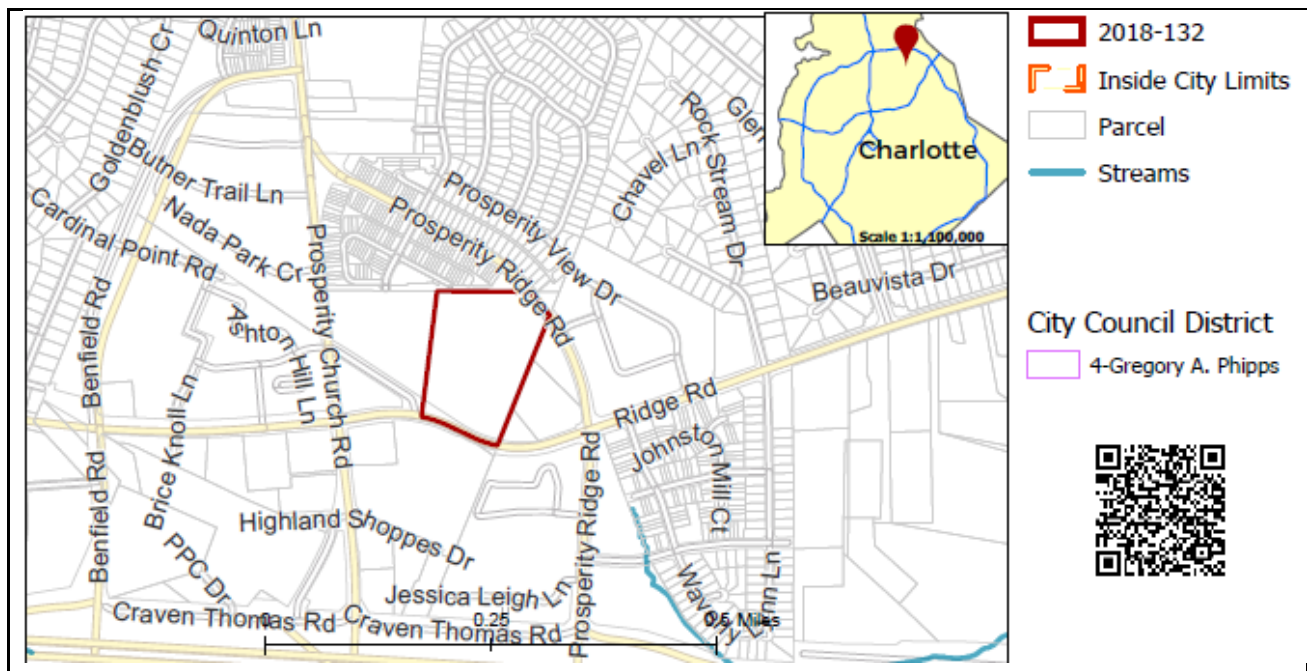


REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: MUDD-O (mixed use development, optional)
with five-year vested rights

LOCATION

Approximately 10.50 acres located on the north side of Ridge Road, west of Prosperity Ridge Road and east of Prosperity Church Road.
(Council District 4 - Phipps)



SUMMARY OF PETITION

The petition proposes to allow a mixed-use development on a vacant parcel located within the Prosperity Church Road Mixed Use Activity Center in North Charlotte.

PROPERTY OWNER

Mallard Creek Optimist Club, Inc.

PETITIONER

Alliance Residential Company

AGENT/REPRESENTATIVE

Collin Brown and Bailey Patrick, Jr.

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 57

**STAFF
RECOMMENDATION**

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

Plan Consistency

The petition is consistent with the *Prosperity Hucks Area Plan* recommendation for a mix of uses to include retail/service, office, institutional, and residential; however, it is inconsistent with the density recommendation of up to 12 units per acre.

Rationale for Recommendation

- The petition proposes a mixed-use development that is consistent with the land use recommendation for this site, as per the *Prosperity Hucks Area Plan*.

- The proposed density of 24.8 dwellings per acre (DUA) exceeds the 12 DUA recommended in the Plan for this site. The density is concentrated on the front portion of the site, away from existing single-family homes, and along a major thoroughfare. This lessens the impact on existing single-family homes, and focuses density in more appropriate area of the site.
- This site can be viewed at a more comprehensive level as it relates to the overall goal of a mixed-use node in this area. The land use recommendations include several parcels, and this is one of the first parcels that can activate an overall mixed-use area. With public street connections, pedestrian amenities, and a mix of uses, this proposed project can integrate with future development to continue to facilitate the goals of the Area Plan for Policy Area C2.
- The proposed project is providing a public road connection that will provide connectivity to an undeveloped parcel to the west which will further integrate an overall mix of uses as the area develops.
- The site meets the intent of the design guidelines for the plan with road improvements to Ridge Road including sidewalks and planting strips and a bike lane, and additional right-of-way needed to complete an NCDOT widening project, and buildings oriented toward the street.
- The site is within the Prosperity Church Road Mixed-Use Activity Center, which is intended to become a highly integrated and walkable place with a mix of uses and a focus on retail, restaurants, and community gathering spaces.

The approval of this petition will revise the adopted future land use as specified by the *Prosperity Hucks Area Plan*, from a mix of uses to include retail/service, office, institutional, and residential up to 12 units per acre to a mix of uses to include retail/service, office, institutional, and residential over 22 units per acre.

PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Up to 260 residential units (including single-family and multi-family) at a density of 24.8 units per acre.
- Detached garages and potential carriage units.
- Up to 10,000 square feet of commercial uses as permitted in the MUDD (mixed use development) and noted on the site plan.
- Prohibits retail uses; car washes (except for residential car wash stations); automobile service stations; and eating drinking entertainment establishments (EDEE).
- Illustrates "Mixed-Use" Buildings 1 and 2, and "Residential" Buildings 3 and 4 on the site plan.
- Proposes the commercial uses to be located along the site's frontage on Ridge Road to contain the entire Ridge Road frontage of Building 1 and portions of Building 2.
- Limits maximum building height to 65 feet and four stories, exclusive of basement conditions.
- Illustrates outdoor amenity area.

Proposes the following optional provisions:

- Provide an 8-foot wall along the eastern property boundary of the site adjacent to Parcels 029-411-12 and 029-411-01 in lieu of the 50-foot buffer requirement adjacent to R-3 zoning.
- Allow parking between the street and adjacent right-of-way in the area as illustrated on the site plan.

Commits to the following transportation improvements:

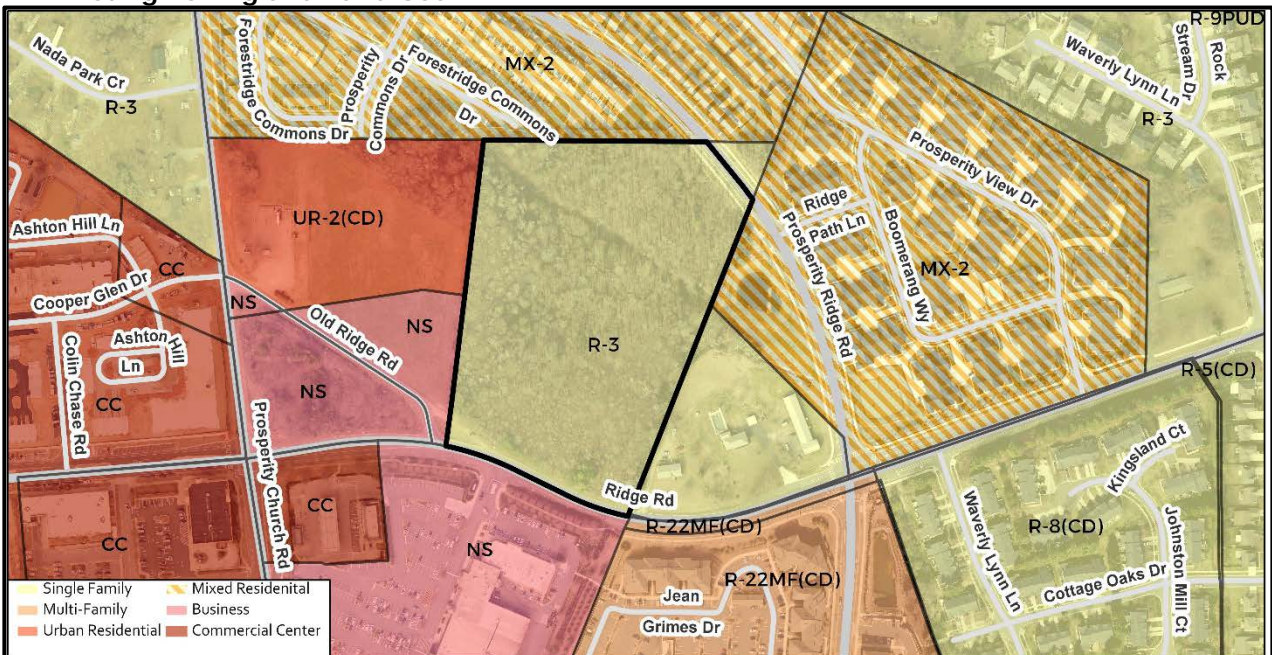
- Proposes ingress/egress via Ridge Road and Prosperity Ridge Road.
- Proposes internal network consisting of new Public Road A with on-street parking connecting to abutting parking areas and drive aisles.
- Offset left turn lanes on Ridge Road at the proposed access opposite Harris Teeter shopping center access.
- Pedestrian refuge islands on Ridge Road within the offset left turn lane areas at the proposed access.
- Bike lane along the site's Ridge Road frontage.
- An 8-foot sidewalk and 8-foot planting strip along Ridge Road.
- Short eastbound left turn lane on Ridge Road to Old Ridge Road.

- Transition for both eastbound and westbound traffic to mesh with current widening plan by the proposed Chick-fil-A west of the site.
- Require pavement marking plan revision by Chick-fil-A to ensure proper lane alignment at Prosperity Church Road intersection.
- Limit left turn access from Old Ridge Road onto Ridge Road with a leftover turn lane along Ridge Road, as generally depicted on the site plan with associated raised concrete median (unless Old Ridge Road is abandoned prior to the issuance of the first certificate of occupancy for the site, in which case this transportation improvement will no longer be necessary).
- Transition for eastbound and westbound traffic east of the site to tie to existing pavement markings.
- Petitioner will implement a Rectangular Rapid Flashing Beacon installation on Ridge Road at the site's proposed access point.
- Provide a clear 50-foot right-of-way from the existing Ridge Road centerline.

Commits to the following architectural and streetscape standards:

- All principal and accessory buildings abutting a network required public or private street will be comprised of a minimum of 20% brick, natural stone (or its synthetic equivalent), stucco or other approved material.
- Prohibits vinyl siding (but not vinyl hand rails, windows or door trim) and concrete masonry units not architecturally finished.
- Places buildings to present a front or side façade to Ridge Road.
- Buildings will front a minimum of 50% of the street frontage on Ridge Road.
- Utilizes design to break up long monolithic building forms.
- Restricts Residential Building 4 to a maximum height of three (3) stories on the building side closest to Prosperity Ridge Road and a maximum of four (4) stories on the building side fronting the stream buffer and tree save area.
- Designs building elevations with vertical bays or articulated architectural façade features (i.e. exterior wall offsets, projections, recesses, pilasters).
- Installs an 8-foot tall wall along the eastern property boundary consisting of masonry (brick veneer), as shown on the site plan.
- Provides additional architectural standards to townhome-style residential units pertaining to building orientation; prohibiting garage doors to front on Prosperity Ridge Road; residential entrances; pitched roofs; corner/end units; blank walls; walkways; and limiting buildings to 7 units or fewer.
- Illustrates 50-foot undisturbed Post Construction buffer and potential wetland areas in the middle of the site.

• **Existing Zoning and Land Use**



- The site is currently vacant and is located within the Prosperity Church Mixed Use Activity Center. The site is surrounded by a mix of single family detached homes, townhomes, condominiums, apartments, commercial, office, and retail uses in various zoning districts.



The subject property is vacant.



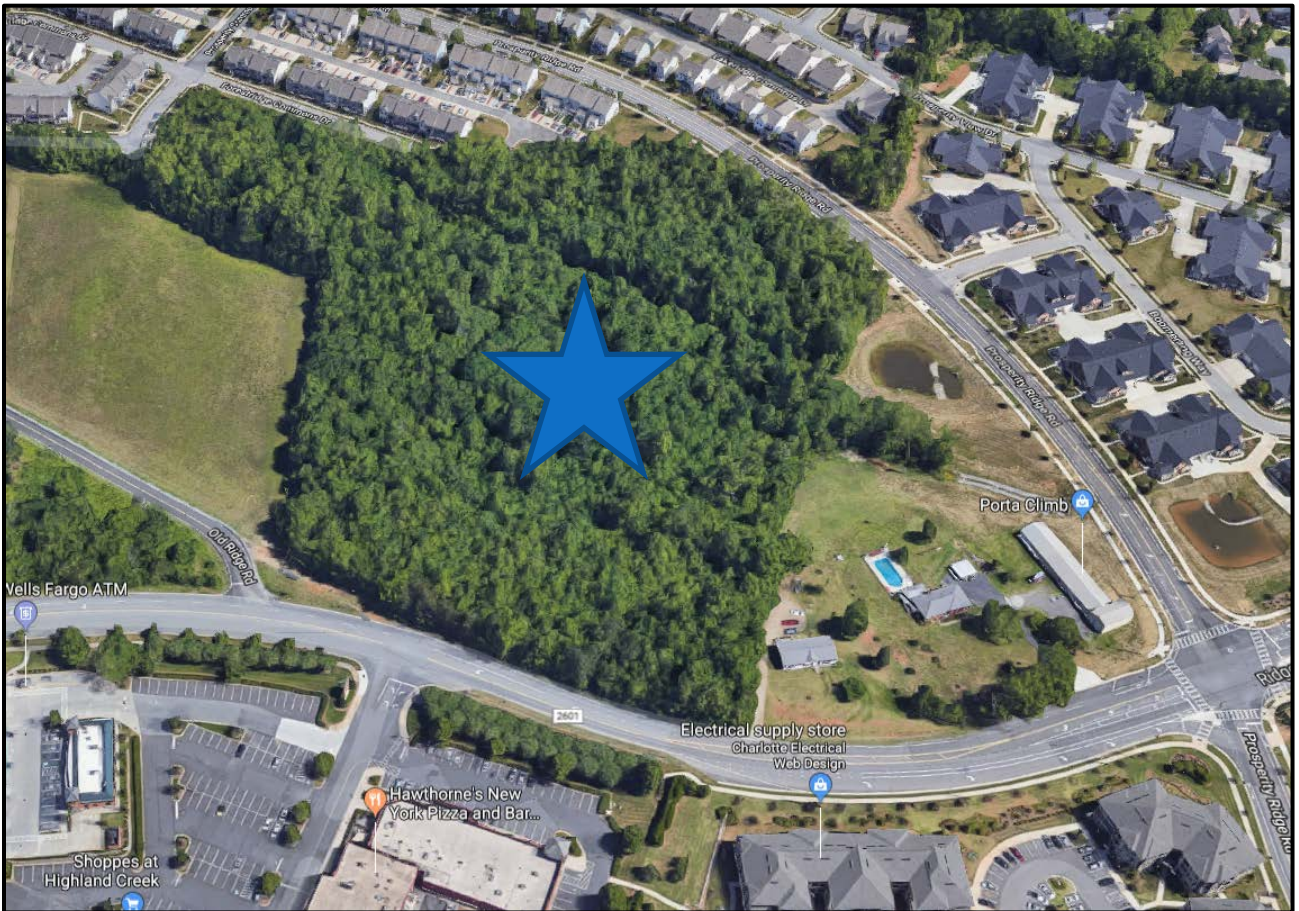
The property to the south along Ridge Road is the Shoppes at Highland Creek.



The property to the north along Prosperity Ridge Road is residential.

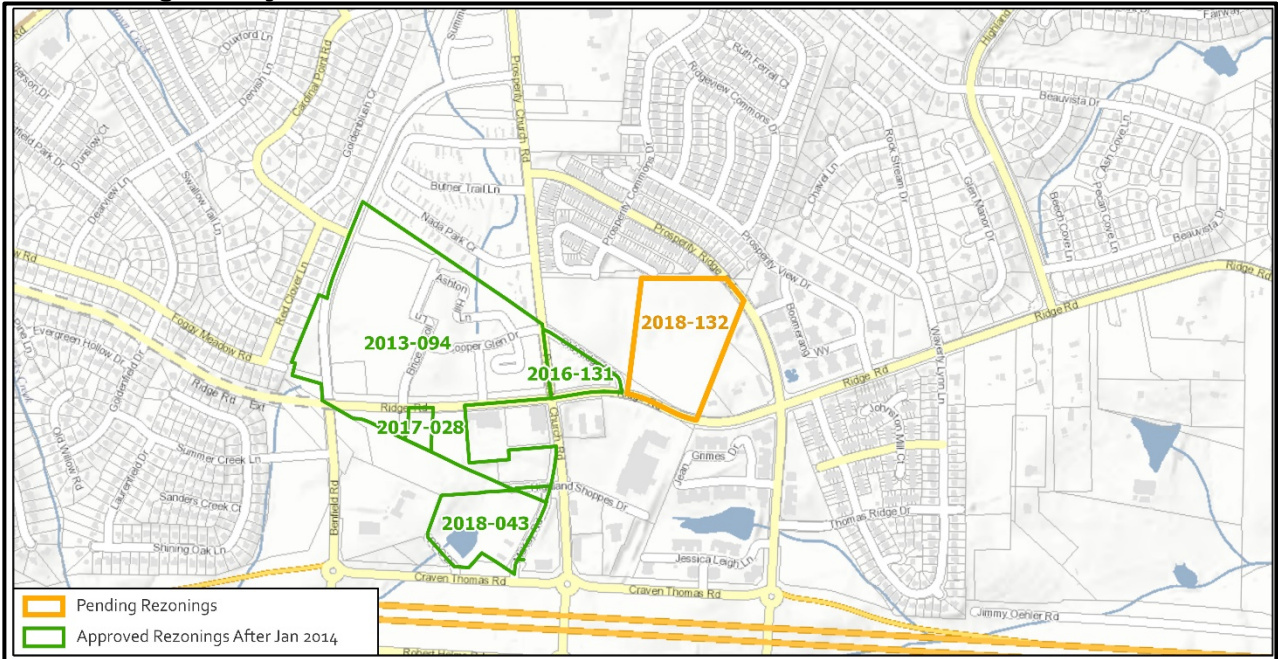


The property to the east along Ridge Road is residential.



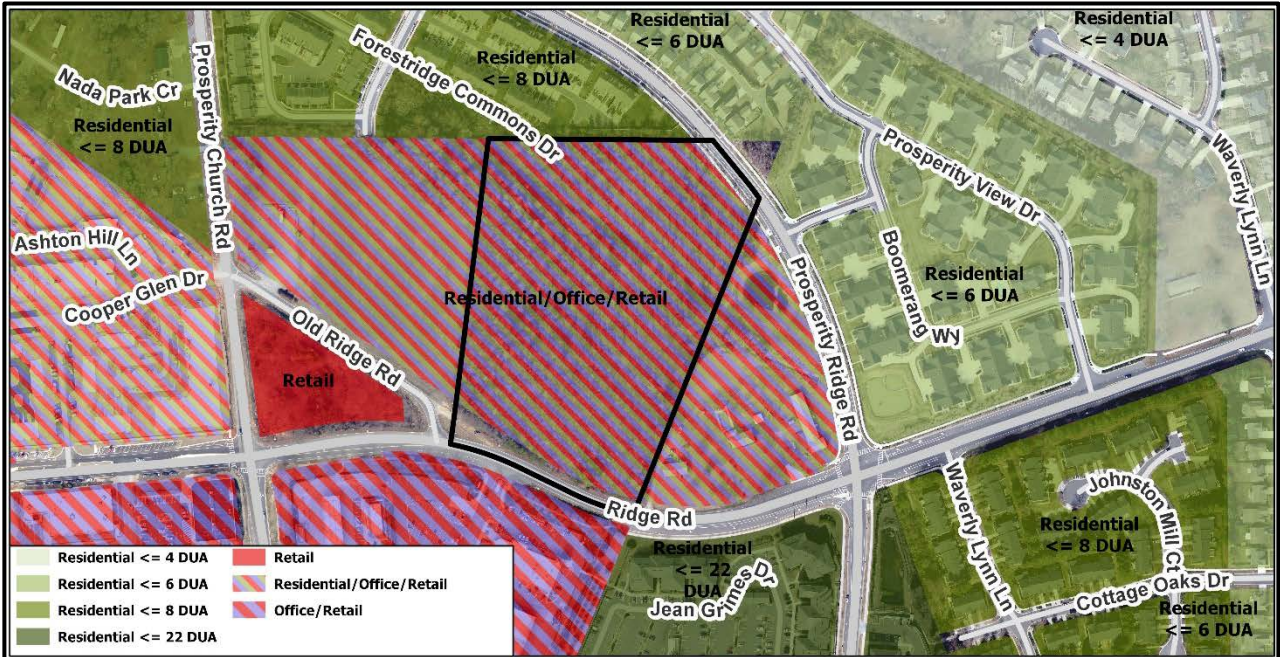
The star indicates the subject property.

• Rezoning History in Area



Petition Number	Summary of Petition	Status
2018-043	CC (commercial center) site plan amendment for 5.85 acres to allow the redevelopment of a site with a nursery/ greenhouse and a building containing other retail, office, eating/drinking/entertainment (EDEE) and personal services uses.	Approved
2017-028	Rezoned approximately 0.77 to NS (neighborhood services) to allow a 4,500-square foot retail building to allow retail, office and/or eating drinking entertainment establishment).	Approved
2016-131	Rezoned approximately 1.63 acres to NS (neighborhood services) and NS SPA (neighborhood services, site plan amendment) to allow up to 5,000 square feet of eating/drinking/entertainment uses or other commercial uses.	Approved
2013-094	Rezoned approximately 33.84 acres to CC (commercial center) and CC SPA (commercial center, site plan amendment) with five-year vested rights to allow a multi-use development with up to 100,000 square feet of office, retail/commercial/personal services, eating/drinking/entertainment establishment uses, and up to 292 multi-family units.	Approved

• Public Plans and Policies



- The *Prosperity Hucks Area Plan* (2015) recommends a mix of uses for this site to include retail/service, office, institutional, and residential. Larger development parcels (larger than about 5 acres) must include at least two of these uses, such that a single use does not dominate the area. The mix of uses may be vertical or horizontal, but must be designed and connected to create a unified walkable place.
 - The *Prosperity Hucks Area Plan* also specified that moderate density residential uses (up to 12 DUA) similar to existing townhouse and small lot residential in adjoining areas, are appropriate as a part of the mix of uses. Multi-unit residential buildings such as apartments are not appropriate unless vertically integrated with other uses.
- ## • TRANSPORTATION CONSIDERATIONS
- CDOT acknowledges the roadway and pedestrian improvements the petitioner has committed to in the revised site plan, including a Rectangular Rapid Flashing Beacon, 5-foot bike lane, streetscape improvements, raised pedestrian refuge islands, and a raised concrete left-over median at Old Ridge Road. The site plan also includes a Private Network Street connection to Prosperity Ridge Road.
 - See Outstanding Issues, Notes 1-3.
 - **Vehicle Trip Generation:**
Current Zoning:
Existing Use: 0 trips per day (based on tax record).
Entitlement: 360 trips per day (based on 31 single family dwellings).
Proposed Zoning: 2,670 trips per day (based on 260 apartments and 10,000 square feet of retail).

DEPARTMENT COMMENTS (see full department reports online)

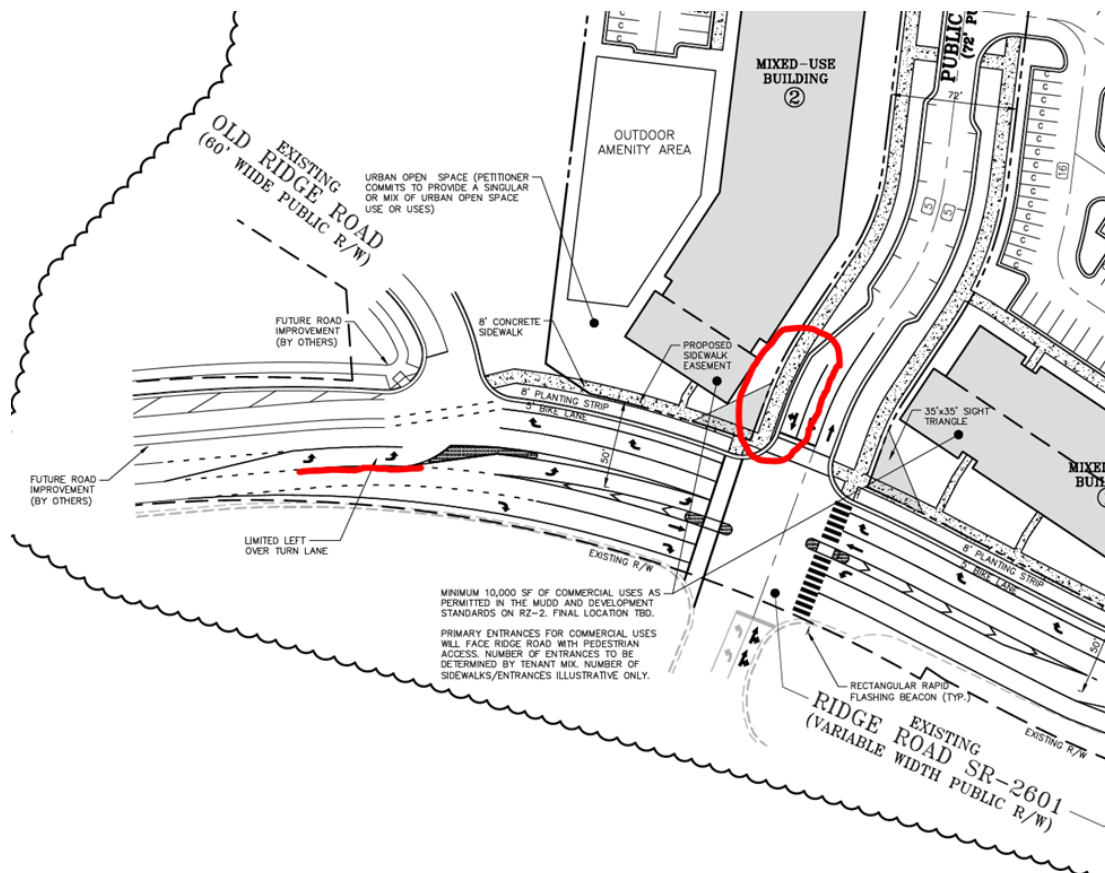
- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** According to recent data from the U.S. Department of Housing and Urban Development, there is an estimated need for approximately 34,000 affordable workforce housing units in the City of Charlotte. In an effort to increase the estimated supply; developers are encouraged to assist in providing homes at diverse price point to meet increased housing demand.
- **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 would generate 16 students, while the development allowed under the proposed zoning will produce 33 students. Therefore, the net increase in the number of students generated from existing zoning to proposed zoning is 17 students.

- The proposed development is projected to impact the school utilization over existing condition (without mobile classroom units) as follows:
 - Parkside Elementary from 54% to 57%
 - Ridge Road Middle remains unchanged from 118%
 - Mallard Creek High remains unchanged from 121%
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along Prosperity Ridge Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Ridge Road and within the rezoning boundary.
- **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:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments submitted.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Transportation

1. The proposed zoning district has a setback measured from back of the existing or proposed future curbline. The location of the future back of curb on Ridge Road is approximately 42 feet as measured from Ridge Road's existing centerline. Revise the site plans to call out, label, and dimension the future back of curb location.
2. Revise the site plan to provide an 8-foot planting strip and 8-foot sidewalk the entire site, including the proposed public road "A" at the intersection of Ridge Road. (see area of concern circled below).
3. Revise the site plan to extend the raised concrete median, at the proposed westbound Ridge Rd. left over into Old Ridge Road as depicted below.



Site and Building Design

4. Confirm the proposed 7-foot tall wall will not cross Post Construction buffer.
5. Connect Building 2 to the adjacent parking lot and sidewalk.
6. Architectural and Streetscape Standards Note VI.a.3. conflicts with requested optional provision.

REQUESTED TECHNICAL REVISIONS

7. Clarify if the number of residential units proposed is 260 or 280 as there are conflicting notes on the site plan.
-

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Housing and Neighborhood Services Review
 - Charlotte Department of Solid Waste Services Review
 - Charlotte Fire Department Review
 - Charlotte-Mecklenburg Schools Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

Planner: Claire Lyte-Graham (704) 336-3782