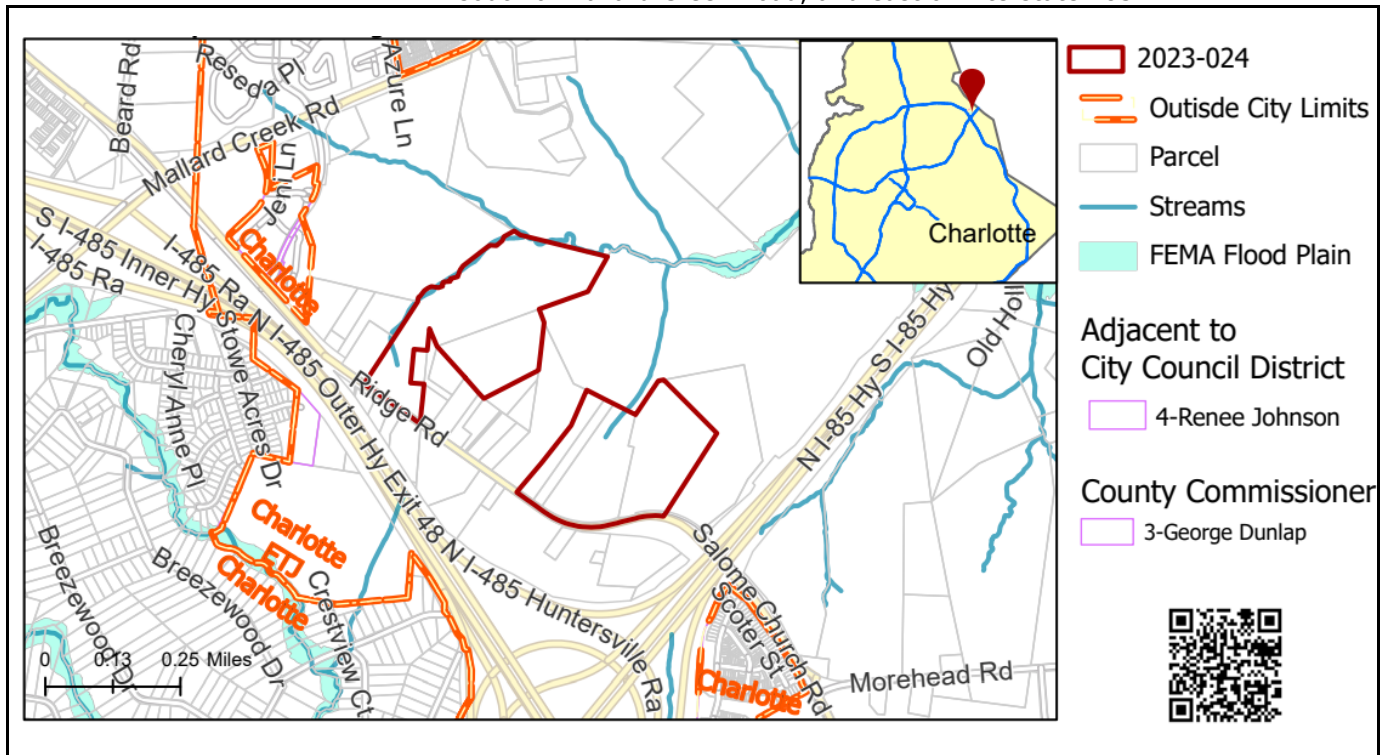


**REQUEST**

Current Zoning: N1-A (neighborhood 1-A), CC (commercial center), IC-1 (institutional), I-1(CD) (light industrial, conditional).  
 Proposed Zoning: I-1(CD) (light Industrial, conditional), MX-1 (mixed use) with 5-year vested rights.

**LOCATION**

Approximately 83.65 acres located along the north side of Ridge Road, south of Mallard Creek Road, and east of Interstate 485.



**SUMMARY OF PETITION**

The petition proposes to develop 83.65 acres into two development areas. Development area 1 proposes up to 500,000 square feet of warehousing, distribution, logistics, office, and manufacturing. Development area 2 may be developed with up to 150 single family detached residential dwelling units.

**PROPERTY OWNER**

CK King’s Grant Land, LLC

**PETITIONER**

Childress Klein Properties

**AGENT/REPRESENTATIVE**

Keith MacVean and Jeff Brown, Moore & Van Allen, PLLC

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
 Number of people attending the Community Meeting: 4

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *2040 Policy Map* recommendation for the Neighborhood 1, Campus, and Manufacturing & Logistics Place Types with a portion of the site **consistent** with the recommendation for the Neighborhood 1 Place Type.

Rationale for Recommendation

- The proposed uses of this petition would increase the variety of housing options in the area.

- This petition also proposes to support the goal of economic opportunity set out by the Comprehensive Plan through the development of warehouse, distribution, and other industrial uses on a portion of the site.
- The petition proposes to better align the area with the vision of the *2040 Policy Map*. The plan proposes the concentrating of manufacturing uses with adjacent sites designated for Manufacturing and Logistics. Additionally, the proposed residential uses align the area with the adjacent, existing residential sites.
- This petition proposes to contribute streetscape improvements including a 12-foot multi-use path and 8-foot planting strip on its frontage along Ridge Road.
- Additionally, the petition proposes the construction of an internal network of public roads with pedestrian connections for tenants and streetscape elements of planting strips, sidewalks, and multi-use paths.
- The petition proposes 75-foot and 100-foot buffers between the site and adjacent properties providing sensitivity from manufacturing uses.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion
  - 5: Safe & Equitable Mobility
  - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood 1, Campus, and Manufacturing & Logistics Place Types to the Neighborhood 1 and Manufacturing & Logistics Place Types for the site.

## PLANNING STAFF REVIEW

### • Background

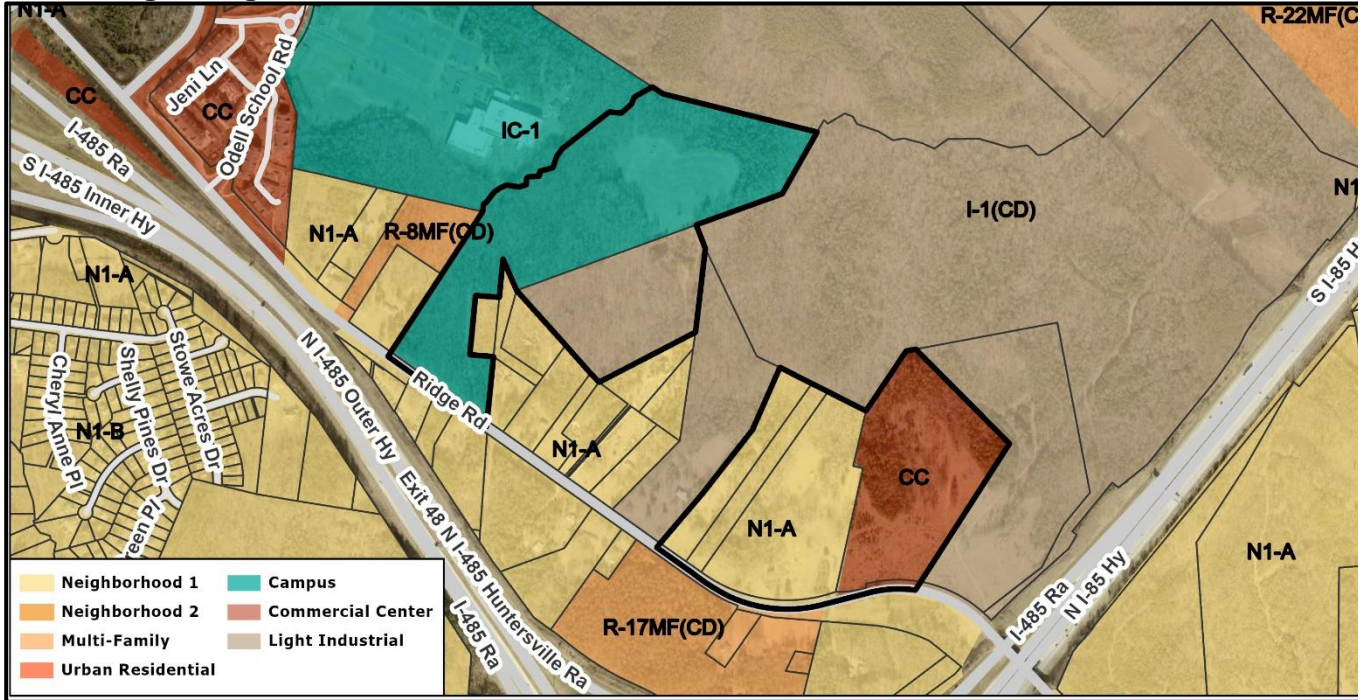
- The site is adjacent to rezoning 2021-028 which is developing 287.71 acres into two development areas. Development area 1 (274.33 acres) proposes 2,750,000 square feet of warehousing, warehouse distribution, logistics, office, manufacturing, and all other uses permitted by right as allowed in the I-1 zoning district. Development area 2 (36.67 acres) proposes up to 488 multi-family residential units.

### • Proposed Request Details

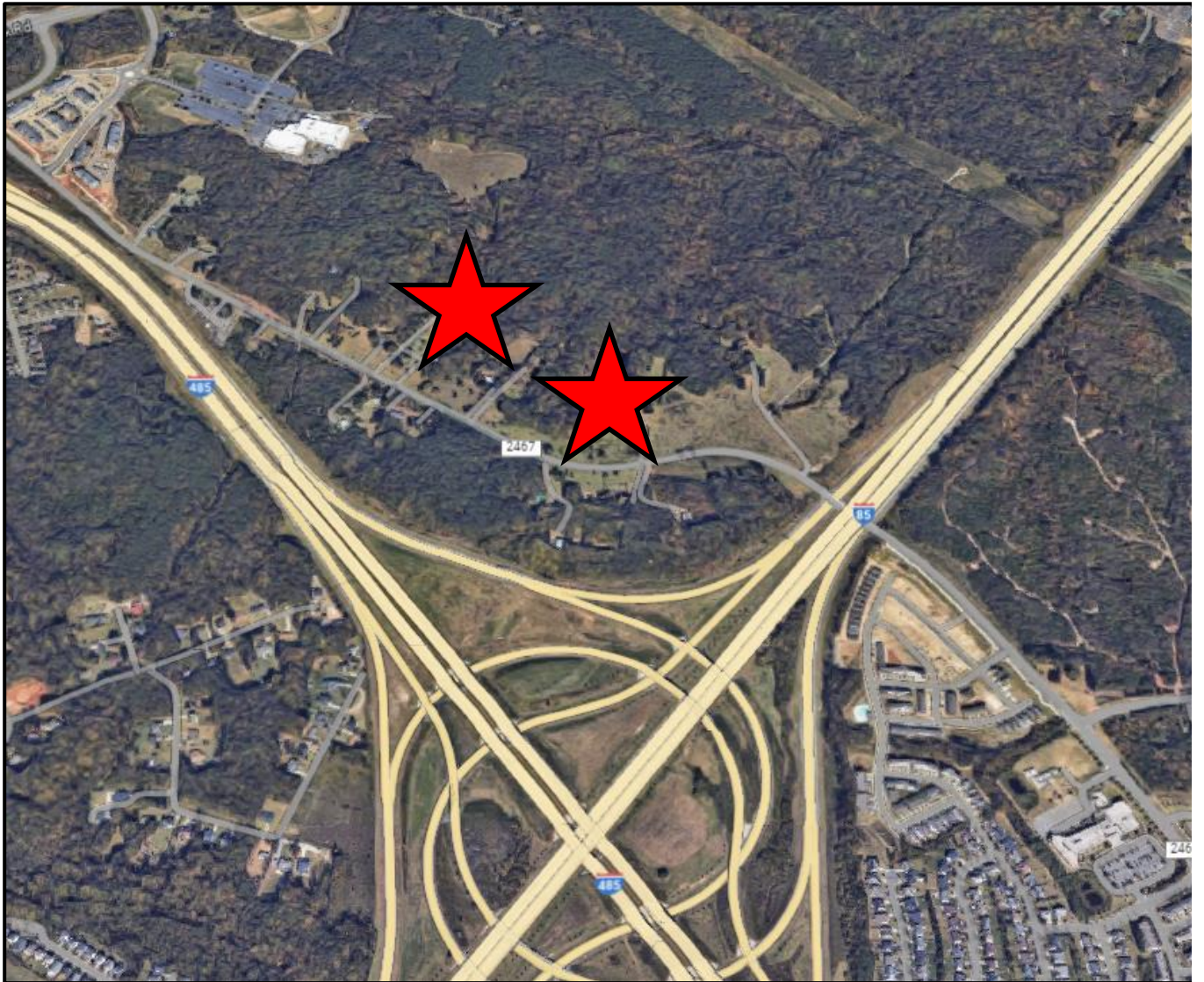
The site plan accompanying this petition contains the following provisions:

- Proposes 2 development areas. Development area 1 proposes up to 500,000 square feet of warehousing, distribution, logistics, office, and manufacturing. Development area 2 may be developed with up to 150 single family detached dwelling units.
- Allows up to 5,000 square feet of retail/EDEE uses.
- The allowed 500,000 square feet allowed in Development area 1 will be transferred from rezoning petition 2021-028 via an administrative amendment. The total aggregate square footage allowed between the two petitions may not exceed 2.75 million square feet of gross floor area.
- Prohibits the following uses: auction sales, auto, truck and utility trailer rental, auto repair, auto sales, auto service stations, manufactured housing sales or repair, petroleum storage facilities, and recycling or drop off centers.
- Commits to a 12-foot multi-use path and 8-foot planting strip on its frontage along Ridge Road.

• Existing Zoning



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



The subject property is denoted with red stars.

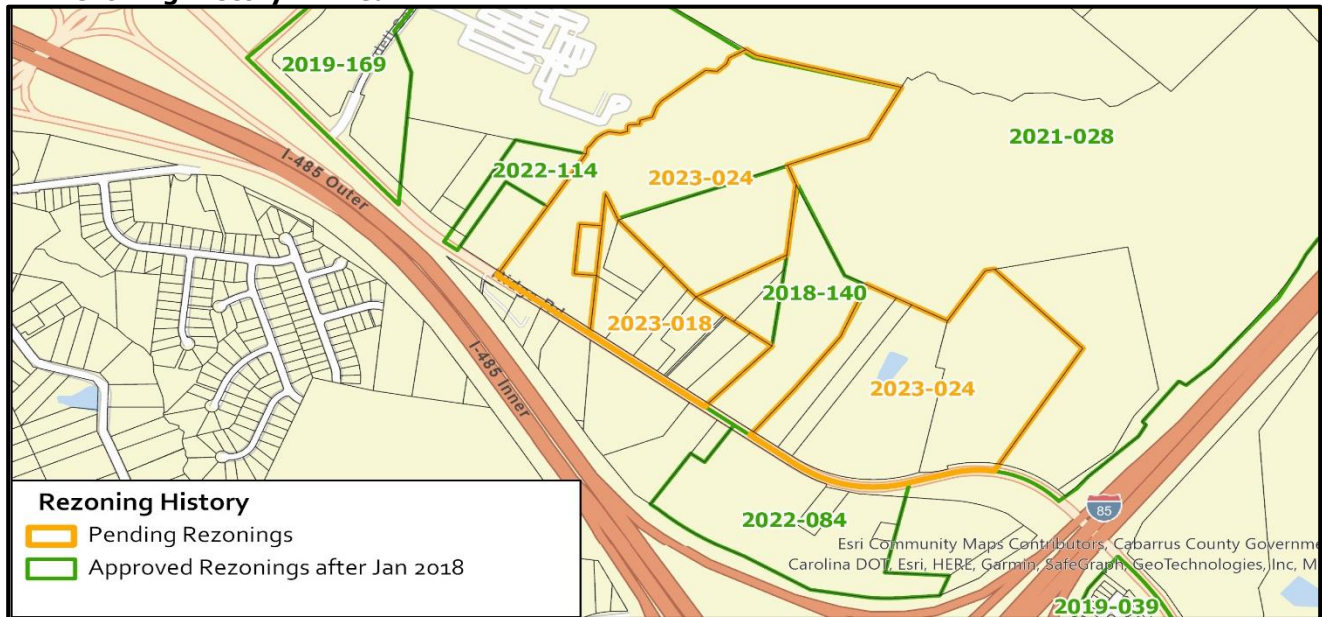


The property to the south along Ridge Road is developed with large lot single family homes.



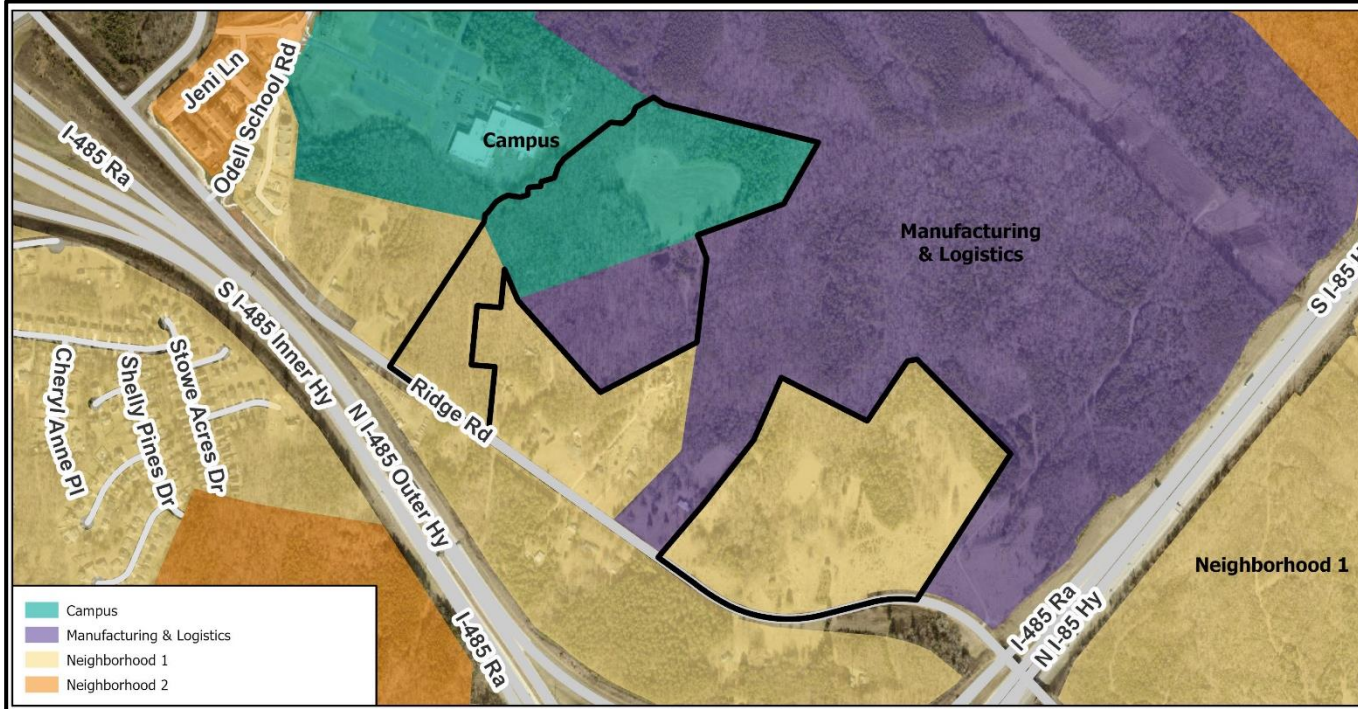
The property to the west along Odell School Road is Hickory Grove Church.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-140	Rezoned 11.87 acres from R-3 to R-8MF(CD) to allow up to 93 multi-family dwelling units.	Approved
2019-039	Rezoned 26.50 acres from CC to UR-2(CD) to allow up to 250 single-family detached and attached residential units.	Approved
2019-169	Rezoned 15.9 acres from CC-to-CC SPA to allow up to 280 multi-family residential units.	Approved
2021-028	Rezoned 287 acres into 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
2022-084	Rezoned 20.85 from N1-A to R-17MF(CD) to allow 198 single family attached dwelling units.	Approved
2022-114	Rezoned 4.18 acres from N1-A to R-8MF(CD) to allow up to 26 multi-family dwelling units.	Approved
2023-018	Seeking to rezone 14.2 acres from N1-A to R-17MF(CD) to allow up to 160 single family attached dwelling units.	Pending

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood 1, Campus, and Manufacturing & Logistics Place Types for this site.

• **TRANSPORTATION SUMMARY**

- The petition is located on Ridge Road, a state-maintained major thoroughfare north of I-485 Highway, a State-maintained Freeway. A Traffic Impact Study (TIS) addendum is required for this site to update the previously approved TIS associated with rezoning 2021-028. All other CDOT outstanding issues have been addressed.

• **Active Projects:**

- N/A

• **Transportation Considerations**

- See Outstanding Issues, Note 1-Addressed

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 10 trips per day (based on 1 single family dwelling unit).

Entitlement: 8,990 trips per day (based on 2,750,000 square feet of warehouse, 700 multi-family dwelling units, and 5,000 square feet of retail uses.).

Proposed Zoning: 6,290 trips per day (based on 2,750,000 square feet of warehouse, 150 single-family detached dwelling units, and 5,000 square feet of retail uses.)

**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](http://www.rezoning.org)
- **Charlotte-Mecklenburg Schools:** Development allowed with the existing zoning could generate zero students, while development allowed with the proposed zoning may produce 77 students. Therefore, the net increase in the possible number of students generated from existing zoning to proposed zoning is 77 students.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Mallard Creek Elementary from 79% to 84%
    - Ridge Road Middle from 103% to 104%
    - Mallard Creek High from 113% to 114%.

- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water transmission main located along Ridge rd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch sewer gravity main located along Ridge rd. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **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.

**OUTSTANDING ISSUES**Transportation

1. ~~Approval of the TIS addendum is needed prior to decision on this petition.~~ **Addressed**

**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Michael Russell (704) 353-0225