



Zoning Committee

REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: MUDD-O (mixed use development, optional)
with five-year vested rights

LOCATION

Approximately 10.50 acres located on the north side of Ridge Road, west of Prosperity Ridge Road and east of Prosperity Church Road.
(Council District 4 - Phipps)

PETITIONER

Alliance Residential Company

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to provide the mix of uses recommended for the site by the *Prosperity Hucks Area Plan* but it is inconsistent with the recommended density, based on information from the staff analysis and the public hearing, and because:

- The *Prosperity Hucks Area Plan* recommends a mix of uses to include retail/service, office, institutional, and residential up to 12 units per acre.

However, we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The petition proposes a mixed-use development that is consistent with the land use recommendation for this site, as per the *Prosperity Hucks Area Plan*.
- The proposed density of 24.8 dwellings per acre (DUA) exceeds the 12 DUA recommended in the Plan for this site. The density is concentrated on the front portion of the site, away from existing single-family homes, and along a major thoroughfare. This lessens the impact on existing single-family homes, and focuses density in more appropriate area of the site.
- This site can be viewed at a more comprehensive level as it relates to the overall goal of a mixed-use node in this area. The land use recommendations include several parcels, and this is one of the first parcels that can activate an overall mixed-use area. With public street connections, pedestrian amenities, and a mix of uses, this proposed project can integrate with future development to continue to facilitate the goals of the Area Plan for Policy Area C2.

- The proposed project is providing a public road connection that will provide connectivity to an undeveloped parcel to the west which will further integrate an overall mix of uses as the area develops.
- The site meets the intent of the design guidelines for the plan with road improvements to Ridge Road including sidewalks and planting strips and a bike lane, and additional right-of-way needed to complete an NCDOT widening project, and buildings oriented toward the street.
- The site is within the Prosperity Church Road Mixed-Use Activity Center, which is intended to become a highly integrated and walkable place with a mix of uses and a focus on retail, restaurants, and community gathering spaces.

The approval of this petition will revise the adopted future land use as specified by the *Prosperity Hucks Area Plan*, from a mix of uses to include retail/service, office, institutional, and residential up to 12 units per acre to a mix of uses to include retail/service, office, institutional, and residential over 22 units per acre.

Motion/Second: Gussman / McClung
 Yeas: Fryday, Gussman, Ham, McClung, McMillan, Samuel and Watkins
 Nays: None
 Absent: None
 Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition. Staff stated the all outstanding issues had been addressed and noted the proposed uses are consistent but the residential density is inconsistent with the adopted plan. Staff recommended approval of the request. A Commissioner asked if the buildings were required to have a mix of uses and staff referred to a note on the site plan requiring 10,000 square feet of commercial uses. There was no further discussion.

PLANNER

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