



REQUEST

Current Zoning: O-2(CD) (Office, Conditional), O-2(CD) ANDO (Office, Conditional, Airport Noise Disclosure Overlay)
Proposed Zoning: N2-A(CD) (Neighborhood 2-A, Conditional), N2-A(CD) ANDO (Neighborhood 2-A, Conditional, Airport Noise Disclosure Overlay)

LOCATION

Immediately south of 8125 Steele Creek Road, Charlotte, NC 28217

Approximately 6.97 acres located on the east side of Steele Creek Road, north of Brightside Drive, and south of Whispering Pines Lane.



SUMMARY OF PETITION

The petition proposes to develop a vacant, wooded site in the Steele Creek community with 72 townhome-style units.

PROPERTY OWNER

Tennyson Curtis

PETITIONER

Embark Development Company LLC

AGENT/REPRESENTATIVE

John Carmichael, Robinson Bradshaw

COMMUNITY MEETING

The community meeting was held on October 22, 2025 and 3 people from the community attended.

The community meeting report notes that items discussed at the meeting included an overview of the townhome proposal and upcoming meeting schedule. Concerns expressed by the community include cut-through traffic, traffic on Steele Creek Road, and the number of units being proposed. The full meeting report is available online.

**STAFF
RECOMMENDATION**

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

Plan Consistency

The petition is **consistent** with the goals and policies of the *Southwest Middle Community Area Plan*. The petition may facilitate the following priority goals of the area plan:

- 1: 10 Minute Neighborhoods may be facilitated by the proposed townhomes being connected by sidewalk and within 1/4 mile of a commercial area and employment centers.
- 2: Neighborhood Diversity & Inclusion may be facilitated by introducing 72 townhome-style units to the area which has predominantly single family residential development to the north and east.

Rationale for Recommendation

- The site is adjacent to townhome-style residential dwellings to the south along Steele Creek Road which are similar to this project's proposal.
- Where closest to single family detached residential dwellings to the northeast, the petitioner has committed to a 25' Class B landscape yard. The petitioner has also committed a 10' Class C landscape yard planted to Class B standards along the remainder of the northern and eastern property boundaries. Both landscape yards exceed ordinance requirements to provide additional sensitivity to adjacent uses.
- The site is within 1/4 mile of bus stops for CATS Route 55 and 56, providing service to the Arrowood Blue Line Station and the Charlotte Premium Outlets.
- The project proposes development that aligns with the *2040 Policy Map*'s Neighborhood 2 Place Type designation on the site.

PLANNING STAFF REVIEW

• **Background and Zoning District Summary**

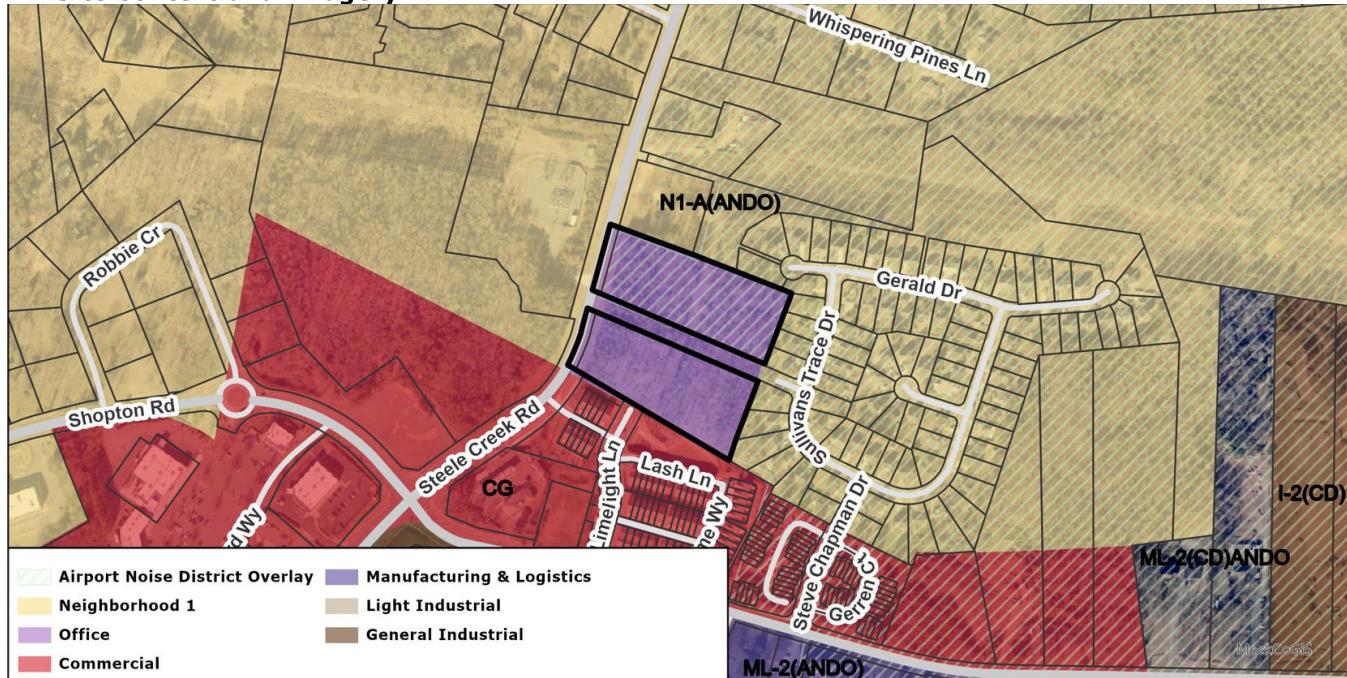
- Existing Zoning:
 - O-2(CD) and O-2(CD) ANDO: The O-2 district is a legacy zoning district that allows for general office uses and some commercial uses. The site has a conditional O-2 zoning limiting the use to a hotel. A portion of the site is located within the Airport Noise Disclosure Overlay.
 - ANDO: The Airport Noise Disclosure Overlay provides notice to property owners that the use and enjoyment of the property is subject to over flights and noise consistent with airport operations.
- Proposed Zoning:
 - N2-A(CD) and N2-A(CD) ANDO: This district is intended for the development of multi-family attached dwellings, either as standalone buildings or as components of multi-dwelling developments. A portion of the site is located within the Airport Noise Disclosure Overlay.
 - ANDO: The Airport Noise Disclosure Overlay provides notice to property owners that the use and enjoyment of the property is subject to over flights and noise consistent with airport operations.
 - Conditional (CD): This petition includes a site plan and proposes site-specific commitments that further restricts the use of the site.

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Proposes a community of 72 multi-family attached dwellings with 2-5 units per building.
- 30 units front on public streets, 26 units front on open space, and 12 front on the rear property boundary.
- Establishes a public street network through the site by extending street stubs to connect to neighborhoods to the east and south.
- Provides recessed parking along public streets near the centrally located tree save and open space areas.
- Installs a southbound left turn lane into the site on Steele Creek Road.
- Implements 8' planting strip and 8' sidewalk along the site's Steele Creek frontage as well as Red Spring Drive and the Limelight Lane extension through the site.
- Commits to a 25' Class B landscape yard along the northeastern property boundary where closest to single family detached dwellings.
- Commits to a 10' Class C landscape yard planted to Class B standards along the remainder of the northern and eastern property boundaries.
- Provides a menu of common open space amenities of which the petitioner commits to implementing a minimum of two of the improvements.
- **Commits to providing sound mitigation with windows at a Sound Transmission Class Rating Value of 33.**

- **Site Context and Imagery**



- The site is zoned O-2(CD) (General Office, Conditional) with the northern half of the site being within the ANDO (Airport Noise Disclosure Overlay). The site is surrounded by N1-A ANDO (Neighborhood 1-A, Airport Noise Disclosure Overlay) to the north and east, CG (General Commercial) to the south, and CG (General Commercial) and N1-A (Neighborhood 1-A) to the west.



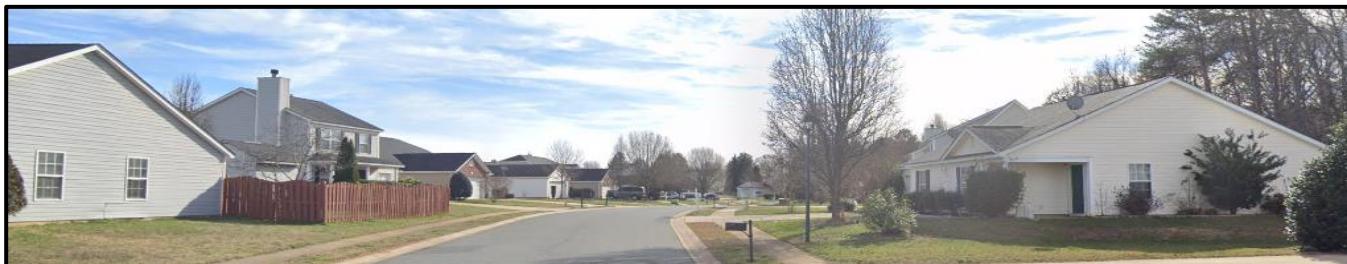
The site, marked by a red star, is surrounded by single family residential to the north and east, multi -family attached residential to the south, and utilities and vacant land to the west.



Street view of the site as seen from Steele Creek Road. The construction site for adjacent multi-family attached dwellings is viewable on the right side of the image.



Street view of single family residential use to the north of the site along Steele Creek Road.



Street view of single family detached residential dwellings to the east of the site along Sullivans Trace Drive.

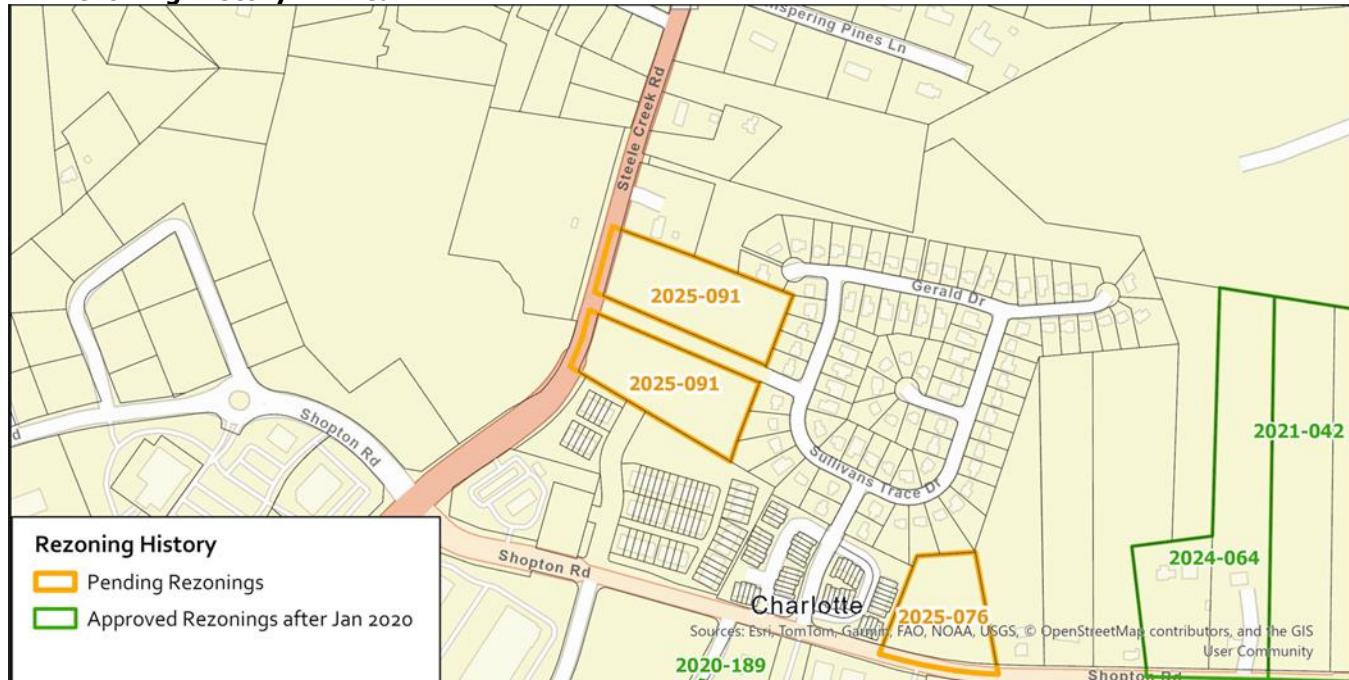


Street view of multi-family attached residential dwellings to the south of the site as seen from Steele Creek Road.



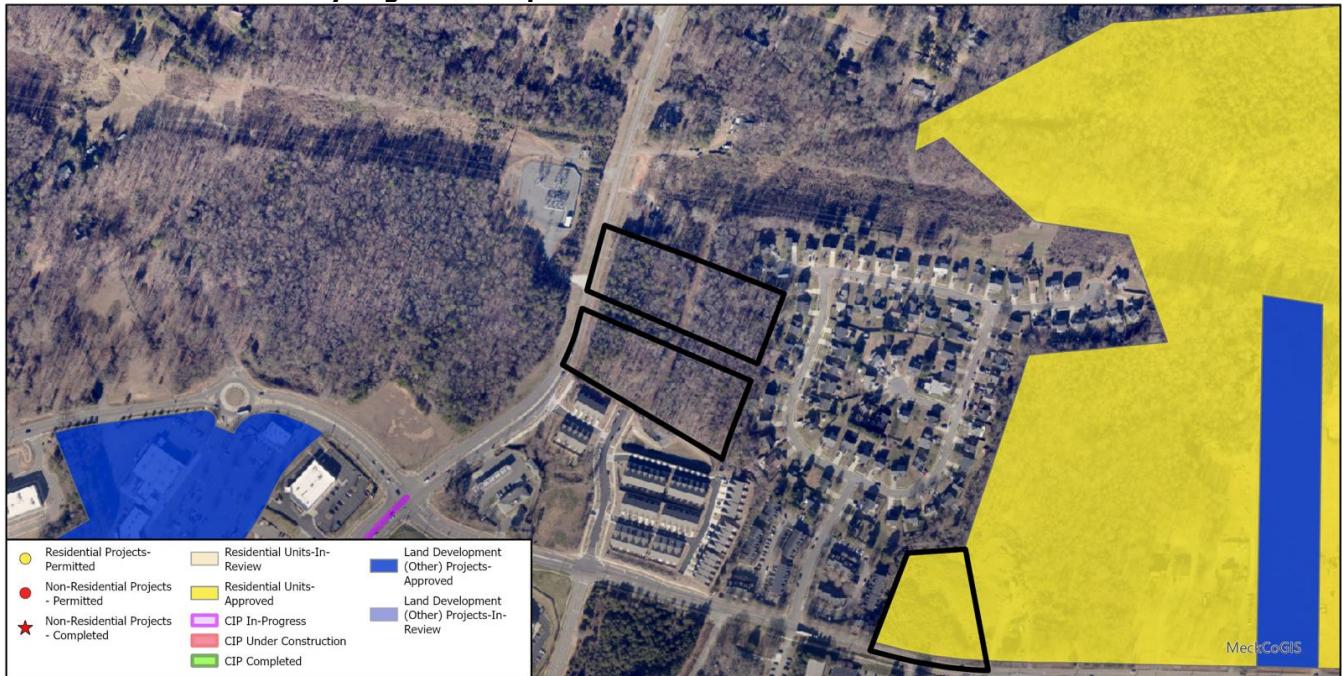
Street view of utilities and vacant, wooded land to the west of the site across Steele Creek Road.

- **Rezoning History in Area**



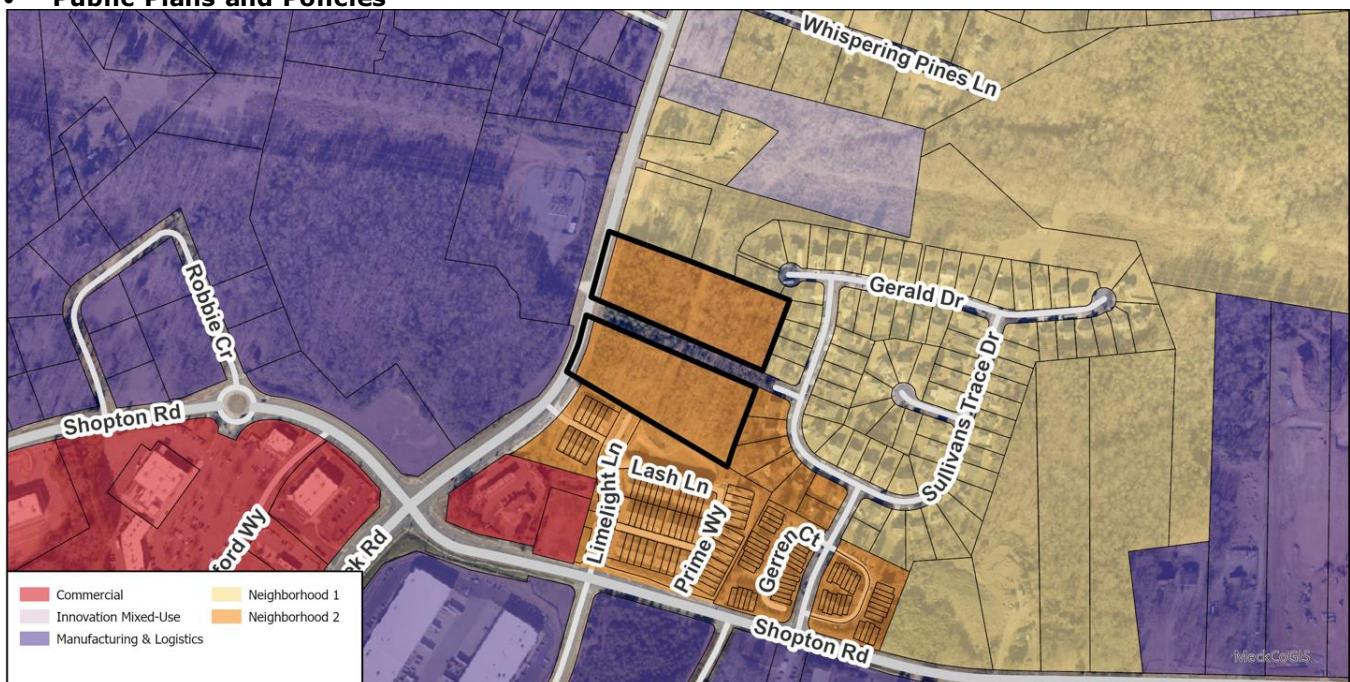
Petition Number	Summary of Petition	Status
2025-076	Request to rezone 2.58 acres from CG ANDO (General Commercial, Airport Noise Disclosure Overlay) to N2-A(CD) ANDO (Neighborhood 2-A, Conditional, Airport Noise Disclosure Overlay) to allow for 24 townhome-style units.	Pending
2024-064	Rezoned 7.59 acres from N1-A ANDO (Neighborhood 1-A, Airport Noise Disclosure Overlay) to ML-2(CD) ANDO (Manufacturing & Logistics 2, Conditional) to allow an illegal contractor office with outdoor storage to be brought into compliance with the UDO	Approved, no permits submitted.
2021-042	Rezoned 10.73 acres from I-1(CD) AIR (Light Industrial, Conditional, Airport Noise Overlay) to I-2(CD) AIR (General Industrial, Conditional, Airport Noise Overlay) to allow for uses permitted in the district while prohibiting some noxious and high traffic generating uses.	Approved, permit approved (LDCP-2025-00458), construction complete for light industrial building.
2020-189	Rezoned 2.66 acres from R-3(Single Family Residential) to I-2 (General Industrial) to allow for all uses permitted in the district.	Approved, no permits submitted.

- **Infrastructure and By-Right Development**



- This map depicts infrastructure projects, rezonings, and projects occurring by-right in the vicinity of the subject rezoning. By-right development is development that without exception complies with all standards of the zoning district in which the development is taking place. A project occurring by-right denotes that the development is allowed on the property and needs only to show that the development will meet the ordinance standards).
- More information on the specific projects in this area can be found using [Development Near Me](#)

- **Public Plans and Policies**



- The *Southwest Middle Community Area Plan* and accompanying *2040 Policy Map* recommends the Neighborhood 2 Place Type. The proposed rezoning is in alignment with the adopted Neighborhood 2 Place Type.
 - Neighborhood 2 places are higher density housing areas that provide a variety of housing types such as townhouses and apartments alongside neighborhood-serving shops and services.
 - This site is within the *Southwest Middle Community Area Plan*. The rezoning petition supports the priority goals 1 and 2. Goal 1: 10 Minute Neighborhoods may be facilitated by providing

housing in an area that is connected to commercial and employment sites using existing pedestrian infrastructure . Goal 2: Neighborhood Diversity & Inclusion may be facilitated by introducing 72 townhome-style units to an area that has predominantly single family detached housing to the north and east with some denser housing types located to the south of the site.

- **INFRASTRUCTURE COMMENTS**

- **Charlotte Department of Transportation**

- The site is adjacent to Steele Creek Road, a State-maintained major arterial, north of Shopton Road, a State-maintained, minor arterial. A Traffic Impact Study (TIS) is not required for the site due to the development generating site trips under ordinance thresholds and not meeting additional TIS triggers. All outstanding CDOT issues have been addressed.

- **Active Projects:**

- TIP - Steele Creek Road (NC 160)

- Project Limits: I-485 to Western Pkwy.
 - TIP Number: Not applicable
 - Advanced Project Description: Widen from 4 lanes to 6 lanes, with median and multi-use path
 - ROW Year: Undetermined
 - Construction Year: Undetermined

- **Transportation Considerations:**

- See Outstanding Issues, Notes 1-7.

- **Vehicle Trip Generation:**

- Current:
 - Existing Use: 0 trips per day (based on vacant land).
 - Existing Zoning Entitlements: 563 trips per day (based on 91 room hotel).
 - Proposed Zoning: 498 trips per day (based on 72 multi-family attached dwellings).

- **Storm Water Services**

- The petitioner provided notes regarding development within any SWIM or water quality buffers as requested and standard provisions committing to comply with Stormwater Articles 23 through 28 in the UDO.

- **Considerations:**

- No outstanding issues.

- **Charlotte Water**

- Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water distribution main along Steele Creek Rd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located inside the property boundary.

- **Considerations:**

- See advisory comments at www.rezoning.org

- **Charlotte-Mecklenburg Schools**

- The development may add 10 students to the schools in this area. The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:

- Steele Creek Elementary currently at 83% utilization.
 - Kennedy Middle currently at 120% utilization.
 - Olympic High currently at 81% utilization.

- **Considerations:**

- Existing school capacity in this area is currently adequate for elementary, middle, and high schools. Utilization is above 100% for middle school; however, it is below the flex limit of 130%.

- See advisory comments at www.rezoning.org

- **Charlotte Area Transit System**
 - **Considerations:**
 - No comments submitted.

CITY DEPARTMENT COMMENTS

- **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.
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Urban Forestry:** No outstanding issues.

MECKLENBURG COUNTY COMMENTS

- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Park and Recreation Department:** No comments submitted.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING

Transportation

1. ~~Revise site plan and conditional note(s) to commit to dedicate minimum 54 feet right of way from the road centerline along Steele Creek Road. The site plan shall label and dimension the right of way from the road centerline. 54 feet is minimum Right of way dedication along Steele Creek Road. With addition of Right Turn Lane extend right of way dedication to the back of sidewalk and revise dimension(s) accordingly. If ROW is placed at the back of sidewalk and not 2 feet behind the sidewalk add a 2 foot sidewalk utility easement behind the sidewalk.~~ **ADDRESSED**
2. ~~Revise site plan and conditional note(s) to provide a minimum 100 ft protected stem from Steele Creek Road measured from the Right of way. If NCDOT is okay without a 100 ft protected stem provide correspondence from NCDOT to chris.manno@charlottenc.gov. If NCDOT does not have stem requirements the location of private alley #1 will still need to meet UDO requirements of 75 feet from an unsignalized intersection. Distance is measured from Point of Curvature (PC) of driveway to PC of intersection.~~ **ADDRESSED**
3. ~~Add 10x10 sight visibility triangle to driveway along Limelight Lane and Private Alley #3.~~ **ADDRESSED**
4. ~~Ensure all on street parking zones are a minimum of 20 ft (tangent) from the Point of Curvature of the driveway (Typical throughout the site plan).~~ **ADDRESSED**
5. ~~Show a minimum 2ft ROW or SUE behind sidewalk throughout the site. Make sure no structures or seating areas are located with the Right of way or Sidewalk Utility Easement (SUE).~~ **ADDRESSED**
6. ~~Revise site plan to eliminate conflict within 10x10 sight triangle. Car parked in driveway is in 10x10 sight triangle for first lot along private alley #1.~~ **ADDRESSED**
7. ~~Align Red Spring Drive with existing roadway (centered along ex. Centerline) and avoid the kinked alignment.~~ **ADDRESSED**

Site and Building Design

8. ~~Replace the proposed uses of "single family attached" with "multi family attached" to match UDO language.~~ **ADDRESSED** Add duplexes, triplexes, and quadplexes to multi-family attached, as technically these are different definitions in the UDO. **OUTSTANDING**
9. ~~Revise the development data table and conditional notes to indicate a proposed unit count of 72 to reflect the additional units possible with the alternative building layout.~~ **ADDRESSED**
10. ~~Quantify open space amenities. For example, "Seating shall be provided a 1 linear feet of seating per 30 square feet of public open space."~~ **ADDRESSED**