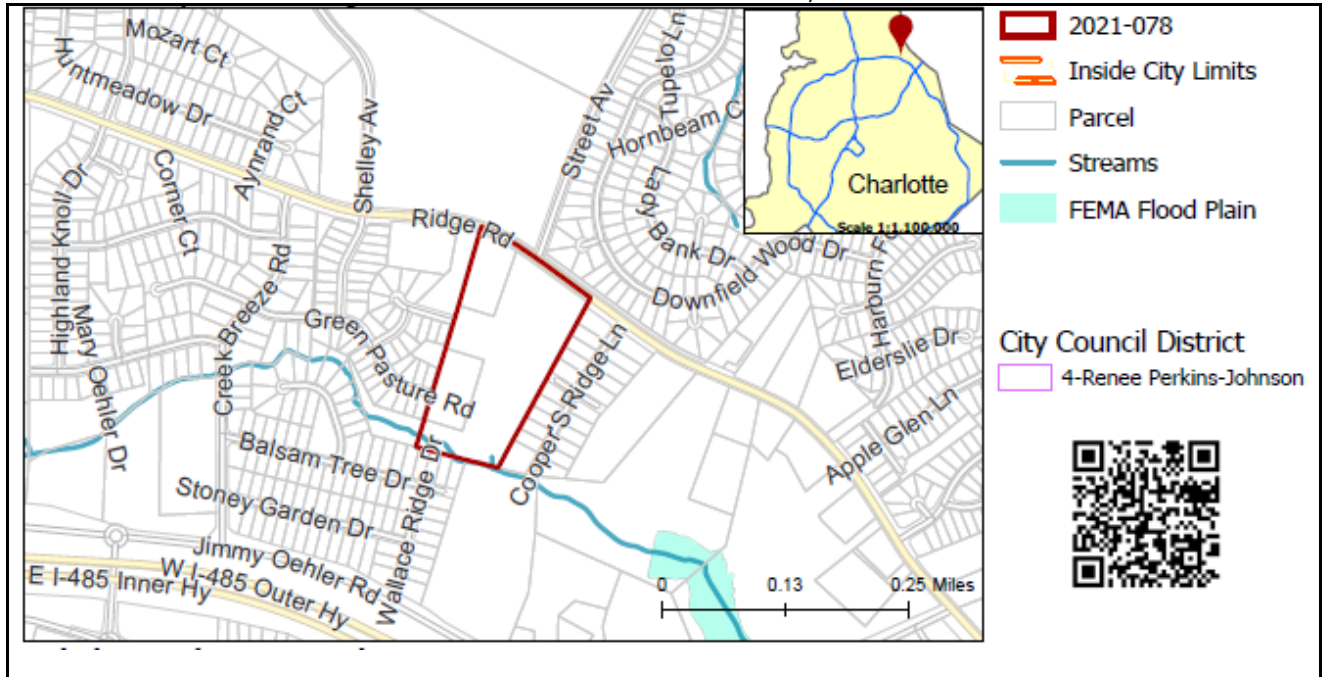


**REQUEST**

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

**LOCATION**

Approximately 14.62 acres located on the south side of Ridge Road, west of Mallard Creek Road, and north of Interstate 485.



**SUMMARY OF PETITION**

The petition proposes to allow up to 73 single family attached (townhomes) dwelling units with a density of 4.99 dwelling units per acre.

**PROPERTY OWNER**

Various

**PETITIONER**

M/I Homes of Charlotte, LLC

**AGENT/REPRESENTATIVE**

John Carmichael, Robinson Bradshaw, PA

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 11

**STAFF  
RECOMMENDATION**

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

Plan Consistency

The petition is **consistent** with the *Prosperity Hucks Area Plan's* recommendation of residential use, but the proposed density of 4.99 dwelling units per acre (DUA) is **inconsistent** with the recommended density of 4 DUA.

Rationale for Recommendation

- The proposed density of 4.99 DUA is only slightly above the area plan's recommended density for this site, and the residential use is consistent with the plan.
- This proposal commits to connecting the site's internal public streets to the three existing adjacent public stub streets, two from the existing neighborhood to the west of the site, and one from the existing neighborhood on the east of the site. Building out

these connections will further fulfill the area plan's goal of providing an interconnected street layout for neighborhoods in this area.

- To the east of this petition are several other recently approved rezonings (2020-051, 2020-120, 2017-135) on this side of Ridge Road, all of them to R-8MF(CD) but with an actual density limit of up to 5 DUA.
- The petition commits to developing an 8' planting strip and a 12' multi-use path along the site's frontages on Ridge Road, connecting with the other 12' mixed-use paths provided in Petitions 2020-051 and 2020-120, as well as a sidewalk and planting strip alongside the site's internal streets.

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

## PLANNING STAFF REVIEW

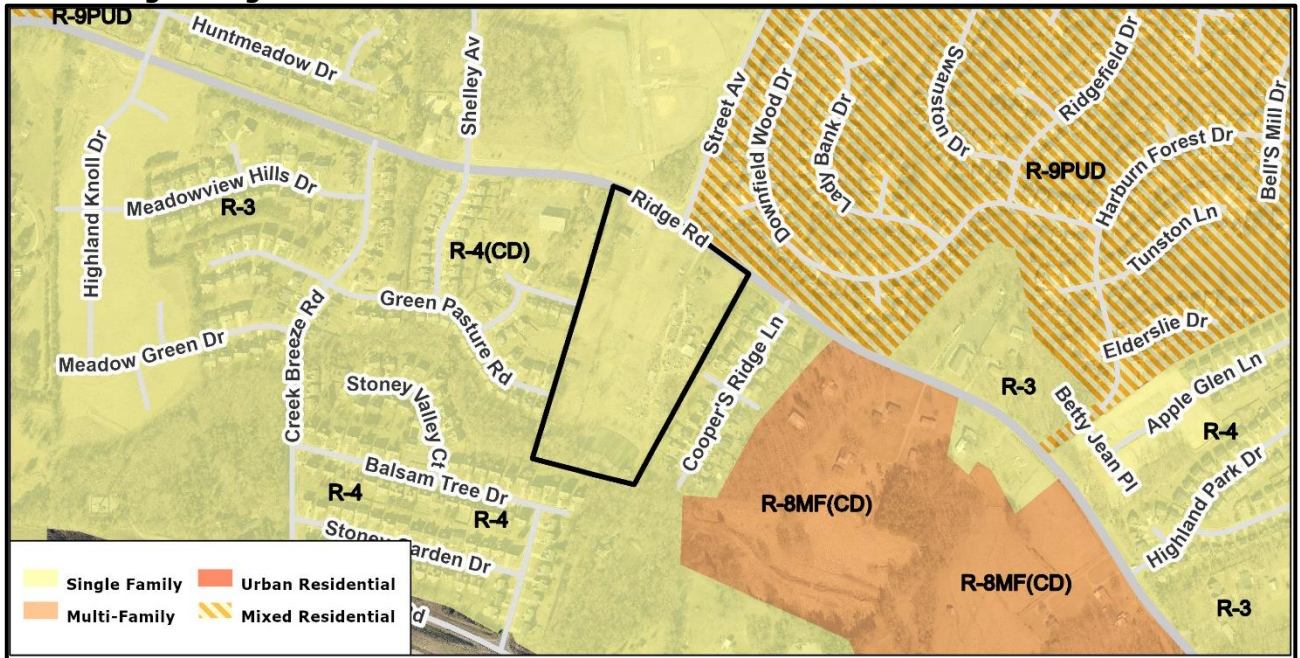
### • **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows up to 73 attached townhome units.
- Commits to an 8-foot planting strip and a 12-foot multi-use path along the site's frontages on Ridge Road, as well as a sidewalk and planting strip alongside the site's internal streets.
- Connects the site's internal public streets to the three existing adjacent public street stubs (Bernbrooke Shadow Lane, Amber Meadows Drive, and Green Pasture Road).
- Provides Class C buffers to abutting single-family homes.
- Provides walkways to connect all residential entrances to sidewalks along public and private streets.
- Limits building height to 48-feet.
- Architectural Standards:
  - Primary building materials will be a combination of brick veneer or similar masonry products, stone, manufactured stone, stucco and cementitious siding.
  - Vinyl, EIFS or masonite may not be used as an exterior building material on any building to be constructed on the Site. Vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings.
  - Each single family attached dwelling unit will have a covered front stoop. The front stoop may be covered by an awning, canopy, roof extension or other architectural feature.
  - All corner or end units that face a public or private street will have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall expanse to 10-feet on all building levels.
  - Each unit will have a garage. Garage doors will contain translucent windows and carriage style hardware.
  - Pitched roofs, if provided, will be symmetrically sloped no less than 5:12, except that roof porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.



- Existing Zoning and Land Use



The surrounding land uses include single-family, multi-family, religious institution and Ridge Road Middle School.



The subject property denoted by red star.





The property to the north along Downfield Wood Drive is developed with single family homes.

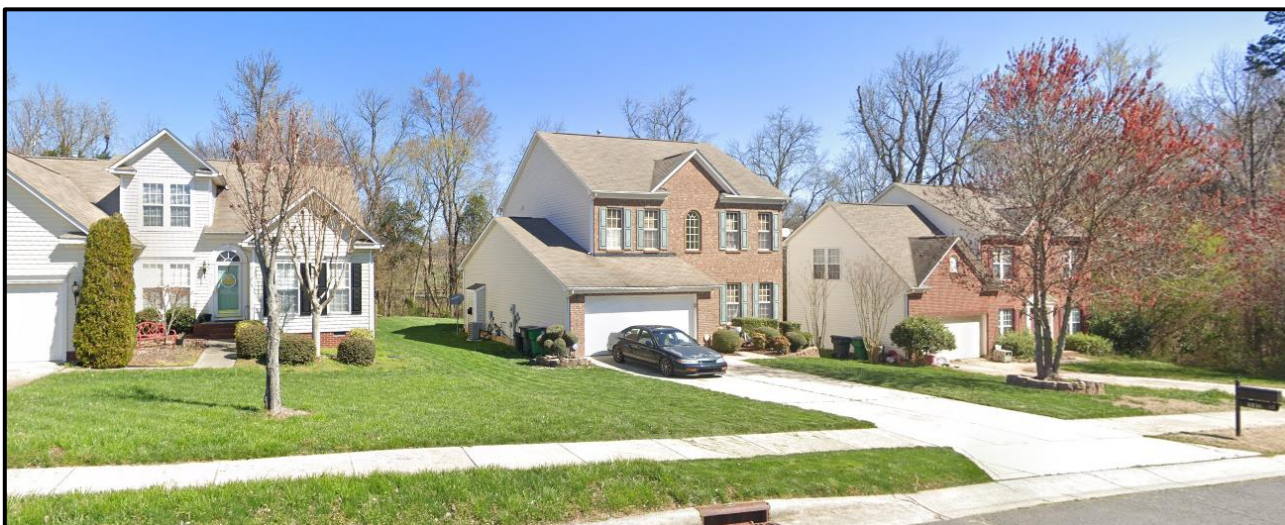


The property to the east along Coppers Ridge Lane is developed with single family homes.



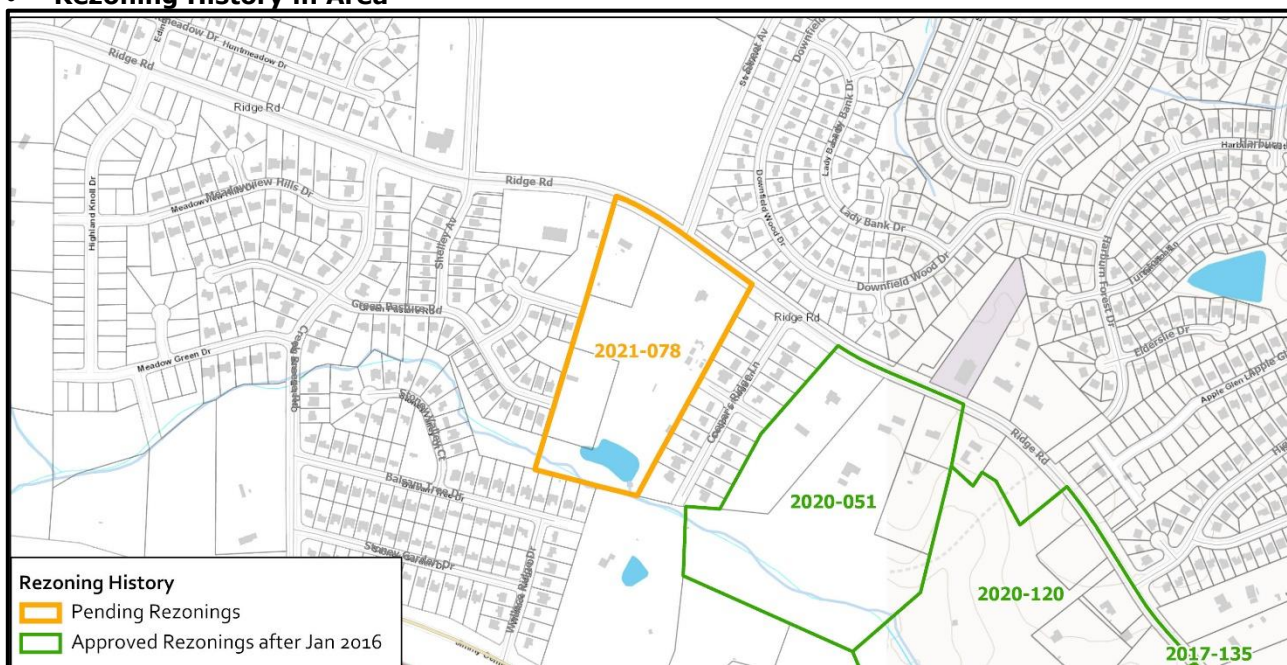
The property to the west along Amber Meadows Drive is developed with single family homes.





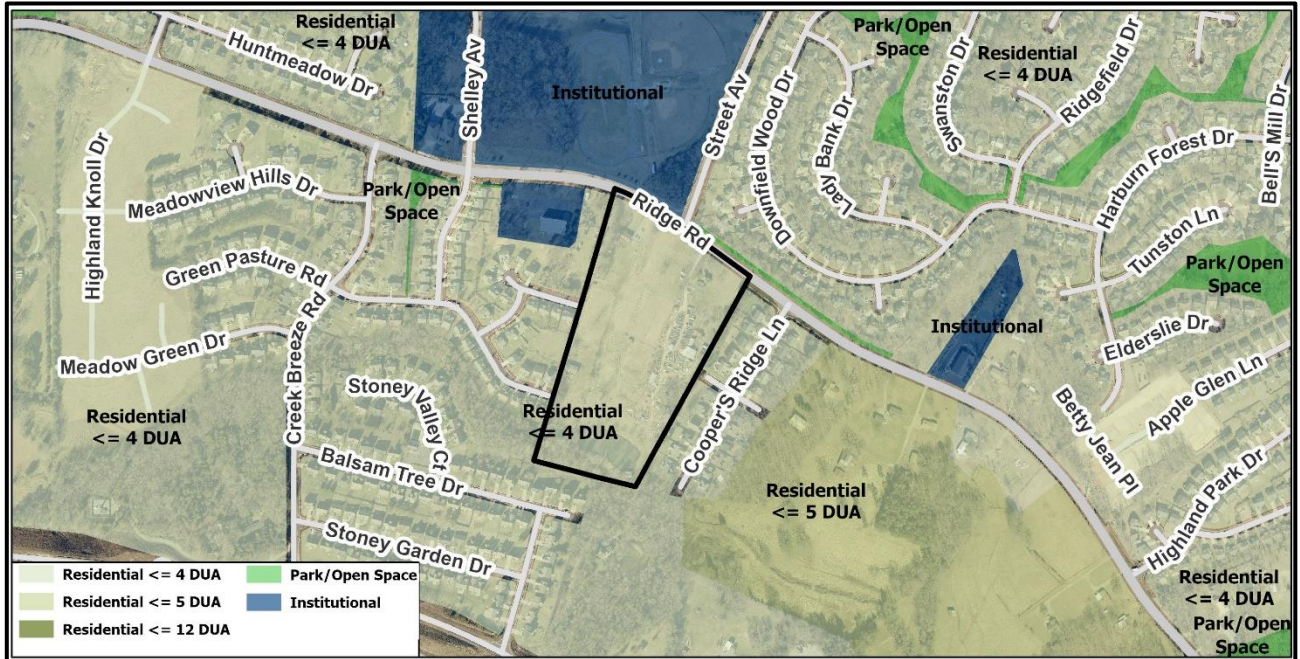
The property to the south along Balsam Tree Drive is developed with single family homes.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-135	Rezoned 20.54 acres to allow up to 102 multi-family units.	Approved
2020-051	Rezoned 21.90 acres to allow up to 98 townhome units.	Approved
2020-120	Rezoned 24.74 acres to allow up to 108 townhome units.	Approved

- **Public Plans and Policies**



- The *Prosperity Hucks Area Plan (2015)* calls for Residential <= 4 DUA for the site.

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to Ridge Road, a City-maintained major thoroughfare west of Cooper's Ridge Lane, a City-maintained local street. A Traffic Impact Study (TIS) is not needed for this site. The proposed site plan includes access off Ridge Road and three additional access points for a comprehensive and connected street network. It also shows Ridge Road as a 4+ divided street cross-section, that will include bike lanes, street parking and other street enhancements. Developer commits to establishing new curb line location and including accessible ramps. All CDOT comments have been addressed.

- **Active Projects:**

- None

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 20 trips per day (based on 2 dwellings and 1,596 square-feet of a home car service).

Entitlement: 480 trips per day (based on 43 single family dwellings).

Proposed Zoning: 515 trips per day (based on 73 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 22 students, while the development allowed under the proposed zoning may produce 13 students. Therefore, there is no net increase in the number of students generated from existing zoning to proposed zoning.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Parkside Elementary from 67% to 69%
    - Ridge Road Middle remains at 125%.
    - 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 distribution main located along Ridge Road. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Ridge Road. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **City Arborist:** No comments submitted.
- **Erosion Control:** 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:** See Outstanding Issues, Note 1
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)

**OUTSTANDING ISSUES**Site and Building Design

1. MCPR requests the petitioner dedicating and conveying or providing a greenway easement of the same area to Mecklenburg County - the SWIM Buffer of Stony Creek.
2. Adjust/remove the end units of buildings 3 and 6 to be out of the setback.

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





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

## Goals Relevant to Rezoning Determinations








### Rezoning Petition # 2021-078

The following table represents an overview of the relationship between the **Charlotte Future 2040 Comprehensive Plan** and **Rezoning Petitions**. This is an evolving analysis that is expected to be refined when **Policy Mapping** is completed and adopted (anticipated early 2022).

Please note: not all goals will apply to all rezoning petitions.

Goals	Goal Description	Relationship to Charlotte Future 2040 Comprehensive Plan
	<b>Goal 1: 10- Minute Neighborhoods</b> All Charlotte households should have access to essential amenities, goods, and services within a comfortable and tree-shaded 10-minute walk, bike, or transit trip by 2040. Not all neighborhoods are expected to include every essential amenity, good, or service, but every resident should have access within a ½ mile walk or a 2-mile bike or transit ride.	X
	<b>Goal 2: Neighborhood Diversity &amp; Inclusion</b> Charlotte will strive for all neighborhoods to have a diversity of housing options by increasing the presence of middle density housing (e.g. duplexes, triplexes, fourplexes, townhomes, accessory dwelling units, and other small lot housing types) and ensuring land use regulations allow for flexibility in creation of housing within existing neighborhoods.	✓
	<b>Goal 3: Housing Access for All</b> Charlotte will ensure opportunities for residents of all incomes to access affordable housing through the preservation of naturally occurring affordable and workforce housing and increasing the number of affordable and workforce housing units through new construction.	X
	<b>Goal 4: Trail &amp; Transit Oriented Development (2-TOD)</b> Charlotte will promote moderate to high-intensity, compact, mixed-use urban development along high-performance transit lines and near separated shared-use paths or trails.	N/A



	<p><b>Goal 5: Safe &amp; Equitable Mobility</b></p> <p>Charlotte will provide safe and equitable mobility options for all travelers regardless of age, income, ability, race, where they live, or how they choose to travel. An integrated system of transit and tree-shaded bikeways, sidewalks, shared-use paths, and streets will support a sustainable, connected, prosperous, and innovative network that connects all Charlotteans to each other, jobs, housing, amenities, goods, services and the region.</p>	
	<p><b>Goal 6: Healthy, Safe &amp; Active Communities</b></p> <p>All Charlotteans will live and work in safe and resilient neighborhoods that enable healthy and active lifestyles by reducing exposure to harmful environmental contaminants, expanding and improving the quality of tree canopy, encouraging investment in walking, cycling, and recreation facilities, and providing access to healthy food options and healthcare services.</p>	
	<p><b>Goal 7: Integrated Natural &amp; Built Environments</b></p> <p>Charlotte will protect and enhance its surface water quality, tree canopy, and natural areas with a variety of trees, plantings, green infrastructure, green building practices, and open space at different scales throughout the entire community as a component of sustainable city infrastructure that addresses the threat of climate change.</p>	<p>N/A</p>
	<p><b>Goal 8: Diverse &amp; Resilient Economic Opportunity</b></p> <p>Charlotteans will have opportunity for upward economic mobility through access to a diverse mix of jobs and careers that align with education and skill levels of residents and the economic strengths of the region.</p>	<p>N/A</p>
	<p><b>Goal 9: Retain Our Identity &amp; Charm</b></p> <p>Charlotte will cultivate community-driven placemaking and identity, while limiting displacement and retaining the essence of existing neighborhoods by intentionally directing redevelopment.</p>	<p>N/A</p>
	<p><b>Goal 10: Fiscally Responsible</b></p> <p>Charlotte will align capital investments with the adopted growth strategy and ensure the benefit of public and private sector investments benefit all residents and limit the public costs of accommodating growth</p>	<p>N/A</p>