



Zoning Committee

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. (Council District 4 - Johnson)

PETITIONER

M/I Homes of Charlotte, LLC

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 *Prosperity Hucks Area Plan's* recommendation of residential use, but is inconsistent with the recommended density of 4 DUA based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential up to 4 dwelling units per acre.

However, 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 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-foot planting strip and a 12-foot multi-use path along the site's frontages on Ridge Road, connecting with the other 12-foot 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.

Motion/Second: Welton / Chirinos
 Yeas: Chirinos, Ham, Rhodes, Samuel, Spencer and Welton
 Nays: None
 Absent: Blumenthal
 Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the *Prosperity Hucks Area Plan's* recommendation of residential use but is inconsistent with the recommended density of 4 DUA.

Committee member Ham asked if there was any plan to widen roads in the Prosperity Hucks area. CDOT responded that recent rezoning petitions in the Ridge Road area have incorporated left-turn lanes and that Ridge Road has been identified for future widening to a divided 4+ lanes with a center turn lane. CDOT also noted that this petitioner has committed to establishing new curb line locations to accommodate the future widening.

Chair Samuel noted she had a concern that this petition, through the connection of allows for the connection of a 28-home subdivision to this 78-home subdivision and the neighboring existing 600+ single family subdivision. She added that we encourage connectivity in neighborhoods and that this will be an adjustment for the neighbors in the smaller subdivision.

Chair Samuel noted that this petition is directly in front of an access road for bus, pedestrian, and carpool traffic at Ridge Road Middle. Chair Samuel asked, in light of Committee member Ham's concern of traffic congestion and due to the site's location, if there was a way to limit the developer's construction traffic so that it is contained to the site during school arrival and dismissal times. Staff was uncertain of any prohibition. Committee member Welton suggested the neighborhood work with the developer to work around the school drop-off/pick-up hours.

There was no further discussion of this petition.

PLANNER

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