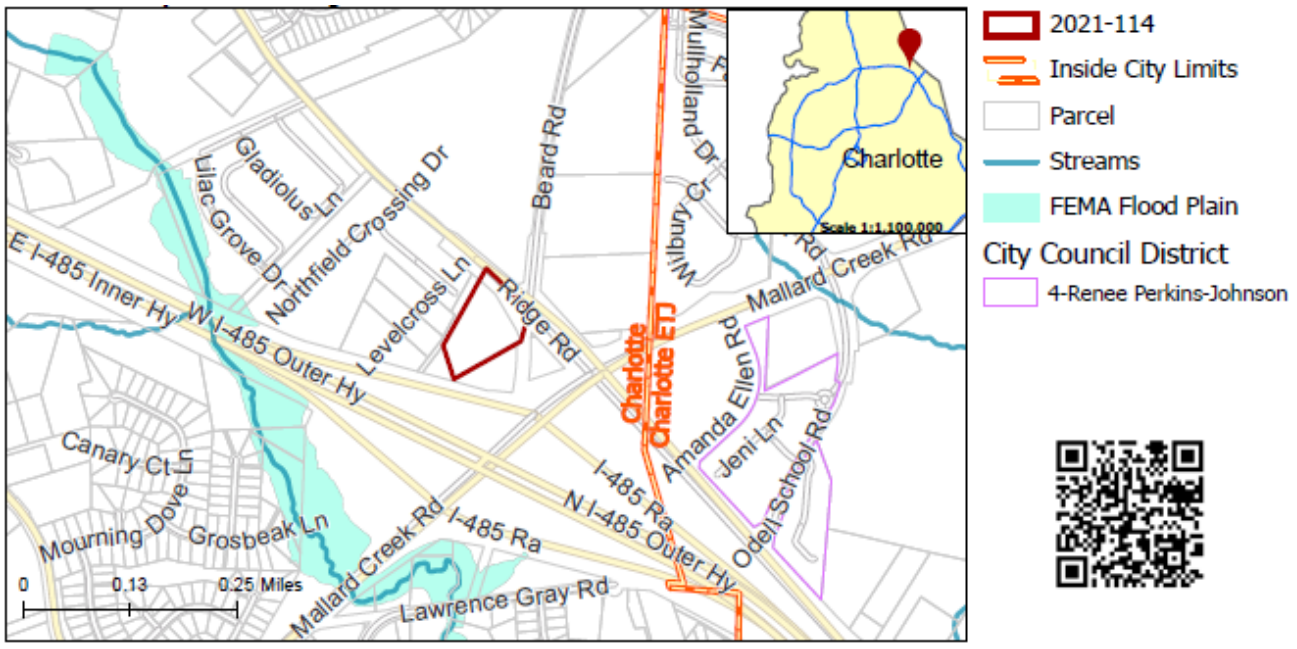
CHARLOTTE.
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2021-114
Final Staff Analysis
December 20, 2021

REQUEST	Current Zoning: R-3 (single family residential) Proposed Zoning: B-D(CD) (business distribution, conditional)
LOCATION	Approximately 3.55 acres located on the southwest side of Ridge Road and northeast side of Interstate 485, west of Mallard Creek Road.



SUMMARY OF PETITION	The petition proposes to develop a 120,000 square-foot indoor climate-controlled storage facility on vacant land.
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	Ruth & Joseph Beard Appaloosa Real Estate Partners Bridget Grant, Moore & Van Allen, PLLC
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 0

STAFF RECOMMENDATION	Staff recommends approval of this petition. <u>Plan Consistency</u> The petition is **inconsistent** with the *Prosperity Hucks Area Plan* (2015) recommendation of residential uses up to 4 DUA. <u>Rationale for Recommendation</u> • While this petition is inconsistent with the *Prosperity Hucks Area Plan* (2015) recommendation of residential use up to 4 DUA, the proposed indoor storage use is appropriate due to its location at the outskirts of a neighborhood area and its proximity to a retail/mixed use area on the other side of Mallard Creek Road outlined in the *Northlake Area Plan*.

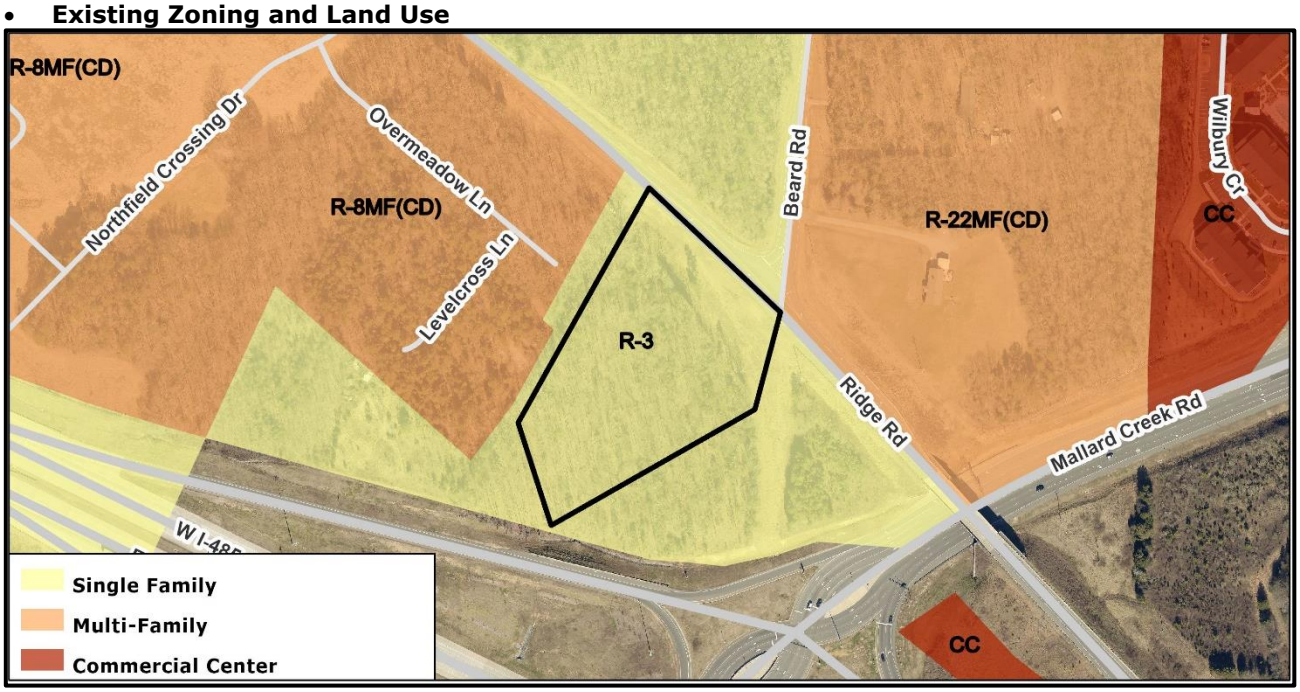
- The petition proposes to maintain connectivity and pedestrian access on Ridge Road by committing to provide a 10-foot-wide multi-use path and an 8-foot planting strip.
- The site commits to a 43-foot class B buffer where the site abuts existing residential areas, ensuring an appropriate transition from the proposed storage use to the residential areas located on the western border of the site.

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

PLANNING STAFF REVIEW

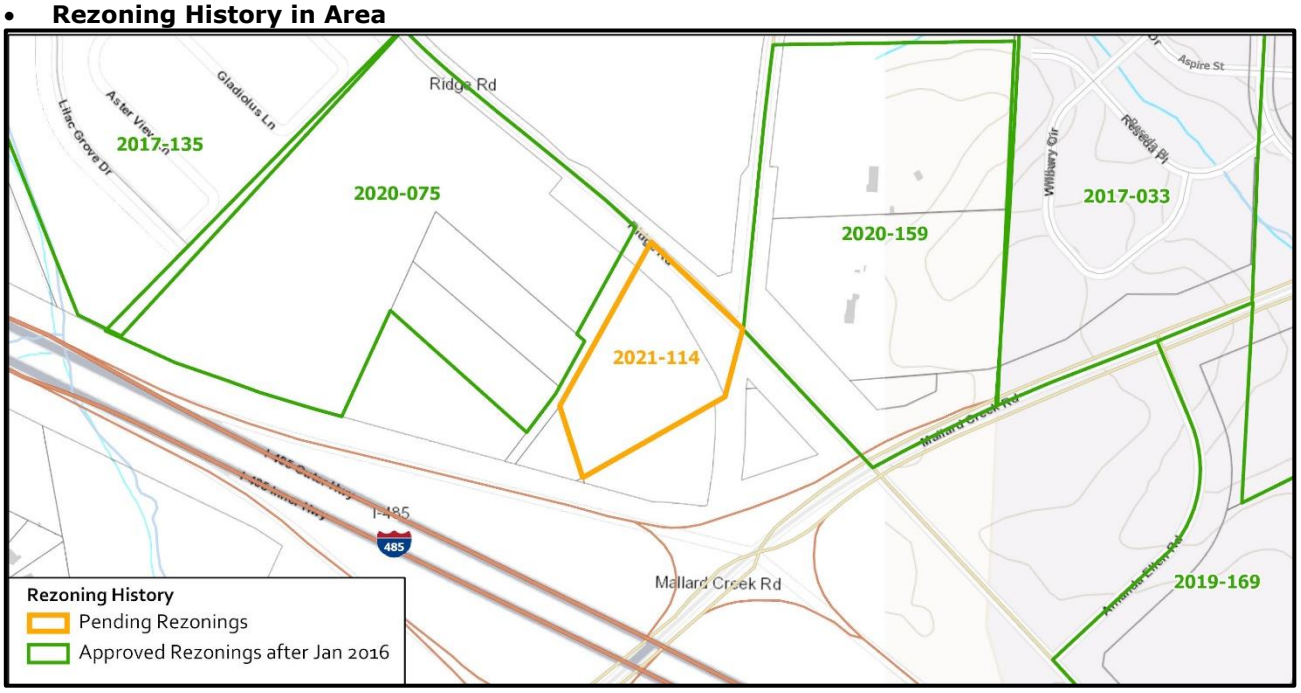
- **Proposed Request Details**
  The site plan accompanying this petition contains the following provisions:
  - Allows up to 120,000 square-foot indoor climate-controlled storage facility.
  - Prohibits outdoor storage and truck rentals.
  - Provides a 10-foot-wide multi-use path and an 8-foot-wide planting strip and curb and gutter along Ridge Road.
  - Provides a 43-foot Class B buffer to abutting residentially zoned properties.
  - Prohibits loading areas located facing Ridge Road.
  - Architectural Details:
    - Building materials will be a combination of glass, brick, stone, simulated stone, pre-cast stone, pre-cast concrete, stucco, cementitious siding, metal panels, eifs, or wood.
    - The façade fronting Ridge Road at the ground floor will have a minimum of 25% clear vision and/or spandrel glass of windows and/or building entrances.
    - Pedestrian entrances will have canopies/awnings and/or window features.
    - Dumpster/recycling areas will be enclosed with a solid wall with one side being a decorative gate.

- **Existing Zoning and Land Use**



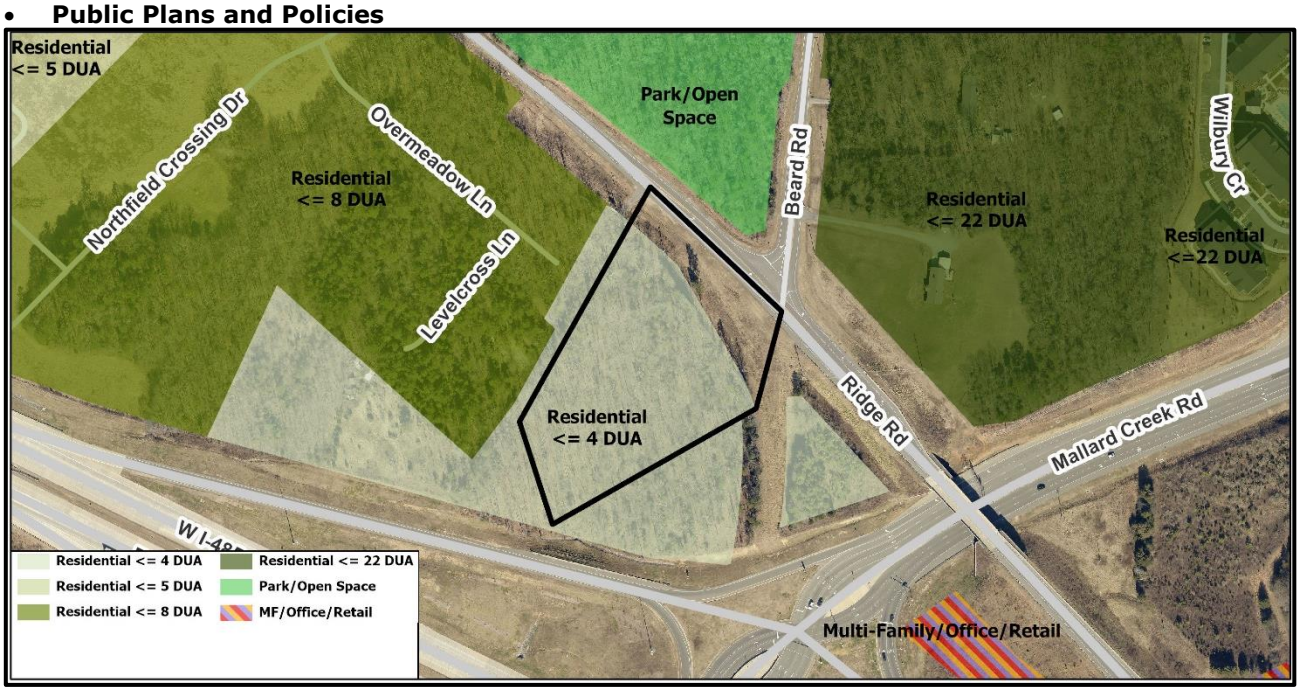
The surrounding land uses include multi-family and single-family homes.

- **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
2019-169	Rezoned 15.9 acres to allow up to 280 multi-family units.	Approved
2020-075	Rezoned 19.6 acres to allow up to 139 townhome units.	Approved
2020-159	Rezoned 14.83 acres to allow up to 325 multi-family units.	Approved

- **Public Plans and Policies**



The *Prosperity Hucks Area Plan (2015)* calls for Residential up to 4 DUA.

- **TRANSPORTATION SUMMARY**
  - The site is located adjacent to Ridge Road, a City-maintained major thoroughfare near Beard Road, a State-maintained major collector. A Traffic Impact Study (TIS) is not needed for this site, due to the proposed land uses not exceeding the trip generation threshold. Additionally, this site will complement the transportation improvements constructed under Rezoning Petition 2020-159, which include roadway safety enhancements at Beard and Ridge Roads. The petitioner has committed to the addition of curb and gutter, planting strips, and multi-use path along the site's frontage of Ridge Road. All CDOT comments have been addressed.
  - **Active Projects:**
    - Mallard Creek Widening Project (NCDOT Project #U-6032)
    - The project is proposing a widening of Mallard Creek Road (S.R. 2467)/Derita Road (S.R. 1445) from I-485 to Concord Mills Boulevard (S.R. 2894) in Cabarrus and Mecklenburg counties.
    - Project schedule: R/W FY 2022, CON FY 2025
- **Transportation Considerations**
  - ~~See Outstanding Issues, Note 2.~~ Addressed
- **Vehicle Trip Generation:**

  Current Zoning:

  Existing Use: 0 trips per day (based on vacant land).

  Entitlement: 130 trips per day (based on 10 single family dwellings).

  Proposed Zoning: 235 trips per day (based on 120,000 square-foot warehouse).

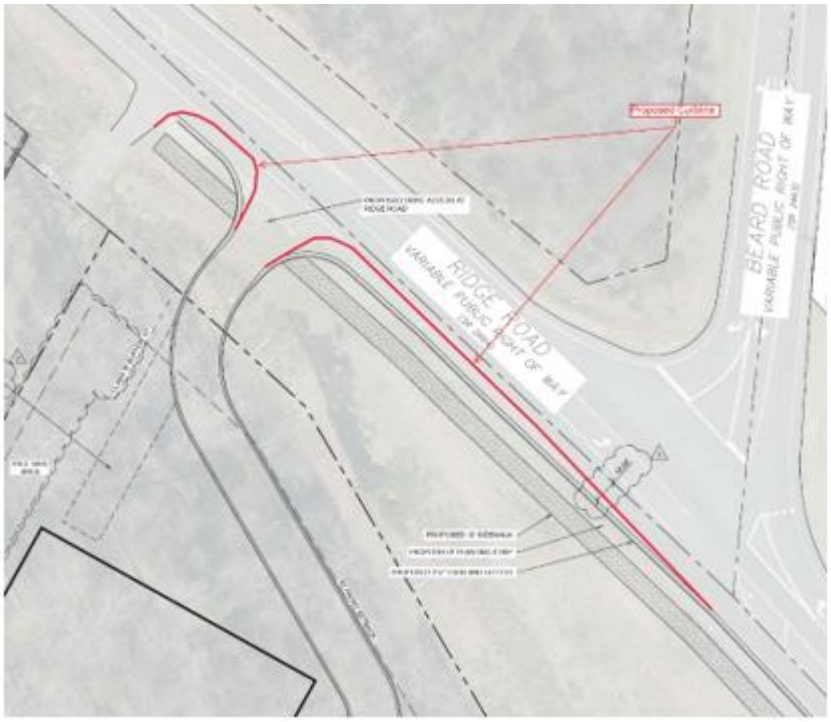
DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **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 currently does not have sewer system accessible for the rezoning boundary under review. The closest available sewer main is approximately 500 feet west of the rezoning boundary. A developer donated project will be required in cases there is not direct service. See advisory comments at www.rezoning.org
- **City Arborist:** No outstanding issues.
- **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:** No outstanding issues.

OUTSTANDING ISSUES

Transportation

1. ~~Place curb and gutter off of edge of travel lane, not existing edge of pavement. Dimension the curb and gutter from the centerline of Ridge Road.~~ Addressed
2. ~~Place curb and gutter at edge of travel lane as depicted below.~~ Addressed



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

Planner: Michael Russell (704) 353-0225

Goals Relevant to Rezoning Determinations

Rezoning Petition # 2021-114

The following table represents an overview of the relationship between the **Charlotte Future 2040 Comprehensive Plan** and **Rezoning Petitions**. This is an evolving analysis that is expected to be refined when **Policy Mapping** is completed and adopted (anticipated early 2022).

Please note not all goals will apply to all rezoning petitions.

Goals	Goal Description	Relationship to Charlotte Future 2040 Comprehensive Plan
	**Goal 1: 10- Minute Neighborhoods** All Charlotte households should have access to essential amenities, goods, and services within a comfortable and tree-shaded 10-minute walk, bike, or transit trip by 2040. Not all neighborhoods are expected to include every essential amenity, good, or service, but every resident should have access within a ½ mile walk or a 2-mile bike or transit ride.	✓
	**Goal 2: Neighborhood Diversity & Inclusion** Charlotte will strive for all neighborhoods to have a diversity of housing options by increasing the presence of middle density housing (e.g. duplexes, triplexes, fourplexes, townhomes, accessory dwelling units, and other small lot housing types) and ensuring land use regulations allow for flexibility in creation of housing within existing neighborhoods.	N/A
	**Goal 3: Housing Access for All** Charlotte will ensure opportunities for residents of all incomes to access affordable housing through the preservation of naturally occurring affordable and workforce housing and increasing the number of affordable and workforce housing units through new construction.	N/A
	**Goal 4: Trail & Transit Oriented Development (2-TOD)** Charlotte will promote moderate to high-intensity, compact, mixed-use urban development along high-performance transit lines and near separated shared-use paths or trails.	N/A

	**Goal 5: Safe & Equitable Mobility** Charlotte will provide safe and equitable mobility options for all travelers regardless of age, income, ability, race, where they live, or how they choose to travel. An integrated system of transit and tree-shaded bikeways, sidewalks, shared-use paths, and streets will support a sustainable, connected, prosperous, and innovative network that connects all Charlotteans to each other, jobs, housing, amenities, goods, services and the region.	**N/A**
	**Goal 6: Healthy, Safe & Active Communities** All Charlotteans will live and work in safe and resilient neighborhoods that enable healthy and active lifestyles by reducing exposure to harmful environmental contaminants, expanding and improving the quality of tree canopy, encouraging investment in walking, cycling, and recreation facilities, and providing access to healthy food options and healthcare services.	**N/A**
	**Goal 7: Integrated Natural & Built Environments** Charlotte will protect and enhance its surface water quality, tree canopy, and natural areas with a variety of trees, plantings, green infrastructure, green building practices, and open space at different scales throughout the entire community as a component of sustainable city infrastructure that addresses the threat of climate change.	**N/A**
	**Goal 8: Diverse & Resilient Economic Opportunity** Charlotteans will have opportunity for upward economic mobility through access to a diverse mix of jobs and careers that align with education and skill levels of residents and the economic strengths of the region.	**N/A**
	**Goal 9: Retain Our Identity & Charm** Charlotte will cultivate community-driven placemaking and identity, while limiting displacement and retaining the essence of existing neighborhoods by intentionally directing redevelopment.	**N/A**
	**Goal 10: Fiscally Responsible** Charlotte will align capital investments with the adopted growth strategy and ensure the benefit of public and private sector investments benefit all residents and limit the public costs of accommodating growth	**N/A**