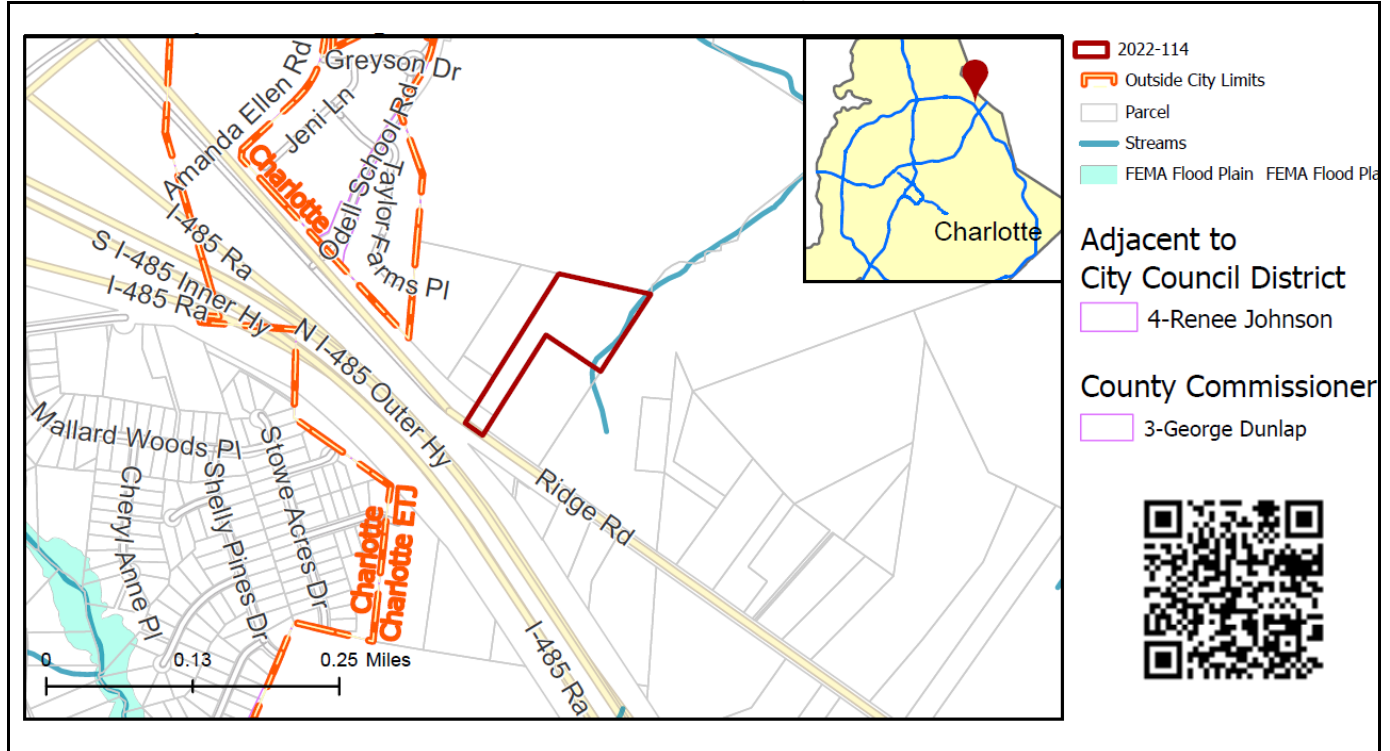


REQUEST

Current Zoning: N1-A (neighborhood 1-A)
Proposed Zoning: R-8MF(CD) (multi-family residential)

LOCATION

Approximately 4.18 acres located on the northeast side of Ridge Road, south of Mallard Creek Road, and north of Interstate 85.



SUMMARY OF PETITION

The petition proposes a residential community of up to 26 multi-family dwelling units.

PROPERTY OWNER

Heaven Properties, LLC

PETITIONER

Rohit Patel

AGENT/REPRESENTATIVE

Peyton Woody, Woodbine Design, PC

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.

Plan Consistency

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

Rationale for Recommendation

- This petition will add to the variety of housing options in the area located near a developing employment center via Kings Grant, and close proximity to goods and services in the Concord Mills area.
- The petition proposes a 12-foot multi-use path along Ridge Road.
- The petition proposes a minimum of 400-sq ft of open space per unit.
- The petition commits to dedicated right-of-way for future stub connections.

- The petition plans for a 26-foot Class C buffer to protect the adjacent single family residential uses and a 50-foot post construction buffer.
- The petition proposes a school bus shelter near the Ridge Road entrance.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities
 - 7: Integrated Natural & Built Environments

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

PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Allows up to 26 multi-family units on sublots.
- Commits to a 12-foot multi-use path along Ridge Road.
- Provides an 8-foot planting strip and 5-foot sidewalk along the public entrance drive.
- Provides a minimum of 400-sq ft of open space per unit and 4,802 square feet of common open space.
- Provides a 26-foot Class C buffer to the adjacent single family residential uses.
- Provides a school bus shelter near the Ridge Road entrance.
- Provides architectural standards.

• Existing Zoning



- The surrounding land uses include single family, multi-family, and a religious institution.



The subject property is denoted by a red star.



Hickory Grove Church is located to the north of the site.

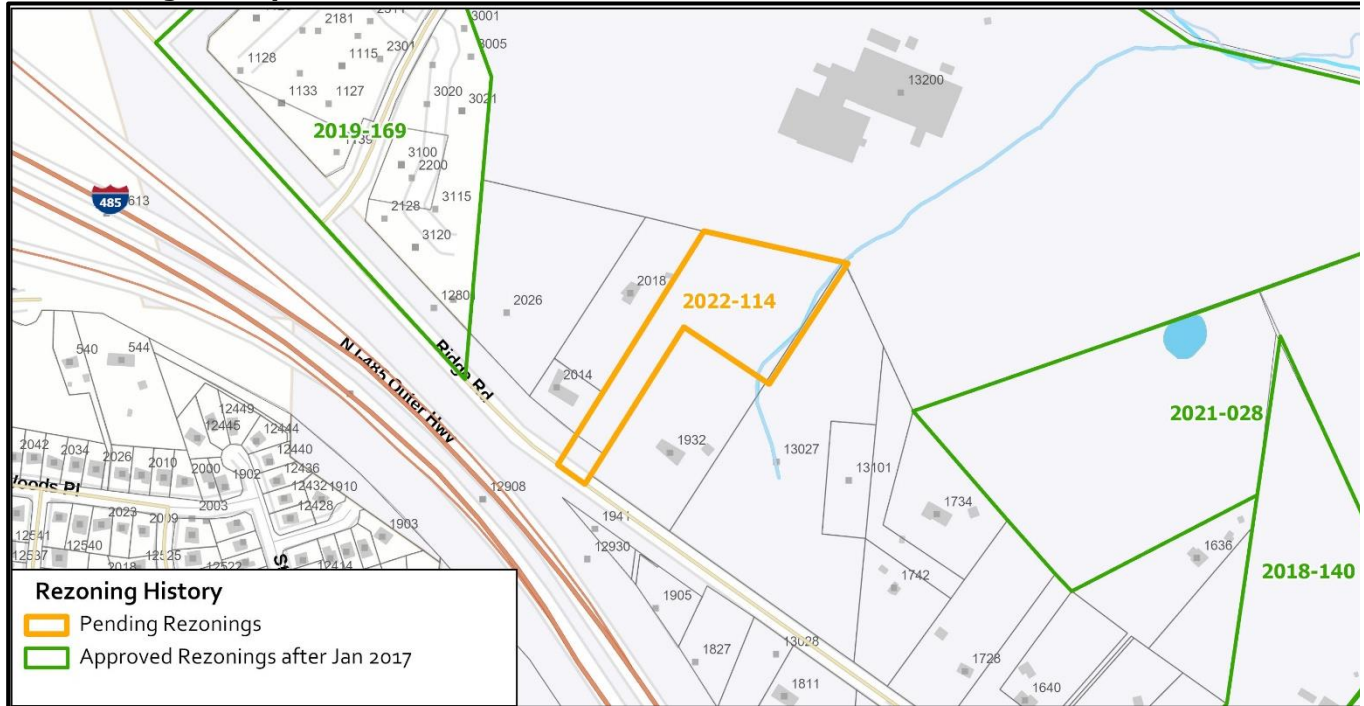


The property to the east of the site along Ridge Road is developed with a single family home.



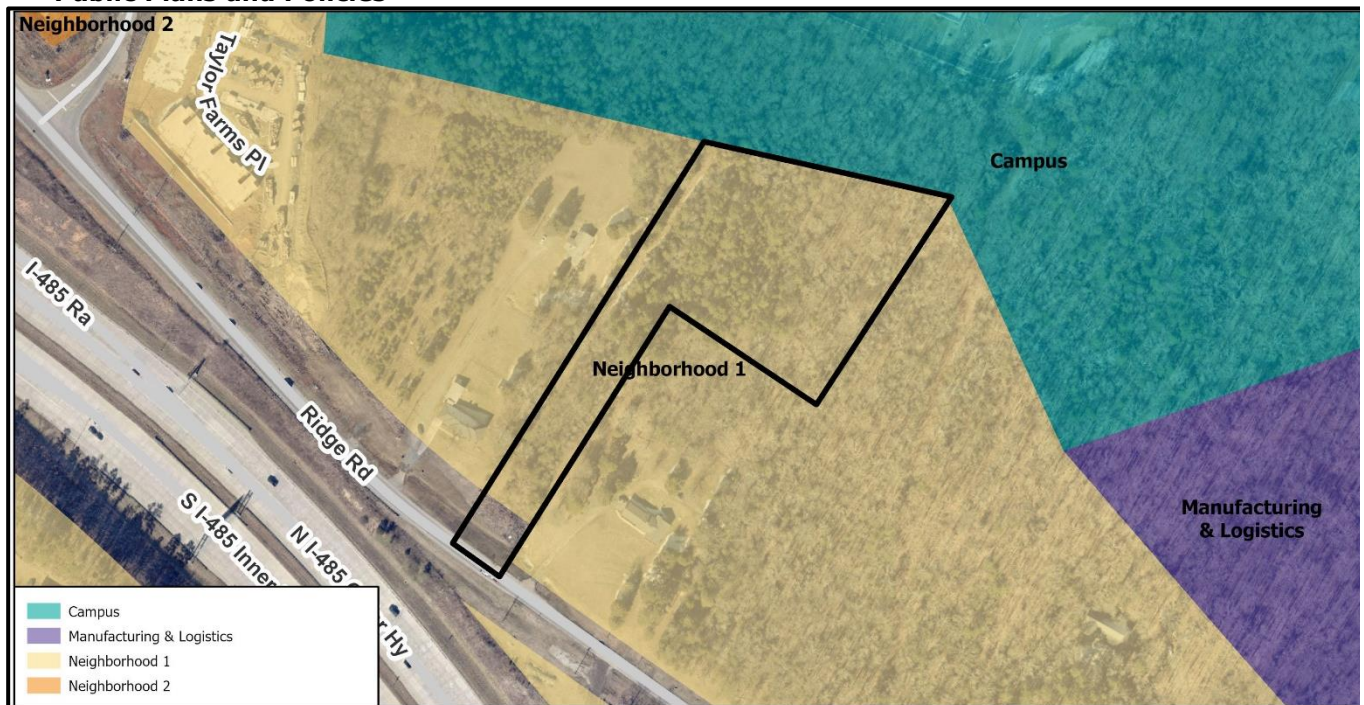
The properties to the west of the site along Ridge Road are developed with a single family home and multi-family apartments.

• Rezoning History in Area



Petition Number	Summary of Petition	Status
2018-140	Rezoned 11.87 acres site to allow up to 93 multi-family dwelling units.	Approved
2019-169	Rezoned 15.9 acres to allow up to 280 multi-family units.	Approved
2021-028	Rezoned 287.71 acres to allow two development areas. Development area 1 (274.33 acres) proposes 2,750,000 square feet of warehousing, warehouse distribution, logistics, office, manufacturing, and all other uses permitted by right as allowed in the I-1 zoning district. Development area 2 (36.67 acres) proposes up to 488 multi-family residential units.	Approved

• Public Plans and Policies



- The 2040 Policy Map (2022) recommends the Neighborhood 1 place type at this site.

- **TRANSPORTATION SUMMARY**

- The petition is located on the east side of Ridge Road, a State-maintained major throughfare south of Odell School Road, a State-maintained local street. A Traffic Impact Study (TIS) is not required for this site due to the site generating less than 2500 daily trips. CDOT has coordinated with the petitioner to provide an internal public street along with streetscape. All outstanding CDOT comments have been addressed.
- **Active Projects:**
 - Mallard Creek Rd/Derita Rd (I-485 to Concord Mills Blvd)
 - TIP #U-6032
 - Widening project, ROW 2022, Construction 2025
 - Mallard Creek Rd – (Mallard Creek Church Rd to Breezewood Dr)
 - TIP #U-6028
 - Widening project, ROW 2025, Construction 2027
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant land).
 - Entitlement: 145 trips per day (based on 12 single family dwelling units).
 - Proposed Zoning: 290 trips per day (based on 33 multi-family dwelling units).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** Development allowed with the existing zoning could generate 7 students, while development allowed with the proposed zoning may produce 5 students. Therefore, the net increase in the possible number of students generated from existing zoning to proposed zoning is zero students.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Mallard Creek Elementary from 76% to 77%.
 - Ridge Road Middle from 115% to 115%
 - Mallard Creek High from 122% to 122%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water distribution main located along Ridge Road. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Ridge Road. See advisory comments at www.rezoning.org
- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

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

Planner: Michael Russell (704) 353-0225