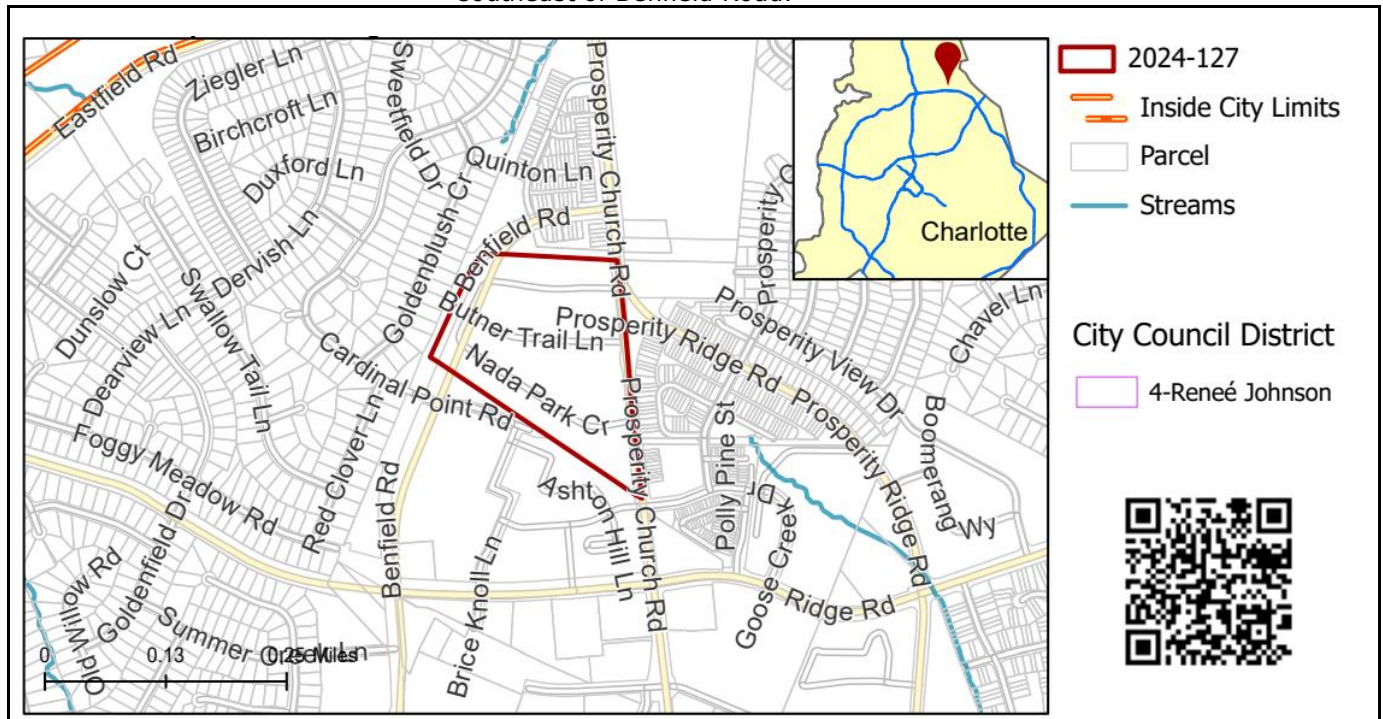


REQUEST

Current Zoning: N1-A (Neighborhood 1-A)
Proposed Zoning: N2-C(CD) (Neighborhood 2-C, Conditional), NC(CD)
(Neighborhood Center, Conditional)

LOCATION

Approximately 19.49 acres located on the west side of Prosperity Church Road, along either side of Nada Park Circle and Butner Trail Lane, southeast of Benfield Road.



SUMMARY OF PETITION

The petition proposes the development of up to 395 residential units as permitted by right and under prescribed conditions in the Neighborhood 2-C zoning district together with accessory uses and up to 25,000 square feet of non-residential uses as allowed in the Neighborhood Center zoning district. The site is currently developed with a manufactured home park and a convenience store.

PROPERTY OWNER

EB Nisbet Company

PETITIONER

Wood Partners

AGENT/REPRESENTATIVE

Bridget Grant, Moore & Van Allen, PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 21

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map recommendation for the Neighborhood 1 Place Type.

Rationale for Recommendation

- This petition is appropriate and compatible with the surrounding uses and context of the area as it increases the variety of housing types in the area.

- The site is immediately adjacent to a Community Activity Center Place Type providing direct pedestrian and vehicular access to amenities, goods, and services. In addition, the site proposes up to 25,000 square-feet of commercial uses in the NC portion of the site.
- Access to housing is a priority need in this area according to the Equitable Growth Framework Community Reports. The petition proposes 395 residential units.
- The site is within the Prosperity Village CNIP (Comprehensive Neighborhood Improvement Program) which will improve Prosperity Church Road between Old Ridge Road and Benfield Road to provide curb & gutter, sidewalk, storm drainage, bicycle lanes, on-street parking, and install a roundabout at Prosperity Church Road and Prosperity Ridge Road.
- The petition commits to a workforce housing program so that no fewer than 5% of the total residential units within Development Area 2 on the site, for a period of not less than 15 years, maintains monthly rents or sale prices that are income restricted for households earning 80% or less of the area median income.
- The petition serves as a transition between lower density residential development and the higher density, mixed-use Prosperity Village area to the south. The petition provides a well-connected street network providing multiple route options to better accommodate walking and cycling.
- The site is within ¼ mile walk of the 52X bus stop, providing transit options for current and future residents in the area.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood 1 Place Type to the Neighborhood 2 and the Neighborhood Center Place Types for the site.

PLANNING STAFF REVIEW

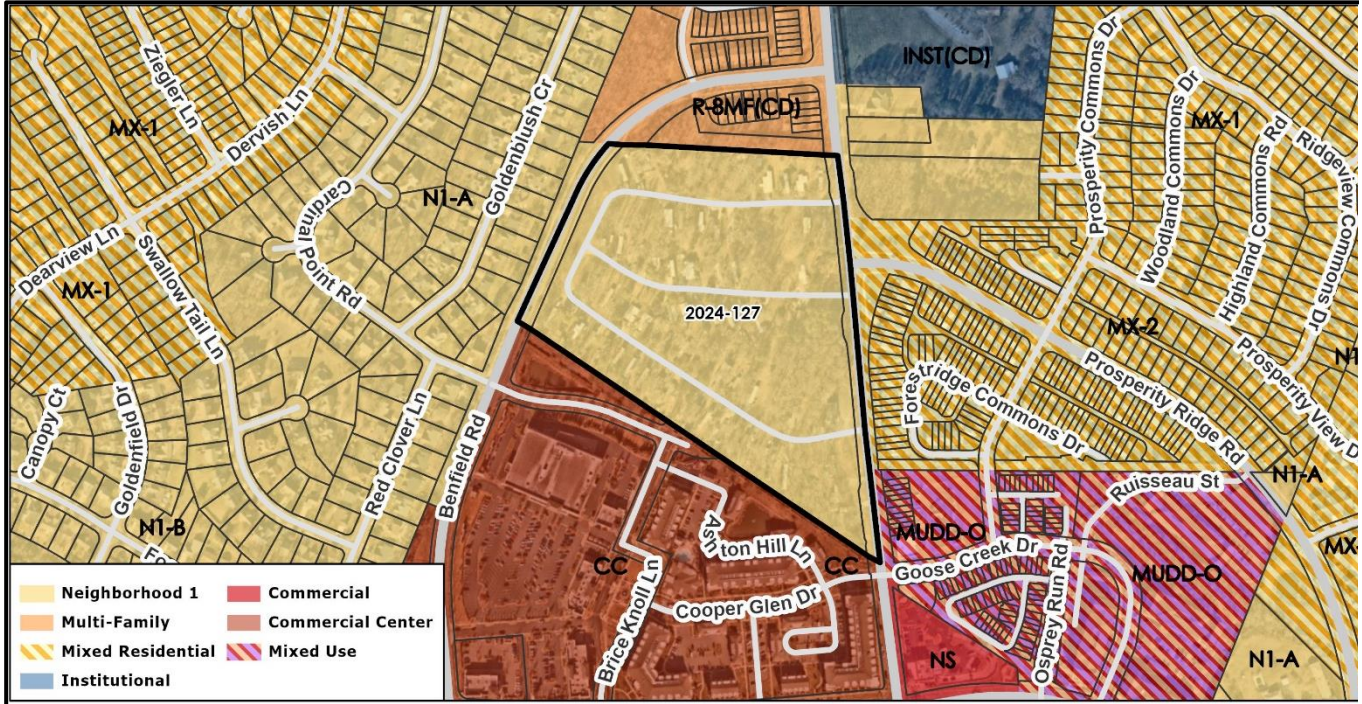
• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Allows up to 395 residential units in 2 development areas. Development Area 1 must be multi-family attached dwelling units. Development Area 2 can be any residential unit type allowed in N2-C zoning district.
- Allows up to 25,000 square-feet of non-residential uses in Development Area 3. Prohibited uses include gas station, auto repair, homeless shelter, group home, live performance venue, reception facility, vehicle rental, beneficial fill site, parking lot, public transit facility, temporary outdoor entertainment, and accessory outdoor entertainment.
- Provides a workforce housing program for rent so that no fewer than 5% of the total residential units within Development Area 2 on the site, for a period of not less than 15 years, maintains monthly rents or sale prices that are income restricted for households earning 80% or less of the area median income.
- Provides a workforce housing program for sale committing to a minimum of 14 units in Development Area 1 to be priced for sale for persons earning 80% or less than the median income for the area for a period of not less than 15 years.
- Provides two improved public park areas with a public access easement. The areas will consist of 4 or more of the following components: enhanced plantings, specialty paving materials, shading elements, seating, minimum dimension of 50-feet or more in all directions, public art/sculpture, decorative lighting, interactive elements to experience sensory stimulation such as water, music, lighting.
- Transportation improvements:
 - Access to the site will be from Prosperity Church Road, Benfield Road and the extension of Cardinal Point Road.
 - The Prosperity Village CNIP at Prosperity Church Road between Old Ridge Road and Benfield Road to provide curb & gutter, sidewalk, storm drainage, bicycle lanes, and on-street parking, and install a roundabout at Prosperity Church Road and Prosperity Ridge Road. If construction for the site commences prior to the completion of the CNIP project a fee-in-lieu may be paid for any of the improvements required along Prosperity Church Road.
 - Provides an 8-foot-wide Planting strip and an 8-foot-wide sidewalk along Prosperity Church Road, Public streets A and B, Cardinal Point Lane, and Benfield Road.

- The petitioner will extend Cardinal Point Road as a public street to office/commercial street standards.
- Network Streets A and B will be public streets and built to the office/commercial wide street cross-section with a ROW of 77-feet total to be dedicated.
- The required distance from the centerline to the future back of curb is a minimum 27-feet for Benfield Road. The petitioner will construct bicycle facilities in accordance with the Charlotte Streets Map along Benfield Road and restripe the bike lane to install a buffered bike lane.
- Access point #1 (Prosperity Church Road and Street B) shall be a right-in, right-out. Petitioner shall construct a median that extends 50-feet past the curb of the site entrance and connect to the proposed median associated with the CNIP project.
- Commits to architectural standards.

• **Existing Zoning**



- The site is zoned N1-A (Neighborhood 1-A). The surrounding zoning includes CC (Commercial Center), NS (Neighborhood Center), R-8MF(CD) (Multifamily, conditional), MUDD-O (Mixed Use Development District, Optional), MX-2 (Mixed used) and N1-A.



The site (indicated by the red star above) is located on the west side of Prosperity Church Road, along either side of Nada Park Circle and Butner Trail Lane, southeast of Benfield Road.



The area to the north along Benfield Road is developed with a townhome community.



The area to the south is developed by the mixed-use Prosperity Village Square.

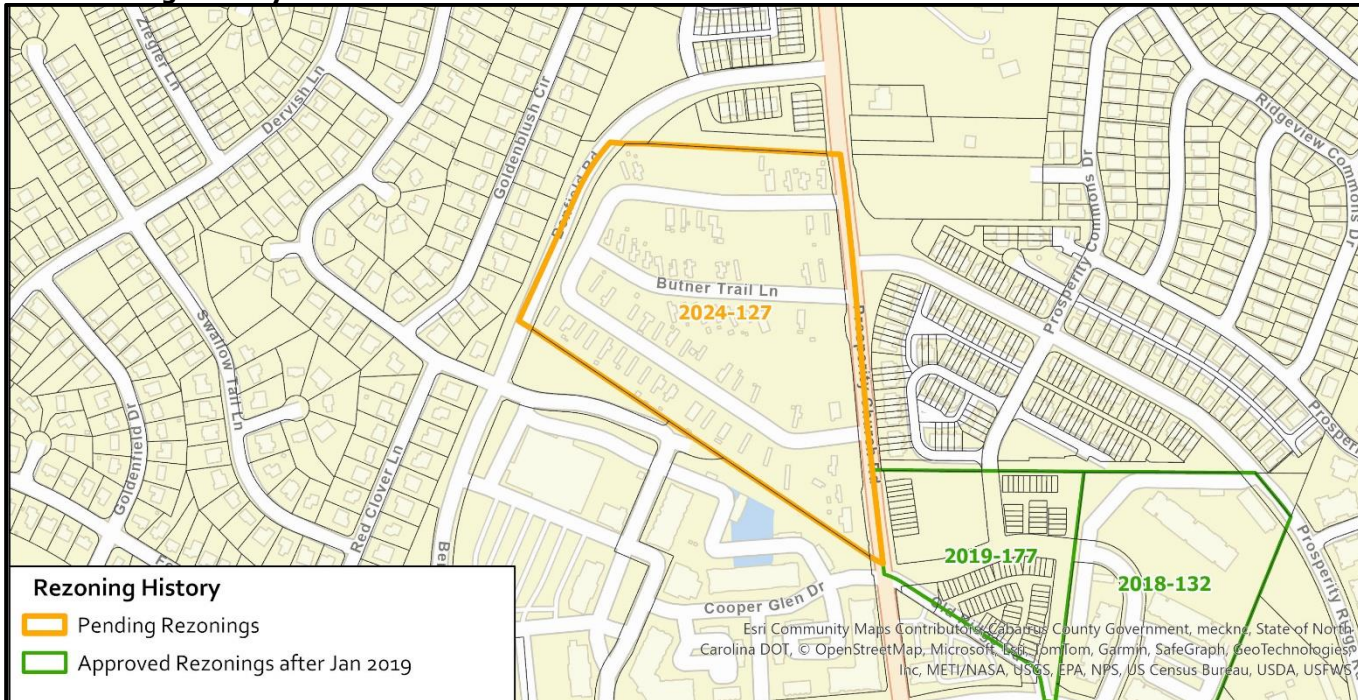


The area to the west along Cardinal Point Road is developed with a single family neighborhood.



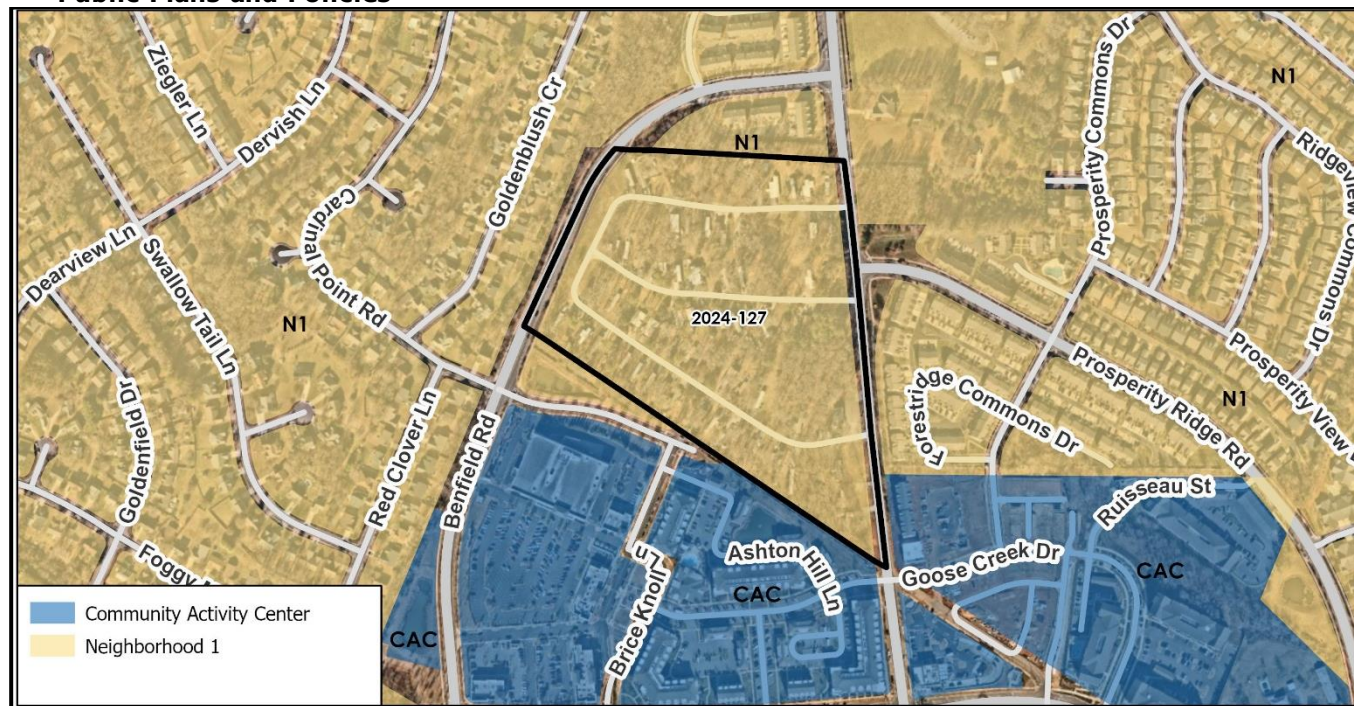
The area to the east along Prosperity Church Road is developed with a townhome community.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-177	Rezoned 7.0 acres from UR-2(CD) (Urban Residential, Conditional) and NS (Neighborhood Services) to MUDD-O (Mixed Use Development District, Optional) to allow 79 single-family attached residential units, and 15,000 square feet of commercial uses.	Approved
2018-132	Rezoned 10.5 acres from R-3 (Single Family Residential) to MUDD-O (Mixed Use Development District, Optional) to allow up to 260 residential units and up to 10,000 square feet of commercial uses.	Approved

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood 1 Place Type.

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to Prosperity Church Road, a City-maintained minor arterial, north of Ridge Road, a City-maintained major arterial. A Comprehensive Transportation Review (CTR) is required for this site due to the site falling within the low intensity development. Based on the 3,154 daily trips, this will trigger a Traffic Impact Study and Tier 3 multimodal assessment. TIS was approved on 05/16/2025. All outstanding CDOT comments have been addressed.

- **Active Projects:**

- Prosperity Church Road Improvements (Prosperity Village CNIP)
 - Improve Prosperity Church Road between Old Ridge Road and Benfield Road to provide curb & gutter, sidewalk, storm drainage, bicycle lanes, and on-street parking, and install a roundabout at Prosperity Church Road and Prosperity Ridge Road.
 - Anticipated Completion Date: 2027

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 427 trips per day (based on 60 mobile home dwelling units).

Entitlement: 612 trips per day (based on 58 single family dwelling units).

Proposed Zoning: 3,154 trips per day (based on 25,000 square-feet of retail, 18 single family attached dwelling units, and 377 multi-family dwelling units.).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** This development may add 48 students to the schools in this area.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Blythe Elementary from 102% to 104%.
 - JM Alexander Middle from 92% to 94%.
 - North Mecklenburg High from 107% to 108%.

- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main along Prosperity Ridge Road. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located inside the zoning boundary. See advisory comments at www.rezoning.org
- **Erosion Control:** No outstanding issues.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** See advisory comments at www.rezoning.org
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING
<u>Site and Building Design</u> 1. Please quantify and define open space enhancements. Addressed

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Michael Russell (704) 353-0225