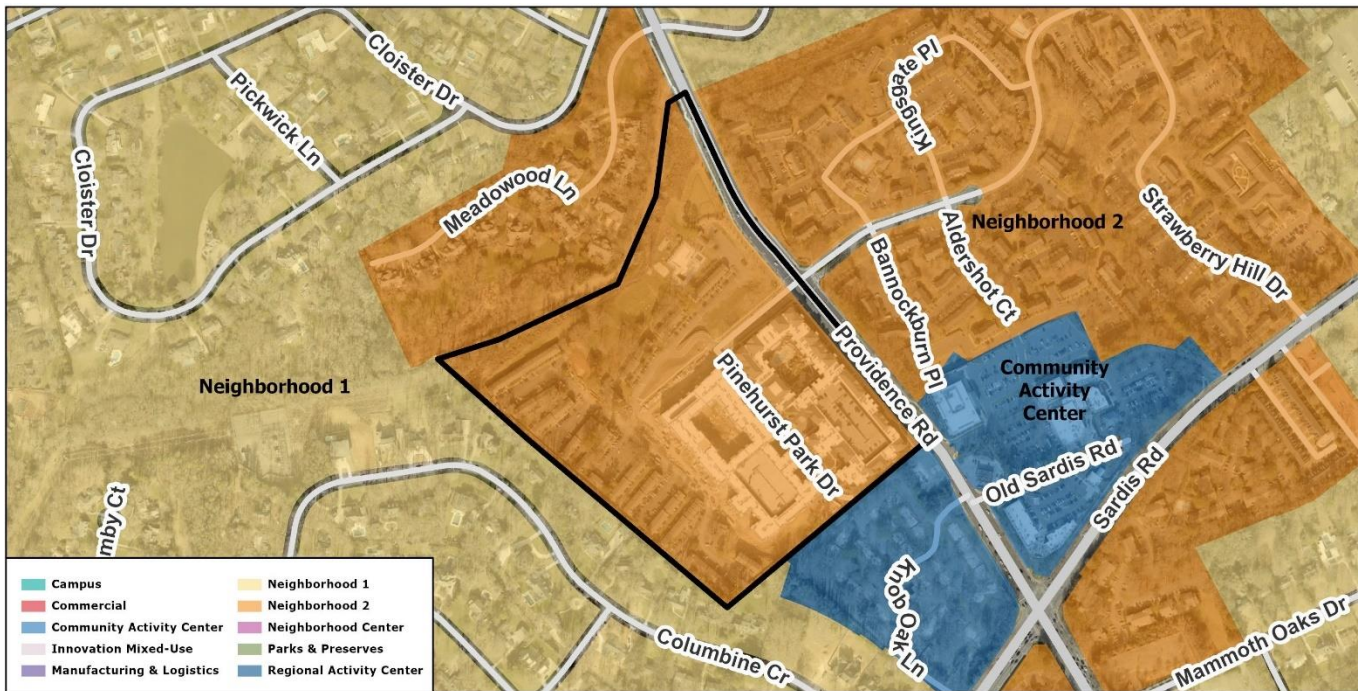
View looking north on Columbine Circle, part of a single-family residential development located southwest of the subject site.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-047	36.06 acres located on the west side of Providence Rd between Cloister Dr and Knob Oak Ln and across from Strawberry Hill Dr. From MUDD-O to MUDD-O SPA	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood 2 Place Type.

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to Providence Road, a State-maintained major arterial, north of Fairview Road, a Cit-maintained major arterial. A Traffic Impact Study (TIS) is not required for the site due to the development generating site trips under ordinance thresholds and not meeting additional TIS triggers. The changes requested within this SPA for this site plan do not impact right-of-way, roadway, or streetscape design, so there are no additional comments from CDOT.
- **Active Projects:**
 - N/A
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning: MUDD-O SPA
 - Existing Use: 3,650 trips per day (based on 580 dwellings)
 - Entitlement: 3,913 trips per day (based on 830 dwellings).
 - Proposed Zoning: 3,937 trips per day (based 804 apartment and 26 townhome dwellings).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Development allowed with the existing zoning could generate 283 students, while development allowed with the proposed zoning may produce 283 students.
- The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Sharon Elementary 109%
 - Alexander Graham Middle 107%
 - Myers Park High 124%
- **Charlotte Water:** Accessible water system infrastructure for the rezoning boundary via an existing 8-inch water transmission main along Providence Rd. Accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located inside parcel 18312111. See advisory comments at www.rezoning.org
- **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:** See outstanding issues, Note 1-2.
- **Stormwater Services Land Development Engineering:** No outstanding issues, Note 3-5.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** See outstanding issues, Notes 6-8.

OUTSTANDING ISSUES

Environment

- ~~1.—Mecklenburg County Park and Rec: The proposed greenway access easement must connect to the public street ROW to provide Mecklenburg County access to the greenway dedication area. This easement shall overlap with the private street between the public street ROW and the greenway area.~~ **Addressed**
- ~~2.—Mecklenburg County Park and Rec: To clarify the previous note, Mecklenburg County requests a vehicular access easement from Providence Road to the 100' Greenway Easement along the private development streets.~~ **Addressed**
- ~~3.—Stormwater Services Land Development: The rezoning plan proposes encroachments into SWIM and/or Post Construction Stormwater Ordinance stream buffers. Any increase of impervious area within such buffers may not be allowed and is not approved with the rezoning process. Please include the following note under Environmental Features: "Development within the SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance." Please note Stream Delineation Reports are subject to review and approval by Charlotte Storm Water Services.~~ **Addressed**
- ~~4.—Stormwater Services Land Development: Update label to say "100' SWIM and Post Construction Buffer." Buffer should be shown as extending 100' from top of bank.~~ **Addressed**

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5. ~~Stormwater Services Land Development: add to note 8.d. under Environmental Features: "and mitigated if required by City ordinance."~~ **Addressed**
 6. ~~Urban Forestry: Recommend changing the tree save conditional language. Based on what options are being used, tree save may be greater than 15%.~~ **Addressed**
 7. ~~Urban Forestry: Tree save must meet min size requirements. Some of what is shown would not qualify between the maintenance building and the water quality #2.~~ **Addressed**
 8. ~~Urban Forestry: While allowed, the amenity area within tree save would need to be accounted for at 150%.~~ **Addressed**
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Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Maxx Oliver 704-336-3818