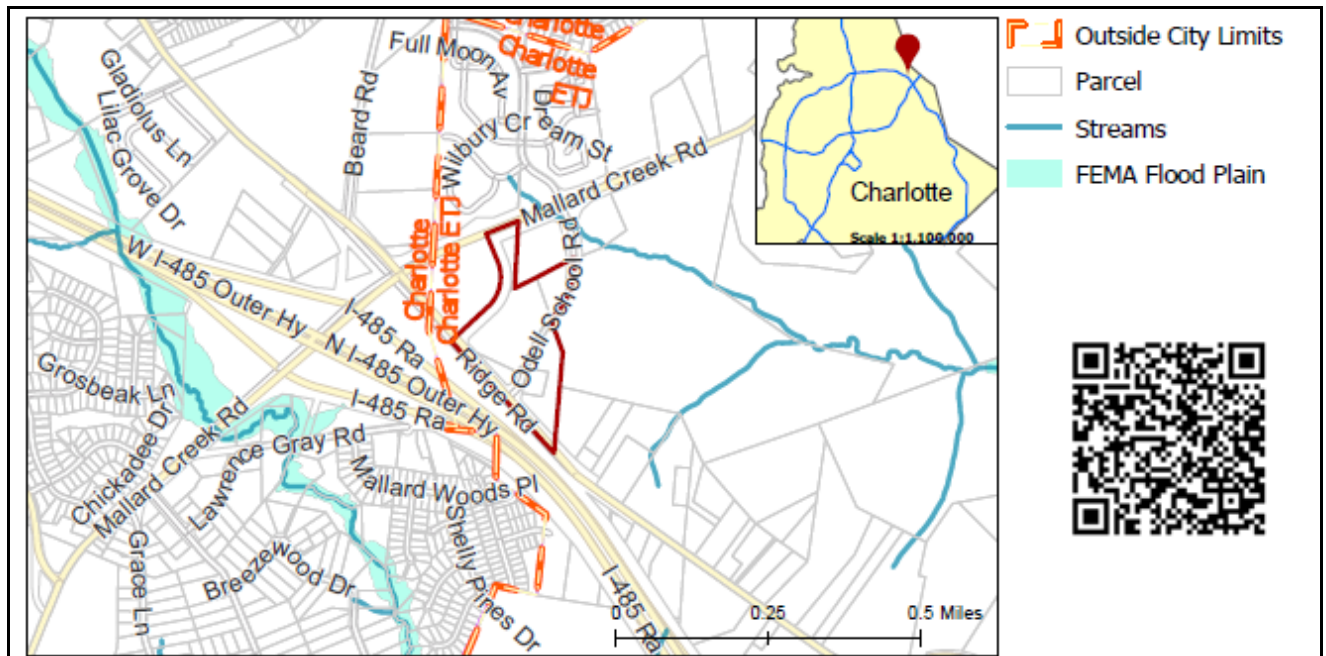


**REQUEST**

Current Zoning: CC (commercial center)  
Proposed Zoning: CC SPA (commercial center, site plan amendment) with five-years vested rights

**LOCATION**

Approximately 15.9 acres located on the east side of Ridge Road, at Odell School Road, south of Mallard Creek Road.



**SUMMARY OF PETITION**

The petition proposes up to 280 multi-family residential units on mostly vacant land and one single-family residential dwelling.

**PROPERTY OWNER**  
**PETITIONER**  
**AGENT/REPRESENTATIVE**

Various  
Thompson Thrift Development, Inc.  
Collin Brown, Alexander Ricks 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.

Plan Consistency

The petition is **consistent** with the *Northeast Area Plan (2000)* recommendation for Multi-Family/Office/Retail uses.

Rationale for Recommendation

- The *Northeast Area Plan* recommends retail and office for this site and requires a residential component as well. The residential density is recommended at 12+ dwelling units per acre. This petition's proposal is 17 dwelling units per acre.
- The petition's commitment to providing multifamily development on the site is consistent with the plan's land use recommendation, and consistent with the current zoning of the site.
- The site fronts Mallard Creek Road and is adjacent to a recent CC SPA rezoning. At 22 dwelling units per acre, this recent rezoning is a higher density than this petition.

- The petition commits to enhancing connectivity and multi-modal activity in this area by including an internal private street network that will allow pedestrian, bicycle and automobile traffic to travel through the site and connect to eventual future development of surrounded parcels contributing to a mixed-use destination.
- The petition commits to enhancing the pedestrian experience by installing an eight-foot planting strip and twelve-foot multi-use path along the site's frontage of Ridge Road.
- Eight-foot planting strip and eight-foot sidewalks are proposed along all other existing public roads abutting the site.

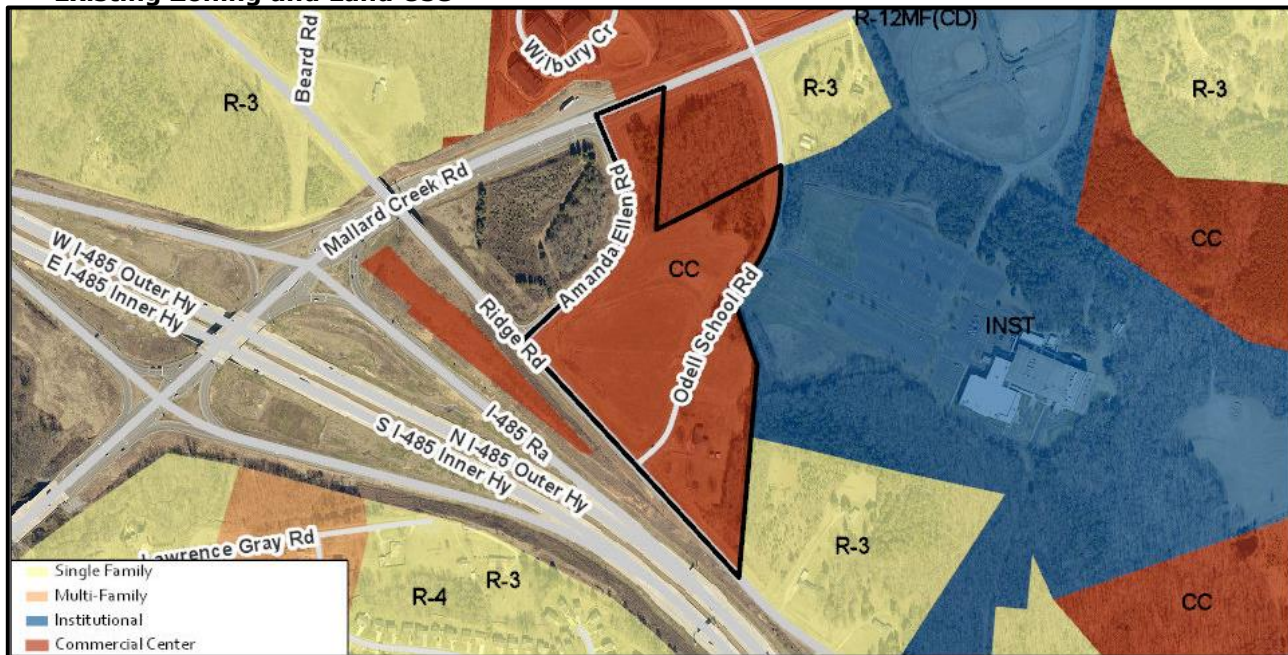
## PLANNING STAFF REVIEW

### • **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows up to 280 multi-family residential units.
- Commits to an eight (8) foot planting strip and twelve (12) foot multi-use path along the Site's frontage of Ridge Road and an eight (8) foot planting strip and eight (8) foot sidewalk along all other existing public roads abutting the Site.
- Provides an ADA compliant bus waiting pad per Land Development Standard 60.01A, location of which to be determined in coordination with CATS during the permitting phase of development.
- Dedicates all rights-of-way to the City of Charlotte or NCDOT in fee simple conveyance before the Site's first building certificate of occupancy is issued.
- Commits to provide a sidewalk and a cross-walk network that directly connects the main entrances of buildings to parking areas and areas of interest on the Site with one another by way of links to sidewalks along the abutting public and private streets and/or other pedestrian features.
- Provides on-site bicycle parking to align with the City's Vision Zero principles to provide better access for bicyclists.
- Maximum building height is 50-feet.
- Detached lighting on the Site, except street lights located along public and private streets, will be limited to 22 feet in height.
- Prohibits the following exterior building materials: Vinyl siding and concrete masonry units not architecturally finished.
- Building elevations will be designed with vertical bays or articulated architectural façade features which may include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors.
- Building sides greater than 120-feet in length shall include modulations of the building massing/façade plane.
- Building materials will be a combination of the following: glass, brick, metal, stone, simulated stone, pre-cast stone, architectural precast concrete, synthetic stone, stucco/E.I.F.S., cementitious siding, or wood/composite wood.
- Roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure.

- **Existing Zoning and Land Use**



The site is mostly vacant with one single-family home. Surrounding land uses include large lot single-family residential, multi-family dwellings, and a religious institution.

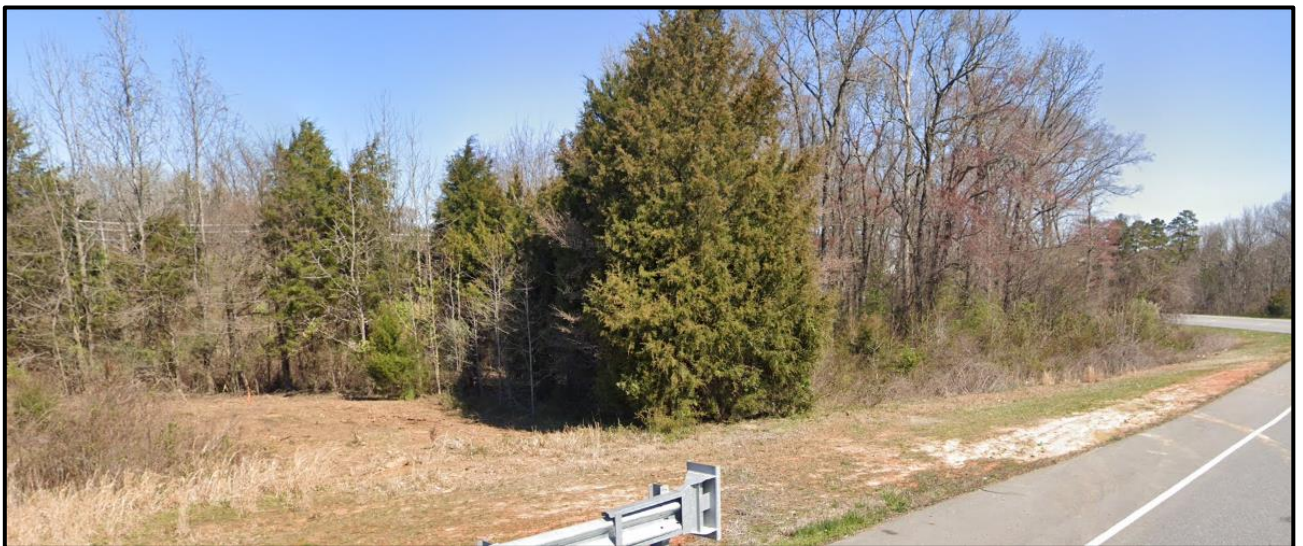


The subject property (denoted by red star) is mostly vacant land with one single-family house.





The property is bordered by Interstate 485 to the south.



The property to the west along Amanda Ellen Road is undeveloped.



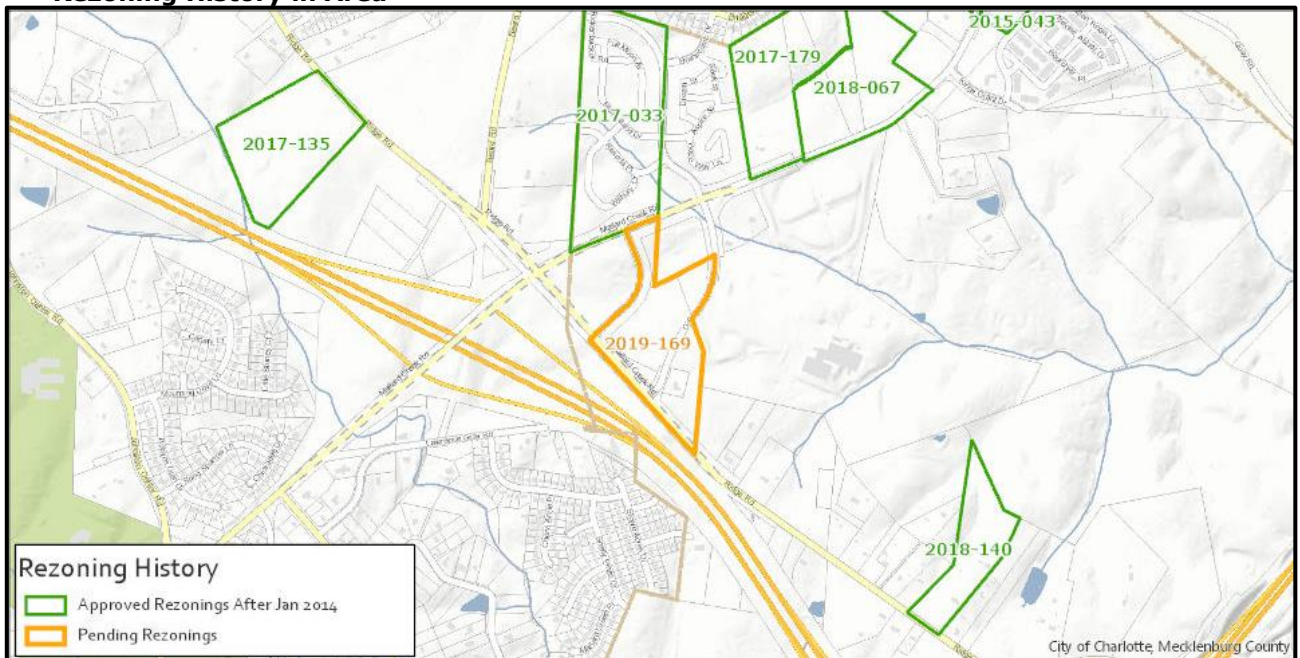
The property to the north along Mallard Creek Road is developed with multi-family dwellings.





The property to the east along Odell School Road is developed by Hickory Grove Baptist Church.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2015-043	Rezoned 4.98 acres to allow up to 20,000 square feet of commercial uses with one accessory drive-through window.	Approved
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
2017-179	Rezoned 19.52 acres to allow up to 234 multi-family units.	Approved
2018-067	Rezoned 18.06 acres to allow up to 186 townhouse units.	Approved
2018-140	Rezoned 11.87 acres to allow up to 93 multi-family units.	Approved



- **Public Plans and Policies**



- The *Northeast Area Plan (2000)* recommends Multi-Family/Office/Retail uses for this site.
- **TRANSPORTATION SUMMARY**
  - The site is located on a local and major thoroughfare road. The petitioner is committing to upgrading street scape, installing a CATS bus pad, and working with CDOT and NCDOT to determine necessary mitigations as TIS is not required. CDOT is requesting the developer install C&G on Ridge Road and Amanda Ellen Road, remove the existing left turn lane on Amanda Ellen and specify where the trash receptacles will be on site. Also, the site does not trigger any of CDOT's TIS requirements, but CDOT is still requesting for the petitioner to submit a TIS to better understand exactly what is needed to mitigate their development.
- **ACTIVE PROJECTS NEAR THE SITE:**
  - **Rocky River Road West Improvements**
    - This project is intended to upgrade Rocky River Road West between North Tryon street and Toby Creek, with the goal of providing a modern, complete street that includes upgraded pedestrian and bicycle facilities.
  - **Dave McKinney Ave Extension**
    - As a part of the Northeast Corridor Infrastructure Program this project is intended to support improved pedestrian, bicyclist, and motorist access to the CATS Blue Line Extension.
- **TRANSPORTATION CONSIDERATIONS**
  - ~~See Outstanding Issues, Notes 1-3~~ Addressed
  - **Vehicle Trip Generation:**
    - Current Zoning:
      - Existing Use: 10 trips per day (based on 1 dwelling).
      - Entitlement: 3,590 trips per day (based on 15,740 square feet of retail, 2 apartments, 55,090 square feet of office, and 23 hotel rooms).
      - Proposed Zoning: 2,080 trips per day (based on 280 dwellings ).

**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:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)

- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 0 students, while the development allowed under the proposed zoning may produce 32 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 32 students.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Mallard Creek Elementary from 83% to 85%
    - Ridge Road Middle at 118%
    - Mallard Creek High at 121%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing eight-inch water transmission main located along Odell School Road. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. A developer donated project will be required in cases there is not direct service. The applicant should contact Charlotte Water's New Services at (704) 432-2854. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No comments submitted.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

#### OUTSTANDING ISSUES

##### Transportation

1. ~~CDOT is requesting the petitioner revise the site plan and conditional note(s) to commit to removing the existing left turn lane on Amanda Ellen Road as it is now impossible to make left turn due to the newly installed median on Mallard Creek.~~ **Addressed**
2. ~~The petitioner should revise the site plan and conditional note(s) to clearly define the location of the trash receptacles/pick-up will be within the site, and not from the public streets to avoid maneuvering within the setback.~~ **Addressed**
3. ~~The petitioner should revise the site plan to add a note specifying all transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes.~~ **Addressed**

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**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Michael Russell (704) 353-0225