

Council Memo

Department Source: Community Development

To: City Council

From: City Manager & Staff

Council Meeting Date: August 17, 2026

Re: 3000 N. Providence Road Rezoning (Case #185-2026)

Impacted Ward: Ward 2

Executive Summary

Approval of this request would rezone 6.4 acres of land from A (Agriculture) and PD (Planned Development) to R-MF (Multi-family Dwelling). The subject site is located southwest of the intersection of Blue Ridge and Providence Roads, and includes the address 3000 N. Providence Road.

Discussion

Crockett Engineering (agent), on behalf of AEGIS Investment Group II, LLC (owner), seek approval to rezone 6.4 acres located at the southwest corner of Blue Ridge and Providence Roads from the A and PD zoning districts, to the R-MF district. The applicants wish to facilitate development of the property with a multi-family use.

The subject parcel was annexed in 1969, at which time it was assigned A-1 (General Agriculture) permanent zoning. The PD portion of the site was rezoned O-P (Planned Office) in a larger 2005 rezoning request, which included the tracts east of the subject acreage, extending to Range Line Street. The western edge of the subject property, which was not previously included in the 2005 rezoning maintains its agricultural designation. With the adoption of the Unified Development Code in 2017, the two zoning districts were reclassified to PD and A, respectively. The 2005 planned district rezoning included the adoption of a statement of intent for the O-P portion of the property which allowed R-3 (Multi-family Residential) and a number of specific office uses, such as general office and medical office, among others.

The parcels east of Providence Road included in the 2005 rezoning were both assigned C-P (Planned Commercial) zoning at that time. The easternmost tract, fronting on Range Line Road, permitted general commercial uses which align with the current M-C zoning district. The internal lot, which fronts on the east side of Providence Road, permitted neighborhood-scale commercial uses. This district was intended as a transitional zoning district between the general commercial uses on Range Line Street and the office uses permitted on the subject parcel west of Providence Road.

The property was also subject to a preliminary plat and a development plan, which were both approved in 2007. The development plan depicted an office building on the north side of the parcel, accessed from an internal street extension entering from the west side of Providence Road. However; both instruments have since expired and are no longer applicable. Section 29-6.3(n)(2)(ii)(G) dictates that, "If construction consistent with the

approved development plan has not begun within three (3) years after council approval of the development plan or a major modification of the development plan, the development plan shall expire and be of no force or effect. Similarly, per Section 29-5.2(c)(3)(ii)(G), preliminary plats expire after five (5) years if less than $\frac{1}{4}$ of the lots depicted in the preliminary plat are final platted.

A development agreement was also adopted concurrently with the development plan, which obligated the property owner to install street trees along Providence and Blue Ridge Roads, and to screen a proposed trash enclosure from public view. Current UDC regulations require street trees at regular intervals of 60 feet, and all solid waste receptacles are required to be enclosed with an appropriate screening device. Given the adoption of the UDC and its required landscaping and screening standards, if the subject site is rezoned to R-MF compliance with the provisions of the development agreement will be met.

Contextual zoning and land use patterns are widely varied within the vicinity of the subject site and include a mix of A, R-1, and R-2 (Two-family Dwelling) districts north of the site across Blue Ridge Road, a multi-family planned district immediately west of the subject site, and a large undeveloped tract south of the site in the A district. The Comprehensive Plan's "Employment District" designation is in conflict with the proposed multi-family use (assigned in 2013 based on then existing O-P zoning); however, R-MF uses are considered consistent with the current land use context surrounding the subject site.

Given the site has remained dormant since its rezoning to O-P in 2005, removing the stringent planned district site plan requirements is considered appropriate as doing so would be supported by the goals and objectives of the comprehensive plan, which seeks to remove barriers to infill development and housing options.

The Planning and Zoning Commission considered the rezoning request at its July 23, 2026 meeting. The applicant's representative made a short statement and offered to answer any questions. The Commission asked if the applicant had immediate plans to develop the property. The applicant indicated that the final plat was immediately forthcoming, and site plans were in the works. A motion to approve the requested rezoning to R-MF was then approved unanimously, 8-0.

The Planning and Zoning Commission staff report, locator maps, zoning exhibit, and meeting excerpts are attached for review.

Fiscal Impact

Short-Term Impact: Limited. No short-term costs are expected for the city. All necessary improvements are to be installed at the developer's expense.

Long-Term Impact: Any potential impact may or may not be offset by increased user fees and/or property tax collection.

Strategic & Comprehensive Plan ImpactStrategic Plan Impacts:

Primary Impact: Reliable and Sustainable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Infrastructure, Tertiary Impact: Not Applicable

Legislative History

Date	Action
07/02/2007	Approved: C-P & O-P development plan of Blue Ridge Centre, and authorizing a development agreement. (Ord. 019577)
05/24/2007	Approved: Blue Ridge Centre, Preliminary Plat. (Res. R152-07)

Suggested Council Action

Approve the requested rezoning from A and PD to R-MF, as recommended by the Planning and Zoning Commission.