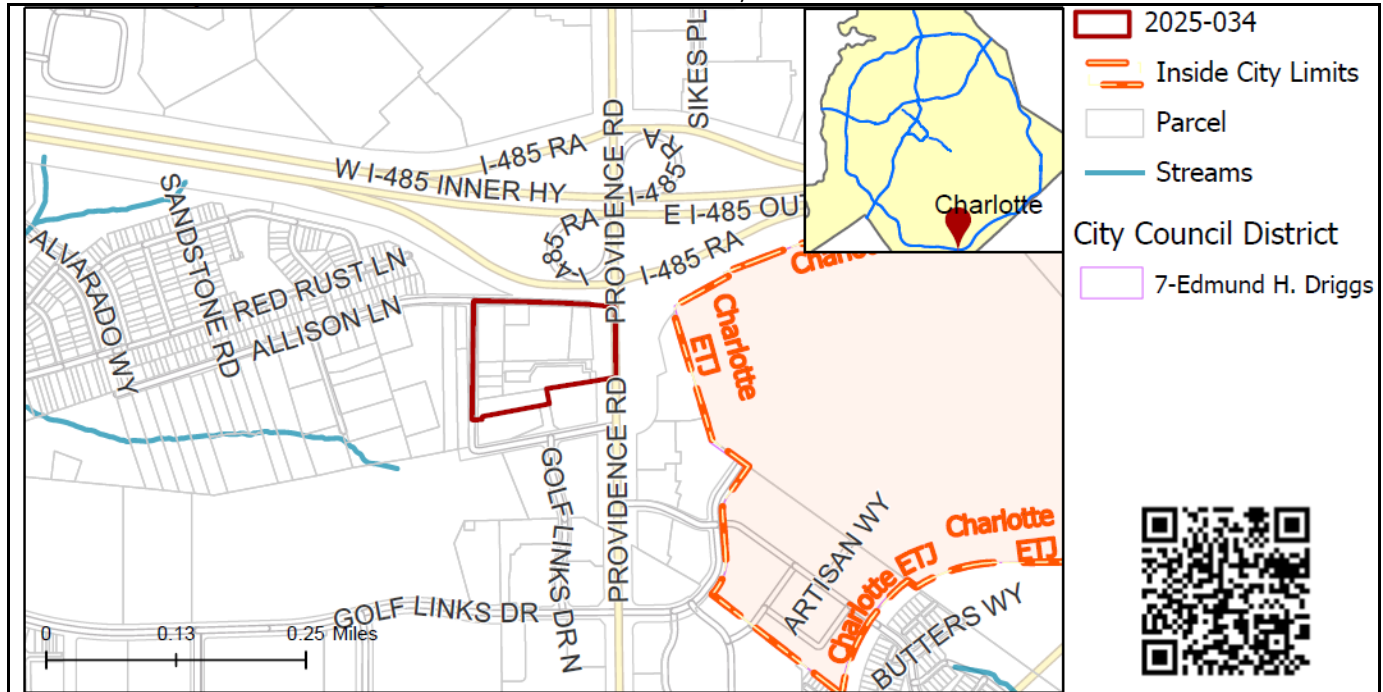


REQUEST

Current Zoning: N1-A (Neighborhood 1-A)
Proposed Zoning: N2-B(CD) (Neighborhood 2-B, Conditional)

LOCATION

Approximately 6.2 acres located on the west side of Providence Road, south of Interstate 485, and east of Allison Woods Drive.



SUMMARY OF PETITION

The petition proposes to develop a property in the Providence Road corridor currently occupied by two single family dwellings with a community of 79 multifamily attached dwellings.

PROPERTY OWNER

Allison Woods, LLC

PETITIONER

Veer Homes, LLC

AGENT/REPRESENTATIVE

Collin Brown & Brittany Lins, Alexander Ricks PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 3.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and site and building design.

Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map recommendation for the Neighborhood 1 Place Type.

Rationale for Recommendation

- This portion of the Providence Road corridor hosts a number of commercial uses, various institutions, and moderately dense multi-family projects among other residential projects. This petition provides a transition between the Community Activity Center of Providence Road and the less intense residential areas to the west of the site.
- The petition proposes a mix of residential housing types including multifamily attached, quadraplexes, one duplex, and one triplex.

- The petition's building forms are consistent with those seen in the adjacent multi-family attached development to the west, zoned MX-1.
- The site is adjacent to a Community Activity Center but is not accessible to pedestrians due to lack of sidewalk connectivity.
- The petition site has preferred place type adjacencies of Neighborhood 1, Neighborhood 2, and Community Activity Center and meets the preferred minimum acreage for a place type amendment to Neighborhood 2.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood 1 Place Type to the Neighborhood 2 Place Type for the site.

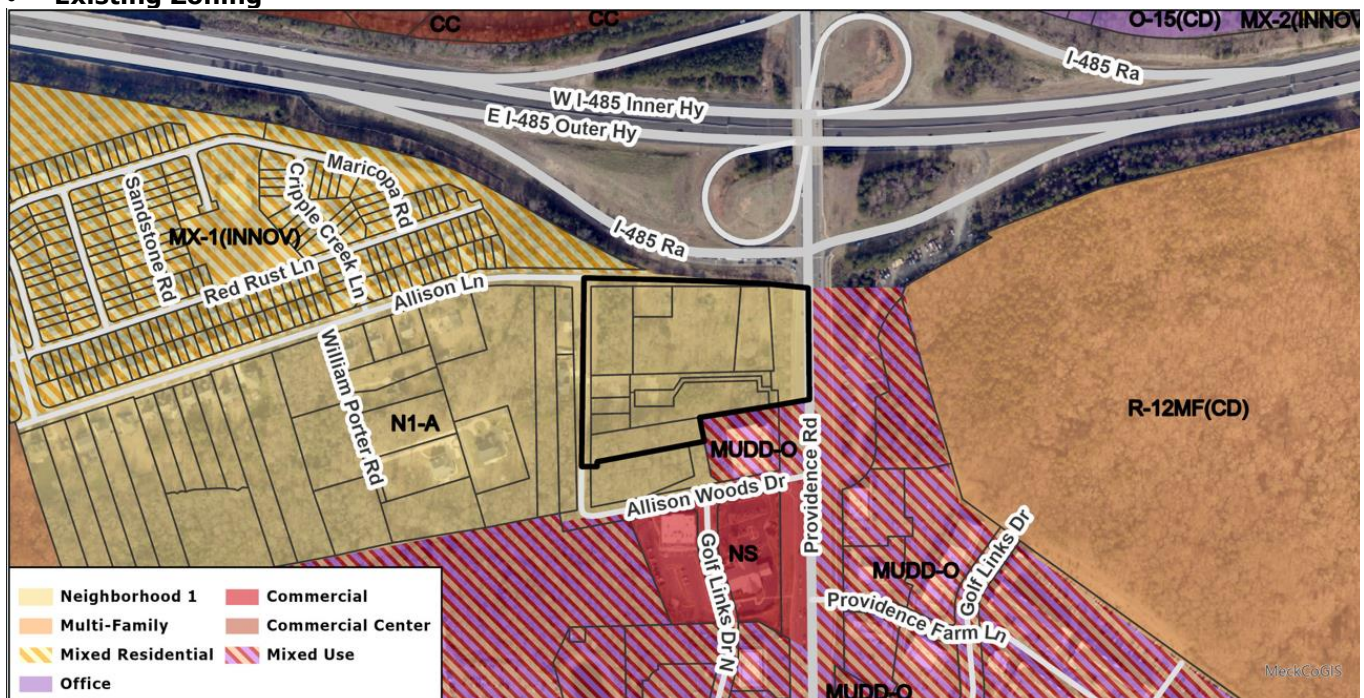
PLANNING STAFF REVIEW

Proposed Request Details

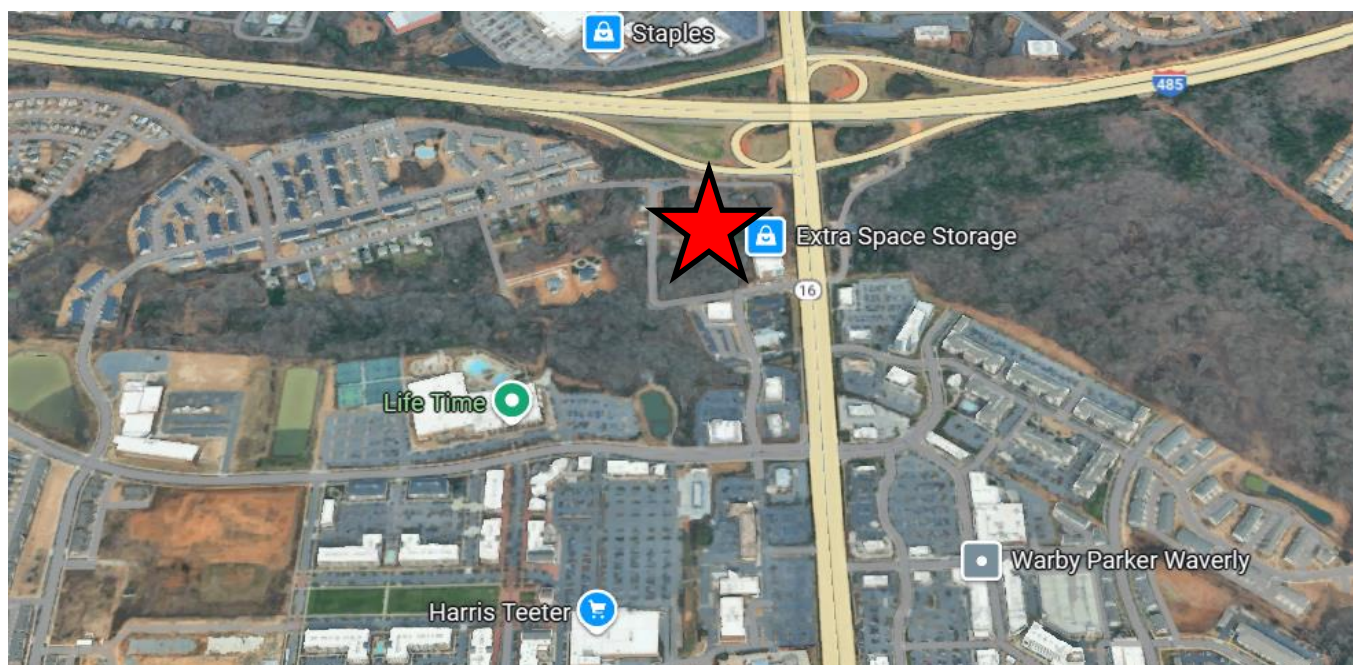
The site plan accompanying this petition contains the following provisions:

- Proposes a community of 79 multifamily attached, quadraplex, triplex, and duplex units as permitted in the N2-B zoning district.
- Buildings contain a maximum of 6 single family dwellings and may be a maximum of 140' in length.
- A maximum of 4 buildings may contain 6 dwelling units.
- Limits building height to 48'.
- Limits blank wall expanses on corner/end unit facades facing public streets to 20'.
- Commits to internal tree plantings along private alleys at 40' spacing.
- Commits to providing amenitized open space that will include at least four of the following elements: enhanced planting in excess of minimum standards, specialty paving materials, shading elements, seating options, a minimum dimension of 30' in all directions, and decorative lighting.
- Implements an 8' planting strip and 8' sidewalk along the site's frontage of Allison Lane and Allison Woods Drive.
- Commits to providing an 8' planting strip and 12' multi-use path along Providence Road, subject to evaluation for topographic constraints during permitting.

Existing Zoning



- The site is zoned N1-A (Neighborhood 1-A) and is surrounded by N1-A (Neighborhood 1-A) to the west, MUDD-O (Mixed-Use Development District, Optional) to the south and east, and Interstate 485 to the north.



The site, marked by a red star, is located at the interchange of Interstate 485 and Providence Road and is surrounded by a mix of uses including single family residential, multifamily attached residential, and commercial.



Street view of the site as seen from the intersection of Allison Lane and Allison Woods Drive.



Street view of the Interstate 485 ramp north of the site across Allison Lane.



Street view of Providence Road and commercial uses east of the site.

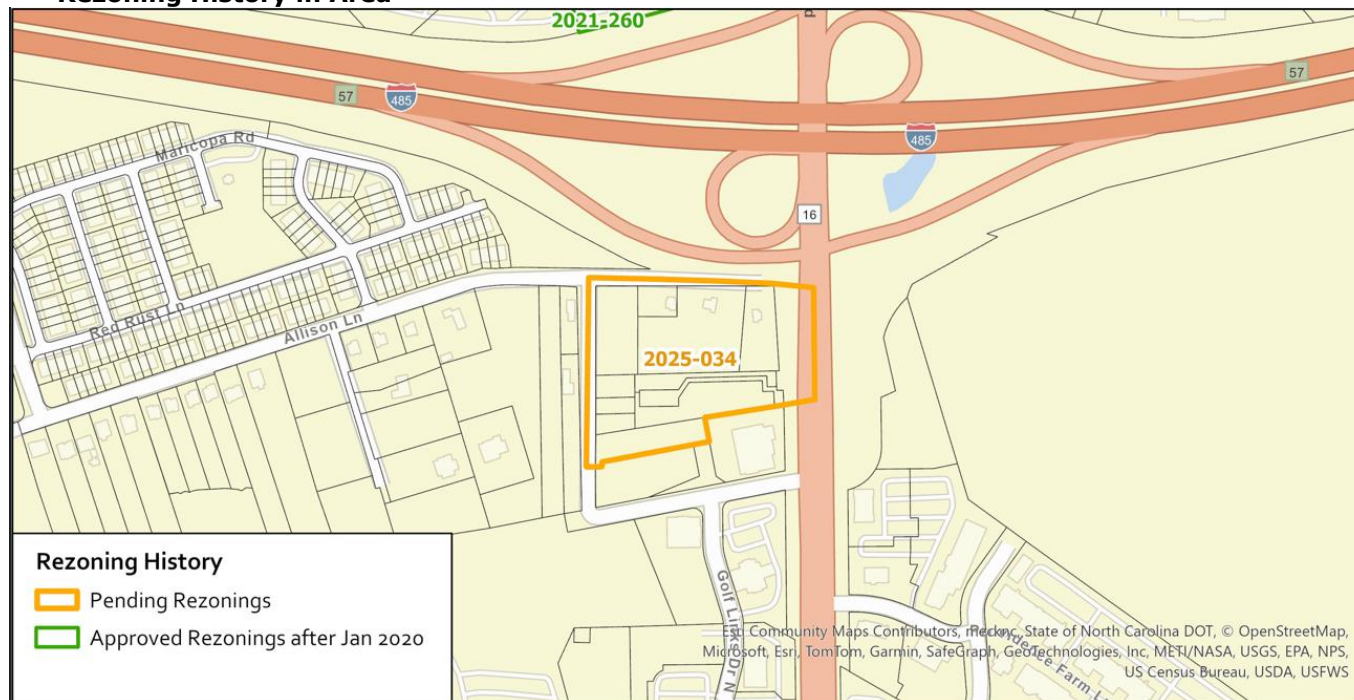


Street view of commercial uses south of the site along Allison Woods Drive.



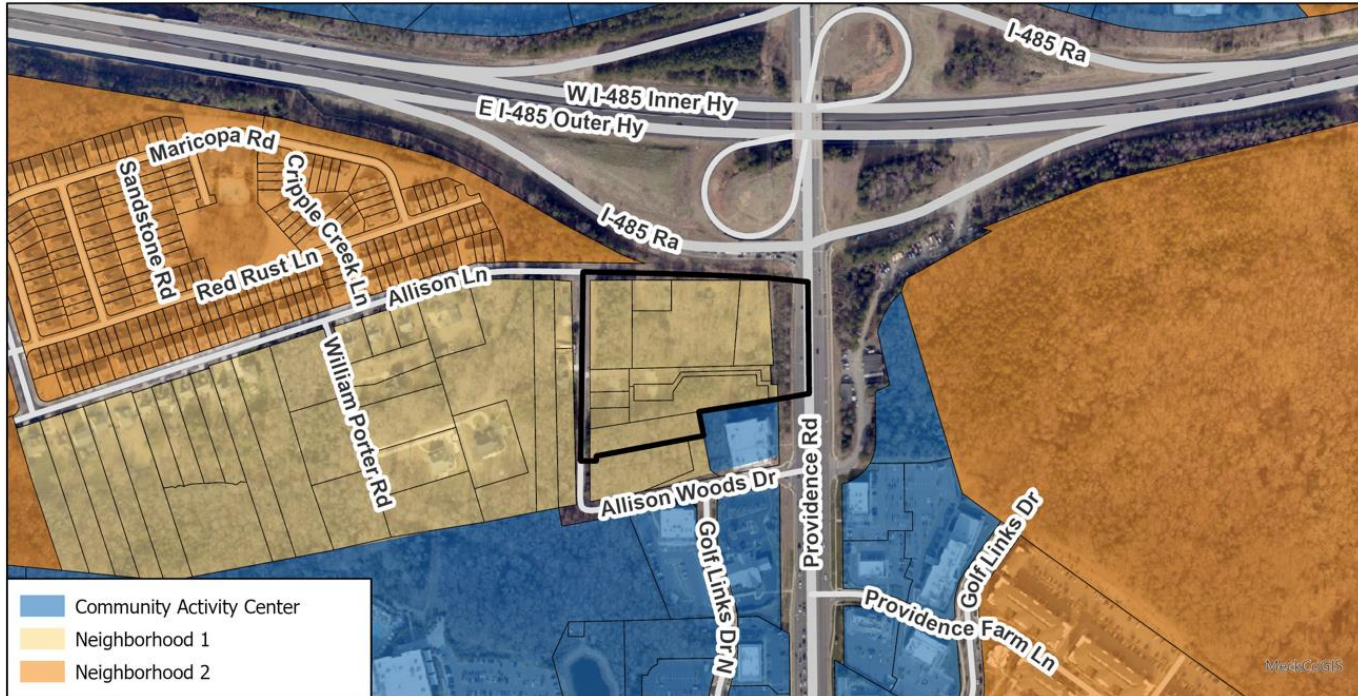
Street view of single family residential uses west of the site across Allison Woods Drive.

- **Rezoning History in Area**



No nearby rezonings in the past 5 years.

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood 1 Place Type.

- **TRANSPORTATION SUMMARY**

- The site is adjacent to Providence Road, a State-maintained major arterial, north of Golf Links Drive, a City-maintained major collector. 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. Site plan and/or conditional note revisions are needed to correct maintenance label for NCDOT street.

- **Active Projects:**

- NA

- **Transportation Considerations**

- See Outstanding Issues, Notes 1 and 2.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 40 trips per day (based on 3 single family detached dwellings).

Entitlement: 208 trips per day (based on 18 single family detached dwellings).

Proposed Zoning: 552 trips per day (based on 79 single family attached dwellings).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** See Outstanding Issues, Note 2.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** development proposed may add 26 students to the schools in the area.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Polo Ridge Elementary from 95% to 97%
 - Rea Farms K-8 at 104%
 - Ardrey Kell High at 151%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Allison Woods Dr. Charlotte Water has

accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 10-inch gravity sewer main located inside the zoning boundary. See advisory comments at www.rezoning.org

- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **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 outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING

Transportation

1. Revise site plan to label Allison Woods Drive as a state-maintained road.
2. Provide connection from Allison Woods Drive sidewalk to Providence Road multi-use path. Illustrate on site plan and add to conditional notes.

Site and Building Design

3. Illustrate garbage truck movement to confirm access to garbage and recycling area.
4. Quantify the enhanced plantings referenced in note III.i.1.
5. Illustrate a minimum 5' shared sidewalk connection from each unit/building to all adjoining public streets where sidewalk is required.
6. Illustrate on the site plan a 30' setback along Providence Road measured from future back of curb.
7. Measure and label all setbacks and indicate front, side, and rear.
8. Illustrate on site plan and list in conditional notes a 10' Class C landscape yard along the southern property boundary where adjacent to N1-A zoning.
9. Label open space areas as public, common, or private to be consistent with UDO terms.
10. Confirm if units are on sublots.

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

Planner: Joe Mangum (704) 353-1908