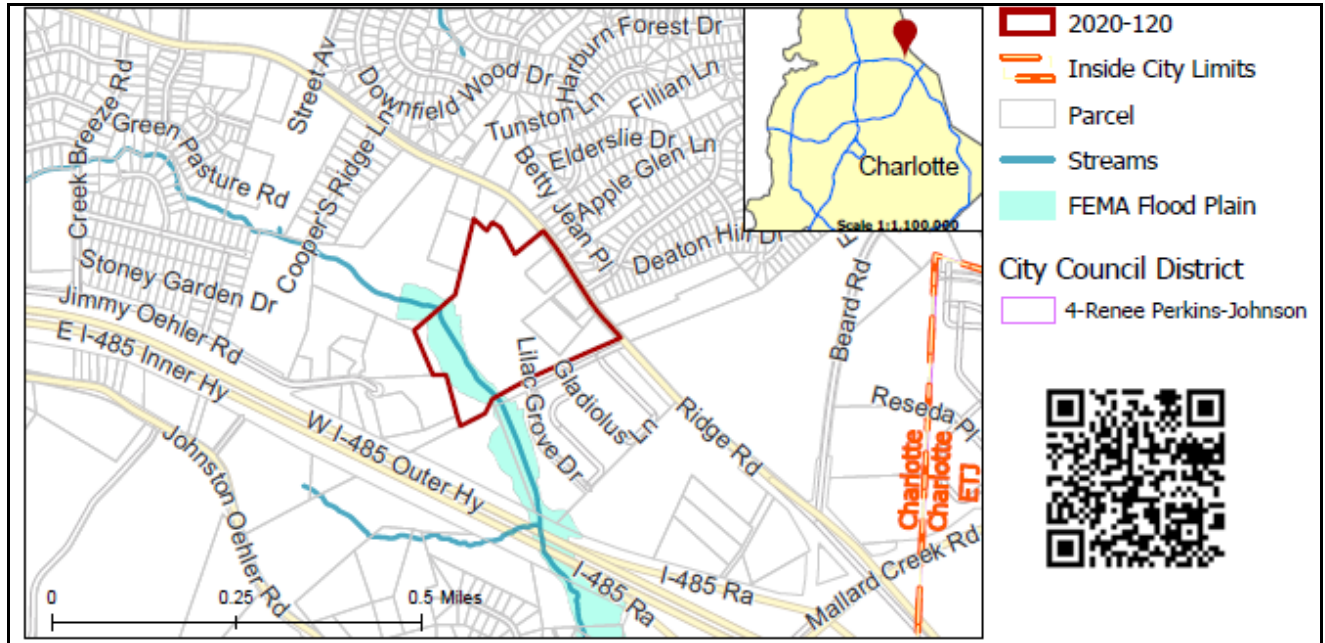


**REQUEST**

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

**LOCATION**

Approximately 24.74 acres located on the south side of Ridge Road, north of Interstate 485.



**SUMMARY OF PETITION**

The petition proposes a residential community of up to 108 single family attached townhomes, for a density of 4.36 DUA on land with 3 existing homes.

**PROPERTY OWNER**

Constance J. Oehler

**PETITIONER**

M/I Homes of Charlotte, LLC

**AGENT/REPRESENTATIVE**

John Carmichael, Robinson, Bradshaw & Hinson, P.A.

**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 *Prosperity Hucks Area Plan (2015)* recommendation of residential use up to 4 dwelling units per acre (DUA).

Rationale for Recommendation

- This petition proposes up to 108 single family attached townhomes, for a density of 4.36 DUA.
- While slightly inconsistent with the area plan recommendation of residential use up to 4 DUA, the area plan does recommend small clusters of slightly higher density residential at strategic locations as elements of a larger development, such as a small grouping of duplexes or townhouses along the edge of an open space.
- The site is situated between Rezoning 2020-051 and 2017-135, both of which were rezoned to R-8MF(CD) with a density up to 5 DUA.

- The petition commits to building street and sidewalk connections with the adjacent developments to increase street connectivity and the pedestrian experience.
- The petition proposes a 6-foot sidewalk on all internal streets and a 12-foot multi-use walking path along the site's frontage on Ridge Road.

The approval of this petition will revise the adopted future land use as specified by the *Prosperity Hucks Area Plan (2015)*, from Residential up to 4 DUA to Residential up to 5 DUA for the site.

## PLANNING STAFF REVIEW

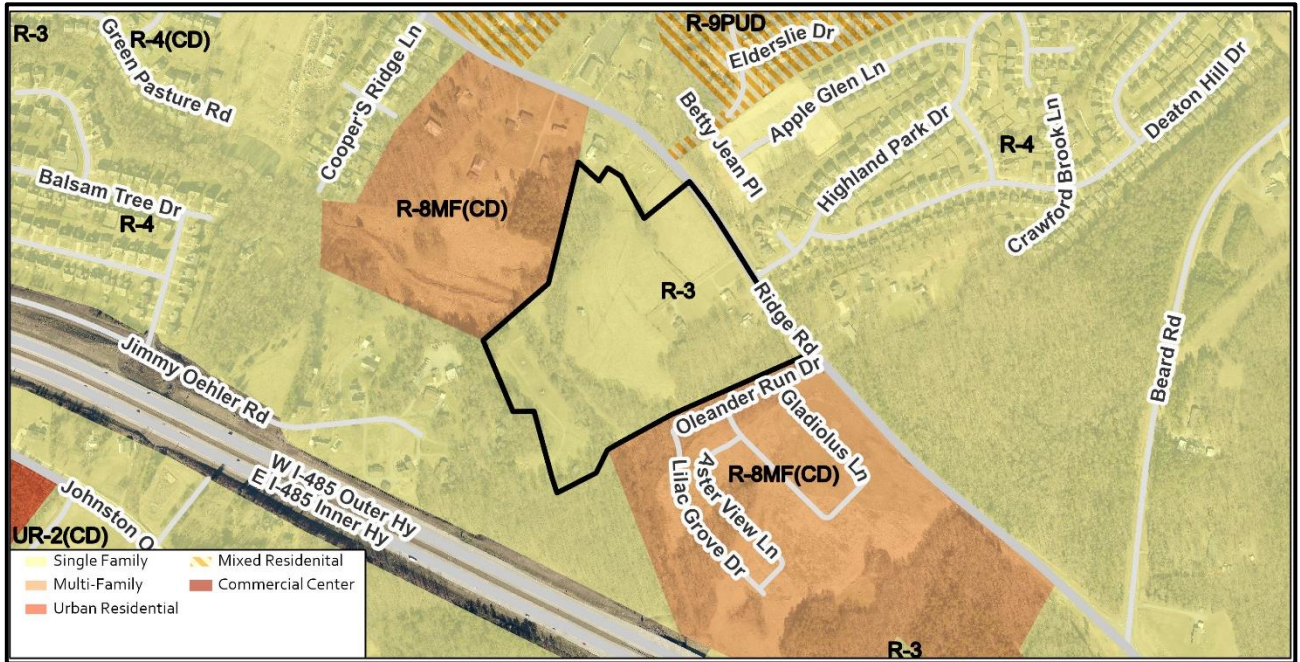
- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Commits to coordinate the proposed street network with the adjacent projects and recent rezoning petitions.
- Provides an 11-foot wide westbound left turn lane on Ridge Road at the vehicular access point into the Site (Street A).
- Commits to a 12-foot multi-use walking path along the site's frontage on Ridge Road.
- Proposes a 6-foot sidewalk on all internal streets.
- Provides curb and gutter along the Site's frontage on Ridge Road.
- Limits building height to 48-feet.
- Each dwelling unit will have a garage.
- Walkways will be provided to connect all residential entrances to sidewalks along public and private streets.
- Architectural standards include:
  - Primary exterior building materials will be a combination of portions of the following: brick veneer or similar masonry products, stone, manufactured stone, stucco and cementitious siding.
  - Pitched roofs, if provided, will be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
  - Vinyl, EIFS or masonite may not be used as an exterior building material.
  - Each unit will have a covered front stoop. The front stoop may be covered by an awning, canopy, roof extension or other architectural feature.
  - Garage doors shall contain translucent windows and carriage style hardware.

- **Existing Zoning and Land Use**





The subject property is zoned R-3. The surrounding land uses include single-family and multi-family dwellings.



The subject property denoted by a red star.





The property to the east along Ridge Road is developed with single family dwellings.



The property to the north along Ridge Road is developed with single family dwellings.



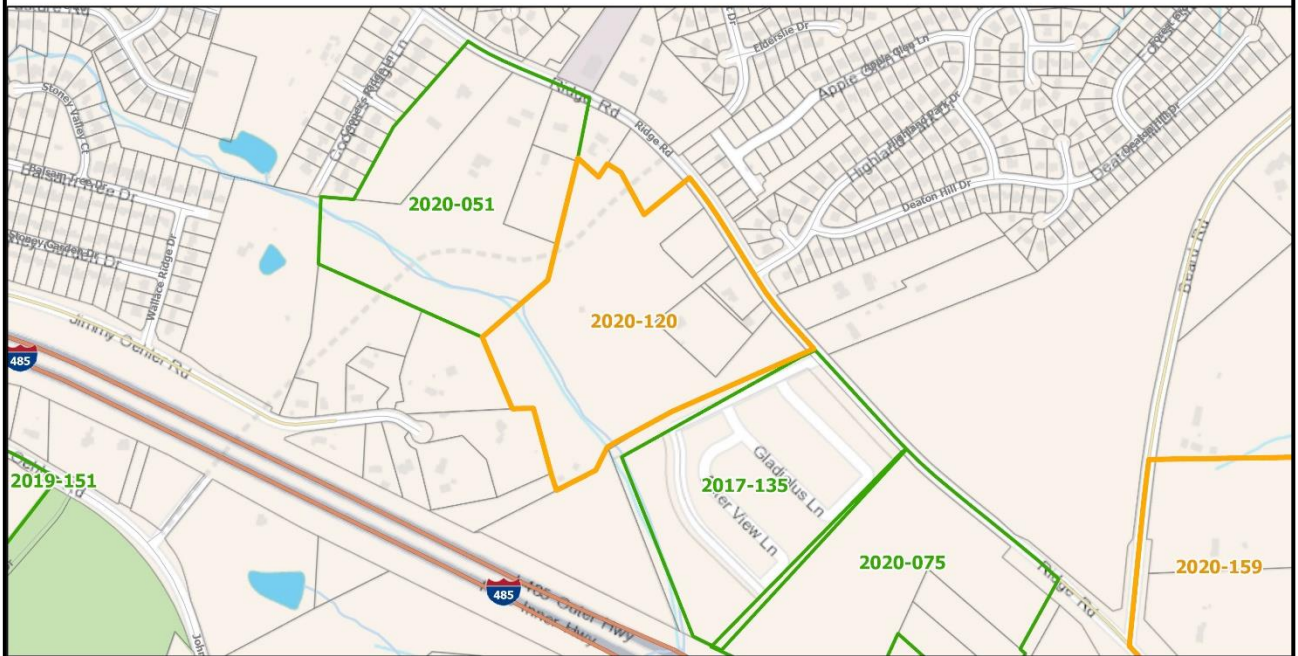
The property to the south along Ridge Road is currently vacant. Rezoning 2017-135 proposes multi-family units.





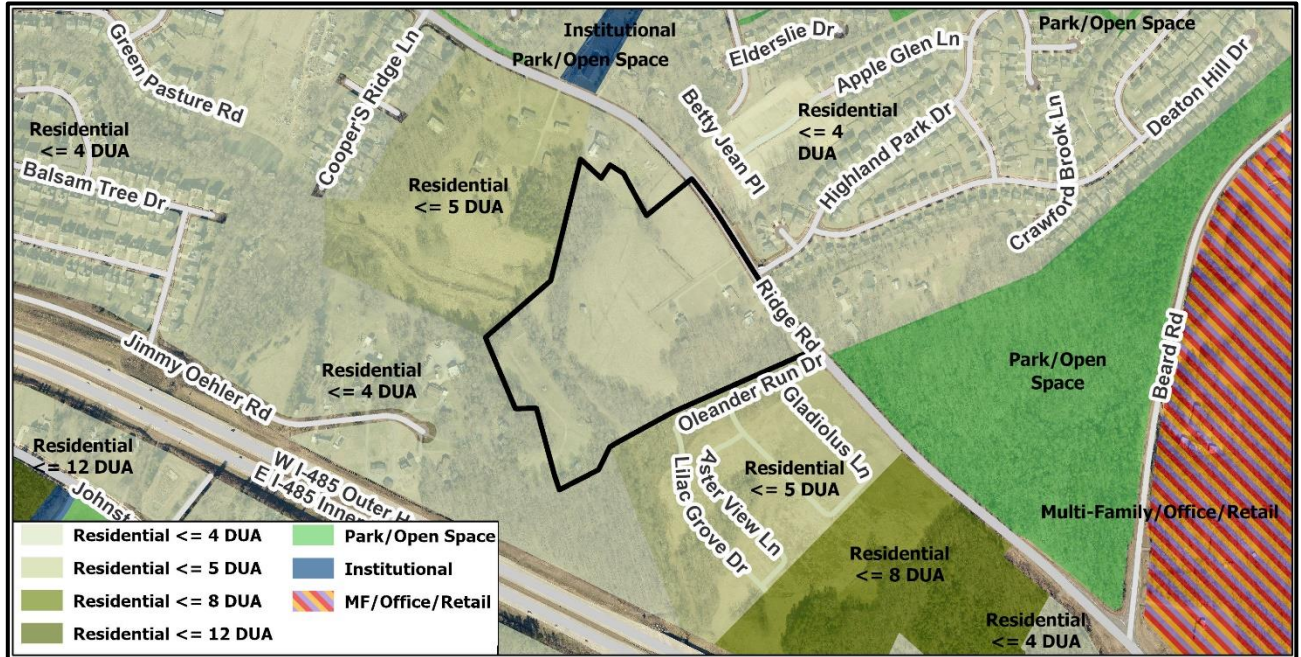
The property to the south along Jimmy Oehler Road is developed with single family dwellings.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-135	Rezoned 20.54 acres to allow up to 102 multi-family dwelling units.	Approved
2020-051	Rezoned 21.90 acres to allow up to 98 townhome dwelling units.	Approved
2020-075	Rezoned 19.6 acres to allow up to 139 townhome dwelling units.	Approved
2020-159	Proposes to rezone 14.6 acres to allow up to 325 multi-family dwelling units.	Pending

- **Public Plans and Policies**



- The *Prosperity Hucks Area Plan (2015)* calls for residential up to 4 DUA.
- **TRANSPORTATION SUMMARY**
  - The site is located on a major thoroughfare road. This petition is near active rezoning petitions 2020-051, 2020-075, and the recently approved by-right subdivision project: SDRMFR-2019-00041 - Redwood Ridge Road. The petitioner has coordinated the proposed street network with the adjacent projects and rezoning petitions. This rezoning site also contains a portion of a Comprehensive Transportation Plan (CTP) Thoroughfare: I-485 Northeast Crossing (western leg). Outstanding issues include but are not limited to clarifying the proposed curb line location to accommodate two travel lanes and a center-turn lane along the entire property frontage with Ridge Road. CDOT again requests that the petitioner confirm that garbage truck turning movements will occur outside of the public right-of-way, to prevent potential conflicts with pedestrians during reverse turning movements.
  - Active Projects:
    - Street Lighting - Ridge Road  
This project will add new streetlights to Ridge Road from Highland Creek Parkway to Beard Road. Competition date: 2020
  - **Transportation Considerations**
    - ~~See Outstanding Issues, Notes 1-2.~~ **Addressed**
  - **Vehicle Trip Generation:**
    - Current Zoning:
      - Existing Use: 20 trips per day (based on 2 single family homes).
      - Entitlement: 750 trips per day (based on 79 single family homes).
    - Proposed Zoning: 780 trips per day (based on 108 townhome units).

**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:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 38 students, while the development allowed under the proposed zoning may produce 20 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is zero 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 66%

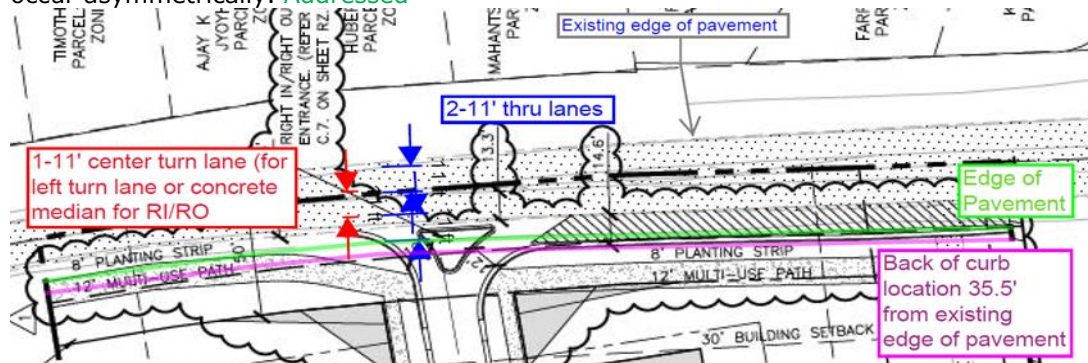


- Ridge Road Middle remains at 126%
- Mallard Creek High from 123% to 124%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water distribution main located along Ridge Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along the center of the rezoning boundary. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **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:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

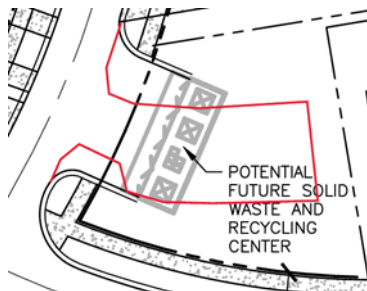
## OUTSTANDING ISSUES

### Transportation

1. ~~Revise the site plan and conditional note (Section C.5) to confirm that a three (11 foot) lane section will be constructed according to CDOT standards, along the entire property frontage of Ridge Road. The updated site plan indicates widening, but a consistent three (11 foot) lane road section needs to be provided along the entire frontage. The current site plan proposes varying lane widths. This may be reviewed in detail during permitting, and the required widening will occur asymmetrically.~~ **Addressed**



2. Please provide site plan note stating that garbage truck turning movements will occur outside of public right-of-way. **Addressed**



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

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