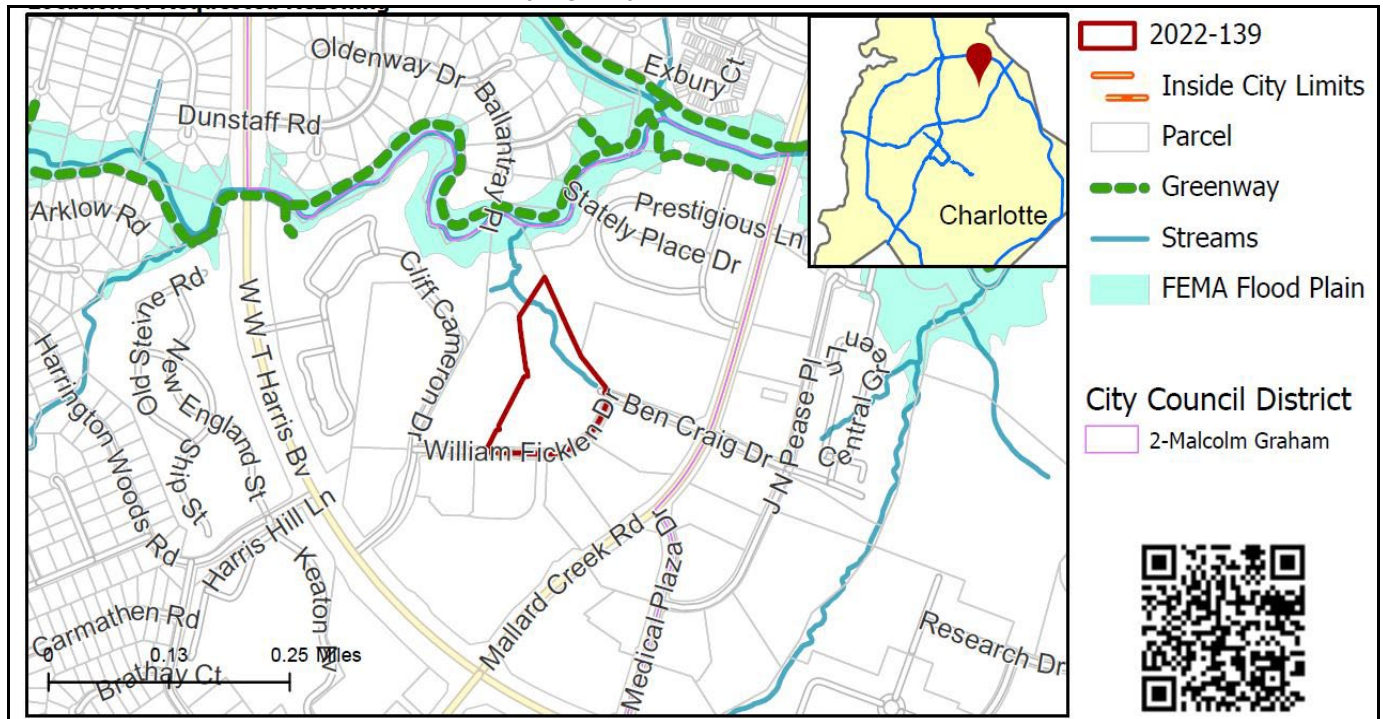


**REQUEST**

Current Zoning: RE-1 (research district)  
Proposed Zoning: UR-2(CD) (urban residential, conditional)

**LOCATION**

Approximately 6.94 acres located at the northwest corner of William Ficklen Drive and Ben Craig Drive, west of Mallard Creek Road and east of WT Harris Blvd.



**SUMMARY OF PETITION**

The petition proposes development of a vacant site in the University Research Park area for up to 82 single-family attached townhomes.

**PROPERTY OWNER**

HS Mallard Creek Center, LLC

**PETITIONER**

Canvas Residential, LLC

**AGENT/REPRESENTATIVE**

Bridget Grant, Moore Van Allan, PLLC

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 0

**STAFF  
RECOMMENDATION**

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

Plan Consistency

The petition is **consistent** with the 2040 Policy Map (2022) recommendation for the Campus Place Type.

Rationale for Recommendation

- This petition is appropriate and compatible with the Campus Place Type as it increases the variety of housing types in the area. While not a primary use in the Campus Place Type, the 2040 Comprehensive Plan includes, residential as a supportive use in the Campus Place Type.
- The site is located within a 10-minute walk of employment opportunities, an elementary school, daycare, grocery store, medical, institutional, a variety of retail uses, and the Mallard Creek Greenway.

- The proposal includes architectural design standards related to building materials, roof pitches, predominant entrances, direct sidewalk connections, blank wall limitations, garage door enhancements, and limits the maximum building height to 55 feet.
- The petitioner commits to working with and provide an access easement to property north of the site to ultimately provide pedestrian access to the Mallard Creek Greenway if requested by Mecklenburg County Park and Recreation during the land development permitting process
- The site is within a 10-minute walk of the CATS Mallard Creek Park and Ride served by the number 50 and 54, local buses providing transit access to Concord Mills, University City, and the Wells Fargo Campus. The site is within a 15-minute walk of access to the number 22 local bus providing service to Uptown and the JW Clay Park and Ride, adjacent to UNC Charlotte with transfers to the Lynx Blue Line.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood diversity & Inclusion
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities
  - 7: Integrated Natural & Built Environments

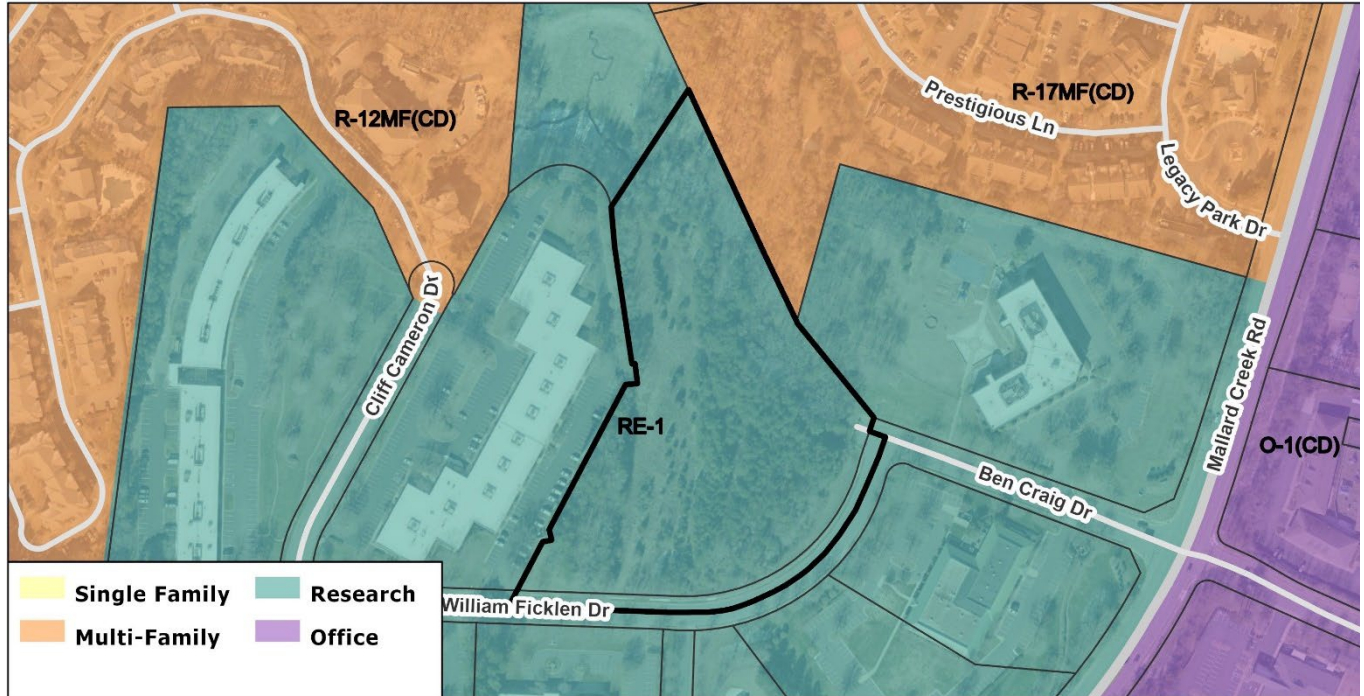
## PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Permits the development of up to 82 single-family attached townhomes at a rate of 12 dwelling units per acre. Limited to no greater than 6 units per building.
- Vehicular access to the site is proposed to be provided from William Ficklen Drive and via a private street extension to Ben Craig Drive as generally depicted on the associated site plan.
- Architectural design standards related to building material primarily consisting of masonry, stone, and cementitious siding with restrictions on use of vinyl, EIFS, and Masonite, foundation slabs matching building paint schemes, minimum roof pitches, predominant stoops and porches fronting public or private streets, blank wall limitations, direct sidewalk connections to public and private streets, and architectural enhancements to garage doors fronting public and private streets.
- Describes site and pedestrian scale lighting standards to enhance aesthetics and protect adjacent properties and rights-of-way from glare.
- Constructs a 6-foot sidewalk and 8-foot planting strip along William Ficklen Drive.
- Limits maximum building height to 55 feet.

- Existing Zoning



- The site was previously rezoned from RE-2 to RE-1, petition 1995-012(C). The site is surrounded by RE-1 zoned properties along William Ficklen, Ben Craig, and Cliff Cameron Drives, adjacent to conditionally zoned multi-family districts to the northeast and northwest, there is also a conditionally zoned office district to the east across Mallard Creek Road.

Existing Zoning	Translated Zoning	Recommended Place Type
RE-1 (research district)	RC-1 (research campus district)	Campus





The site (indicated by red star above) is located at the northwest corner of William Ficklen Drive and Ben Craig Drive, west of Mallard Creek Road and east of WT Harris Blvd.



View from east of the intersection of William Ficklen Drive and Ben Craig Drive. The site is currently undeveloped.





South of the site, across William Ficklen Drive, there are institutional, research/laboratory, and office uses.



West of the site is an office development.





East of the site is an elementary school.



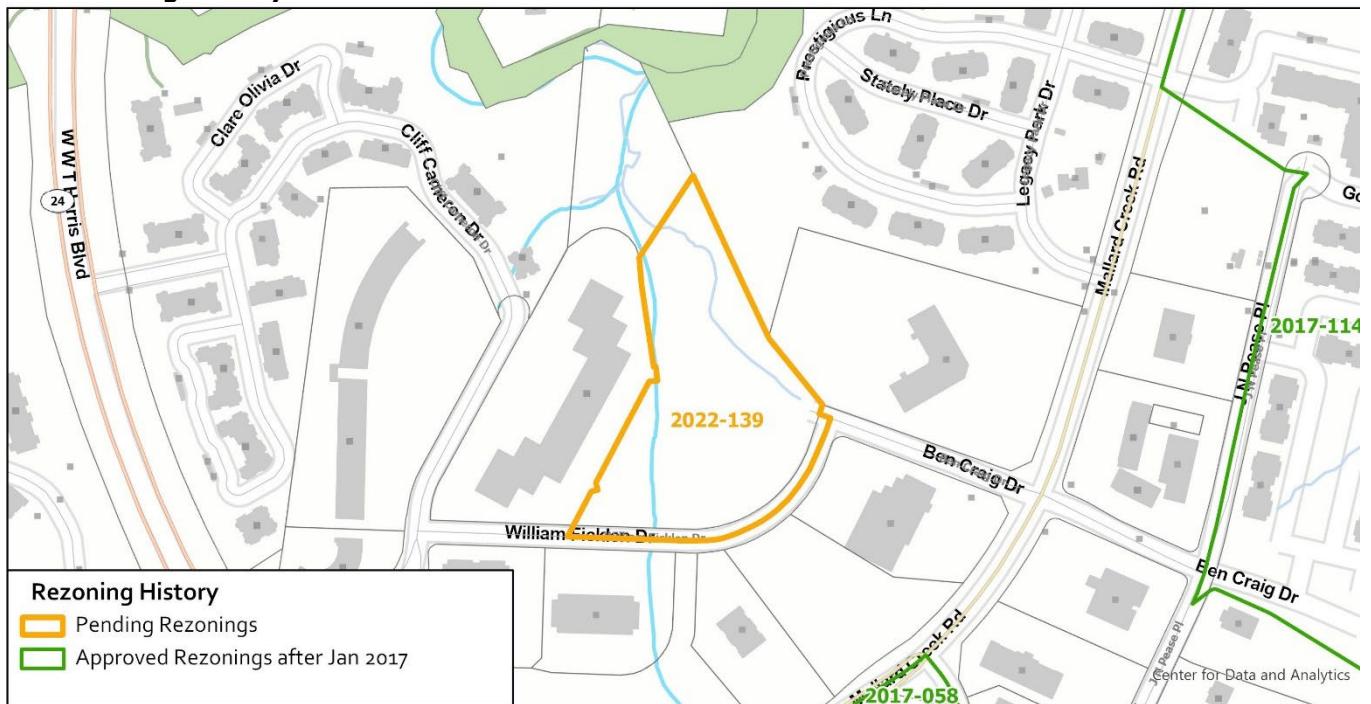
North of the site is a multi-family residential development.





The Mallard Creek Greenway is located north of the site, separated by one parcel.

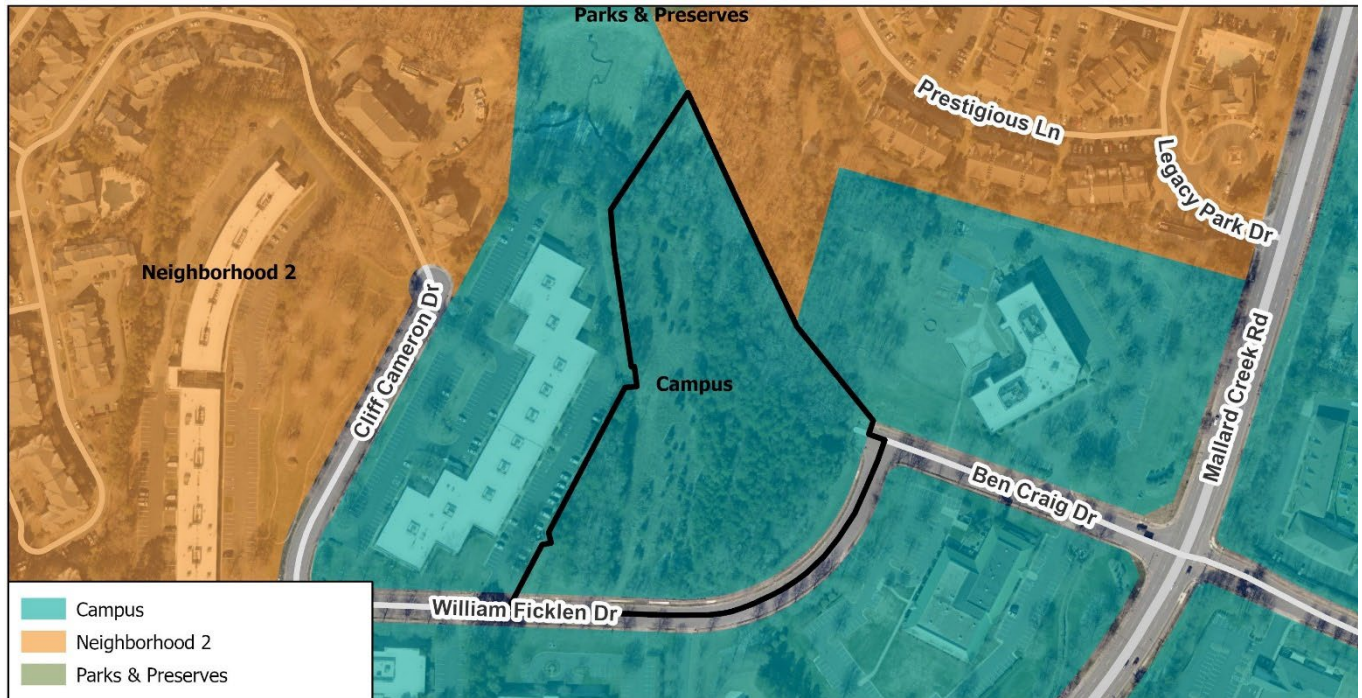
• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-058	11.1 acres located on the north side of WWT Harris Boulevard between Mallard Creek Road and Medical Plaza Drive to RE-3(O) from RE-1.	Approved
2017-114	26.26 acres located on J.N. Pease Place, north of Ben Craig Drive and east of Mallard Creek Road to R-12MF(CD) from O-1(CD) and RE-1.	Approved



- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Campus Place Type.
- **TRANSPORTATION SUMMARY**
  - The petition is located on the north side of William Ficklen Drive, a City-maintained local street east of Cliff Cameron Drive, a City-maintained local street. A Traffic Impact Study (TIS) is not required for this site due to the site not generating 2500 daily trips. Site plan and/or conditional note revisions are needed to commit to revising the internal streets to public standards as well as labeling and dimensioning of the site plan.
  - **Active Projects:**
    - N/A
  - **Transportation Considerations**
    - See Outstanding Issues, Notes 1-5.
  - **Vehicle Trip Generation:**
    - Current Zoning: RE-1
    - Existing Use: Vacant
    - Entitlement: Too many uses to determine trip generation.
    - Proposed Zoning: 575 trips per day (based on 82 dwelling units).

#### DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** Development allowed with the existing zoning could generate 0 students, while development allowed with the proposed zoning may produce 15 students. Therefore, the net increase in the possible number of students generated from existing zoning to proposed zoning is 15
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Mallard Creek Elementary from 76% to 78%
    - Ridge Road Middle from 115% to 116%
    - Mallard Creek High from 122% to 122%.
- **Charlotte Water:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)



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- **Erosion Control:** No comments submitted.
  - **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Mecklenburg County Parks and Recreation Department:** No comments submitted.
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry / City Arborist:** No outstanding issues.

## OUTSTANDING ISSUES

### Transportation

1. Add a conditional note specifying "A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements." **OUTSTANDING**
  2. ~~Revise conditional notes to commit to meeting all Intersection sight distance requirements along William Ficklen Drive frontage. If ISD cannot be met changes to site access will be required.~~ **Addressed**
  3. ~~Revise conditional note(s) to commit to meeting intersection sight distance requirements. Site entrance locations will be required to meet all ISD requirements.~~ **Addressed**
  4. ~~Revise site plan to show proper separation between the proposed on-street parking and the intersection. A minimum of 20 feet is required from the curb return to the parking stall.~~ **Addressed**
  5. ~~Add a conditional note specifying "All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes."~~ **Addressed**
- Site and Building Design
6. ~~Provide an 8 foot sidewalk and an 8 foot planting strip along frontage of William Ficklen Drive.~~ **Addressed**

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**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Maxx Oliver (704)-336-3818