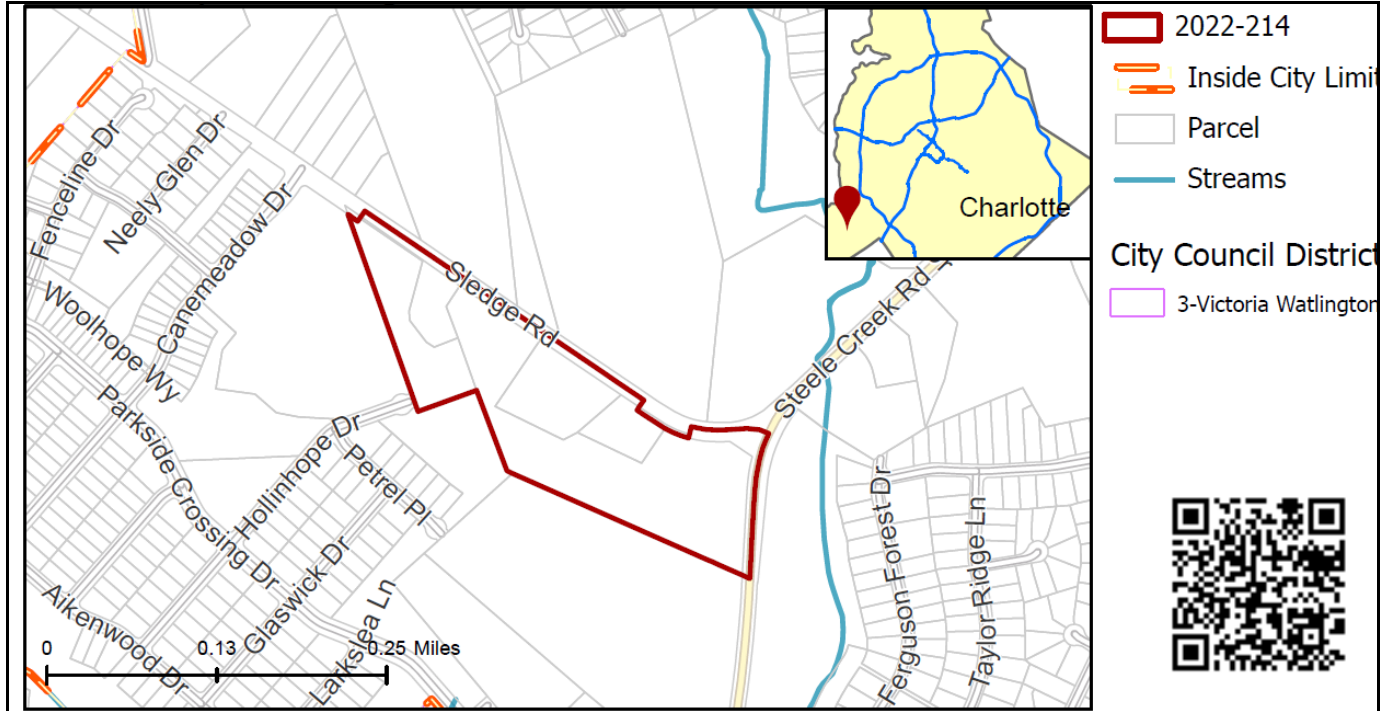


REQUEST

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

LOCATION

Approximately 16.36 acres located north of Sledge Road and east of Steele Creek Road.



SUMMARY OF PETITION

The petition proposes to redevelop a site in the Steele Creek community currently occupied by four large lot single family detached dwellings with a continuing care community that could include 22 independent living units, 100 skilled nursing beds, and 70 assisted living beds.

PROPERTY OWNER

Teddy R. Wilson, David Scott Suther, Jeffrey Wayne Ellis, Mary Thompson Hammond, Marry Thompson Hammond Revocable Trust, Matthew Philip and Emily Hammond Warnke, Hilda M. Thompson

**PETITIONER
AGENT/REPRESENTATIVE**

Liberty Senior Living
John Carmichael, Robinson Bradshaw

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 10.

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

Rationale for Recommendation

- The proposed continuing care community would provide needed housing and care options for seniors in the Steele Creek community.
- The site is adjacent to a site that was rezoned via petition 2019-128 to UR-2(CD) to allow 150 senior independent living units.

- The petition will improve pedestrian and bicycle mobility by providing 8’ planting strip and 12’ multi-use paths along the site’s Steele Creek Road and Sledge Road frontages. Additionally, the petition would install a pedestrian crosswalk with pedestrian signals across Steele Creek Road at Sledge Road to connect to a future greenway.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities
 - 8: Diverse & Resilient Economic Opportunity

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.

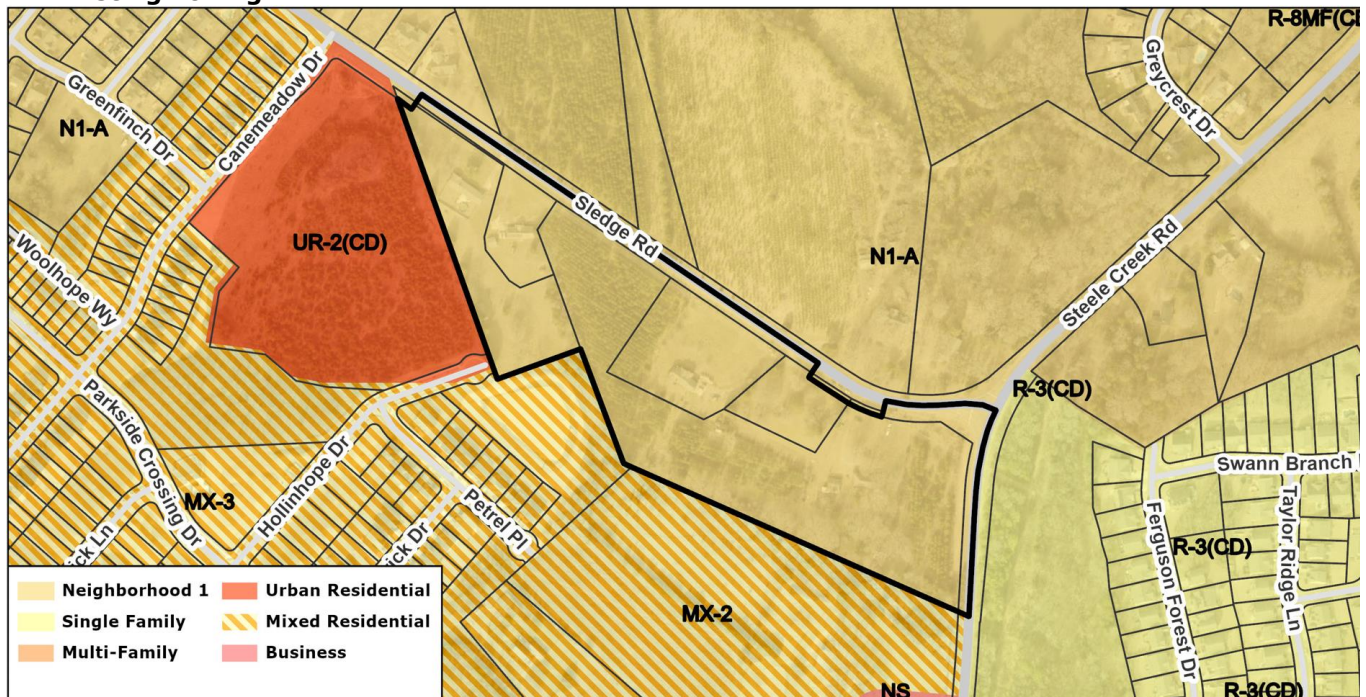
PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows for an age restricted (55 years and older) continuing care retirement community comprised of:
 - 26 duplex and quadraplex independent living units
 - 100 skilled nursing beds
 - 70 assisted living beds
- Commits to a 37.5’ buffer along the southern property boundary where adjacent to MX-2 zoning.
- Constructs two public streets through the site which will connect to existing and proposed streets of adjacent developments.
- Commits to the following transportation improvements:
 - Westbound left turn lane with 150’ of storage on Sledge Road at the westernmost vehicular access point.
 - 8’ planting strip and 12’ multi-use path along the site’s frontages of Sledge Road and Steele Creek Road.
 - 8’ planting strip and 5’ sidewalk along both sides of internal public streets.
 - Pedestrian crosswalk with pedestrian signals of Steele Creek Road at Sledge Road to provide access to a future greenway across Steele Creek Road.

• **Existing Zoning**



- The site is zoned N1-A and is surrounded by other properties to the north also zoned N1-A as well as other districts including UR-2(CD), MX-2, MX-3, and R-3(CD).



The site, marked by a red star, is surrounded primarily by single family residential uses but is also adjacent to land entitled for a residential care facility and neighborhood services.



Street view of the site as seen from Sledge Road.



Street view of vacant land to the north of the site across Sledge Road.



Streetview of wooded land to the east of the site across Steele Creek Road. The property is owned by Mecklenburg County and planned for future greenway use.

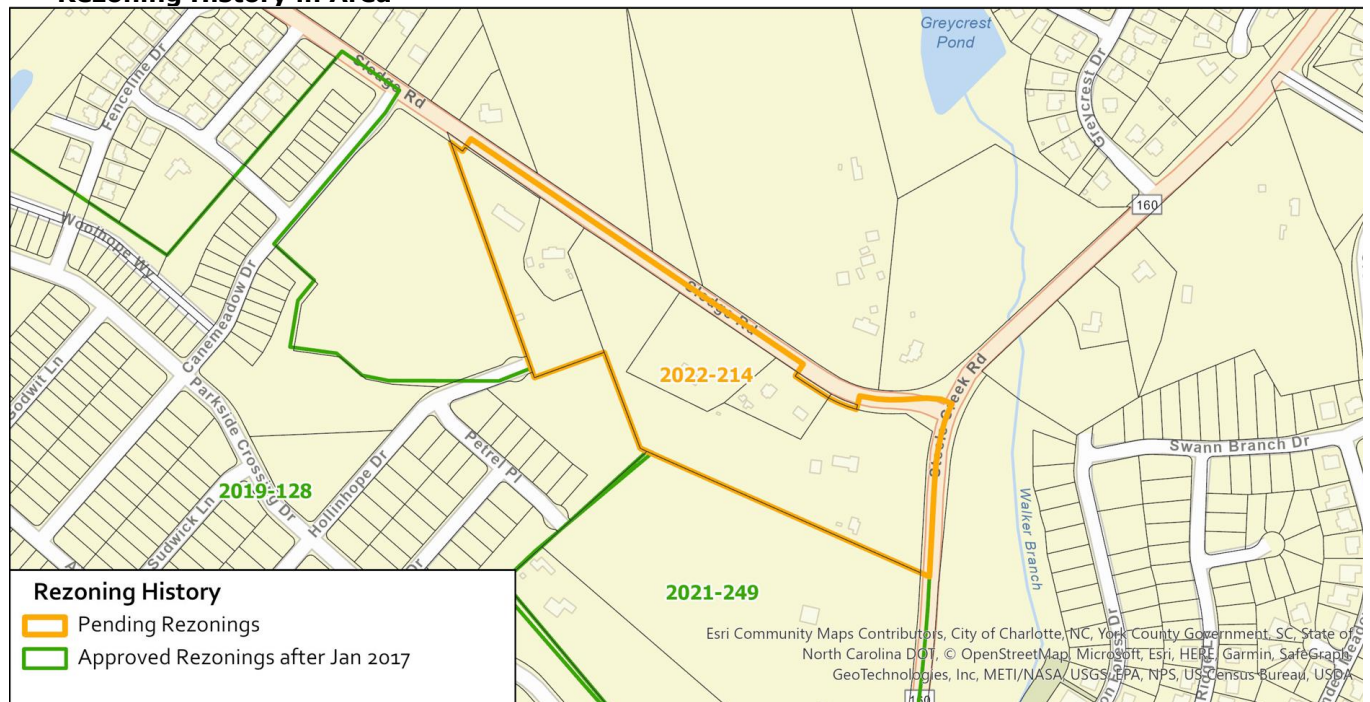


Streetview of the large lot single family residence to the south of the site. The site is entitled for single family attached residential and neighborhood service uses.



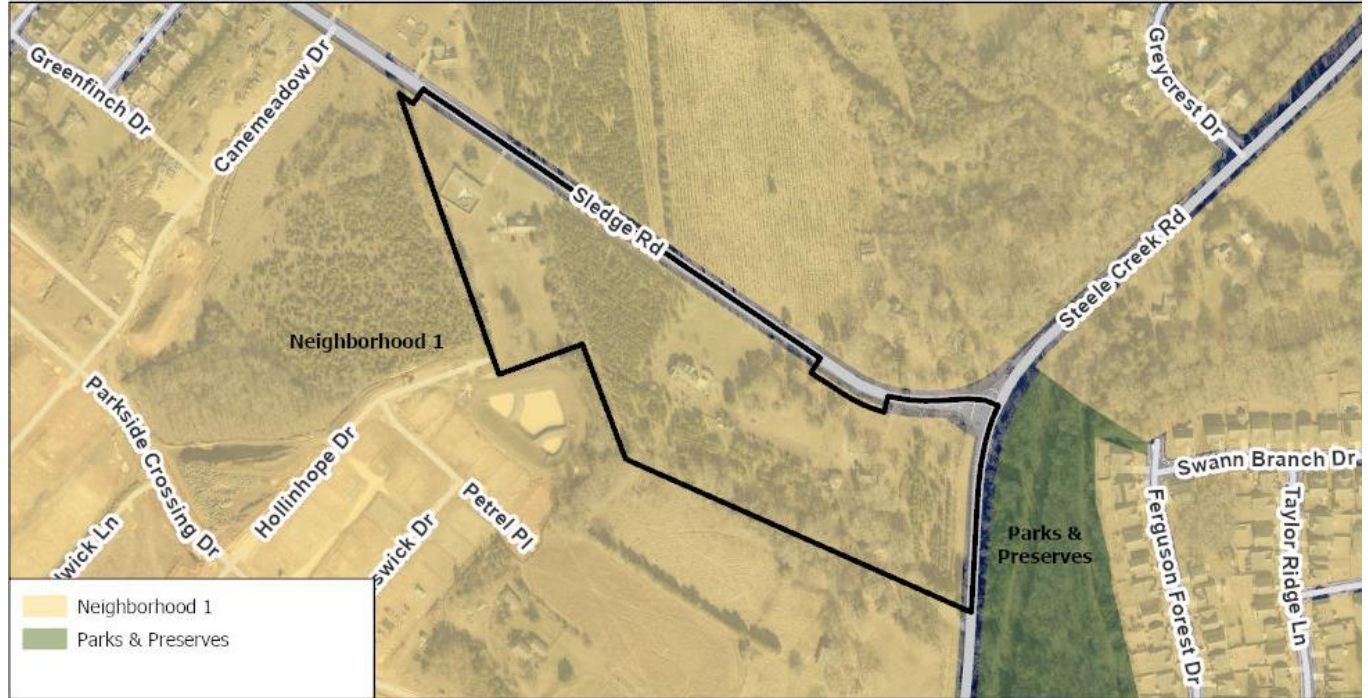
Street view of vacant property to the west of the site that is entitled for a residential care facility.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-249	Petition to rezone to MX-2(INNOV) and NS to allow 160 attached and/or detached dwelling units and 7,700 SF of retail and/or office uses.	Approved
2019-128	Petition to rezone to MX-3 and UR-2(CD) to allow a mix of 550 single family attached and detached dwellings and 150 continuing care units.	Approved

• **Public Plans and Policies**



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

• **TRANSPORTATION SUMMARY**

- The petition is located along Sledge Road, a State-maintained minor thoroughfare and Steele Creek Road, a State-maintained major thoroughfare. A Traffic Impact Study (TIS) is not required for this site. Site plan and/or conditional note revisions are needed to provide the proposed public street typical sections and condition note text changes. Further details are listed below.

- **Active Projects:**

- Steele Creek Road (NC-160) Widening (Capital Improvement Project)
 - Steele Creek Road between Shopton Road and South Carolina State Line
 - Project type: Pedestrian and Bike
 - Project phase – Planning
 - Anticipated Start Date: 2024
- Steele Creek Road (NC-160) Widening (STIP), U-5766B
 - Project Limits: I-485 to NC 49
 - Widening to 4 lanes
 - ROW year – 2024
 - Construction Year – 2027
- RZP 2019-128 Parkside Crossing
 - Residential Development located along south side of Sledge Road
 - Planned improvements to extend the existing eastbound right turn lane on Sledge Road at Steele Creek road to 300 feet

- **Transportation Considerations**

- See Outstanding Issues, Notes 1-2.

- **Vehicle Trip Generation:**

Current Zoning:
 Existing Use: 40 trips per day (based on four single family detached dwellings).
 Entitlement: 525 trips per day (based on 49 single family detached dwellings).
 Proposed Zoning: 635 trips per day (based on 194 continuing care 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:** No outstanding issues.
- **Charlotte-Douglas International Airport:** No comments submitted.

- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Not applicable
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water transmission main located along Sledge rd. and an existing 16-inch water transmission main located along Steele Creek. Rd. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Sledge rd. 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 comments submitted.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** No outstanding issues.

OUTSTANDING ISSUES

Transportation

1. Label the new public streets with CLDSM U-02A (Local Residential Medium Street) standard.
2. Remove the following language from conditional note 3.I: "under this Section 3 of the Development Standards".

Site and Building Design

3. Remove reference to exact number of parking spaces provided. If not, the project will have to provide this exact number during the permitting phase.
4. Add multifamily architectural and design standards for larger buildings per review comments from Urban Design.

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