

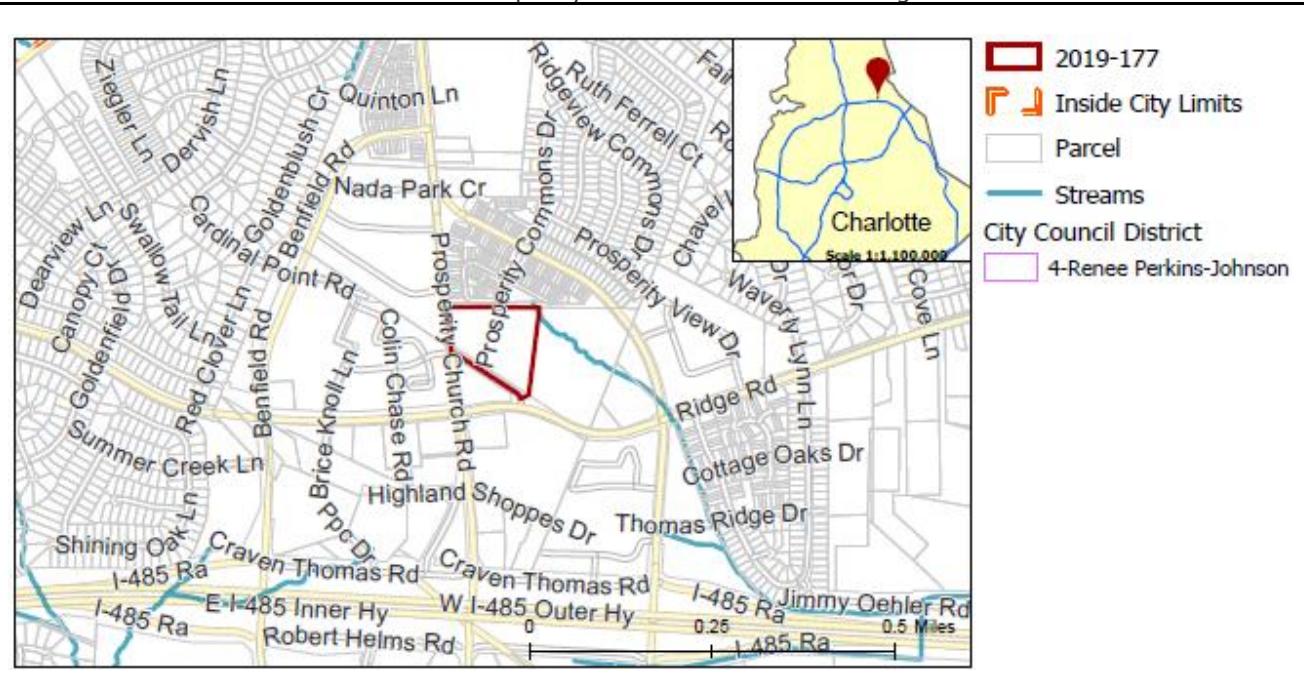
REQUEST

Current Zoning: UR-2(CD) (urban residential, conditional) and NS (neighborhood services)

Proposed Zoning: MUDD-O (mixed-use development, optional)

LOCATION

Approximately 7.0 acres located on the northeast corner of Prosperity Church Road and Old Ridge Road.



SUMMARY OF PETITION

The petition proposes to allow 79 single-family attached residential units, 15,000 square feet of commercial uses, and a remote drive-through service terminal for a financial institution.

PROPERTY OWNER

Barbara Ann Hampton Reitzel

PETITIONER

Encore Real Estate

AGENT/REPRESENTATIVE

Collin Brown, Alexander Ricks

COMMUNITY MEETING

Meeting is required and has been held. Report available online.

Number of people attending the Community Meeting: 13

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *Prosperity Hucks Area Plan (2015)*, which recommends a mix of Residential/Office/Retail in the area where this site is located.

Rationale for Recommendation

- This site is located on the east side of Prosperity Church Road, and the proposal includes up to 15,000 square feet of commercial development and up to 79 single-family attached residential units.
- The area plan calls for a density of up to 12 residential dwelling units per acre. This proposal is consistent with the area plan's recommendation with a density of 11.8 dwelling units per acre.

- This proposal is consistent with the area plan's recommendation to build a network of local streets and make a street connection to Prosperity Commons Drive. The site plan is designed to add on to Prosperity Commons Drive, which will then connect to a new public road, Goose Creek Drive. Goose Creek Drive will have an ingress and egress from Prosperity Church Road and Ridge Road, allowing for further connectivity and greater accessibility.
- The site plan will greatly enhance the pedestrian experience in the commercial area by committing to provide direct pedestrian connections between street facing doors and to place buildings in such a way that presents a front or side façade to all public/private network-required streets. These commitments are consistent with the plan's recommendation to orient new buildings toward streets, and to design buildings in such a way that activate streets and open space.
- The site plan, in accordance with the recommendations of the area plan, also commits to enhancing the pedestrian experience in the residential area by requiring a setback of one to two feet for garage doors and by requiring walkways to connect all residential entrances to sidewalks along public and private streets.
- While the area plan does not recommend drive-through facilities in this site, the proposal does include a drive-through for a financial institution. However, this drive-through is requested solely for a financial institution, not for an eating, drinking, or entertainment use. This proposed drive-through use will not cause excessive traffic or require more surrounding parking but will add to the variety of commercial uses to be built on this site. It will also be a benefit to the needs of the surrounding community.

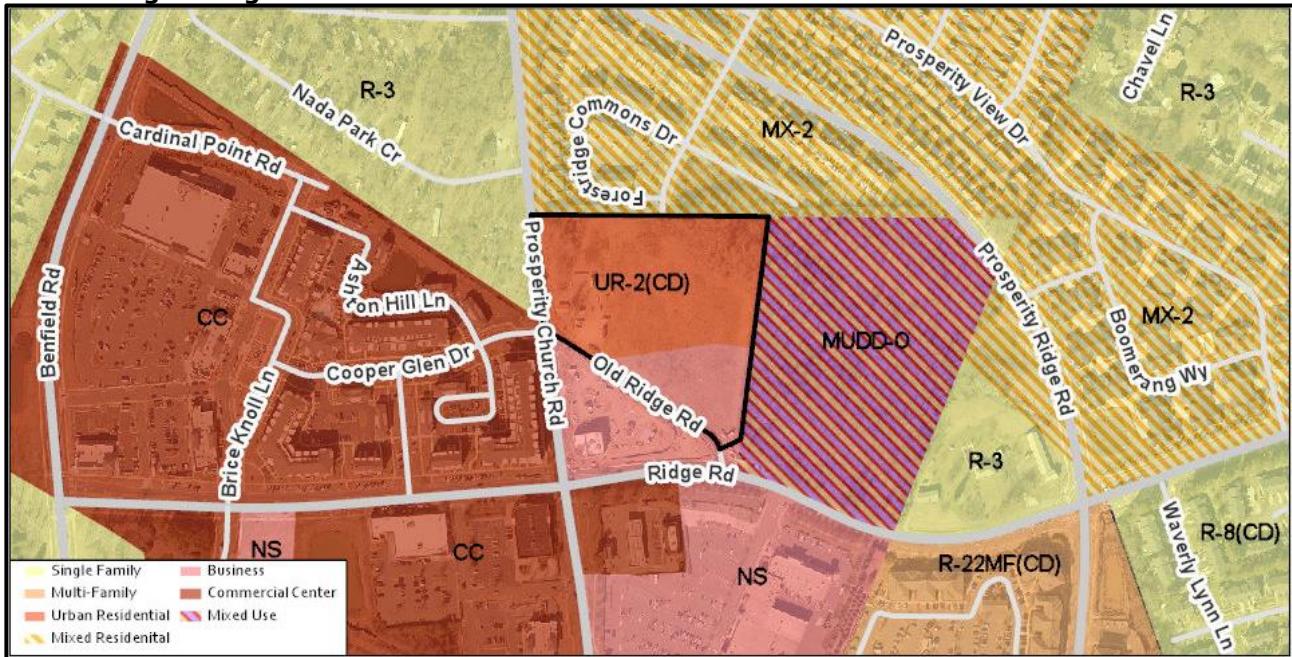
PLANNING STAFF REVIEW

• Proposed Request Details

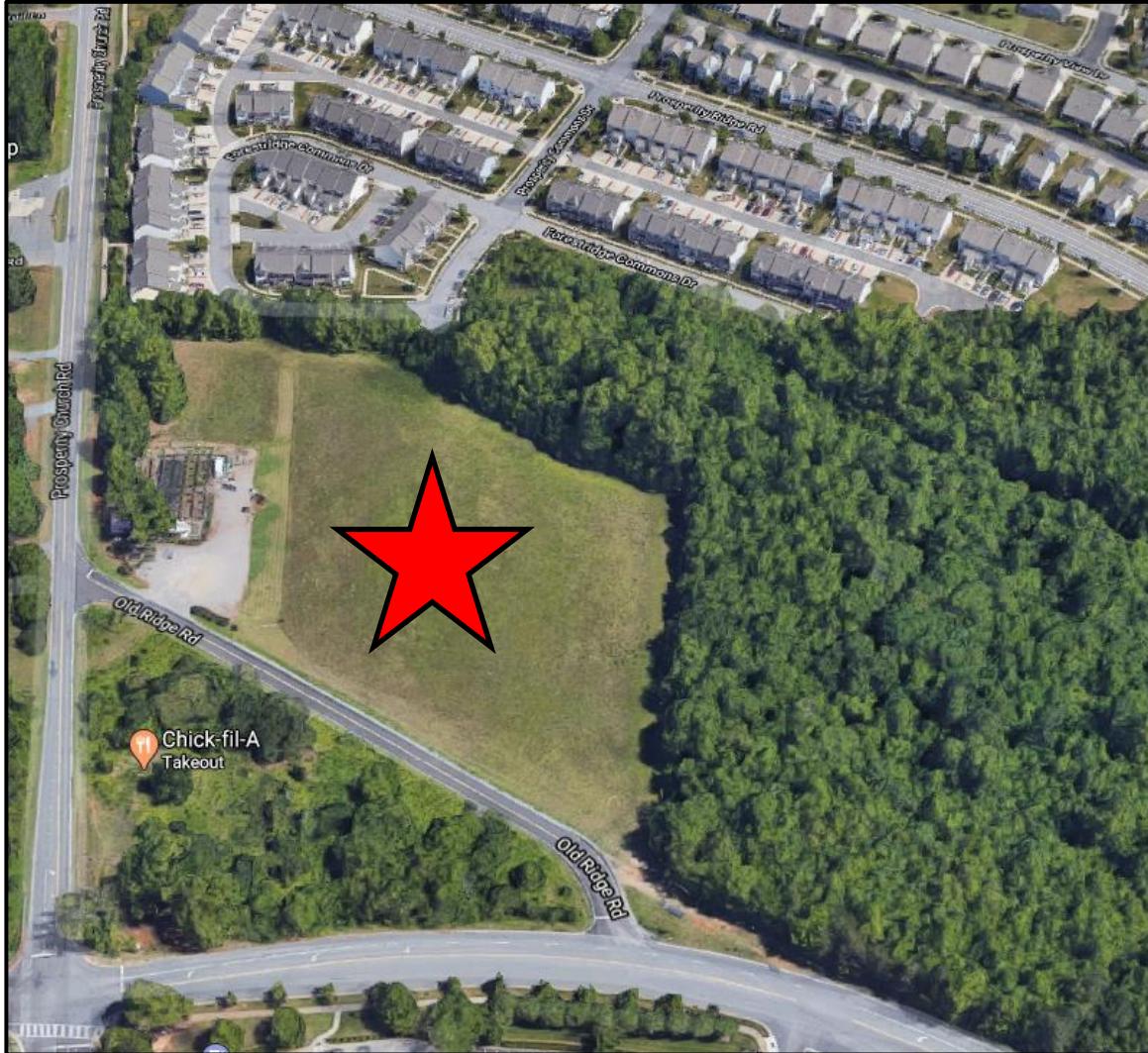
The site plan accompanying this petition contains the following provisions:

- Allows 79 single-family attached townhomes, 15,000 square feet of commercial uses, and a remote drive-through service terminal for a financial institution.
- Unused residential units may be converted to additional commercial square footage at a rate of one residential unit to 1,000 square feet of commercial use.
- Unused commercial square footage may be converted to additional residential units at a rate of 1,000 square feet of commercial use to one residential unit. However, the total number of residential units will not exceed 100 units.
- Optional Provisions include: (1) to allow parking and maneuvering between buildings and streets on the proposed commercial portion of the site. Parking/maneuvering area will be screened from network required streets by low walls and/or landscaping. (2) a remote drive-through service terminal for a financial institution only.
- Construct a turn lane at the intersection of Prosperity Church Road and Cooper Glen Drive.
- Dedicates all rights-of-way to the City of Charlotte or NCDOT in fee simple conveyance before the Site's first building certificate of occupancy is issued.
- Proposes to build a network of local streets and make a street connection to Prosperity Commons Drive.
- Prohibits the following exterior building materials: Vinyl siding and concrete masonry units not architecturally finished.
- Building sides greater than 120-feet in length shall include modulations of the building massing/façade plane.
- Building materials will be a combination of the following: glass, brick, metal, stone, simulated stone, pre-cast stone, architectural precast concrete, synthetic stone, stucco/E.I.F.S., cementitious siding, or wood/composite wood.
- Building elevations will be designed with vertical bays or articulated architectural façade features which may include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors.
- Roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure.
- Provides pedestrian scale lighting within the site.
- Requires walkways to connect all residential entrances to sidewalks along public and private streets
- Maximum building height is 50 feet.

- Existing Zoning and Land Use**

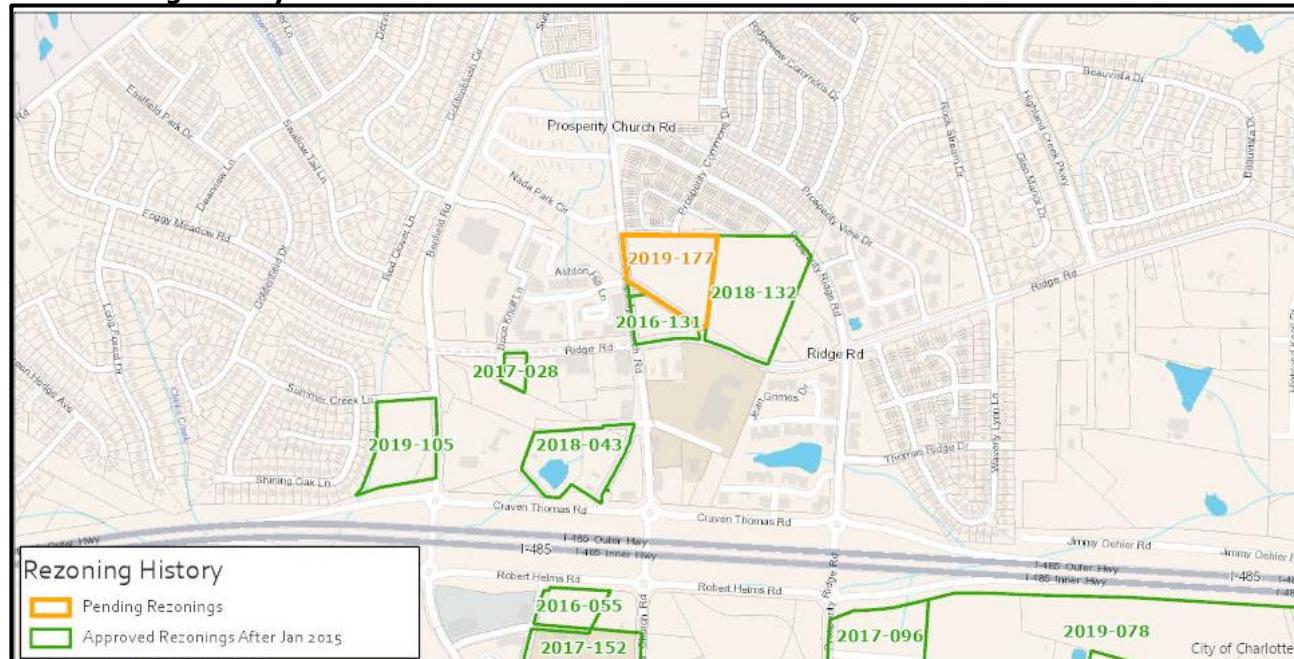


The site is vacant. Surrounding land uses include multi-family dwellings, retail and commercial uses.



The subject location is currently vacant. Denoted by red star.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2016-055	Rezoned 2.52 acres to allow up to 17,400 square feet of commercial uses and 101,000 square feet of self-storage uses.	Approved
2016-131	Rezoned 1.63 acres to allow up to 5,000 square feet of commercial uses.	Approved
2017-028	Rezoned 0.77 acres to allow 4,500 square feet of retail uses.	Approved
2017-096	Rezoned 8.96 acres to allow up to 260 multi-family units.	
2017-152	Rezoned 8.92 acres to allow 110,000 square feet of all uses permitted in the MUDD (mixed use development) districts.	Approved
2018-043	Rezoned 5.85 acres to allow a nursery/greenhouse and 12,000 square feet for retail, and 17,500 square feet for outdoor display area.	Approved
2018-132	Rezoned 10.50 acres to allow up to 260 residential units and 10,000 square feet of commercial uses.	Approved
2019-078	Rezoned 41.91 acres to allow up to 440 total multi-family units with a minimum 120 senior housing units, and a child care center.	Approved
2019-105	Rezoned 5.14 acres to allow 84 multi-family units, 15,000 square feet of office uses, and 12,607 square feet of commercial uses.	Approved

- Public Plans and Policies**



- The *Prosperity Hucks Area Plan (2015)* recommends residential/office/retail for this site.

- TRANSPORTATION SUMMARY**

- The site is located on a major thoroughfare road. The site is providing streets to meet the *Prosperity Church Area Plan* intent of connectivity. The streets will have 8-foot planting strips, and wide sidewalks to promote multi-modal transportation options for the area. The development is providing roadway improvements based on the traffic impact study. CDOT continues to request the developer to construct the required streetscape and curb and gutter along Prosperity Ridge Road.

- Active Projects Near the Site:**

- Pros.Ch Rd (Old Ridge-Benfield) Improvements**

- This project proposes to widen Prosperity Church Road from Old Ridge Road northward to Benfield Road. Improvements could include curb & gutter, sidewalk, storm drainage, bicycle lanes, on-street parking and a roundabout at Prosperity Church Road and Prosperity Ridge Road.

- Transportation Considerations**

- See Outstanding Issues, Note 1-Addressed

- Vehicle Trip Generation:**

- Current Zoning:

- Existing Use: 0 trips per day (based on vacant land).

- Entitlement: 730 trips per day (based on 43 dwellings and 4,500 square foot bank).

- Proposed Zoning: 2,210 trips per day (based on 79 dwellings and 15,000 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:** No outstanding issues.
- Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org
- Charlotte Fire Department:** See advisory comments at www.rezoning.org
- Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 13 students, while the development allowed under the proposed zoning may produce 23 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 10 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 67%
 - Ridge Road Middle at 126%
 - Mallard Creek High at 123%

- **Charlotte Water:** Water and sewer service is accessible for this rezoning boundary. See advisory comments at www.rezoning.org
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No comments submitted.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUESTransportation

1. ~~The petitioner should revise the site plan and conditional note(s) by removing the note stating the curb and gutter along Prosperity Church Road will be constructed by the City project. The petitioner should commit to construct the required ordinance curb and gutter requirement and streetscape along its frontage of 8-foot planting strip and 6-foot wide sidewalk.~~ **Addressed**

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: Michael Russell (704) 353-0225