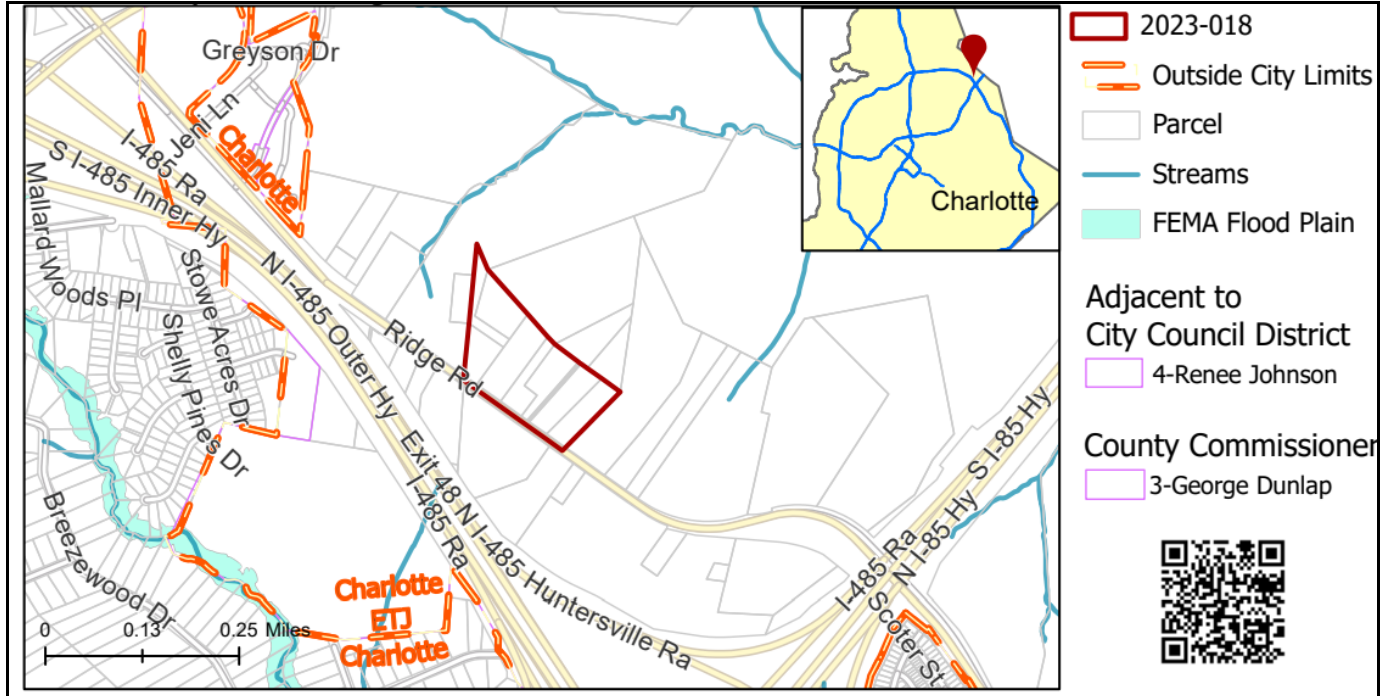


**REQUEST**

Current Zoning: N1-A (Neighborhood 1-A)  
Proposed Zoning: R-17MF(CD) (Multifamily Residential, Conditional)

**LOCATION**

Approximately 14.2 acres located on the north side of Ridge Road east of Odell School Road and west of Morehead Road.



**SUMMARY OF PETITION**

The petition proposes to allow a community of up to 121 single family attached dwelling units on a site currently developed with six single family detached dwellings.

**PROPERTY OWNER**

Garrido, Orellana, Lawrence, Shaver, Belt, Warren, and Wike families

**PETITIONER**

NVR, Inc.

**AGENT/REPRESENTATIVE**

John Carmichael, Robinson Bradshaw

**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 Neighborhood 1 place type.

Rationale for Recommendation

- The proposed single family attached dwellings would add to the variety of housing options in the area.
- The buildings fronting Ridge Road are mostly consistent with Neighborhood 1 place type with six of the seven buildings having three units each.
- The petition would improve multimodal mobility in the Ridge Road corridor by providing a 12' multi-use path.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 2: Neighborhood Diversity & Inclusion

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

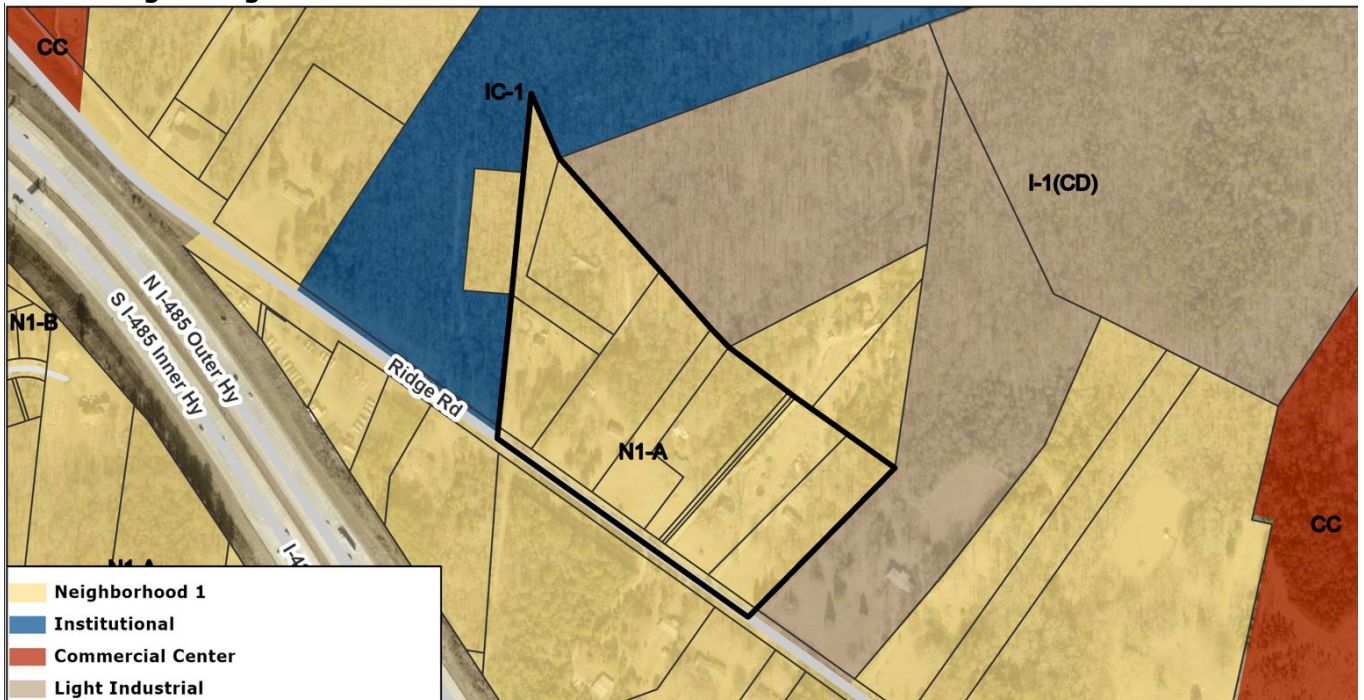
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Proposes a community of up to 121 single family attached dwellings at a density of 8.59 units per acre.
- Illustrates two independent development areas (A and B) separated by a private driveway.
- Includes a 50’ Class C buffer, which may be reduced to 37.5’ with a fence, where abutting single family detached zoning.
- Includes a half 100’ Class A buffer (50’), which may be reduced to 37.5’ with a berm, where adjacent to industrial zoning.
- Commits to a 30’ setback along Ridge Road.
- Limits the number of units to no more than five per building with no more than four per building facing Ridge Road.
- Commits to the widening of Ridge Road to accommodate a two-way left turn lane and right turn lanes into the site.
- Commits to implementing a minimum 8’ planting strip and 12’ multi-use path along the site’s Ridge Road frontage.

• **Existing Zoning**



- The site and many of the surrounding properties are zoned N1-A. Other adjacent and nearby properties are zoned I-1(CD), IC-1, and CC.



The site, marked by a red star, is currently occupied by six single family detached dwellings and is surrounded by other large lot single family dwellings and wooded properties. Many of the surrounding properties have been rezoned in recent years to allow single family attached residential, multifamily residential, and industrial uses.



Street view of the site as seen from Ridge Road.

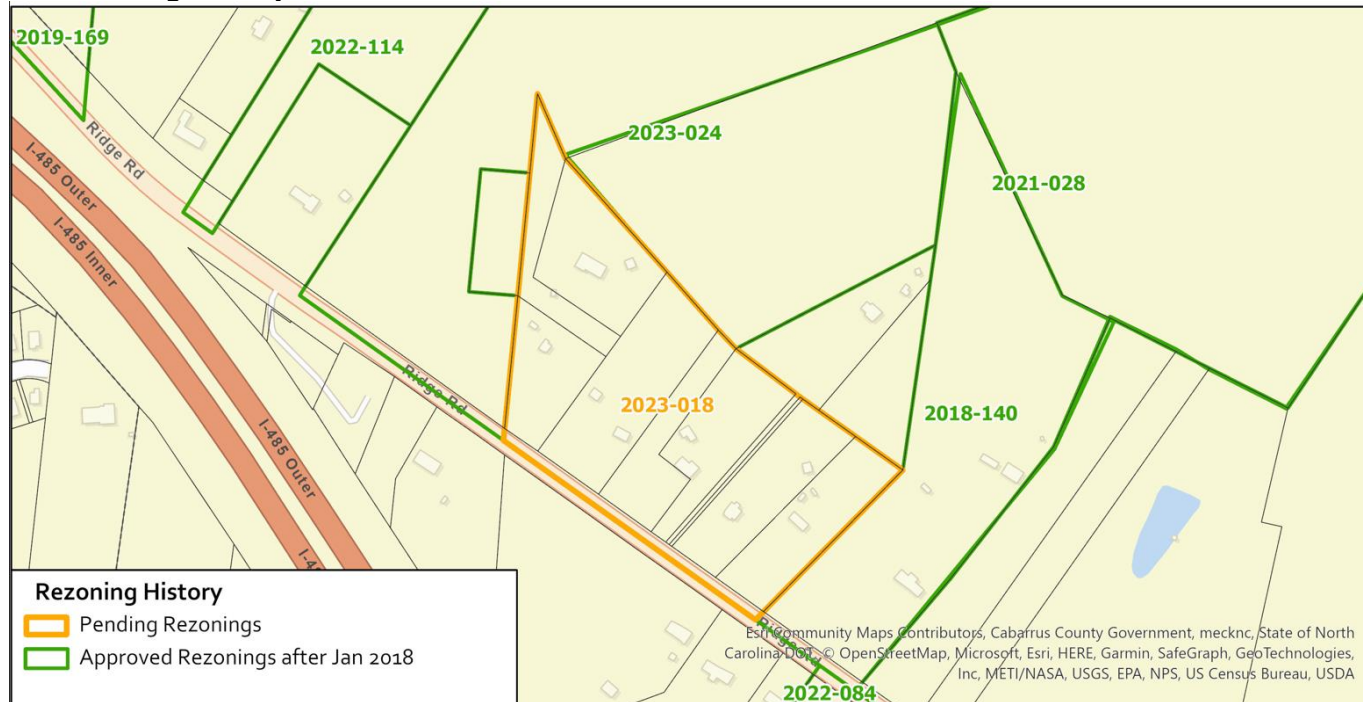


The properties to the north of the site, which is marked by a red star, are wooded but are entitled for industrial and single family detached residential uses.



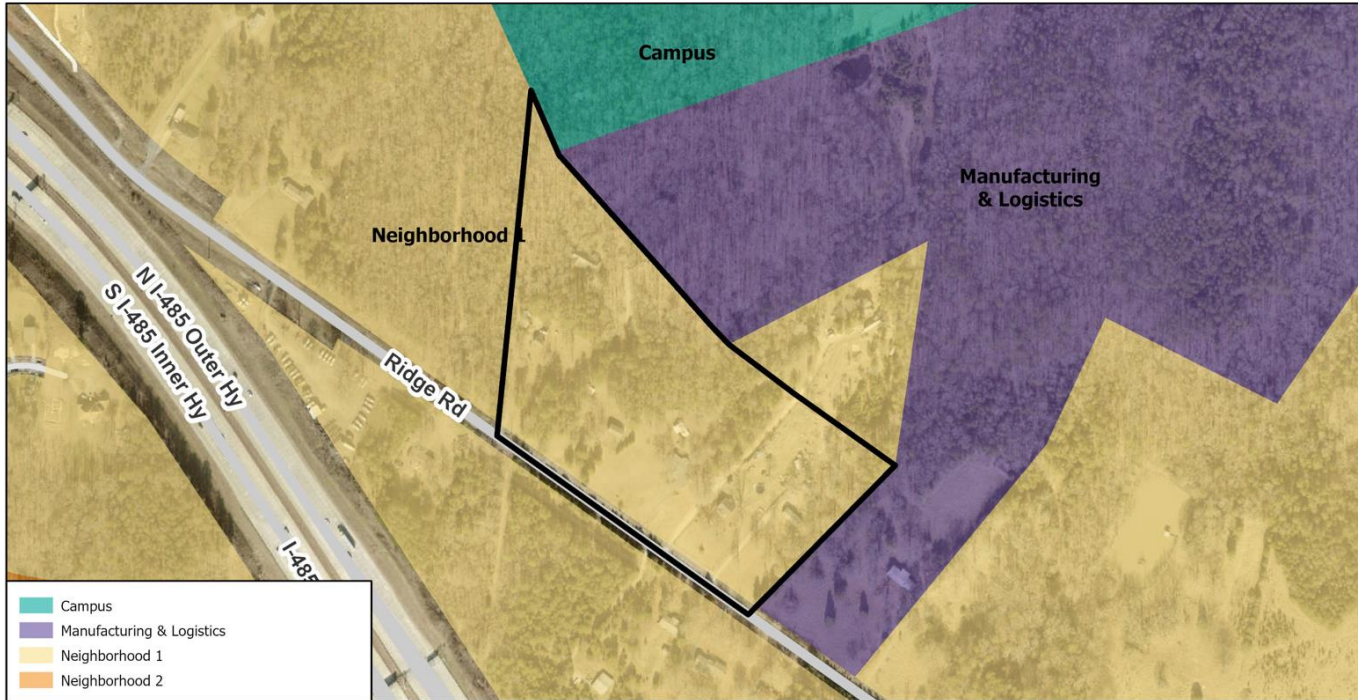
Streetview of large lot single family detached residential uses to the south of the site across Ridge Road and characteristic of the uses to the east and west of the site along Ridge Road.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2023-024	Rezoned 83.65 acres from N1-A, CC, IC-1, and I-1(CD) to I-1(CD) and MX-1 to allow 500,000 SF of warehousing, distribution, logistics, office, and manufacturing and 150 single family detached residential 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
2022-084	Rezoned 20.85 from N1-A to R-17MF(CD) to allow 198 single family attached dwelling 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
2019-169	Rezoned 15.9 acres from CC-to-CC SPA to allow up to 280 multi-family residential units.	Approved
2018-140	Rezoned 11.87 acres from R-3 to R-8MF(CD) to allow up to 93 multi-family dwelling units.	Approved

• **Public Plans and Policies**



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

• **TRANSPORTATION SUMMARY**

- The site is located on Ridge Road a State-maintained, major thoroughfare. 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 commit to widening Ridge Road to provide a two way left turn, installing a 12-foot SUP. All outstanding CDOT comments have been addressed.

○ **Active Projects:**

- N/A

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 60 trips per day (based on 6 single family detached dwellings).

Entitlement: 455 trips per day (based on 42 single family detached dwellings).

Proposed Zoning: 875 trips per day (based on 121 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:** No outstanding issues.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Development allowed with the proposed zoning may produce 20 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 80%
    - Ridge Road Middle remains at 103%
    - Mallard Creek High remains at 113%.

- **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 comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **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](http://www.rezoning.org)**

**Planner:** Joe Mangum (704) 353-1908