



CHARLOTTE
CHARLOTTE-MECKLENBURG
PLANNING

Rezoning Petition 2017-135
Post-Hearing Staff Analysis

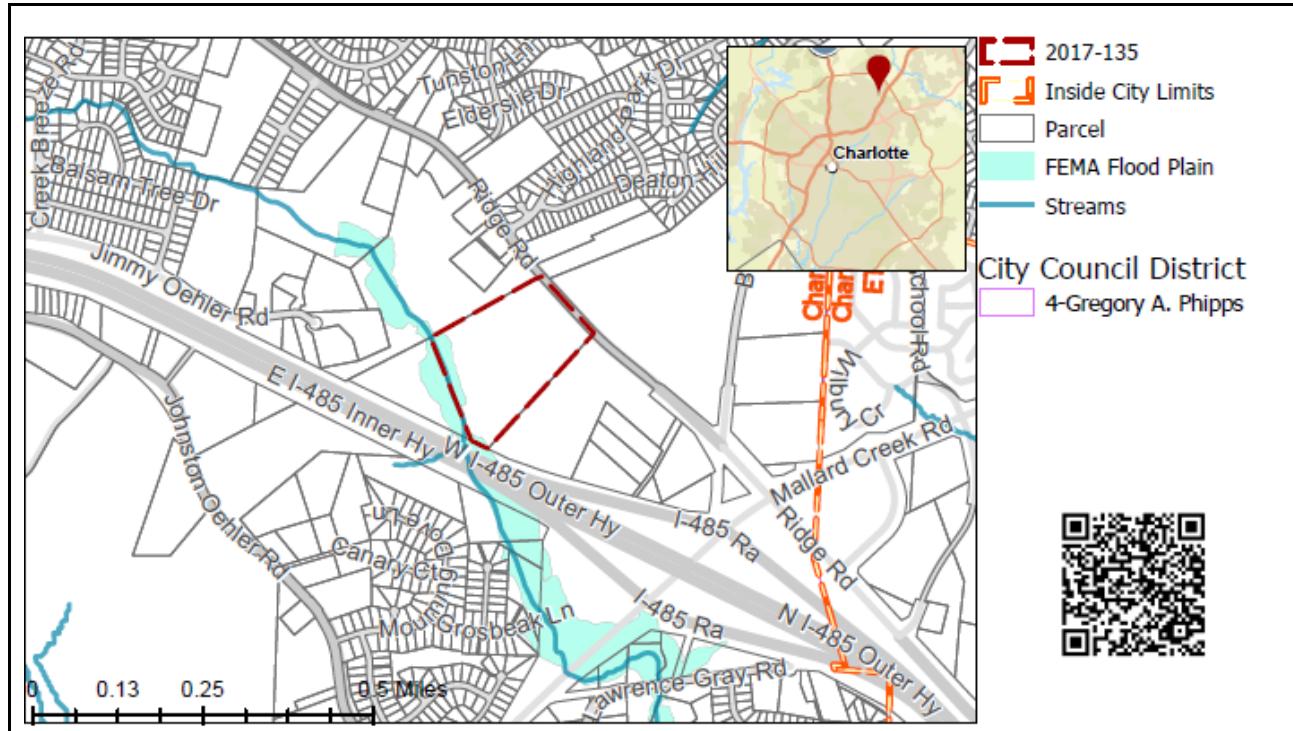
April 3, 2018

REQUEST

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

LOCATION

Approximately 20.54 acres located on the south side of Ridge Road, north of Interstate 485.
(Council District 4 - Phipps)



SUMMARY OF PETITION

The petition proposes to develop a multi-family residential community on acreage previously used for agricultural purposes.

PROPERTY OWNER

Donald L. Oehler, Thomas F. Oehler, and Craven Oehler

PETITIONER

Redwood USA

AGENT/REPRESENTATIVE

Gregory Thurman

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 15

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is consistent with the *Prosperity Hucks Area Plan* recommendation for residential but inconsistent with the density recommendation of up to four dwelling units per acre.

Rationale for Recommendation

- The petition is consistent with the adopted residential land use for this area. The density is technically just slightly higher 4.97 vs. 4 units per acre as recommended in the plan, but consistent in its low density style.
- The proposed development provides a unique housing choice not typically found in Charlotte, yet fills a growing need for diversified housing choices.
- The surrounding uses are currently vacant parcels recommended for residential development at a density similar to the density of

- the proposed development.
- Proposed transportation improvements will include a westbound left turn lane and dedication of right-of-way for future cross section to an abutting parcel owned by NCDOT.

PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Up to 102 multi-family residential units at a density of 4.97 units per acre.
- Maximum building height of 20 feet (one story).
- Each unit includes two car garage.
- Internal vehicular network of public and private streets with sidewalks and guest parking.
- Identifies right-of-way to be dedicated for future cross connection to abutting parcel to the south owned by North Carolina Department of Transportation (NCDOT).
- Proposed six (6) foot sidewalk along Ridge Road.
- Westbound left turn lane into project.
- Class C buffer along east and south property lines abutting acreage zoned R-3 (single family residential). Class C buffer along east property line to be reduced 25% from 50 feet to 37.5 feet with six (6) foot fence.
- Architectural perspectives and examples of similar communities in North Carolina and South Carolina.
- Allows vinyl to be used as an exterior building material on the principal buildings to be constructed on site.
- Identifies 100-foot undisturbed Post Construction Stormwater Ordinance buffer with potential for Mecklenburg County Park and Recreation future greenway use.
- Commits to providing a resident dog park on site.
- Identifies possible tree save area.
- Identifies proposed storm water area.
- Anticipates that solid waste and recycling collection services will be provided by a private collection service and in this event, roll-out bins will be provided for each dwelling unit.

• Existing Zoning and Land Use



- The site is vacant and formerly used for agricultural purposes and is immediately surrounded by undeveloped/vacant land, and single family neighborhoods.



The subject property is vacant.

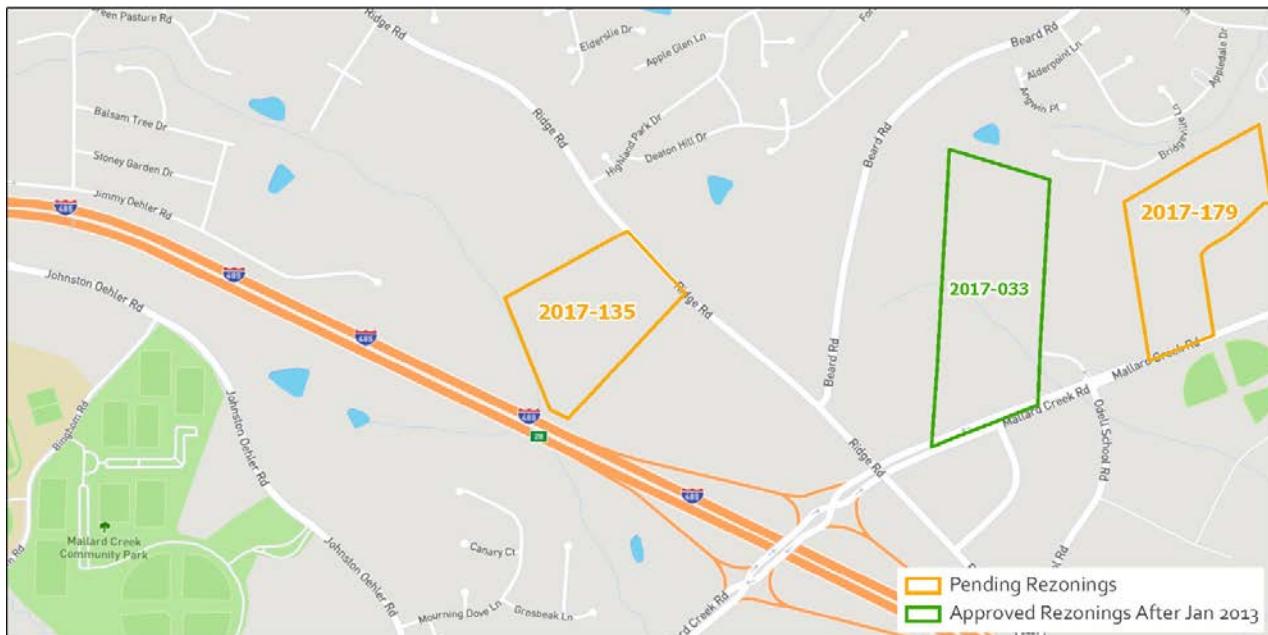


To the north across Ridge Road is a single family subdivision.



To the south it is bordered by Interstate 485 and vacant land.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-179	Rezone approximately 19.52 acres to allow up to 234 multi-family units at a density of 11.99 units per acre.	Pending
2017-033	CC SPA (commercial center, site plan amendment) to allow the development of a vacant parcel in the King's Grant area with 322 multi-family units at a density of 11.08 units per acre.	Approved

- **Public Plans and Policies**



- The *Prosperity Hucks Area Plan* (2015) recommends residential up to 4 dwelling units per acre for the subject parcel, with provision for small clusters of slightly higher density at strategic locations.

- **TRANSPORTATION CONSIDERATIONS**

- The site is located along a major thoroughfare approximately one-half mile from the I-85 Mallard Creek interchange. The site plan commits to a local street network that supports internal and cross connections, standard streetscape along the thoroughfare frontage, and alley-loaded garages to provide an uninterrupted sidewalk along the public streets.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: N/A (based on tax record).

Entitlement: 670 trips per day (based on 61 single family homes).

Proposed Zoning: 740 trips per day (based on 102 apartments).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** Developer seeking public funding for multi-family housing developments must comply with the City's Housing Policies.
- **Charlotte Department of Solid Waste Services:** The City of Charlotte does not provide individual rollout carts for garbage and recycling to multi-family properties with over 29 units. The City does provide garbage service on the City's multi-family collection contract; however, the property must provide a dumpster(s)/compactor. The multi-family collection vendor provides the recycle carts, placed at the dumpster(s)/compactor area, for properties utilizing the contract for service.
- ~~See Outstanding Issues, Note 1.~~ **Addressed.**
- **Charlotte Fire Department:** No on street parking on roads less than 26 feet clear width.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 30 students, while the development allowed under the proposed zoning for 105 units will produce 23 students. Therefore, the net increase in students from existing zoning to proposed zoning is zero students.
 - The proposed development is projected to increase the school utilization (without mobile classroom units) over existing conditions as follows:
 - Parkside Elementary from 69% to 71%
 - Ridge Road Middle from 119% to 120%
 - Mallard Creek High to remain at 123%.
- **Charlotte Water:** Charlotte Water has water system infrastructure accessible for the rezoning boundary via an existing 16-inch water transmission main located along Ridge Road. Charlotte Water has sanitary sewer system accessible for the rezoning boundary via an existing 21-inch gravity sewer mains located within the southwestern portion of the rezoning boundary.

Development is encouraged to contact Installation Development Services (704) 336-5499 to review service connection design requirements and City Ordinances (e.g., backflow, separate meter Ordinance, public/private pipeline extensions). Currently, the arrangement of public/private streets will require several master meters, since private lines cannot go through public roads.

Reservation of sanitary sewer system capacity through the Charlotte Water's Capacity Assurance Program is the responsibility of the customer/development. Contact the New Services Group at (704) 432-5801 for further information on reserving capacity up to 12 months.

- **Engineering and Property Management:**

- **Arborist:** No trees can be planted in the right of way of any state maintained street (I-485) without permission of NC Department of Transportation and the City Arborist's office. Trees must be planted to meet NCDOT planting guidelines. Contact Laurie Reid (704-336-5753) at the City Arborist's office for a tree planting permit once plans have been approved by the City and before planting trees in the NCDOT right of way.

Trees cannot be planted in the right of way of all City of Charlotte maintained streets (Ridge Rd.) without authorization from the City Arborist or his designee. Contact Laurie Reid (704-336-5753) at the City Arborist's office to discuss trees species to be planted in the right of way on a City of Charlotte maintained street; species must be approved before planting.

- **Erosion Control:** No outstanding issues.
- **Land Development:** No outstanding issues.
- **Storm Water Services:** No issues.

- **Urban Forestry:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Site and Building Design

1. Show location for possible future dumpster. **Addressed.**

TECHNICAL ITEMS

2. Confirm if proposed number of units is 102 as noted on Sheet 1 or 95 units per Sheet 2. Ensure information regarding unit count and density is consistent on all sheets. **Addressed.**
 3. Dedicate right of way for Public Street A all the way to the property line. **Addressed.**
 4. Ensure that Building C does not encroach into the 30 foot setback along Ridge Road. **Addressed.**
 5. Please remove the landscaped entry feature with project signage from the Illustrative Site Plan and address at the permitting stage. **Addressed.**
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Housing and Neighborhood Services Review
 - Charlotte Department of Solid Waste Services Review
 - Charlotte Fire Department Review
 - Charlotte-Mecklenburg Schools Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - City Arborist
 - Land Development
 - Storm Water
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

Planner: Claire Lyte-Graham (704) 336-3782