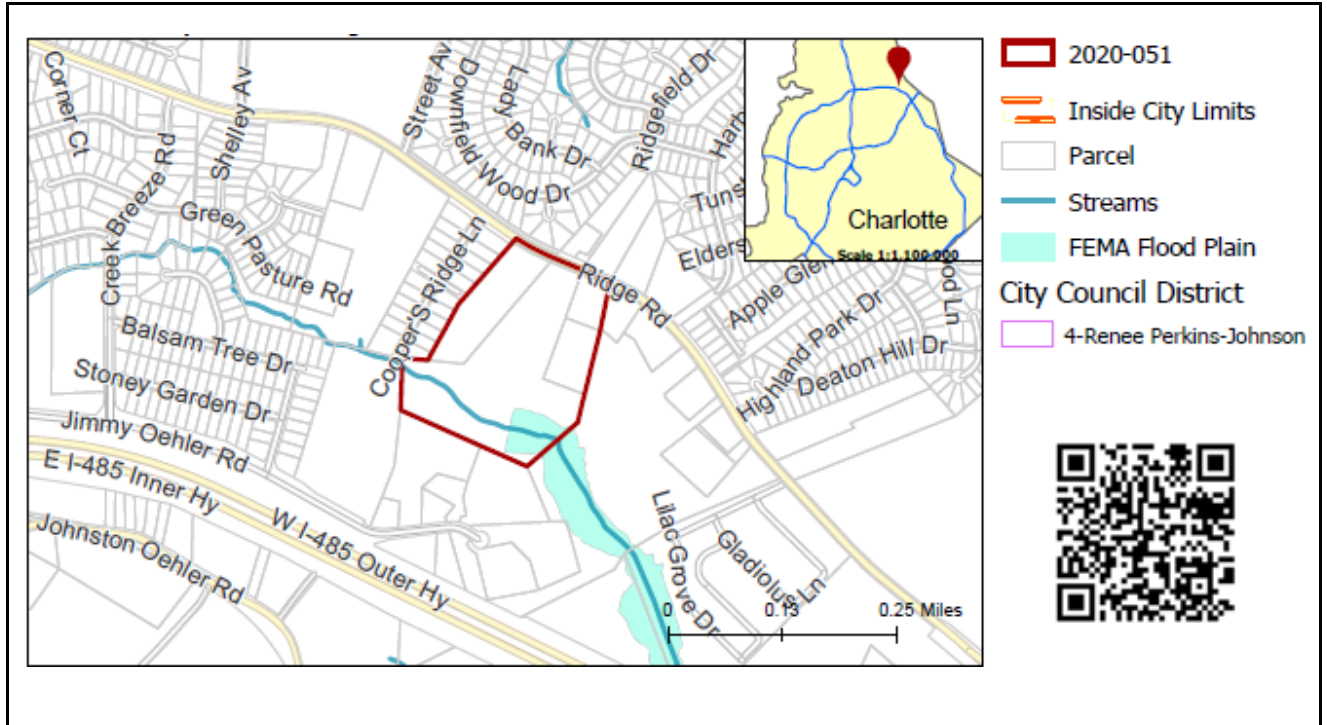


REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: R-8MF (CD) (multi-family, conditional)

LOCATION

Approximately 21.90 acres located north of Interstate 485, on the south side of Ridge Road, and east of Cooper's Ridge Lane.



SUMMARY OF PETITION

The petition proposes to allow up to 98 single family attached dwelling units at a density of 4.47 dwelling units per acres. The site is currently developed with single family homes.

**PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE**

Tyler Mitchell Lane et al
M/I Homes of Charlotte, LLC
John Carmichael, Robinson Bradshaw & Hinson, P.A.

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 8

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

At 4.47 dwelling units per acre, the petition is **inconsistent** with the *Prosperity Hucks Area Plan (2015)* recommendation of 4 dwelling units per acre, but **consistent** with the plan's recommendation of residential uses.

Rationale for Recommendation

- This 21.9-acre site is located off Ridge Road and proposes up to 98 single family attached units.
- The *Prosperity Hucks Area Plan (2015)* recommends residential use up to 4 dwelling units per acre (DUA) for this site. At 4.47 DUA, this petition is only slightly above the recommended density.

- This petition commits to furthering connectivity among residential areas in this area by including a street connection to the existing subdivision located on the left of the site, and by including 2 road stubs on the right side of the site to allow for connectivity with future developments.
- The petition commits to enhancing the pedestrian environment by including front porch stoops on all homes and walkways which will connect all residential entrances to sidewalks along public and private streets.

The approval of this petition will revise the adopted future land use as specified by the *Prosperity Hucks Area Plan (2015)*, from residential uses up to 4 DUA to residential uses up to 5 DUA for the site.

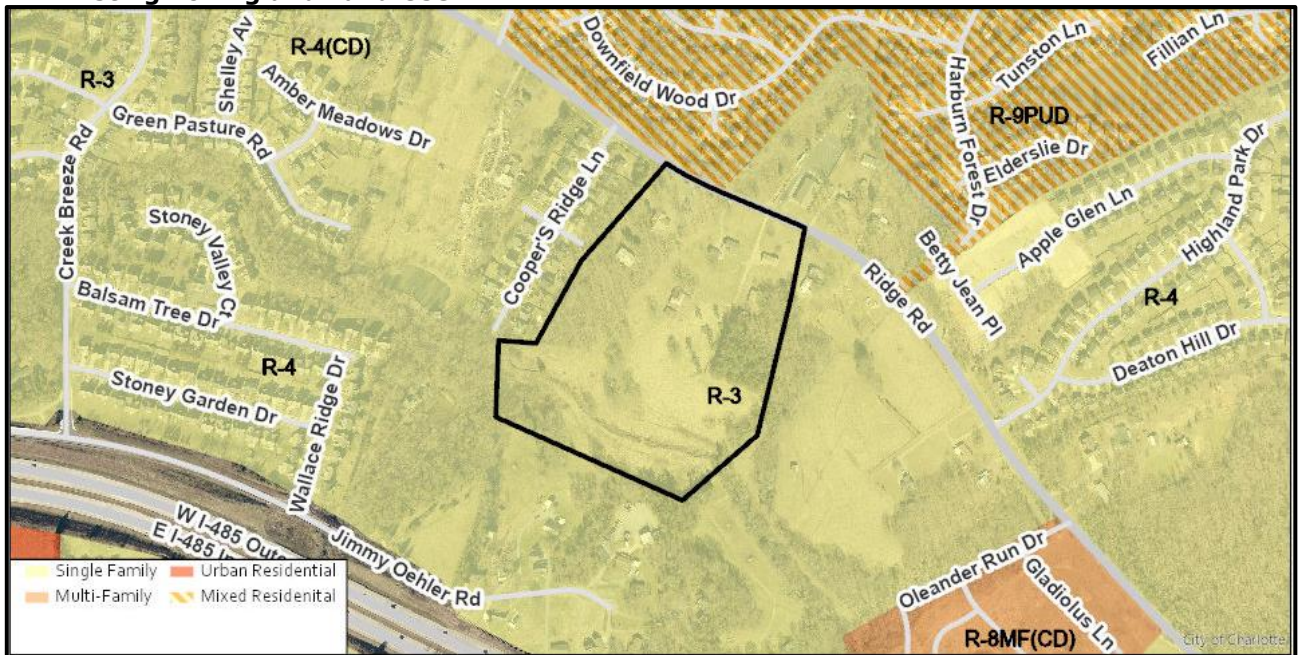
PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows up to 98 single family attached dwelling units.
- Access will be provided from Ridge Road.
- Provides connectivity by including a street connection to the existing subdivision and by including two road stubs on the right side of the site for future connectivity.
- Provides an 11-foot wide westbound left turn lane on Ridge Road.
- Dedicates via fee simple conveyance any additional right-of-way.
- Provides internal sidewalks and pedestrian connections.
- Provides an 8-foot wide planting strip and a 12-foot wide multi-use path along Ridge Road frontage.
- Maximum height limited to 48-feet.
- The primary exterior building materials will be a combination of brick veneer, stone, manufactured stone, stucco and cementitious siding.
- Provides a covered front stoop and a garage for each unit.
- Provides walkways to connect entrances to sidewalks along streets.
- Provides a 37.5-foot reduced buffer along the site’s western boundary and portions of the site’s eastern boundary.

• **Existing Zoning and Land Use**



The subject property is developed with single-family homes. The surrounding land uses include single-family homes, a religious institution, and undeveloped land.



The subject property denoted by the red star is developed with single family homes.



The property to the west along Ridge road is developed with single family homes.



The property to the east along Ridge Road is developed with a single-family home and undeveloped land.

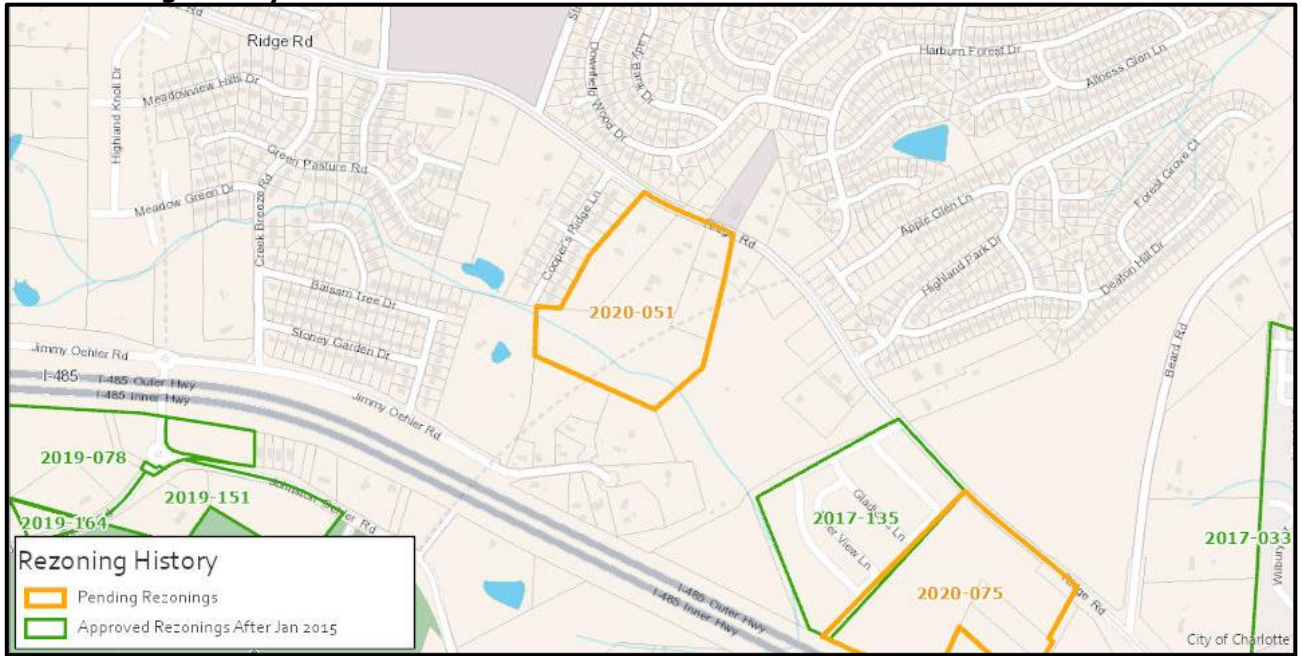


The property to the south along Jimmy Oehler Road is developed with single-family homes.



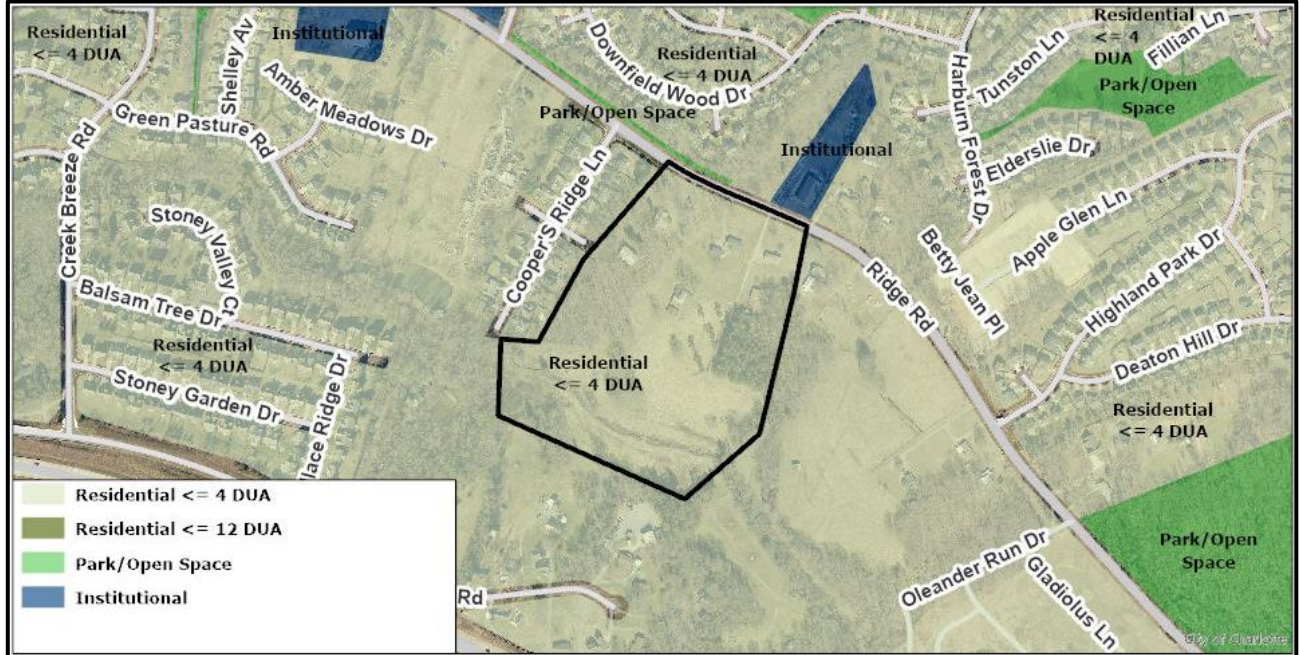
The property to the north along Ridge Road is developed with a religious institution and single-family homes.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-033	Rezoned 29.01 acres to allow up to 322 multi-family units.	Approved
2017-135	Rezoned 20.54 acres to allow up to 102 multi-family units.	Approved
2019-078	Rezoned 41.91 acres to allow up to 440 total multi-family units with a minimum of 120 senior housing units, and a childcare center.	Approved
2019-151	Rezoned 11.63 acres to allow up to 124 townhomes.	Approved
2019-164	Rezoned 1.1 acres to allow up to 8 townhomes.	Approved
2020-075	Proposes to rezone 19.6 acres to allow up to 139 townhomes.	Pending

• **Public Plans and Policies**



- The *Prosperity Hucks Area Plan (2015)* recommends residential uses up to four dwelling units per acre.
- **TRANSPORTATION SUMMARY**
 - The site is located on a major thoroughfare road. The petitioner should revise the site plan to meet the outstanding items listed below.
 - **Active Projects:**
 - Ridge Rd. Widening (future, unfunded)
 - I-485 Northeast Crossing, central leg (future, unfunded)
 - **Transportation Considerations**
 - See Outstanding Issues, Note 3-Addressed
 - **Vehicle Trip Generation:**

Current Zoning:

 - Existing Use: 54 trips per day (based on 4 single family homes).
 - Entitlement: 700 trips per day (based on 65 single family homes).

Proposed Zoning: 700 trips per day (based on 98 townhomes).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 30 students, while the development allowed under the proposed zoning may produce 15 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is zero students.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Parkside Elementary from 64% to 65%
 - Ridge Road Middle at 126%
 - Mallard Creek High at 123%
- **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 sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Ridge Road. See advisory comments at www.rezoning.org

- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** 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.

OUTSTANDING ISSUES

Transportation

1. ~~The petitioner should revise the site plan and conditional note(s) to commit to alley-fed Townhomes adjacent to but with no direct access to the proposed public street (north-south). The reason for alley fed is that the minor thoroughfare alignment will be proposed North-South Street.~~ **Addressed**
2. ~~The petitioner should revise the site plan to invert the orientation of the T-intersection on the south side of the site, so that the main north/south street of the site, and the south leg of the future I-485 Northeast Crossing, are the through movements. The petitioner should contact Walta Blackmon at 704.432.1556 to coordinate the future alignment of I-485 crossing minor thoroughfare. The road should be designed based on AASHTO Guidelines for a minor thoroughfare, urban design and 30 mph design speed.~~ **Addressed**
3. ~~The curb and gutter needs to be located 19 feet from the centerline. The site plan should label and dimension both items from the back of curb and gutter and road centerline. The location of the curb and gutter along Ridge Road should remain at a constant dimension along the entire frontage.~~ **Addressed**

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: Michael Russell (704) 353-0225