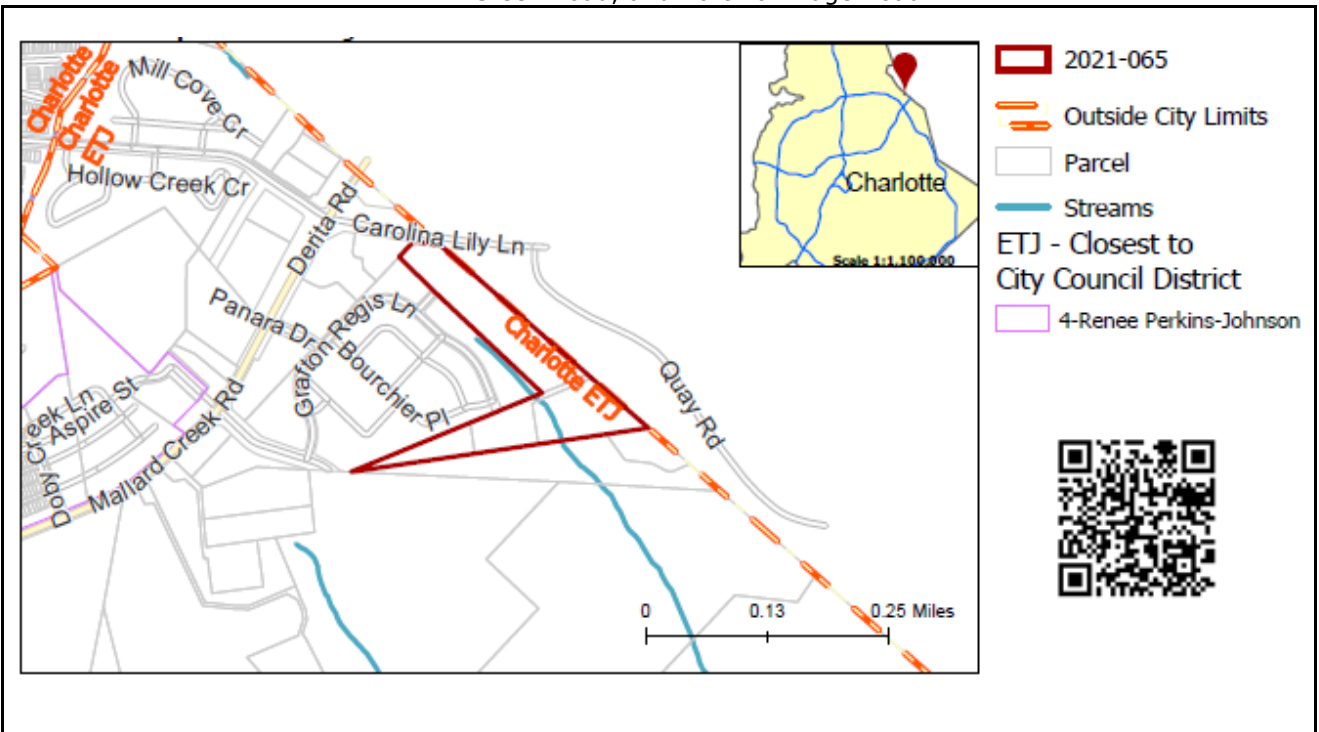


**REQUEST**

Current Zoning: CC (commercial Center) and R-3 (single family residential)  
Proposed Zoning: R-22MF (multi-family residential)

**LOCATION**

Approximately 13 acres located west of Quay Road, east of Mallard Creek Road, and north of Ridge Road.



**SUMMARY OF PETITION**

The petition proposes to allow all uses in the R-22MF zoning district.

**PROPERTY OWNER**

Providence Land Advisors, LLC

**PETITIONER**

Fiduciary Real Estate Development, Inc.

**AGENT/REPRESENTATIVE**

Anthony DeRosa

**COMMUNITY MEETING**

Meeting is not required.

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *Northeast Area Plan (2000)* recommendation of Single Family/Multi-Family/Institutional/Office/Retail, but it is **inconsistent** with the plan's recommendation of 12+ dwelling units per acre (DUA).

Rationale for Recommendation

- While this petition is inconsistent with the 12+ DUA recommended by the area plan, a density of up to 22 DUA would be allowed for the portion of the site zoned CC SPA.
- Increasing the density on this site would be compatible with the existing higher-density development on the southwestern side of the site.

- The existing commercial amenities to the north of the site will support higher residential density in this area.
- This petition fulfills the area plan's goals of recognizing and encouraging compatible land uses across county lines and creating new developments that are compatible with existing developments.

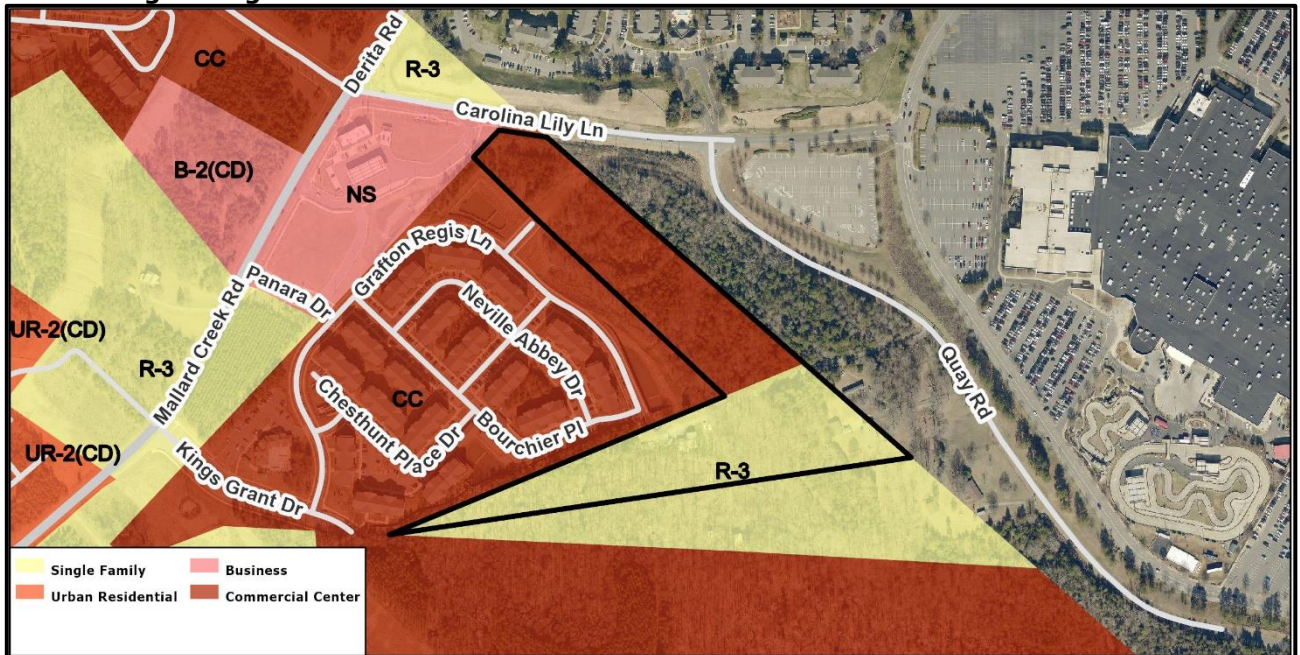
The approval of this petition will revise the adopted future land use as specified by the *Northeast Area Plan (2000)*, from Single Family/Multi-Family/Institutional/Office/Retail to Residential up to 22 DUA for the site.

#### PLANNING STAFF REVIEW

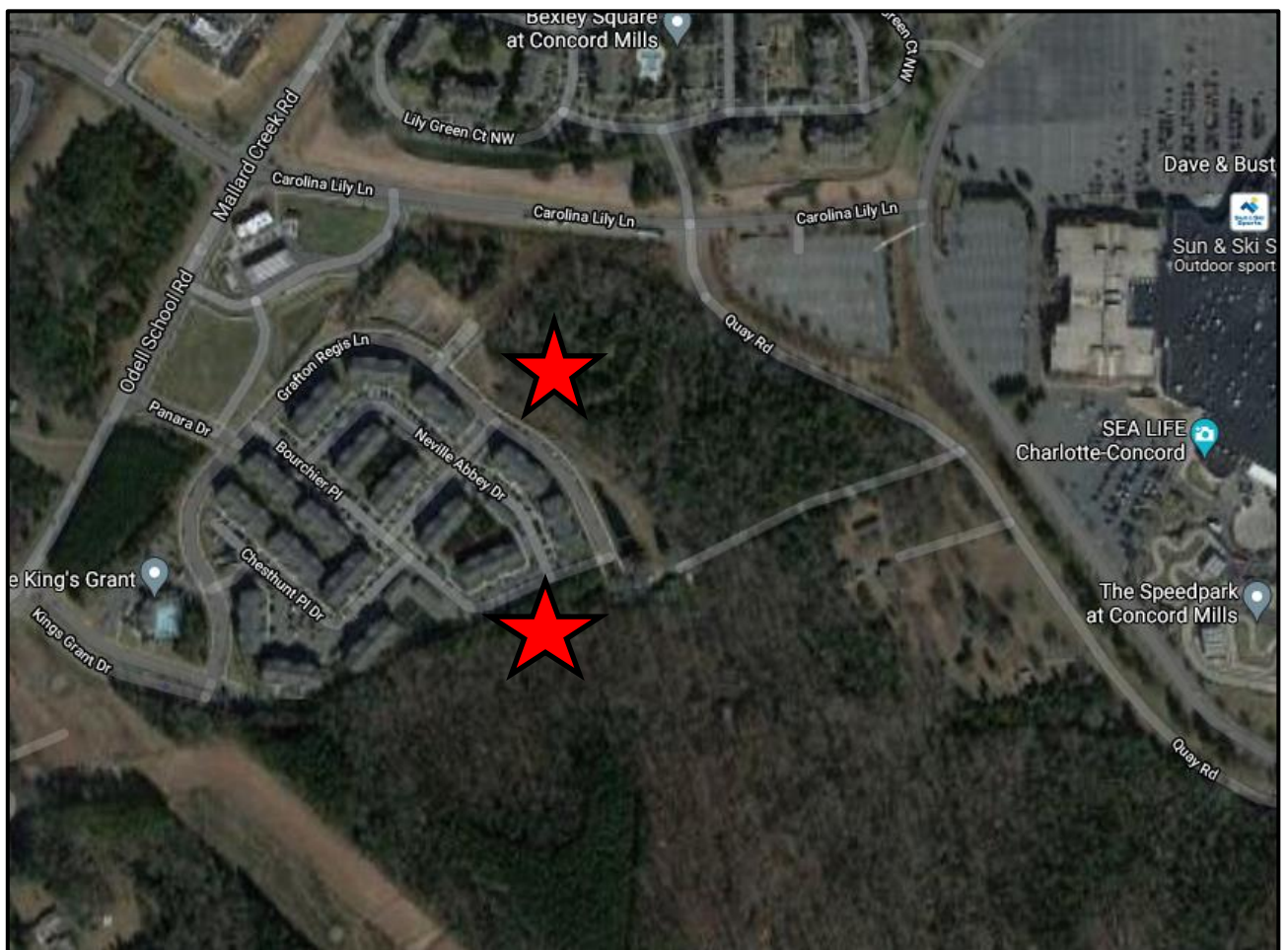
- **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.

- **Existing Zoning and Land Use**



The surrounding land use includes multi-family, retail, office, Concord Mills Mall and vacant land.



The subject property denoted by red stars.



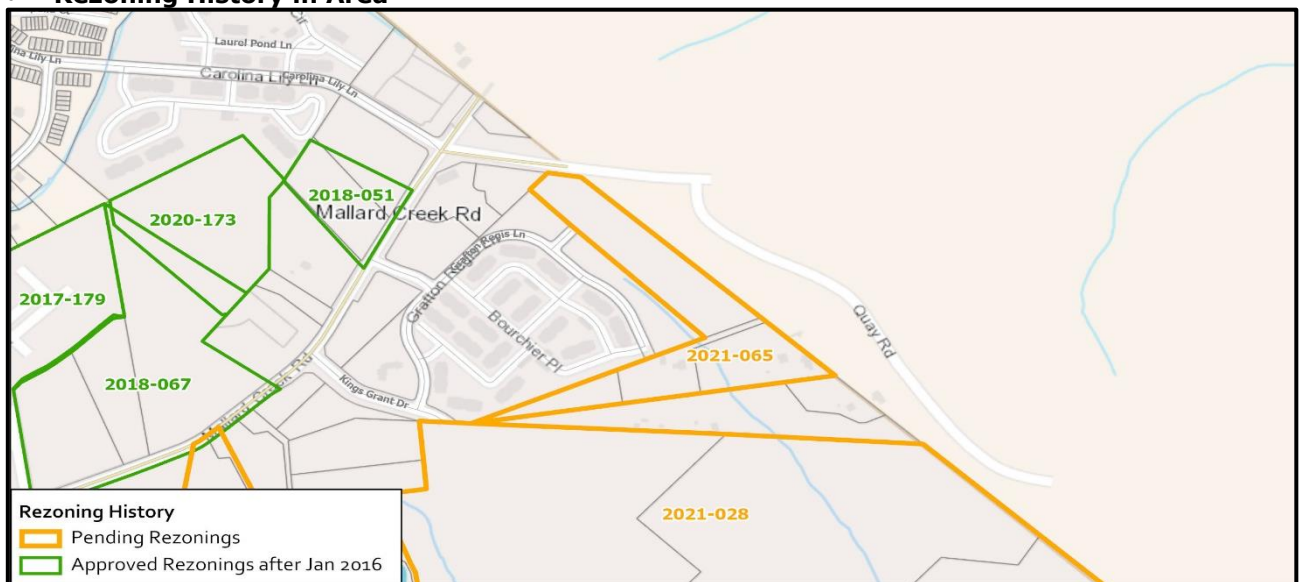
The property to the south and west along Grafton Regis Lane is developed with apartments.





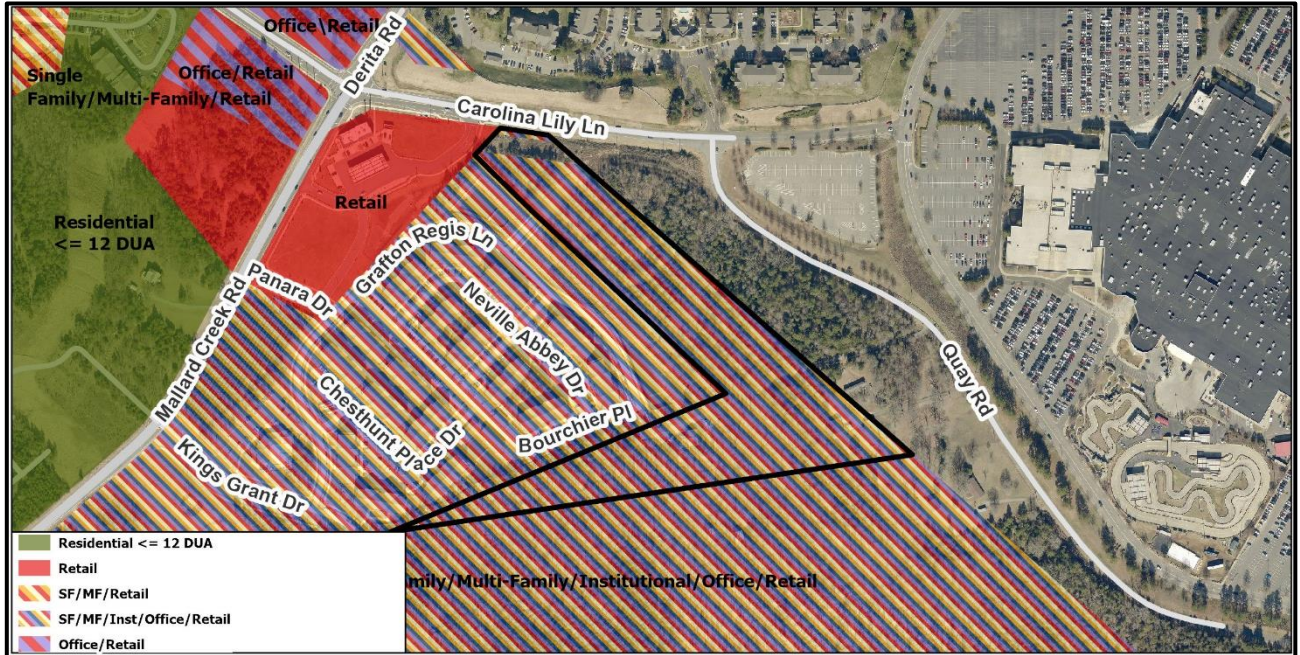
The property to the north along Carolina Lily Lane in Cabarrus County is developed with apartments.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-179	Rezoned 19.52 acres to allow up to 234 apartments.	Approved
2018-051	Rezoned 3.72 acres to allow a 4,200 square-foot car wash with 15 vacuum spaces and seven (7) canopy/vacuum spaces and a fuel canopy with 12 fuel stations.	Approved
2018-067	Rezoned 18.06 acres to allow up to 186 townhome units.	Approved
2020-173	Rezoned 9.3 acres to allow up to 150 age-restricted multi-family units.	Approved
2021-028	Proposes to rezone 287.7 acres to allow up to 488 multi-family units in development area 1 and to allow up to 2.75 million square-feet of warehouse, distribution uses in development area 2.	Pending

- **Public Plans and Policies**



- The *Northeast Area Plan (2000)* calls for Single Family/Multi-Family/Institutional/Office/Retail up to 12+ DUA.

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to Carolina Lily Lane, a State-maintained local street, east of Mallard Creek Church Road, a State-maintained major thoroughfare. This petition falls within Mecklenburg County and within the City of Concord, NC. CDOT is coordinating with transportation professionals in the adjacent jurisdiction to review project impacts. While this petition is conventional and does not trigger a Traffic Impact Study (TIS) for Charlotte, this site triggers a study for Concord. CDOT will be able to review the TIS and coordinate with NCDOT and Concord as needed. Since this is a conventional rezoning request, full site plan review of ordinance requirements will occur during the land development permitting process. Chapter 19 of the City Code may apply and require the developer to provide street improvements for their frontage.
- **Active Projects:**
- None
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 30 trips per day (based on 3 single family dwellings).
    - Entitlement: 905 trips per day (based on 19 single family dwellings and 124 multi-family dwellings).
  - Proposed Zoning: 1,560 trips per day (based on 286 apartments).

**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:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 9 students, while the development allowed under the proposed zoning may produce 35 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 26 students.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Mallard Creek Elementary from 75% to 78%.

- Ridge Road Middle remains at 125%.
- Mallard Creek High from 121% to 122%.
- **Charlotte Water:** No outstanding issues.
- **City Arborist:** No comments submitted.
- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry:** No outstanding issues.

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

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