5. Request for Decision for Rezoning Petition 2011-021

Action:	**Render a decision on proposed rezoning 2011-021 by Singh Development, LLC for a change from R-3, single family residential to R-3, (CD) single family residential, conditional, and INST(CD), institutional, conditional district for approximately 22.65 acres located on the east side of Providence Road and across from Providence Country Club**

Staff Resource: Tammie Keplinger, Planning Coordinator, Planning Department

Explanation

- Due to an advertising error by the Charlotte Observer, the public hearing on this petition was deferred for one month.
- The decision for this petition has been scheduled for the May 23 Council meeting in order to avoid any further delays for the petitioner.
- This petition is found to be inconsistent with the *Providence Road/ I-485 Area Plan Update* but to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee.
- The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition with the following modifications:
    - Added the Local Residential Wide street cross-section per the Charlotte Land Development Standards Manual.
    - Specified the percentage of tree save provided.
    - Addressed CDOT comments as follows:
    - Modified the westbound approach at Providence Road to accommodate the extension of Providence Country Club Drive.
    - Labeled the first driveway on Providence Country Club Drive as a one-way drive entering the site.
    - Labeled the existing southbound left-turn lane on Providence Road.
    - Provided standard headings for site plan notes.
    - Provided building elevations of the proposed 16 carports located on the south side of the site near the possible retention basin. Carports have been shown and labeled on Sheet RZ-3.
    - Amended noted under Parcel A to state: "The site plan is schematic nature and represents a firm concept of development with regard to the arrangement of buildings, parking and circulation pattern. Minor changes of detail, which do not alter the basic layout and relationships to abutting sites are permitted as a matter of right for the petitioner/developer and shall be handled in accordance with Section 6.207."

Attachments

Zoning Committee Recommendation
Vicinity Map
Locator Map
Site Plan