



Zoning Committee

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**REQUEST**

Current Zoning: CC (commercial center)  
Proposed Zoning: CC SPA (commercial center, site plan amendment) with five-years vested rights

**LOCATION**

Approximately 15.9 acres located on the east side of Ridge Road, at Odell School Road, south of Mallard Creek Road. (Outside City Limits)

**PETITIONER**

Thompson Thrift Development, Inc.

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**ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be **consistent** with the *Northeast Area Plan* (2000) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends multi-family/office/retail uses.

Therefore we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The *Northeast Area Plan* recommends retail and office for this site and requires a residential component as well. The residential density is recommended at 12+ dwelling units per acre. This petition's proposal is 17 dwelling units per acre.
- The petition's commitment to providing multi-family development on the site is consistent with the plan's land use recommendation, and consistent with the current zoning of the site.
- The site fronts Mallard Creek Road and is adjacent to a recent CC SPA rezoning. At 22 dwelling units per acre, this recent rezoning is a higher density than this petition.
- The petition commits to enhancing connectivity and multi-modal activity in this area by including an internal private street network that will allow pedestrian, bicycle and automobile traffic to travel through the site and connect to eventual future development of surrounded parcels contributing to a mixed-use destination.
- The petition commits to enhancing the pedestrian experience by installing an eight-foot planting strip and twelve-foot multi-use path along the site's frontage of Ridge Road.
- Eight-foot planting strip and eight-foot sidewalks are proposed along all other existing public roads abutting the site.

Motion/Second: Wiggins / Ham  
Yeas: Gussman, Ham, McClung, Nwasike, Spencer,  
and Wiggins  
Nays: None  
Absent: Watkins  
Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.

A commissioner asked if the area can handle all the traffic increase due to the new developments. CDOT staff responded that the petitioner is including road improvements for their larger development plan with this phase of development. In addition, CDOT staff noted that NCDOT has a Mallard Creek Widening Project in the design phase that will greatly increase capacity.

There was no further discussion of this petition.

**PLANNER**

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