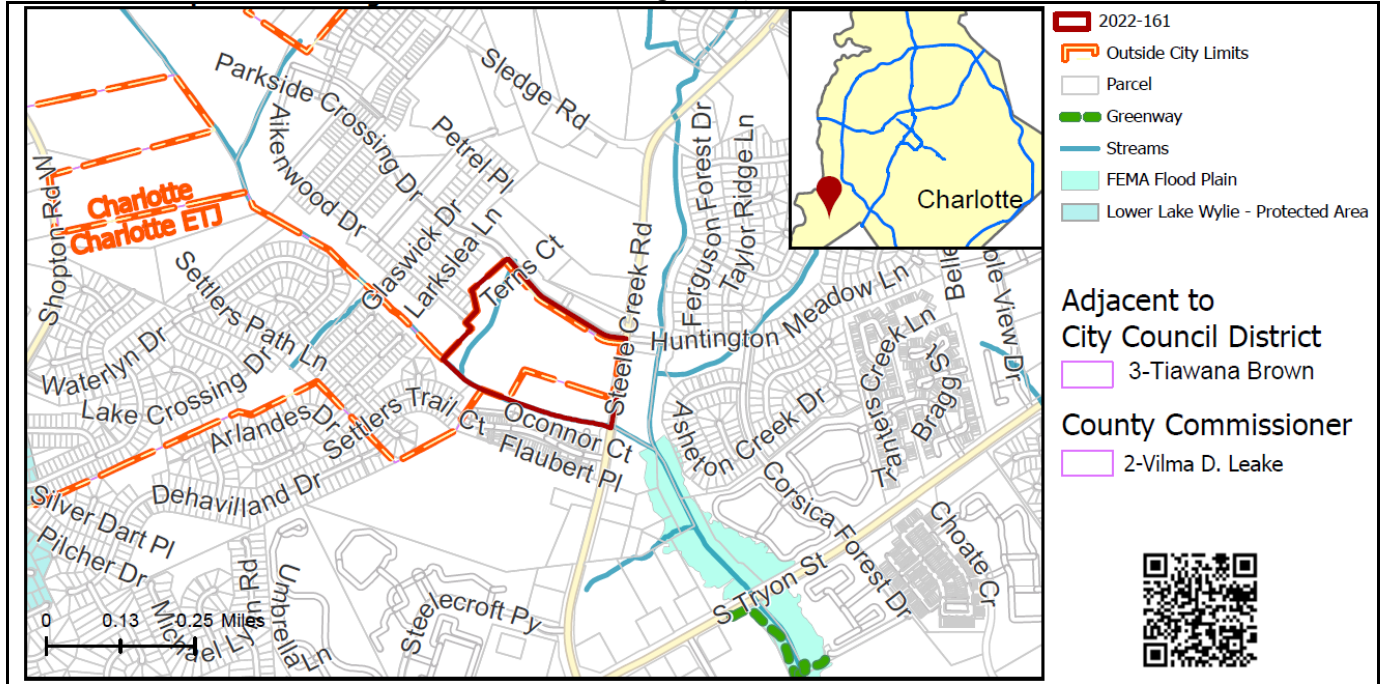


REQUEST

Current Zoning: N1-A (Neighborhood 1)
Proposed Zoning: UR-2 (CD) (Urban Residential, Conditional)

LOCATION

Approximately 29.33 acres located west of Steele Creek Road, south of Parkside Crossing Drive, and north of Settlers Trail Court.



SUMMARY OF PETITION

The petition proposes to allow up to 169 single family attached dwelling units on a vacant site in the Steele Creek community.

PROPERTY OWNER

Steele Creek (1997), LLC

PETITIONER

Pulte Group

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: 5

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map recommendation for Neighborhood 1 place type.

Rationale for Recommendation

- The petition is within ½ mile of a Community Activity Center, providing services within a 10 minute walk or bicycle ride.
- The proposed single family attached dwellings are compatible with the adjacent single family attached dwellings to the south and approved cottage court neighborhood to the north of the site.
- The proposed single family attached dwellings would provide an additional housing option in close proximity to a Community Activity Center.
- The petition commits to dedicating 3.5 acres to Mecklenburg County for future park development.

- The petition commits to improving the pedestrian and bicycle infrastructure on the site’s public street frontage by implementing a 12’ multi-use path along both Steele Creek Road and Parkside Crossing Drive.
- 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

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

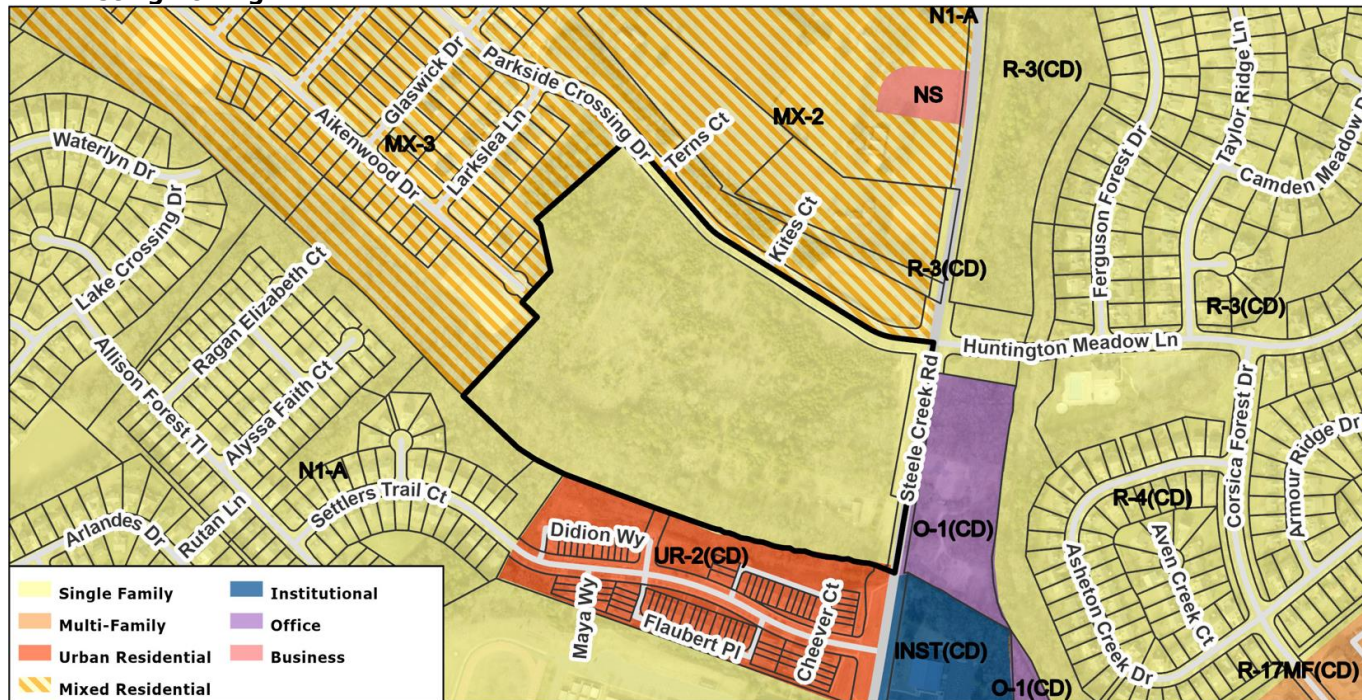
PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Proposes a community of up to 169 single family attached dwelling units.
- Commits to 105 alley loaded units and 64 front loaded units.
- Indicates between 3-6 units per building.
- Limits building height to 48’.
- Dedicates 3.5 acres along Steele Creek Road to Mecklenburg County for future park development.
- Commits to the following transportation improvements:
 - Dedication of 61’ of right-of-way from the centerline of Steele Creek Road.
 - 8’ planting strip and 12’ multi-use path along Steele Creek Road and Parkside Crossing Drive.
 - Internal public street network integrated with surrounding public streets.
- Illustrates 35’ setback from back of curb along internal public streets for front loaded units and 20’ setback for alley loaded units.
- Commits to a 50’ Class C buffer along western property boundaries.
- Commits to architectural standards including usable porches and stoops, recessed garage doors, and blank wall limitations.
- Proposes amenity areas to include hardscape, gathering areas, and seating opportunities.

• **Existing Zoning**



- The site is currently zoned N1-A and is surrounded by a range of different zoning districts including N1-A, MX-2, MX-3, UR-2(CD), and O-1(CD).



The site, marked by a red star, is surrounded by a mix of uses including single family detached, single family attached, institutional, office, and commercial uses.



Streetview of vacant land to the north site that was recently rezoned for a cottage court neighborhood.



Streetview of a construction site east of the petition site that was recently rezoned for office use.

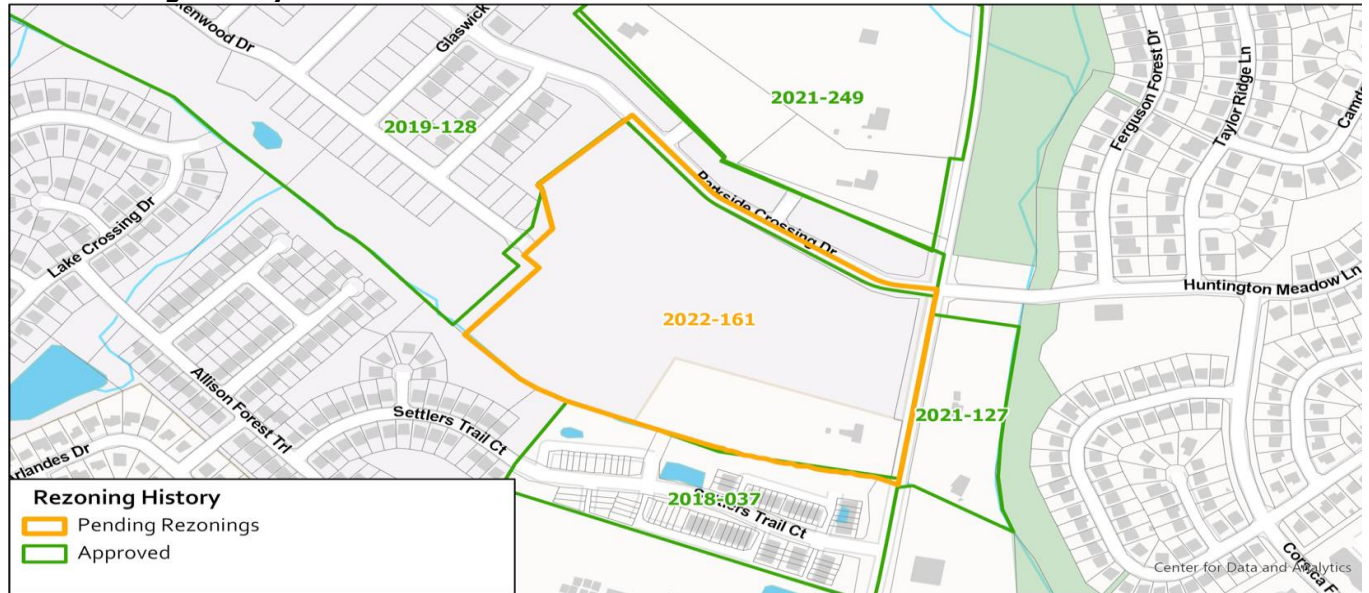


Streetview of newly constructed single family attached dwellings to the south of the site.



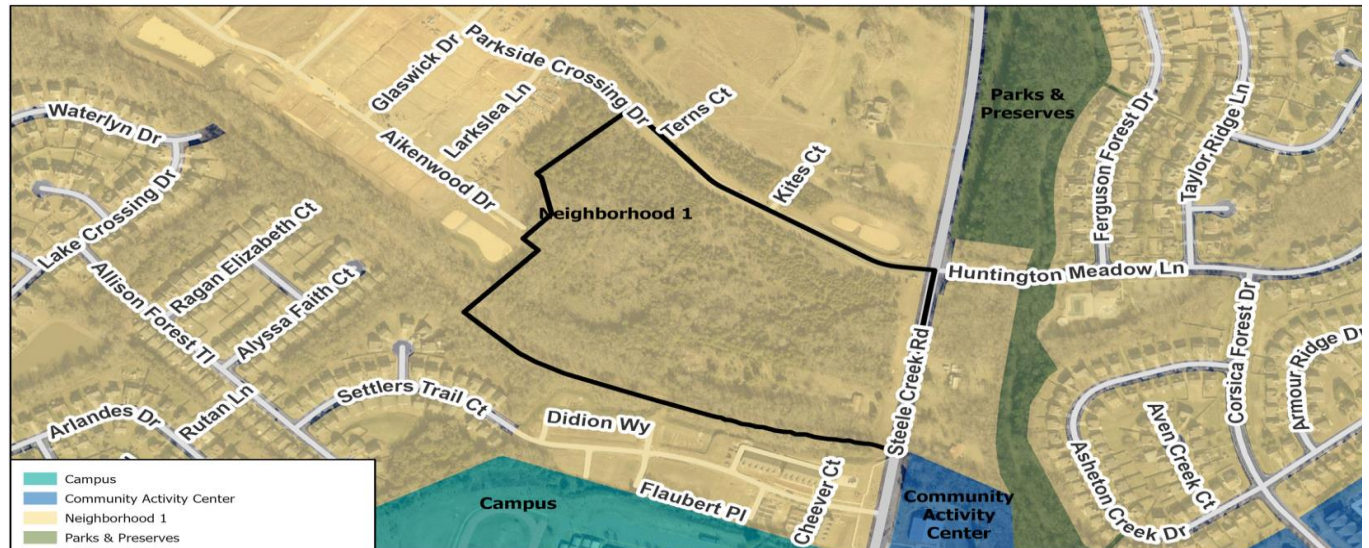
Streetview of single family detached dwellings to the west of the site along Harvey Walker Lane.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-249	Petition to allow 7,700 square feet of NS uses and 160 single family dwellings and duplexes in a cottage court layout.	Approved
2021-127	Petition to allow 36,000 square feet of medical, dental, and general office uses.	Approved
2019-128	Petition to allow 550 single family attached and detached dwellings and 150 continuing care/retirement community units.	Approved
2018-037	Petition to allow 75 single family attached dwellings.	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Neighborhood 1 place type for the site.

- **TRANSPORTATION SUMMARY**

- The petition is located on the west side of Steele Creek Road, a State-maintained major throughfare south of Parkside Crossing Drive, a future City-maintained collector street. A Traffic Impact Study (TIS) was previously completed for this site under the previous rezoning petition, RZP 2019-128. The expected trip generation for this petition is comparable to what was previously approved in RZP 2019-128, and an updated traffic study is not required for this petition. All outstanding CDOT issues have been addressed.
- **Active Projects:**
 - Steele Creek Rd/NC-160 Widening (Tryon St. to I-485)
 - U-5766B
 - Right-of-Way 2024
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant land).
 - Entitlement: 890 trips per day (based on 87 single family detached dwellings).
 - Proposed Zoning: 1,240 trips per day (based on 169 single family attached dwellings).

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 outstanding issues.
- **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:** Development allowed with the existing zoning could generate 51 students, while development allowed with the proposed zoning may produce 25 students. Therefore, the net increase in the possible number of students generated from existing zoning to proposed zoning is 0.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Winget Park Elementary from 96% to 99%
 - Southwest Middle at 140%
 - Olympic High at 83%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water transmission main located along Steele Creek Road. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 21-inch gravity sewer main located within parcel 199-06-169 an existing 8-inch gravity sewer main located on Steele Creek Road. See advisory comments at www.rezoning.org
- **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 outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** See Outstanding Issues, Note 1.

OUTSTANDING ISSUES

Site and Building Design

- ~~1. Tree save area on land to be dedicated to Mecklenburg County must first be platted and recorded as tree save and follow all tree save rules.~~ **ADDRESSED**
- ~~2. Label all references to proposed zoning as UR-2(CD).~~ **ADDRESSED**

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Joe Mangum (704) 353-1908