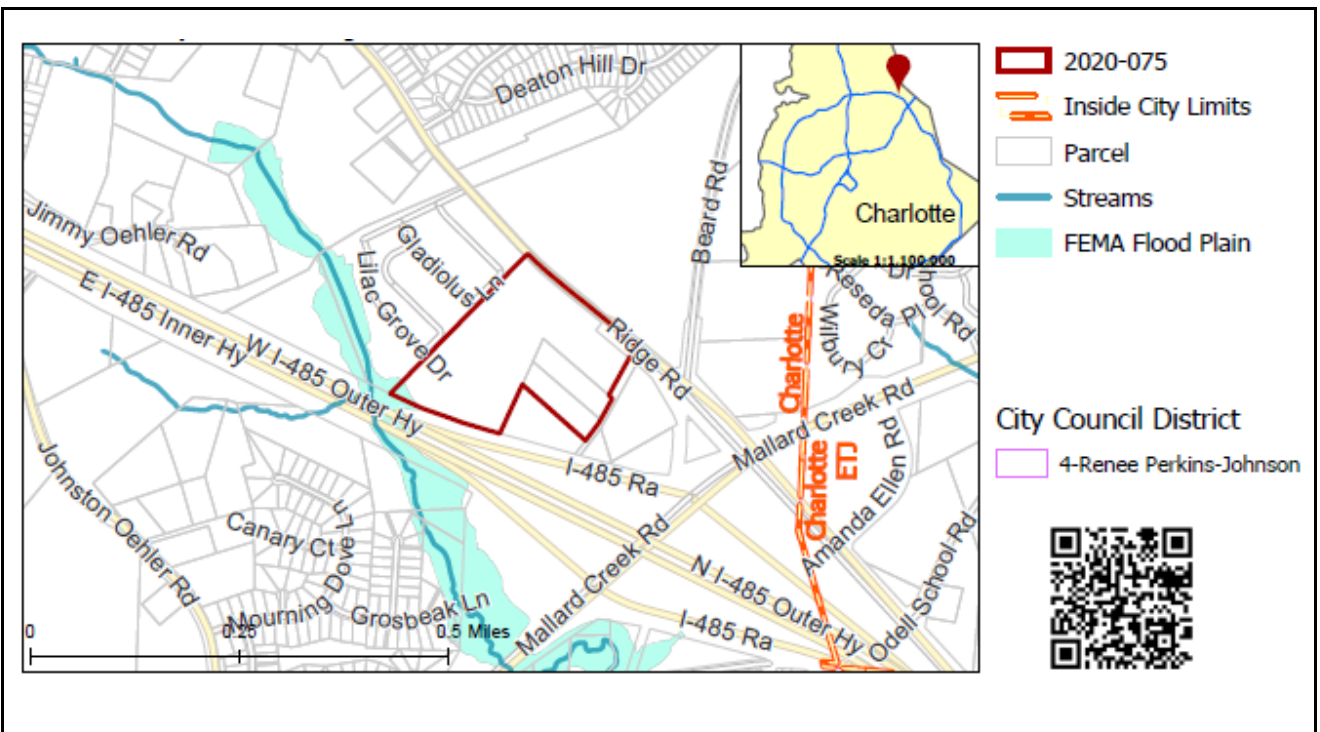


REQUEST

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

LOCATION

Approximately 19.6 acres located along the south side of Ridge Road, north of Interstate 485, and west of Mallard Creek Road.



SUMMARY OF PETITION

The petition proposes a residential community of up to 139 single family attached dwelling (townhome) units on vacant land with a density of 7.1 dwelling units per acre.

PROPERTY OWNER

Martin Oehler, Jr.

PETITIONER

Mattamy Homes

AGENT/REPRESENTATIVE

Collin Brown, Rick Alexander, 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 *Prosperity Hucks Area Plan's* (2015) recommendation of residential use, but at 7.1 dwelling units per acre (DUA), it is **inconsistent** with the recommended density of 4 DUA.

Rationale for Recommendation

- This petition proposes up to 139 single family attached dwelling units for a density of 7.1 dwelling units per acre (DUA).
- While a DUA of 7.1 is higher than the *Prosperity Hucks Area Plan* recommendation of residential uses up to 4 DUA, the plan also states that "small clusters of slightly higher density residential are

appropriate at strategic locations as elements of a larger development” This petition can be considered to be in a strategic location, as it is in close proximity to the I-485 outer ring, and is adjacent to petition 2017-135, which was rezoned to R-8MF(CD) in 2018.

- To the east of the parcel is the commercial activity center which focuses its activity around the northern end of Mallard Creek Road. Typically, higher density developments are appropriate in areas proximate to commercial centers.
- The petition proposes one connection to an adjacent development (approved Petition 2017-135) and commits to building three stub connections for future developments that may be constructed to the east of the parcel. These stub connections for concurrent and future housing developments will establish connectivity throughout the neighborhoods, provide safer routes for pedestrians walking, and give alternate routes to neighborhood drivers other than Ridge road.

The approval of this petition will revise the adopted future land use as specified by the *Prosperity Hucks Area Plan (2015)*, residential uses up to 4 DUA to residential uses up to 8 DUA.

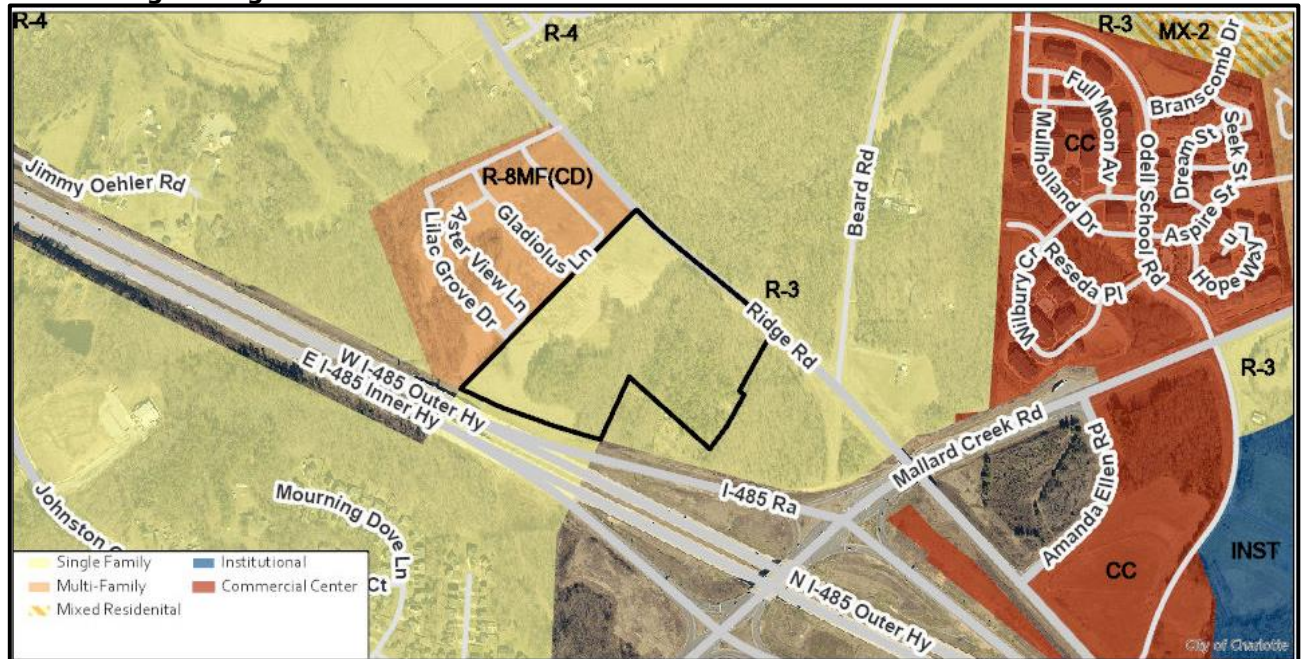
PLANNING STAFF REVIEW

- **Proposed Request Details**

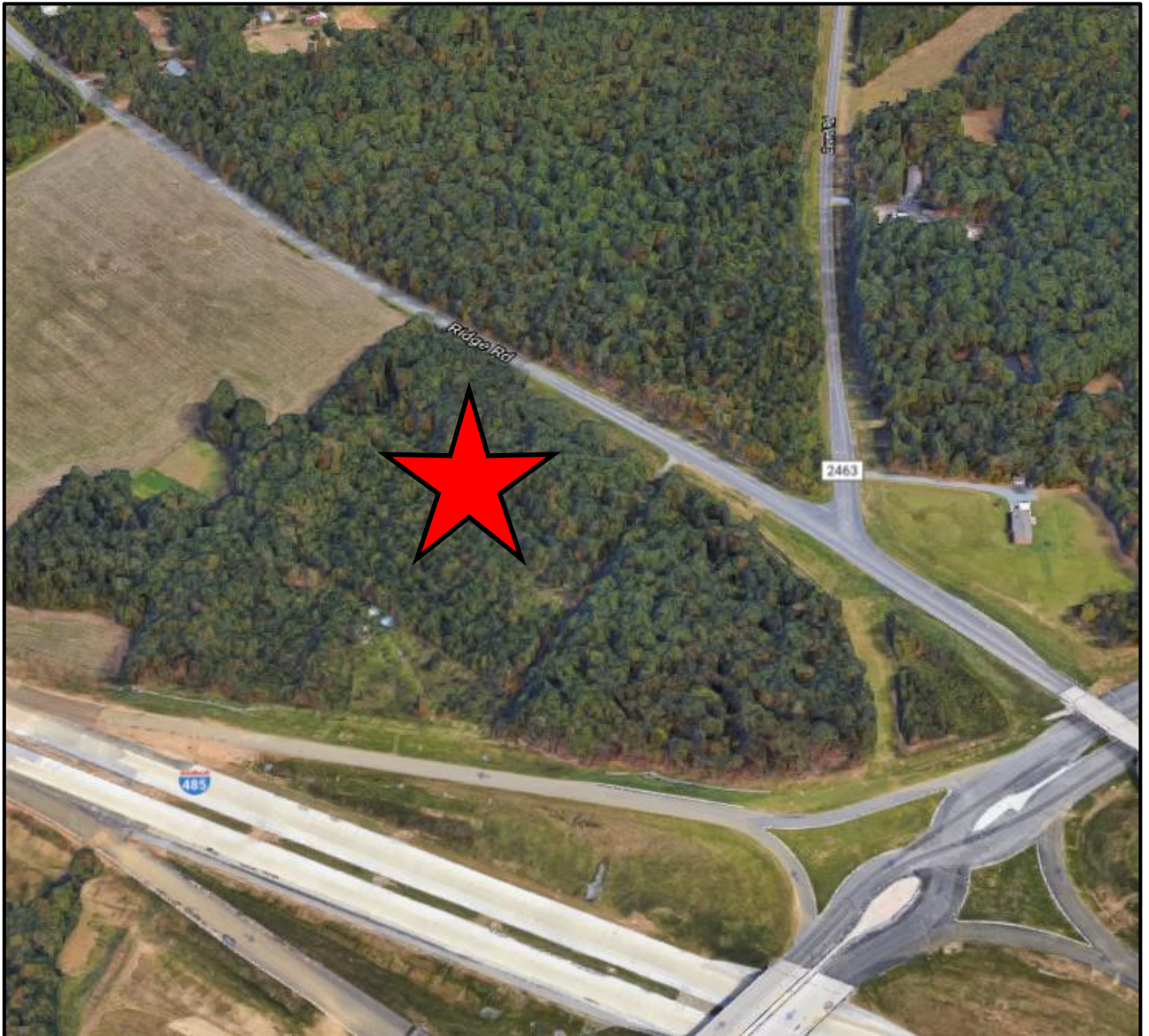
The site plan accompanying this petition contains the following provisions:

- Allows up to 139 townhome units with a density of 7.1 dwelling units per acre.
- Commits to a 10-foot sidewalk and 8-foot planting strip along the site’s frontage along Ridge Road and streetscape requirements according to the *Prosperity Hucks Area Plan*.
- Commits to provide a left-turn lane into the site on Ridge Road.
- Commits to building three stub connections for future developments and one connection to an adjacent development.
- Provides internal sidewalks and pedestrian connections through the site.
- Dedicates all rights-of-way where necessary, in fee simple conveyance to the City.
- Provides a Class C buffer where it abuts single-family zoning.
- Exterior building materials will be comprised of a combination of portions of brick, brick veneer, natural stone (or its synthetic equivalent), and/or vinyl siding.
- All townhome units shall be provided with a garage for a minimum of one car.
- Sidewalks will be provided to connect drives with streets.

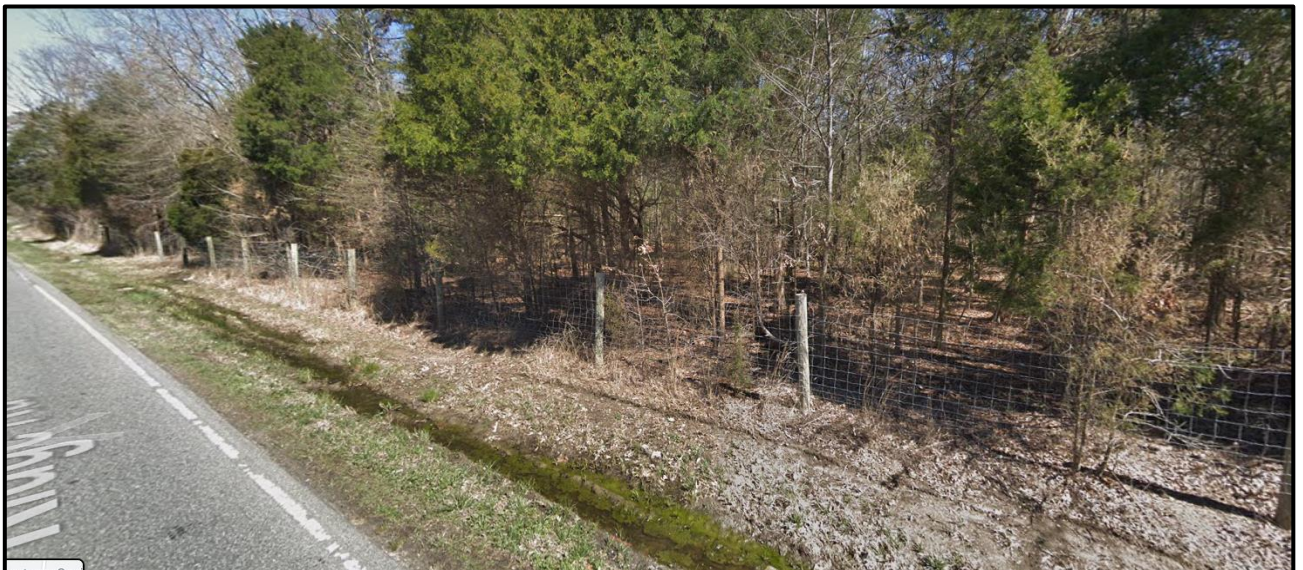
- Existing Zoning and Land Use



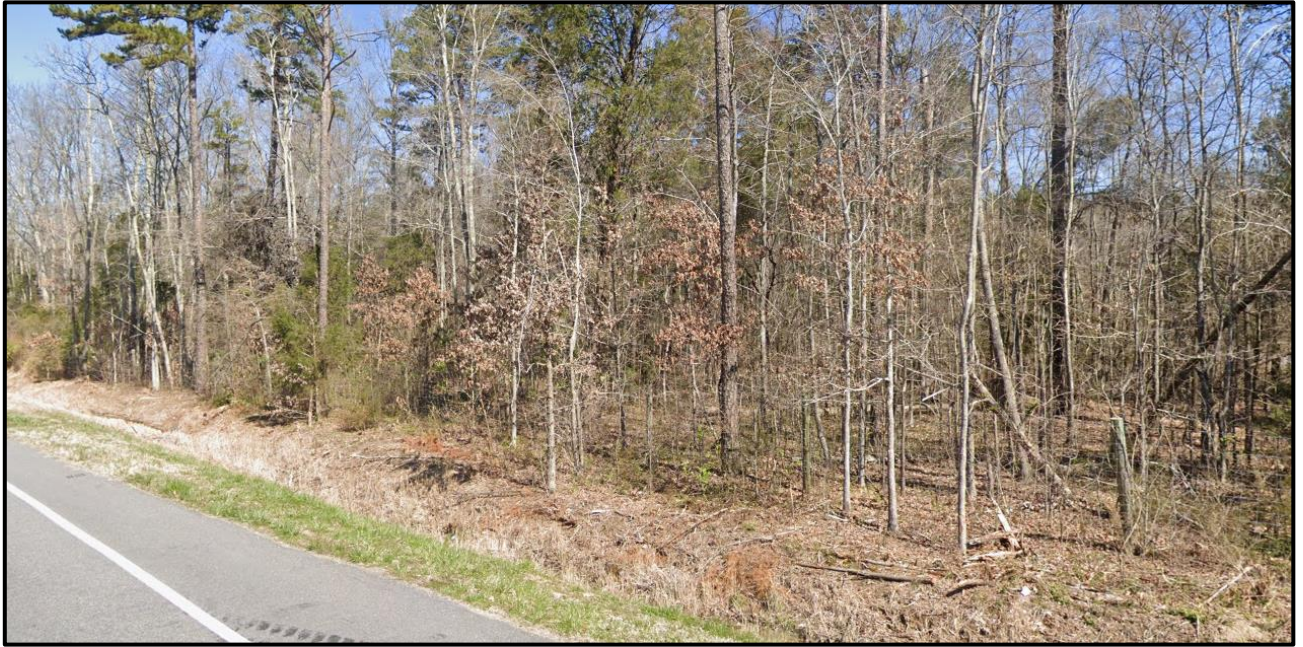
The subject property is undeveloped vacant land. The surrounding land uses include single-family homes, multi-family apartments and commercial uses.



The subject property (denoted by red star) is undeveloped.



The property to the north along Ridge Road is undeveloped.



The property to the east along Ridge Road is undeveloped.

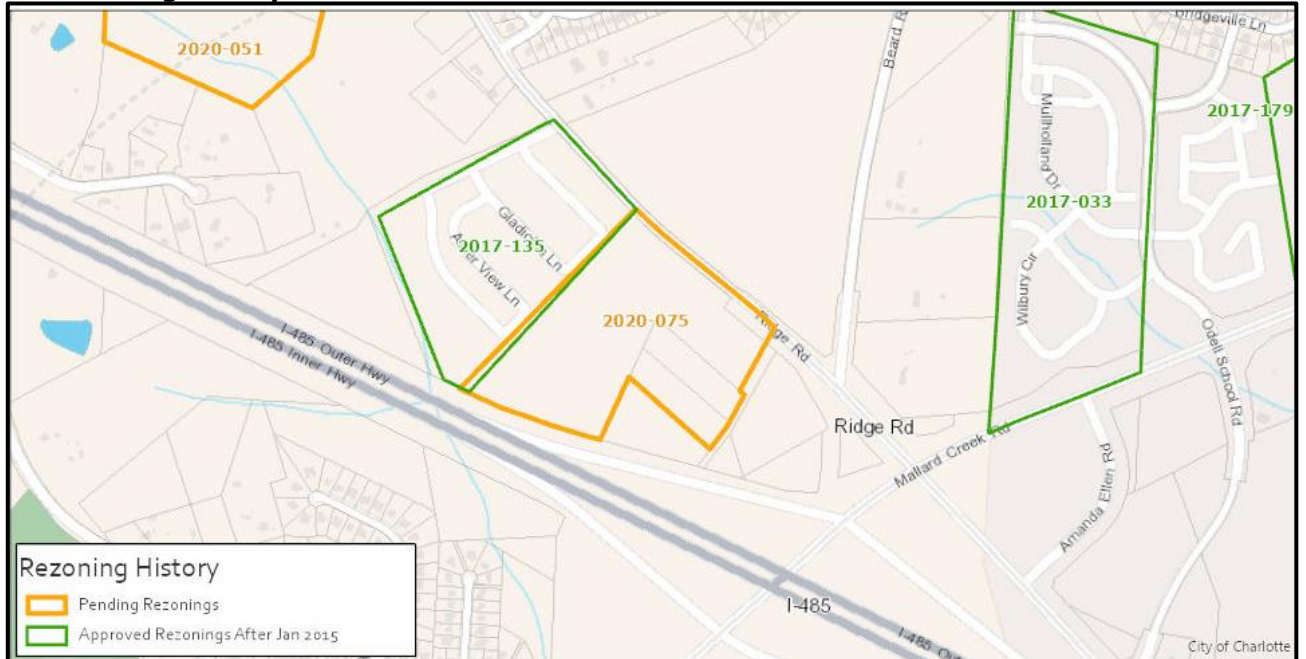


The property to the south is bordered by Interstate 485.



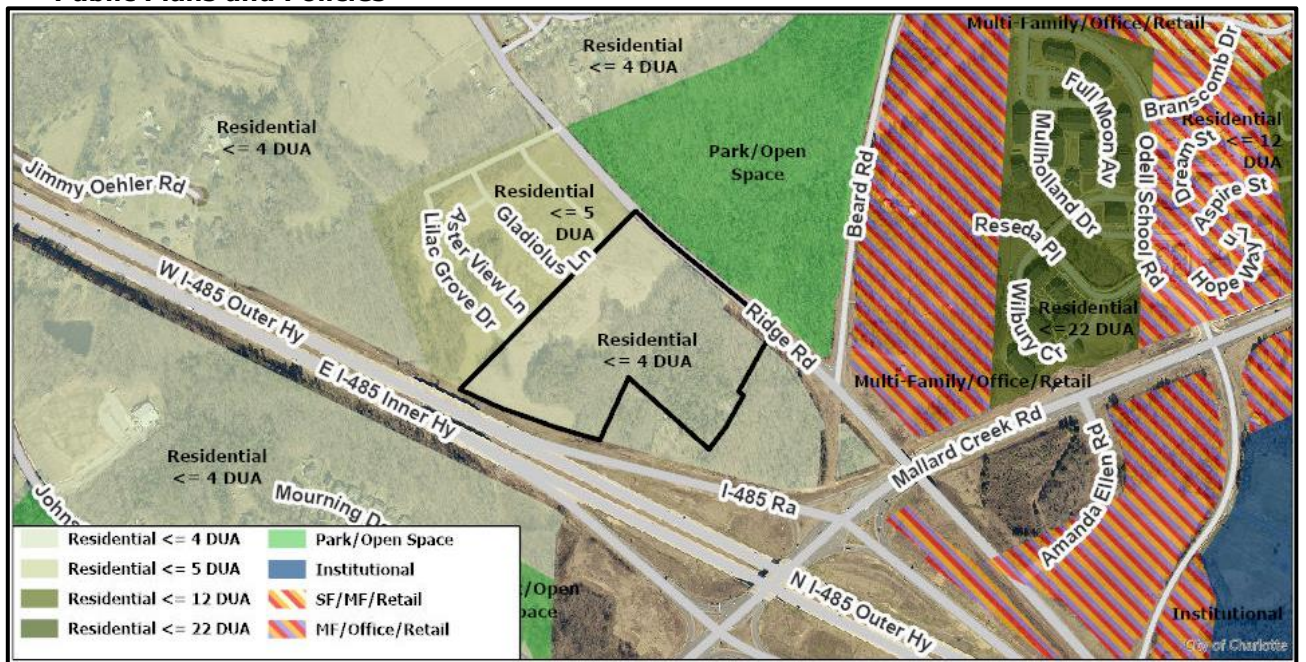
The property to the west along Ridge Road is currently undeveloped but was rezoned in 2017 to allow single family attached units.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
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
2020-051	Proposes to rezone 21.90 acres to allow up to 98 townhome units.	Pending

- Public Plans and Policies**



- The *Prosperity Hucks Area Plan (2015)* calls for residential uses up to 4 DUA.

- **TRANSPORTATION SUMMARY**

- The site is located on a major thoroughfare road. The petitioner has committed to provide a left-turn lane into the site on Ridge Road, in addition to incorporating the streetscape improvements that are recommended within the Prosperity Hucks Area Plan. CDOT and the petitioner are continuing to coordinate roadway widening and curb placement with the recently approved by-right subdivision project: SDRMFR-2019-00041 - Redwood Ridge Road.
- **Active Projects:**
 - There are no active projects within the immediate area.
- **Transportation Considerations**
 - ~~See Outstanding Issues, Note 1.~~ **ADDRESSED**
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant land).
 - Entitlement: 630 trips per day (based on 58 single family dwellings).
 - Proposed Zoning: 1,010 trips per day (based on 139 townhomes).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** See advisory comments at www.rezoning.org
- **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 9 students, while the development allowed under the proposed zoning may produce 22 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 13 students.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Parkside Elementary from 64% to 67%
 - Ridge Road Middle at 126%
 - Mallard Creek High at 123%
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water distribution main located along Ridge Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 24-inch gravity sewer main located along the southern portion of the parcel. See advisory comments at www.rezoning.org
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** See advisory comments at www.rezoning.org
 - **Urban Forestry:** ~~See Outstanding Issues, Note 2.~~ **ADDRESSED**
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Transportation

- ~~1. Ridge Road: The future location of curb and gutter should be reflected to match the Prosperity Hucks Area Plan cross section, as shown below. Pavement widening should occur asymmetrically to the south of the proposed petitioner's site, since the parcel across Ridge Road to the north is a mitigation site for I-485 construction and is protected by a conservation easement. Please refer to SDRMFR-2019-00041 - Redwood Ridge Road to tie in the proposed streetscape into the approved Redwood Ridge Road subdivision plans. The site plan should show the curb and gutter labeled and dimensioned from the centerline for each road.~~ **ADDRESSED**

Environment

- ~~2. Need to show existing tree canopy accurately on plans.~~ **ADDRESSED**

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: Michael Russell (704) 353-0225