

REQUEST

Current Zoning: N1-A (Neighborhood 1-A)
Proposed Zoning: N2-A (Neighborhood 2-A)

LOCATION

Approximately 10.003 acres located along the west side of Steele Creek Road, north of Long Talon Way, and south of Hamilton Road.



SUMMARY OF PETITION

The petition proposes all uses permitted by-right and under prescribed conditions in the N2-A (neighborhood 2, A) zoning district.

PROPERTY OWNER

Vivian S Brown Kramer, Margaret Alice Brown Teele, Julia Mae Draeger and John Wilson Brown, Jr.

**PETITIONER
AGENT/REPRESENTATIVE**

Stanley Martin Homes
Bridget Grant; Moore and Van Allen

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 11

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for Neighborhood 2 Place Type

Rationale for Recommendation

- The Neighborhood 2 Zoning Districts are intended to accommodate a mixture of moderate to high-intensity residential development types and also serves as a transition between less intense residential development and higher intensity mixed-use centers.
- The N2-A Zoning District is intended for the development of multi-family attached dwellings with lower-intensity residential dwellings, including single-family, duplex, triplex, and quadraplex dwellings are

also allowed in the zoning district, subject to the standards of the N1-E Zoning District, or as components of a multi-dwelling development.

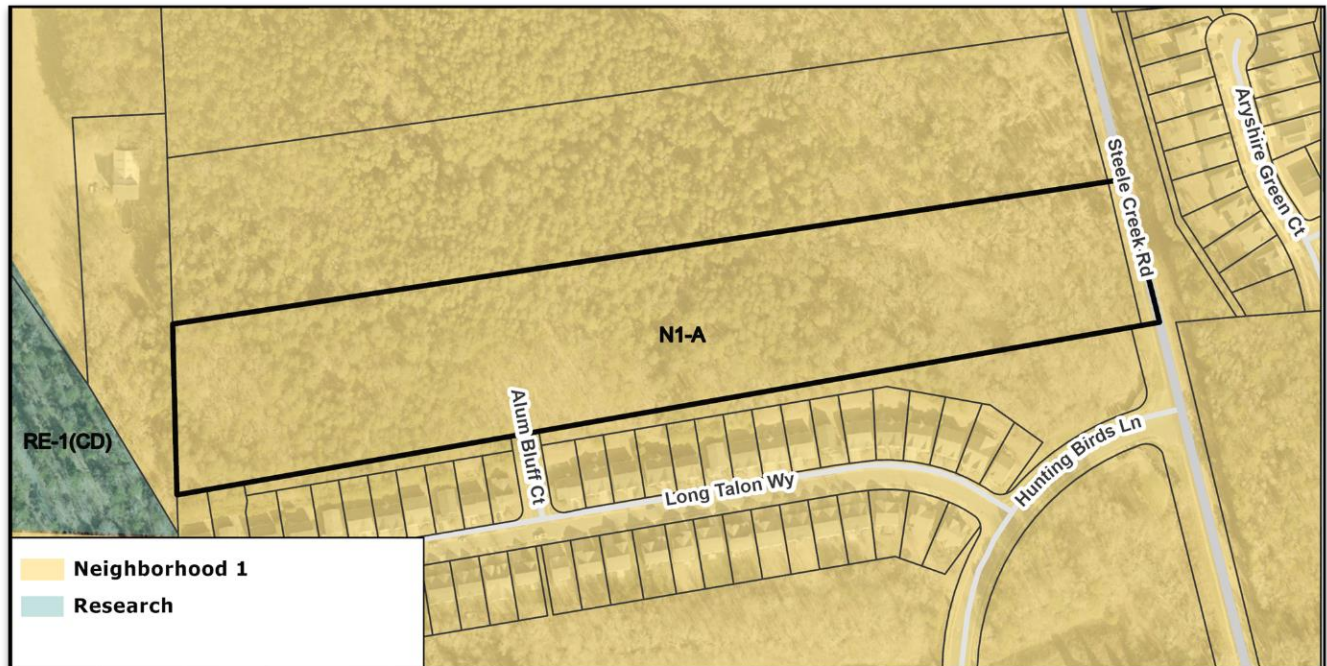
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 2: Neighborhood Diversity & Inclusion
 - 3: Housing Access for All

PLANNING STAFF REVIEW

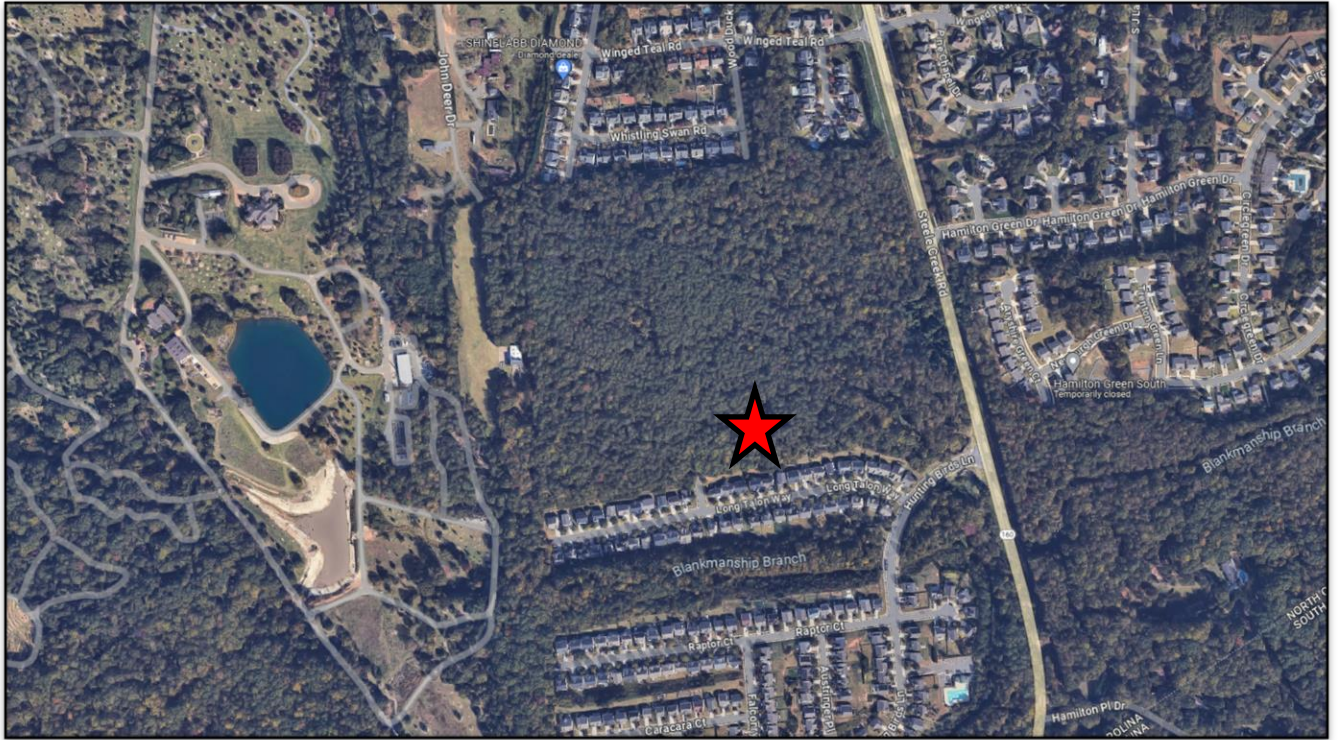
- **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.

- **Existing Zoning**



- The area surrounding the site is primarily zoned Neighborhood 1-A with research zoning adjacent to the site.



The site is currently vacant, located around residential neighborhoods.



The site is currently vacant.



North of the site is a large residential neighborhood.

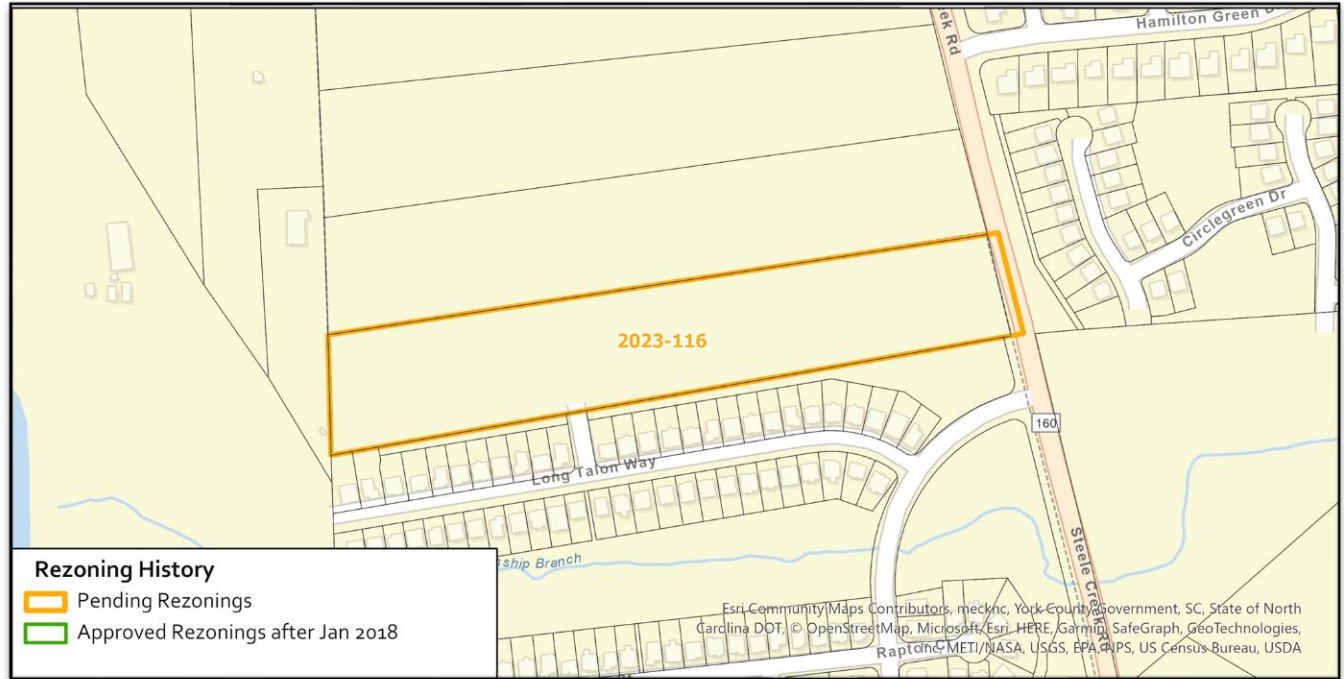


East of the site is a residential neighborhood.



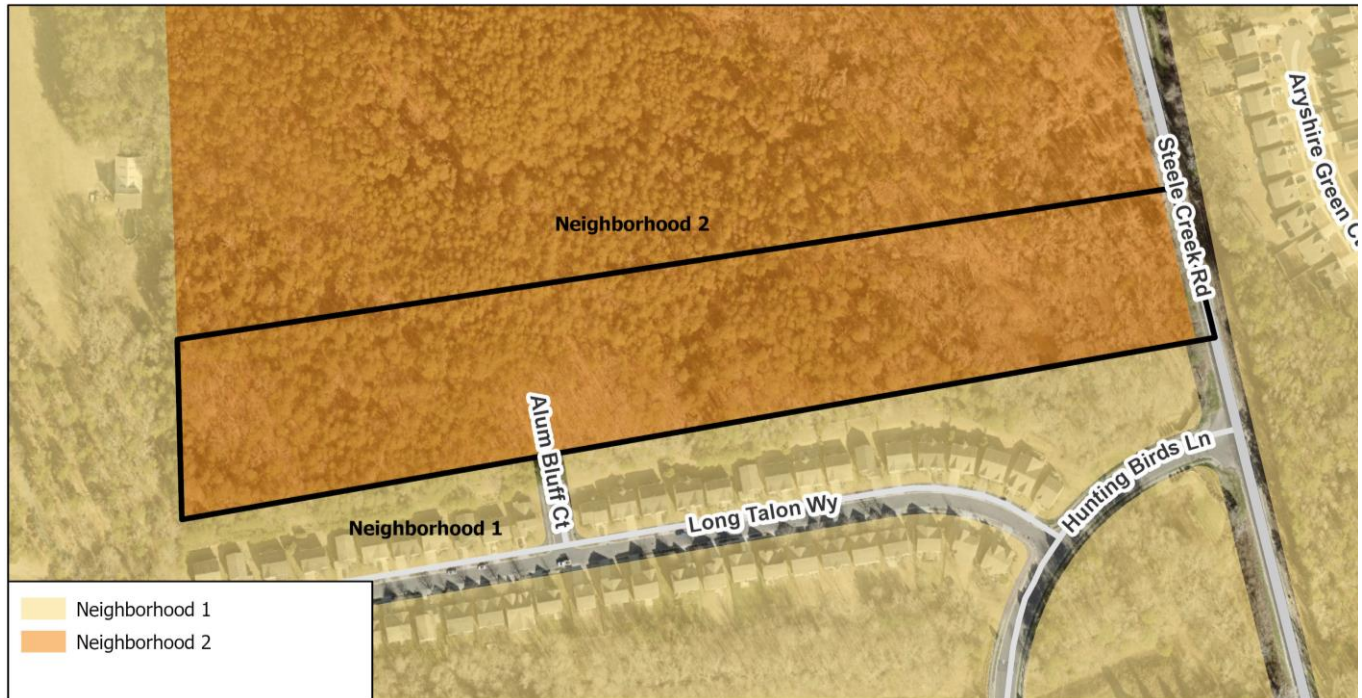
South of the site is a vacant lot and a residential neighborhood.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
	No recent rezonings in the immediate area	

- Public Plans and Policies**



- The 2040 Policy Map (2022) calls for the Neighborhood 2 Place Type.

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to Steele Creek Road, a State-maintained major arterial, north of Hunting Birds Lane, a privately maintained local street. The petition is located in a lake wylie wedge outside of Route 4, within the Steele Creek Area Plan.
- **Active Projects:**
 - NCDOT STIP NC 160
 - Project will widen to multi-lanes from South Carolina to NC49
 - Project scheduled to begin in 2028.
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant).
 - Entitlement: 335 trips per day (based on single family).
 - Proposed Zoning: 340 trips per day (based on apartments).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
 - River Gate Elementary currently at 101%
 - Southwest Middle currently at 140%
 - Palisades High currently at 83%
- **Charlotte Water:** No comments submitted.
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** No comments submitted.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Emma Knauerhase (704)-432-1163