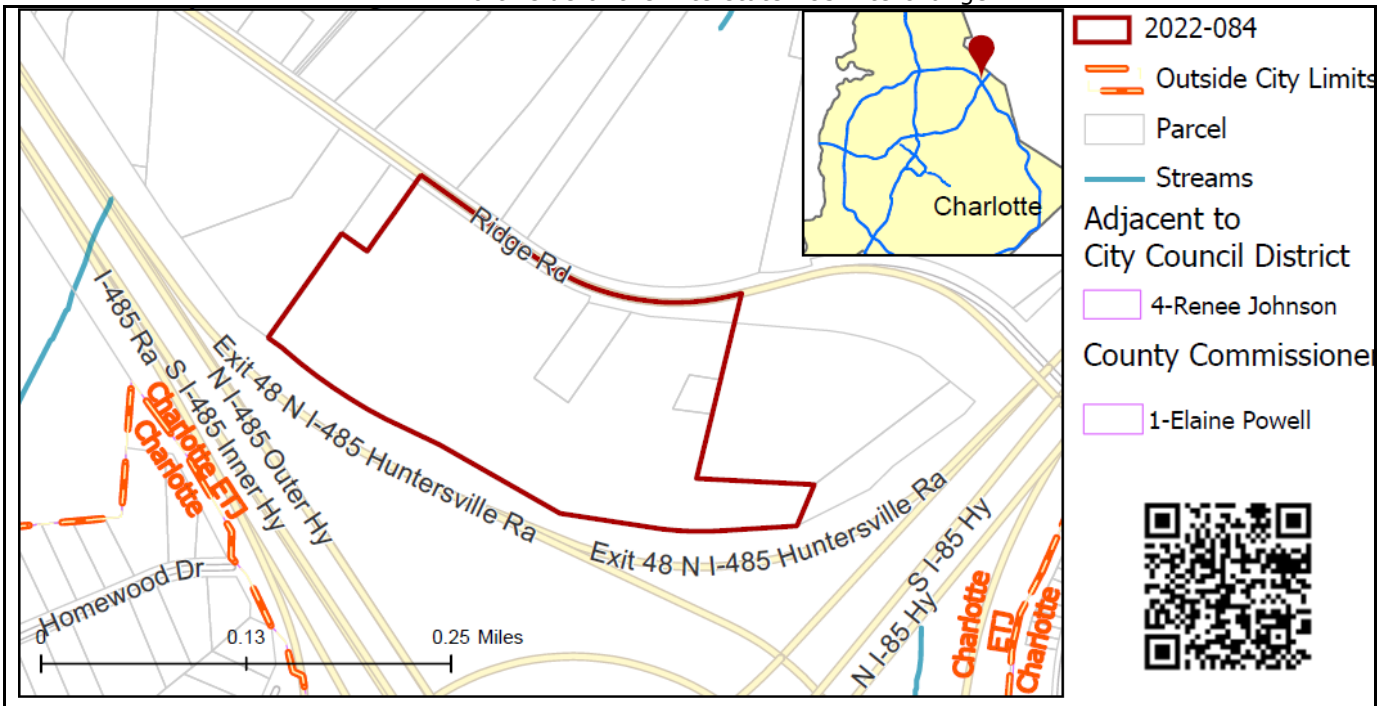
CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2022-084
Post-Hearing Staff Analysis
May 31, 2023

REQUEST	Current Zoning: R-3 (single family, residential) Proposed Zoning: R-17MF(CD) (multi-family residential)
LOCATION	Approximately 20.85 acres located along the south side of Ridge Road and north side of the Interstate 485 interchange.



SUMMARY OF PETITION	The petition proposes a residential community of up to ~~213~~ 198 single family attached townhome style dwelling units.
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	Hoyle Holland Mission Properties Collin Brown, Alexander Ricks, PLLC
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 1

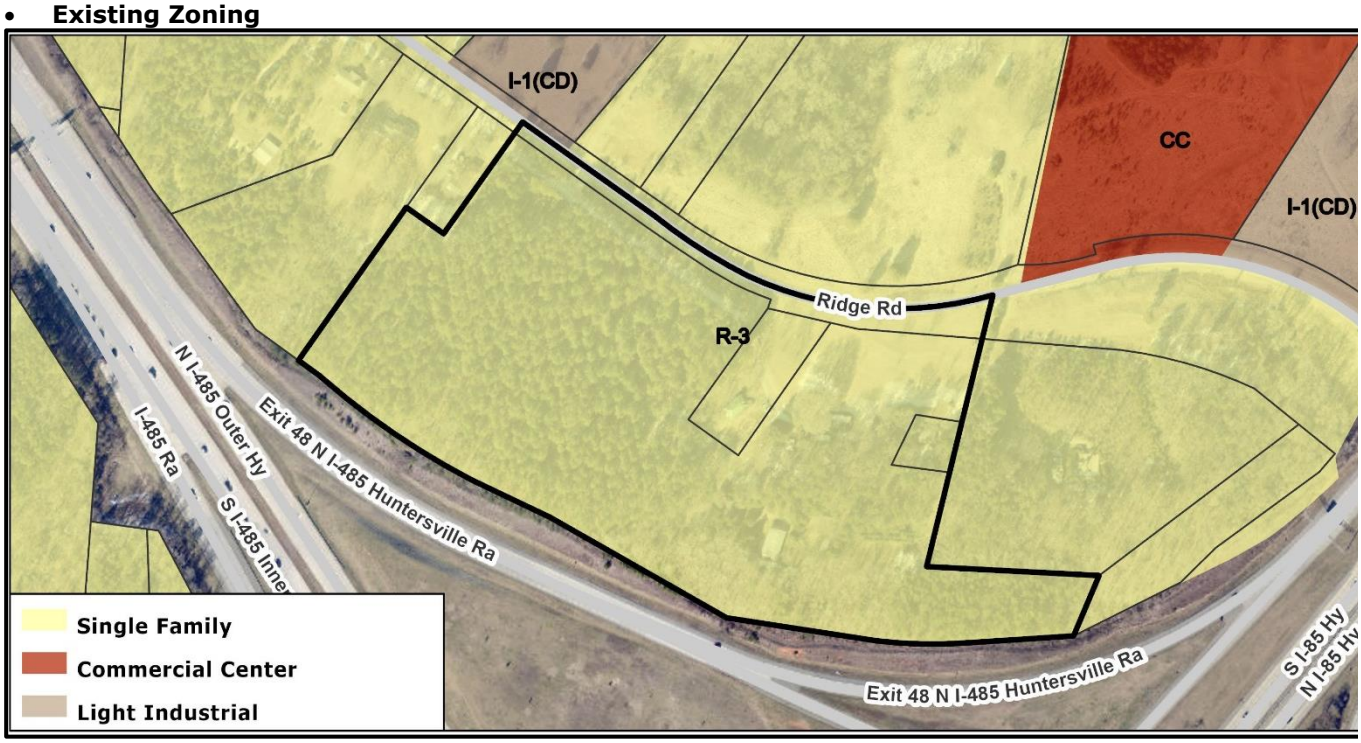
STAFF RECOMMENDATION	Staff recommends approval of this petition. Plan Consistency The petition is **inconsistent** with the *2040 Policy Map* recommendation for the Neighborhood 1 Place Type. Rationale for Recommendation • The proposed plan would add to the variety of housing options in the area. • The proposed building forms of triplexes and quadraplexes are consistent with the Neighborhood 1 Place Type. • The petition proposes streetscape improvements including a 12-foot multi-use path on Ridge Road. • 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 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 ~~213~~ 198 single family attached townhome style dwelling units.
  - Limits maximum building height to 48-feet.
  - Commits to constructing turn lanes along the site's public street frontage.
  - Buildings fronting Ridge Road shall be limited to 3 units per building.
  - Commits to a 12-foot multi-use path along the site's frontage of Ridge Road.
  - Provides a 50-foot Class C buffer abutting single-family homes.
  - Provides ~~0.40~~ 0.50 acres of open space which will include a minimum of two (2) of the following amenities: clubhouse, combination of hardscape and softscape, pool, cabana, benches or seating, landscaping, art, fountain, garden, gazebo, dog park, walking trail, grills, and/or picnic tables.
  - Provides architectural standards including building materials.
  - Added publicly accessible park area, which will include a public "tot lot".
  - Added private walking trail connecting the urban open space.
  - Dedicated an area on the west side of the Ridge Road frontage for a CATS bus stop and will contribute $7,500 to CATS for shelter prior to first certificate of occupancy.
  - Increased separation to 60-feet for adjoining property where there is an existing single-family home.

- **Existing Zoning**



  - The property is zoned R-3. The surrounding land uses include large lot single family homes and vacant land.

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



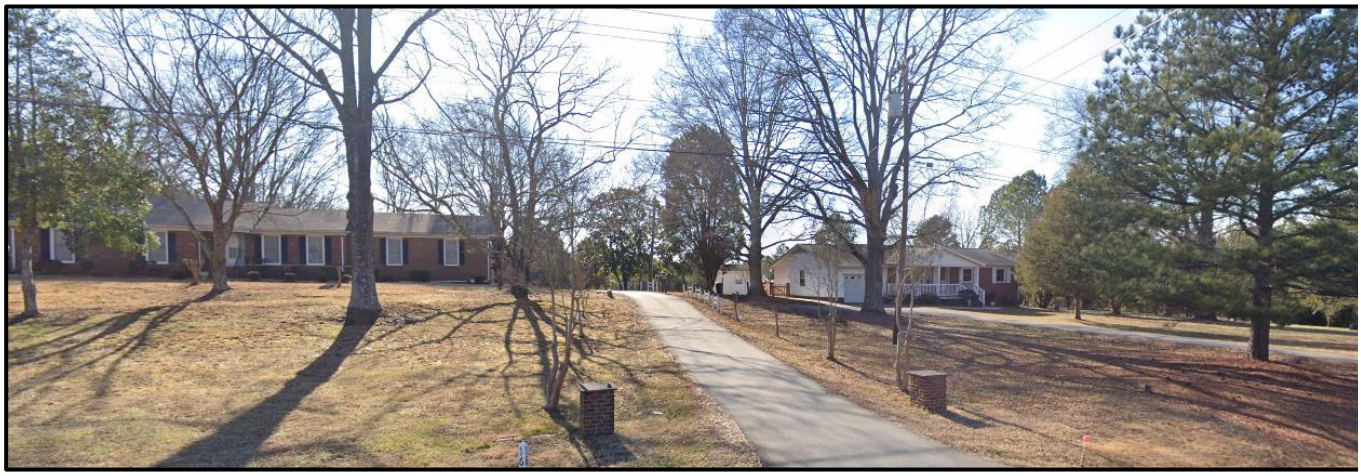
The subject property is denoted with a red star.



The property to the north along Ridge Road is developed with large lot single family homes and vacant land.

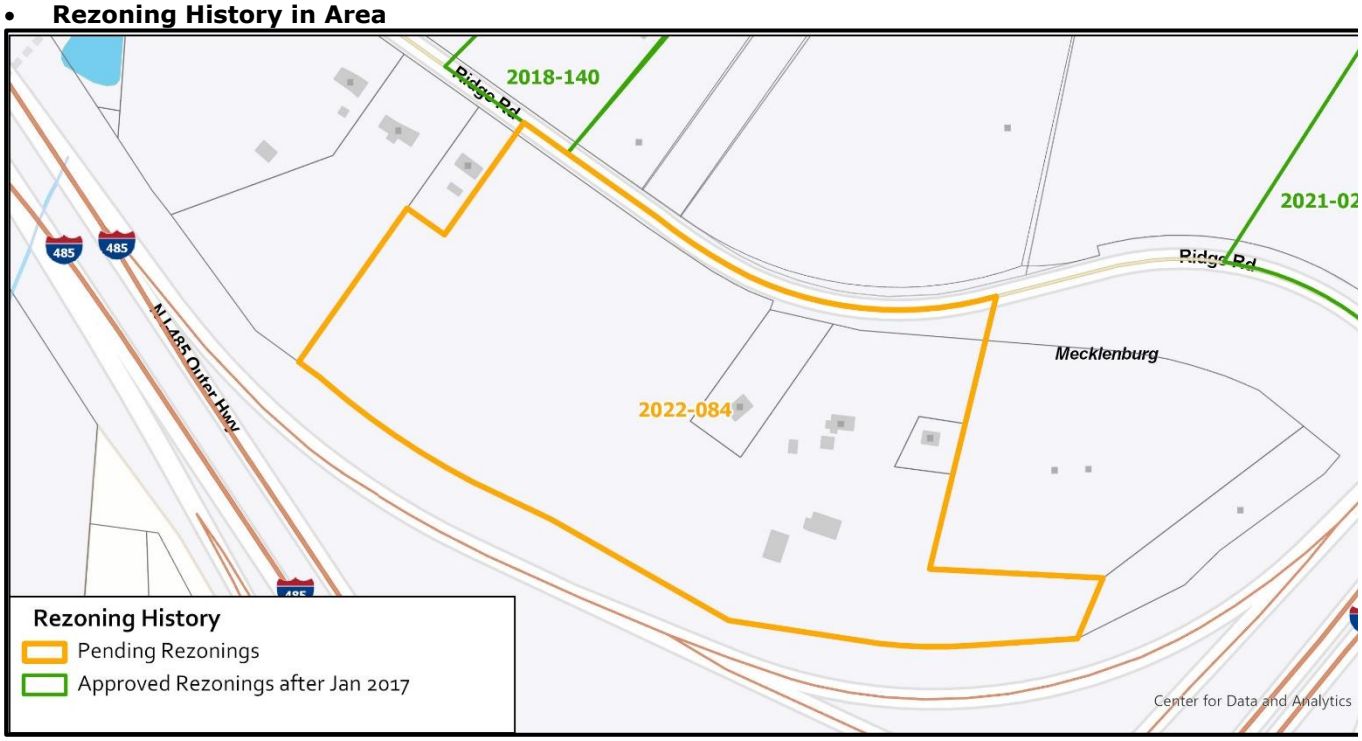


The property to the east along Ridge Road is undeveloped.



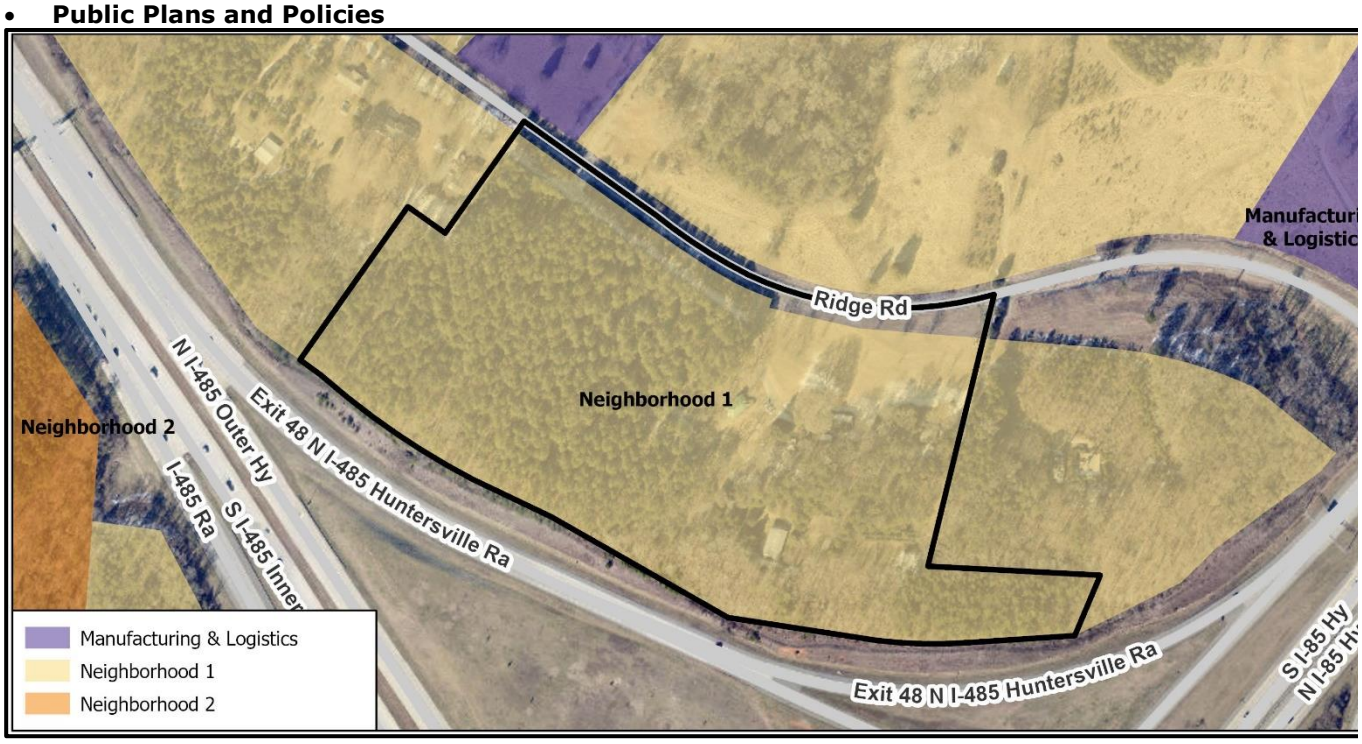
The property to the west along Ridge Road is developed with single family homes.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-140	Rezoned 11.84 acres to allow up to 93 multifamily dwelling units.	Approved
2021-028	Rezoned 287.7 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

- **Public Plans and Policies**



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

- **TRANSPORTATION SUMMARY**
  - The petition is located on the south side of Ridge Road, a State-maintained major throughfare south of Mallard Creek Road, a State-maintained major throughfare. A Traffic Impact Study (TIS) is not needed for this site. The proposed development commits to constructing turn lanes along the site's public street frontage and constructing a 12-foot multi-use path along the site's frontage of Ridge Road. All outstanding CDOT issues have been resolved.
  - **Active Projects:**
  - N/A
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**

  Current Zoning:

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

  Entitlement: 650 trips per day (based on 62 single family dwelling units).

  Proposed Zoning: 1,573 trips per day (based on 198 attached single family 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-Mecklenburg Historic Landmarks:** Approval of Rezoning Petition #2022-084 would result in the demolition of a century-old farmhouse of local historical and architectural significance, due in part to the scarcity of such Craftsman bungalow style rural residences from the early twentieth century. Any approved rezoning to accommodate the proposed development should include a proactive plan for the preservation of the historic house. Accordingly, it is recommended that tax parcel ID number 02961111 (1429 Ridge Road) not be rezoned and instead retain its current R-3 zoning classification, and that the applicant consult with the Historic Landmarks Commission on an appropriate preservation solution for the property. As for the remaining subject tax parcels, it is recommended that any development incorporate proactive measures (including by way of example only appropriate setbacks from the farmhouse) consistent with and sensitive to the farmhouse's historical and architectural significance.
- **Charlotte-Mecklenburg Schools:** Development allowed with the existing zoning could generate 33 students, while development allowed with the proposed zoning may produce 44 students. Therefore, the net increase in the possible number of students generated from existing zoning to proposed zoning is 11 students.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Mallard Creek Elementary from 76% to 79%.
    - Ridge Road Middle from 115% to 116%.
    - Mallard Creek High from 122% to 123%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water distribution mains located in Ridge Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via existing 8-inch gravity sewer main located in Ridge Road. 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:** ~~See Outstanding Issues, Note 1.~~
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

OUTSTANDING ISSUES

Environment

~~1. MCPR requests a minimum of 1.0 acre to be dedicated and conveyed to Mecklenburg County for a future neighborhood park~~. Rescinded

Land Use

2. ~~Reduce unit count and number of buildings with a mix of single family, duplexes, and triplexes to be consistent with the Neighborhood 1 place type~~. Addressed

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Michael Russell (704) 353-0225