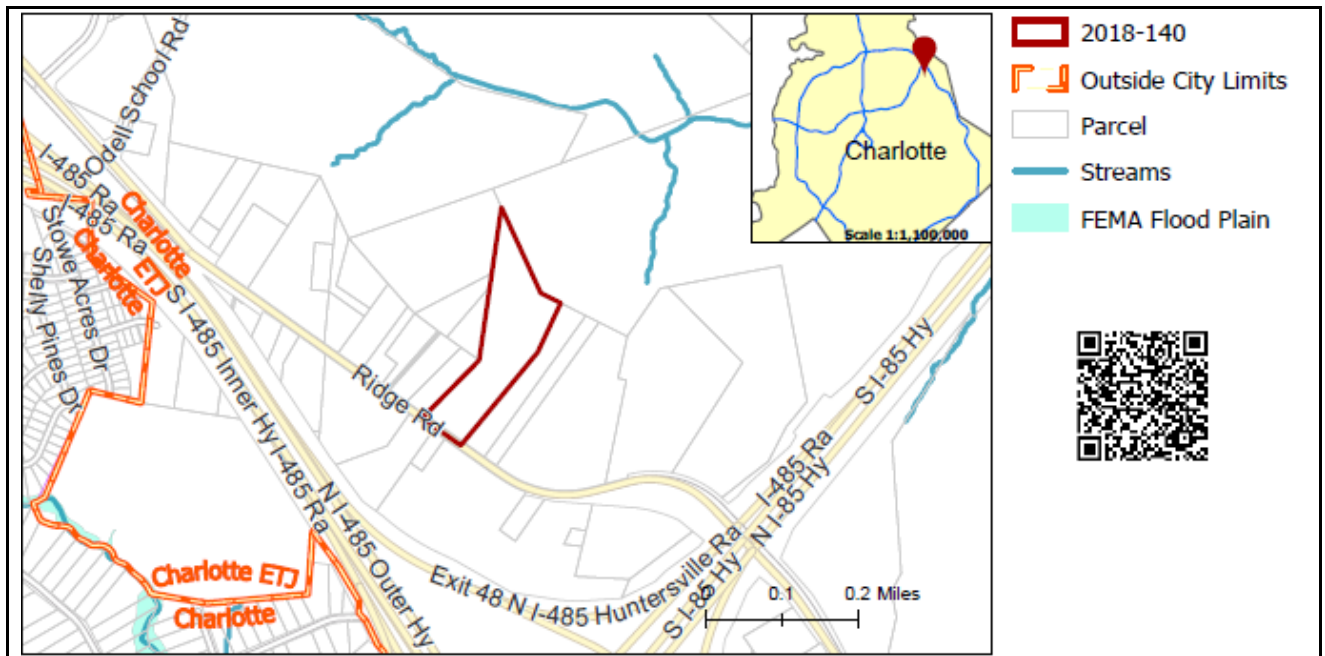


REQUEST

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

LOCATION

Approximately 11.87 acres located on the north side of Ridge Rd, west of I-85.
(Outside City Limits)



SUMMARY OF PETITION

The petition proposes to redevelop the site to allow up to 93 multi-family dwelling units, at a density of 7.8 dwelling units per acre.

PROPERTY OWNER

Richard M. Young and Patricia Jo Harlan

PETITIONER

Profile Management, LLC

AGENT/REPRESENTATIVE

Bridget Grant and Jeff Brown, Moore & Van Allen, PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 10.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to site and building design.

Plan Consistency

The proposed residential land use is consistent with the *Northeast Area Plan* recommendation for residential land uses up to eight dwelling units per acre.

Rationale for Recommendation

- The proposed ~~townhome~~ multi-family residential development will provide a mix of housing in the area.
- The site is located north of the Interstate 85 and 485 interchanges, just south of the Concord Mills activity node in Cabarrus County.
- The proposed site plan is providing two public streets as per Subdivision Ordinance requirements as development occurs, resulting in improved connectivity in the area.

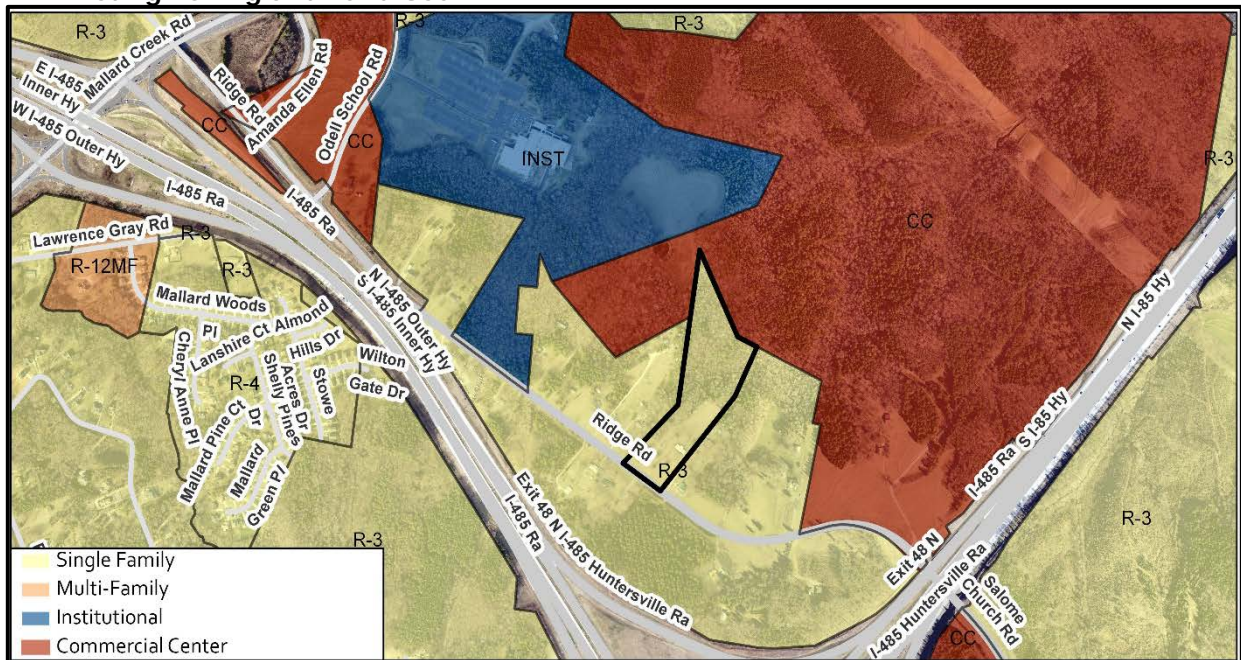
PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Maximum of 93 multi-family residential dwelling units limited to three stories and 48 feet in height, in no more than 24 principal buildings.
- Site access via Ridge Road, with interior public street connections provided to abutting properties located to the north, east and west of the site.
- On-street parking provided along some interior public and private streets.
- A 37.5-foot wide Class C Buffer with a fence will be provided abutting R-3 (single family residential) zoning to the west.
- Building materials consisting of brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block, and vinyl and/or wood. Vinyl or Aluminum is prohibited as a building material may only be used except on windows, soffits and on handrails/railings.
- Units fronting Ridge Road will provide a 30-foot front setback, which is consistent with the required setback in the adjacent R-3 (single family residential) zoning.
- Front door entrances for units located within 15 feet of a sidewalk will be raised 24 inches above the average grade of the sidewalk.
- Each unit will have a front porch, with a minimum depth of six feet.
- End units that front internal private streets will have multiple windows on the end facades to avoid a blank street wall.
- Garage doors visible from public or private streets will be recessed a minimum of one foot behind the front most building face and contain additional architectural treatments to minimize the visual impact.

- **Existing Zoning and Land Use**



- The subject property is zoned R-3 (single family residential) and developed with one single family detached residential dwelling unit.
- Surrounding land uses include single family detached dwellings, a religious institution, and vacant properties on the north side of I-485, and single family detached dwellings on the south side of I-485.



The subject property is developed with a single-family home.



The properties to the east along Ridge Road are developed with large lot residential homes.



Properties to the west along Ridge Road are developed with large lot residential homes.

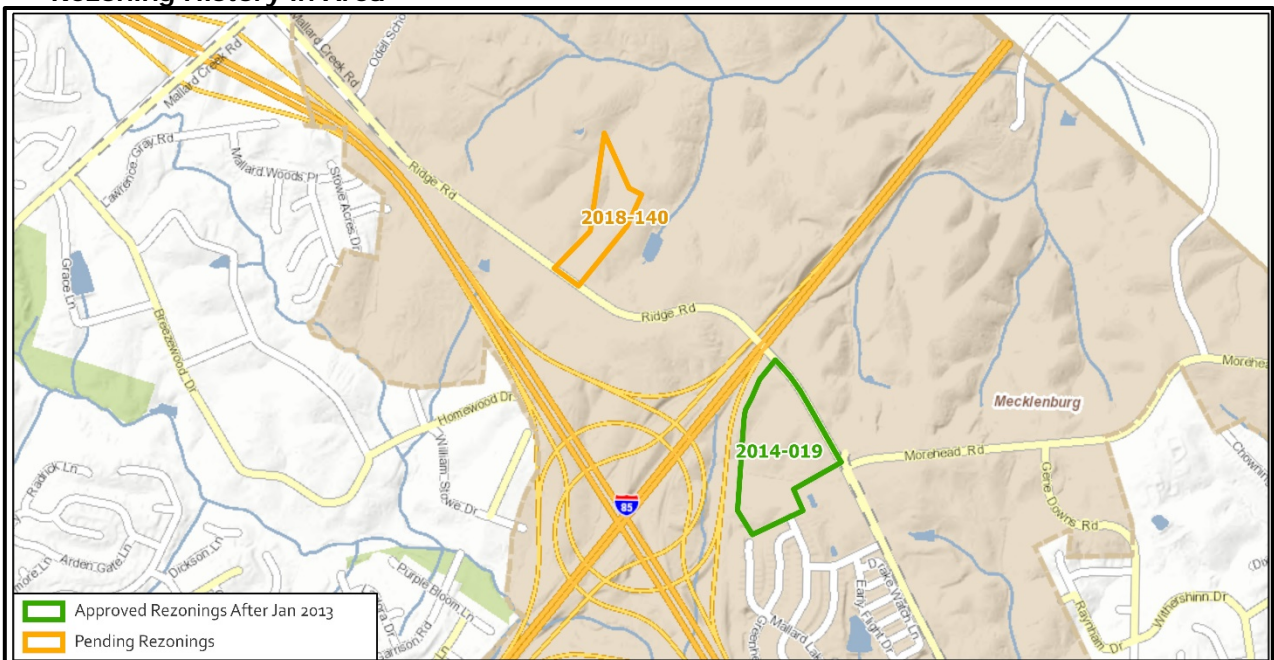


Properties to the north are undeveloped.



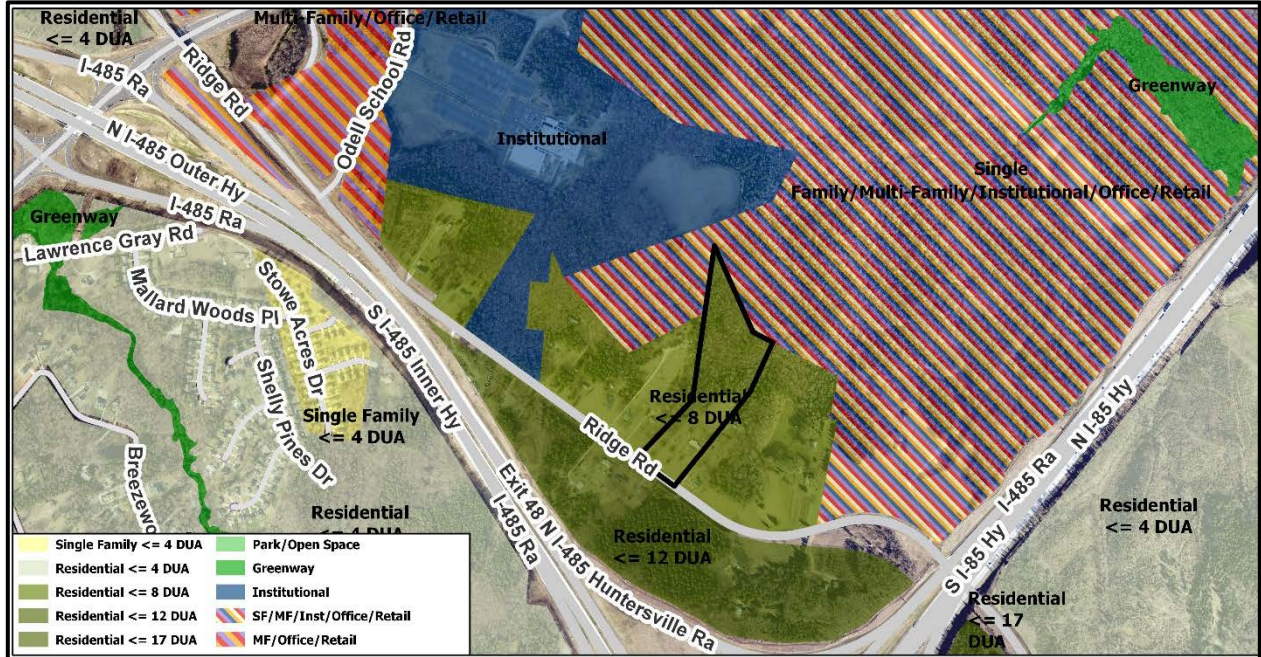
Properties to the south along Ridge Road are developed with large lot residential homes.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2014-019	A CC SPA (commercial center, site plan amendment) for 26.4 acres to allow up to 380 multi-family units at a density of 14.34 dwelling units per acre.	Approved

- Public Plans and Policies**



- The *Northeast Area Plan* (adopted 2000) recommends residential land use up to eight dwelling units per acre for this site and adjacent parcels.

- TRANSPORTATION CONSIDERATIONS**

- Ridge Road has future roadway improvements to expand to a four-lane divided highway, including bike lanes and sidewalks. The site plan commits to installing the future curb and gutter at its ultimate location, and installing an eight-planting strip and six-foot sidewalk along Ridge Road as specified in the *Prosperity Hucks Area Plan*. The site plan also commits to dedicating right-of-way along Ridge Road. In addition, the site plan commits to providing additional public streets to improve street network in the area.

- See Outstanding Issues, Note 1. [Addressed](#).

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 10 trips per day (based on one single family detached dwelling).

Entitlement: 400 trips per day (based on 35 single family detached dwellings).

Proposed Zoning: 600 trips per day (based on 93 single family attached dwellings/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:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate six students, while the development allowed under the proposed zoning would generate 11 students. Therefore, the net increase in the number of students generated from existing zoning to proposed zoning is five students.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Mallard Creek Elementary remains at 83%
 - Ridge Road Middle remains at 118%
 - Mallard Creek High remains at 121%.

- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water transmission main located along Ridge Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing eight-inch gravity sewer main located along Ridge Road.
- **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:** No comments submitted.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Transportation

1. ~~The Public Street A is located south of a crest curve on Ridge Road. The petitioner should provide an intersection sight distance plan and profile, showing the street connection can meet all design standards.~~ **Addressed.**

Site and Building Design

2. Add a note limiting townhouse buildings to five or fewer individual units when fronting public or private network required streets. **Not addressed.**
3. Add a note committing to vary the number of individual units per building in adjacent buildings. **Not addressed.**
4. ~~Delete Note 5j specifying minimum thickness of vinyl as Note 5a limits vinyl as a building material to handrails/railings, windows and soffits or combine notes 5j and 5a.~~ **Addressed.**
5. ~~Amend Note 5e to replace "townhomes" with "multi-family units." Townhomes, by building code, are units where land is sold with each unit.~~ **Addressed.**

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
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

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