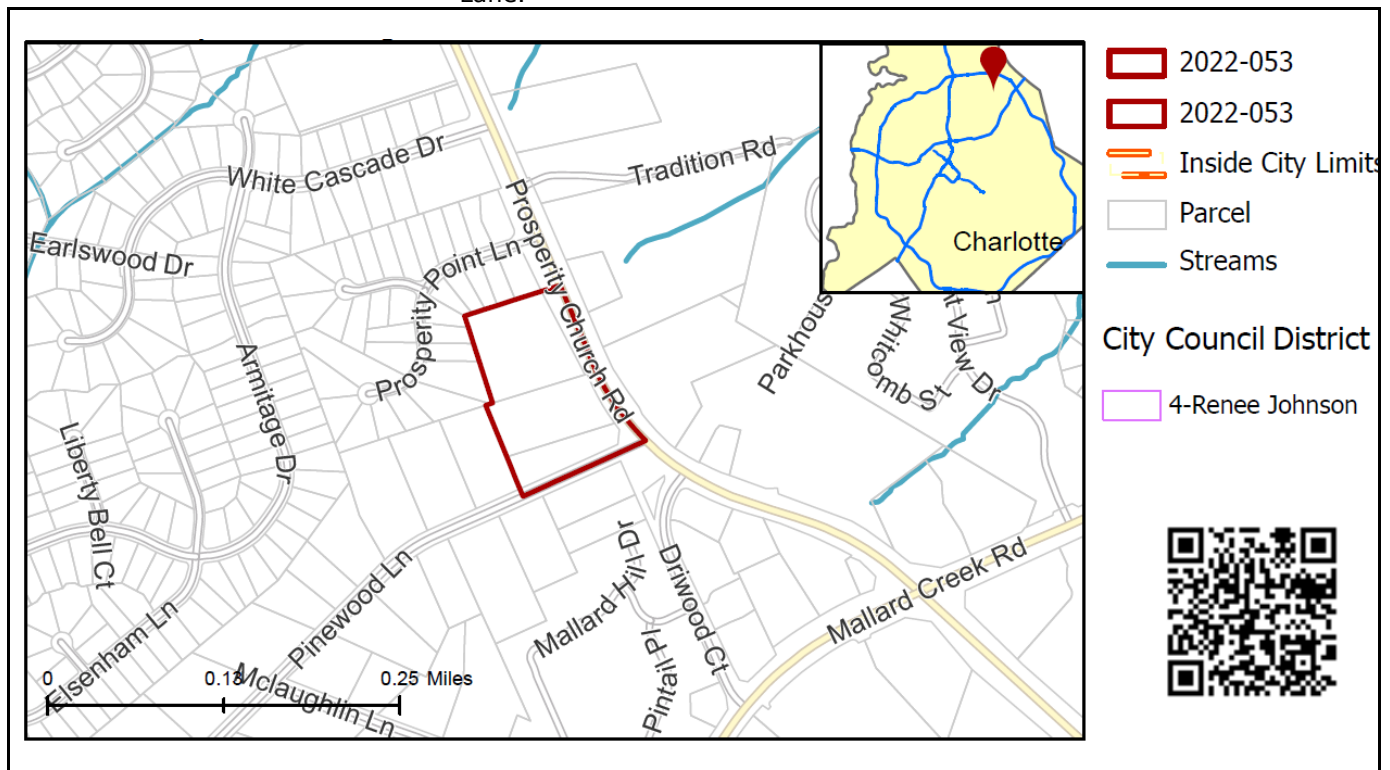


REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: R-17MF(CD) (multi-family residential, conditional)

LOCATION

Approximately 5.63 acres located on the west side of Prosperity Church Road, northeast of Mallard Creek Road, and south of Prosperity Point Lane.



SUMMARY OF PETITION

The petition proposes a residential community of up to 50 single family attached dwelling units with a maximum of 25 buildings.

PROPERTY OWNER

Rayna Properties, LLC

PETITIONER

Rayna Properties, LLC

AGENT/REPRESENTATIVE

Michael Barnes

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

The petition is **inconsistent** with the 2040 Policy Map recommendation for the Neighborhood 1 Place Type.

Rationale for Recommendation

- This petition proposes to add to the variety of housing options in the area.
- The petition serves as an appropriate infill project on a major road and as a buffer to the adjacent neighborhood.
- While the zoning district isn't consistent with the Neighborhood 1 place type, the duplex buildings proposed are an appropriate and compatible form at this location adjacent to the single-family neighborhood.

- The petition commits to enhanced building design features such as porches, stoops or corner windows at all building corners facing a public street.
- The petition proposes streetscape improvements along Prosperity Church Road including an 8-foot planting strip and 8-foot sidewalk.
- The proposed site would be well served by transit via the existing bus route and proposed CATs bus stop adjacent to the site.
- The petition commits to a 20-foot-wide Class C buffer around the whole property, reduced by 25% on the north and south sides of the site where a fence will be included.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities

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

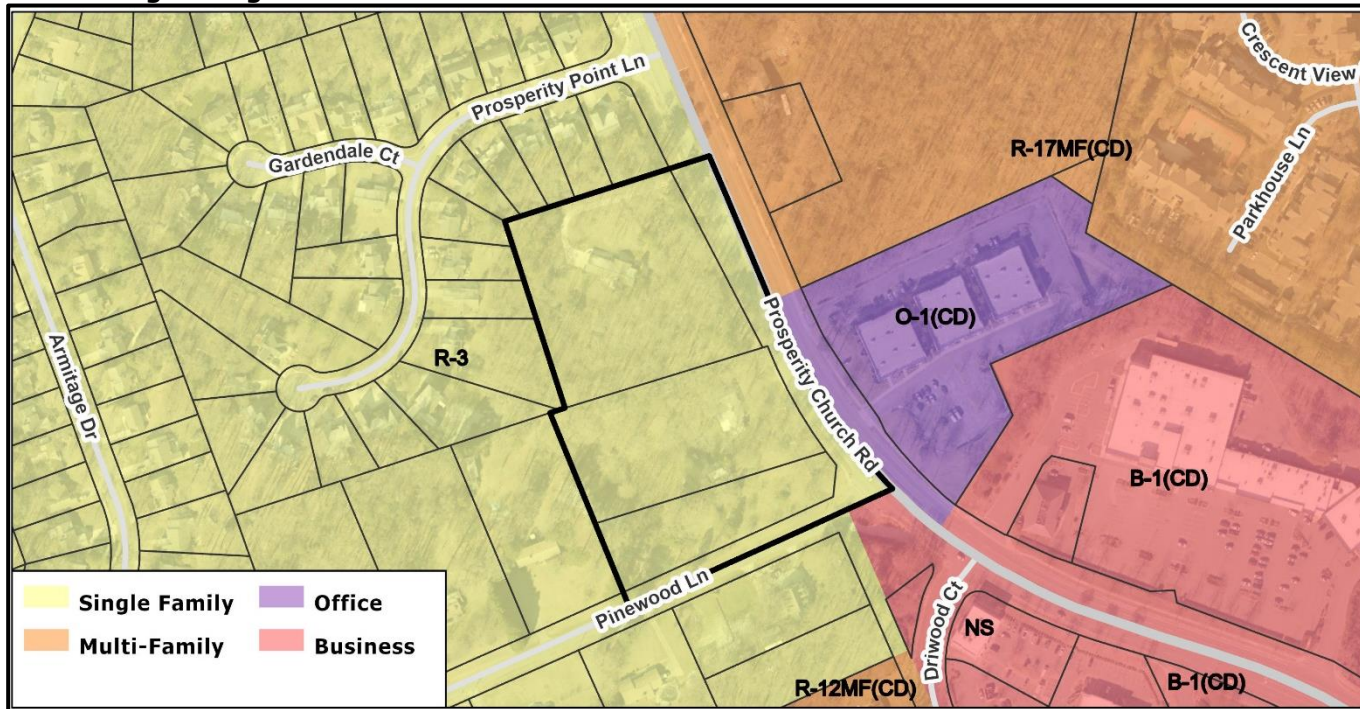
PLANNING STAFF REVIEW

Proposed Request Details

The site plan accompanying this petition contains the following provisions:

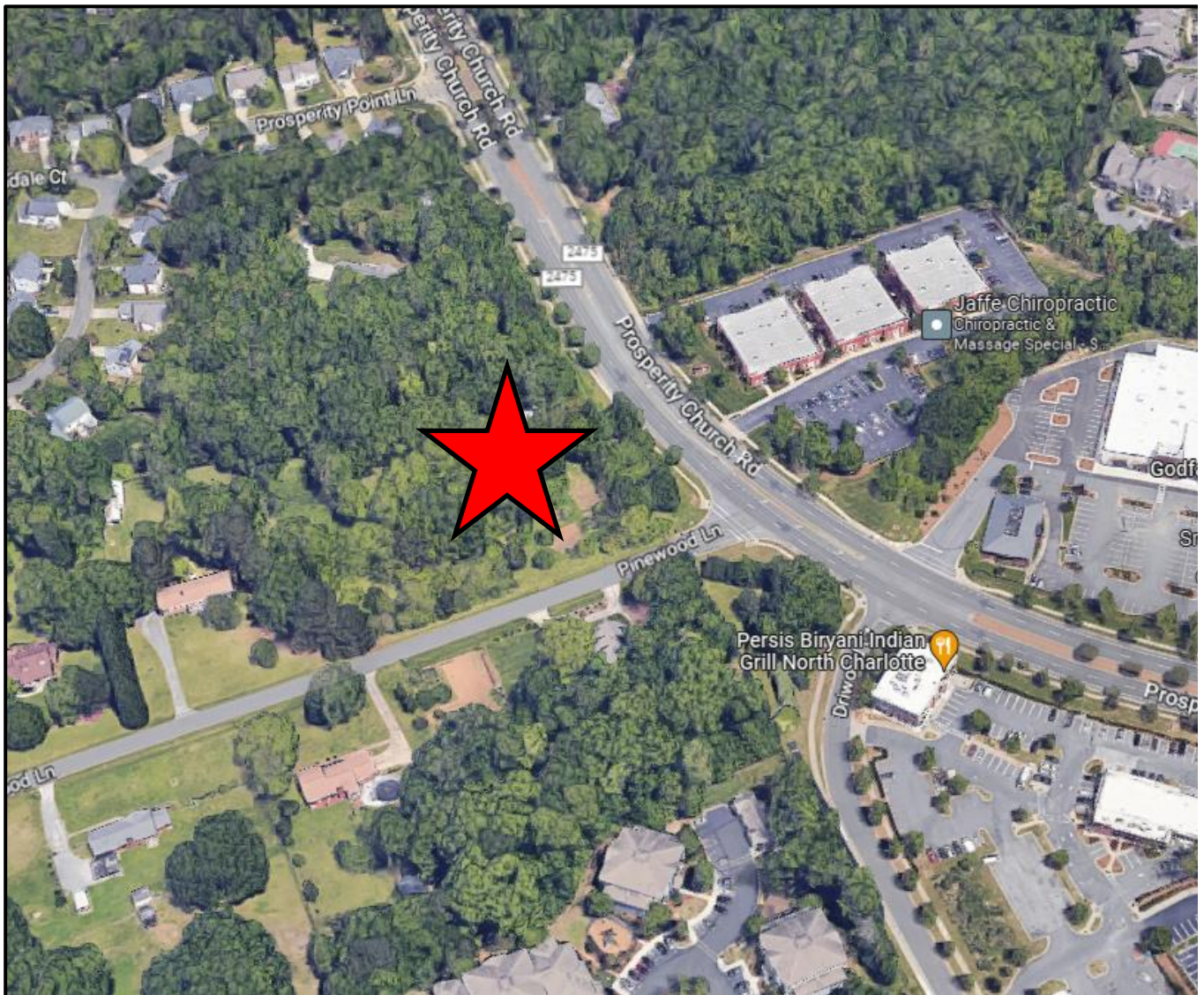
- Allows up to 50 single family attached dwelling units with a maximum of 25 buildings.
- Limits building height to 40-feet.
- Provides an 8-foot planting strip and 8-foot sidewalk along prosperity Church Road and an 8-foot planting strip and 6-foot sidewalk along Pinewood Lane.
- Dedicates fee simple conveyance of all rights-of-way 50-feet from the centerline of Prosperity Church Road to the City of Charlotte.
- Provides an ADA compliant CATS waiting pad along Prosperity Church Road.
- Provides architectural standards including building materials.

Existing Zoning



- The surrounding land uses include single family homes, office, retail, multi-family, and commercial uses.

Existing Zoning	Translated Zoning	Recommended Place Type
R-3 (single family residential)	N1-A (neighborhood 1-A)	Neighborhood 1



The subject property is denoted by a red star.



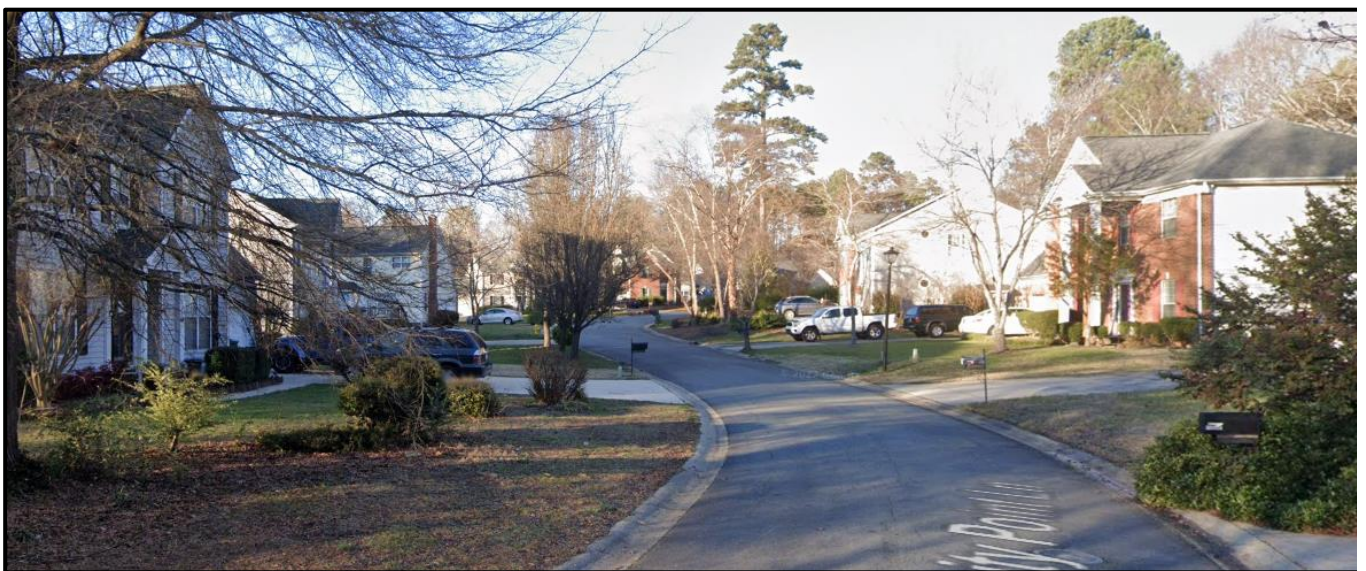
The property to the north along Prosperity Point Lane is developed with single family homes.



The property to the south along Pinewood Lane is developed with single family homes.



The property to the east is developed with an office center.



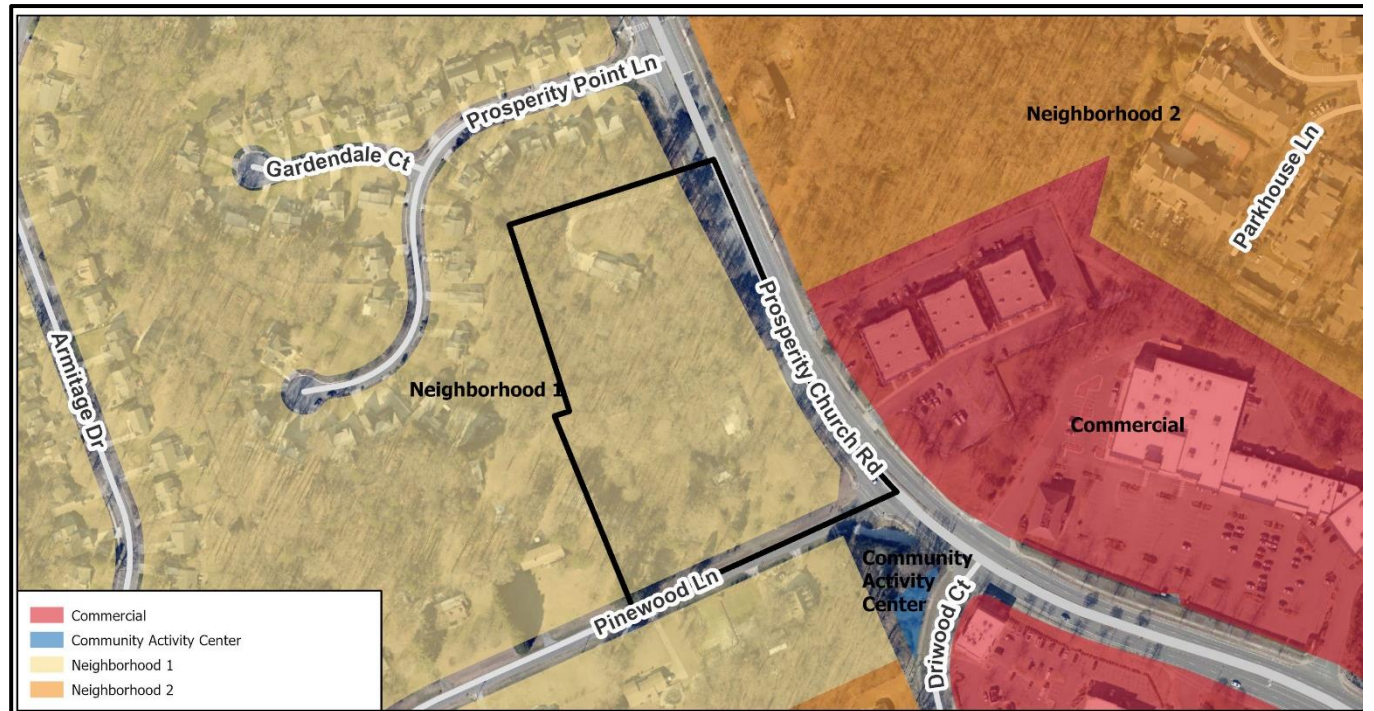
The property to the west along Prosperity Point Lane is developed with single family homes.

• Rezoning History in Area



Petition Number	Summary of Petition	Status
2019-125	Rezoned 8.43 acres to allow up to 6,500 additional square feet of non-residential uses to an existing shopping center.	Approved

• Public Plans and Policies



- The 2040 Policy Map (2022) recommends the Neighborhood 1 Place Type for this site.

- **TRANSPORTATION SUMMARY**

- The petition is located west of Prosperity Church Road, a City-maintained major thoroughfare and north of Pinewood Lane, a City-maintained local street. A Traffic Impact Study (TIS) is not needed for this site. CDOT has coordinated with this petitioner to provide 8-feet of planting strip and an 8-foot sidewalk along Prosperity Church Road frontage. The petitioner has also committed to installing an 8-feet of planting strip and 6-foot sidewalk along Pinewood Lane. All outstanding CDOT comments have been addressed.
- **Active Projects:**
 - Mallard Creek Road Widening (NCDOT TIP U-6028)
 - Project Scope: Widen Mallard Creek Road to 4 lanes
 - Project Limits: Mallard Creek Church Road to Breezewood Drive
 - Project Schedule: ROW 2025 / Construction 2027
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 10 trips per day (based on 1 single family dwelling unit).
 - Entitlement: 100 trips per day (based on 8 single family dwelling units).
 - Proposed Zoning: 340 trips per day (based on 50 single family attached dwelling units).

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:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** Development allowed with the existing zoning could generate 4 students, while development allowed with the proposed zoning may produce 7 students. Therefore, the net increase in the possible number of students generated from existing zoning to proposed zoning is 3 students.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Croft Community School remains at 72%.
 - Ridge Road Middle remains at 115%.
 - Mallard Creek High remains at 122%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Prosperity Church Road. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. The closest available sewer main is approximately 40 feet southwest of the rezoning boundary through a couple of parcels or 215 feet north of the rezoning boundary. See advisory comments at www.rezoning.org
- **Erosion Control:** 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.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **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

Planner: Michael Russell (704) 353-0225