

REQUEST

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

LOCATION

Approximately 19.75 acres located on the north side of Choate Circle between Legree Lane and Freshwell Road.



SUMMARY OF PETITION

The petition proposes to allow redevelopment of a site in the Steele Creek community with a multifamily residential community containing 350 dwelling units and accessory uses.

PROPERTY OWNER

Piedmont Kennel Club, Inc.

PETITIONER

Toll Brothers Apartment Living

AGENT/REPRESENTATIVE

Keith MacVean, Moore & Van Allen PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 45.

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 **consistent** with the 2040 Policy Map recommendation for Community Activity Center place type.

Rationale for Recommendation

- The proposed multifamily residential use is consistent with the land uses envisioned for the Community Activity Center place type.
- The petition will provide a 50' Class C buffer and 6' vinyl coated chain link fence on the eastern side of the site where adjacent to single family residential.
- The petition is committing to several transportation improvements including a roundabout at the site access point as well a 12' multi-use path

along Choate Circle, 8' sidewalk along the internal public street, and 6' sidewalk offsite on the opposite side of Choate Circle.

- The petition is committing to developing a dedicating a 21,780 square foot public dog park to Mecklenburg County.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods
 - 5: Safe & Equitable Mobility

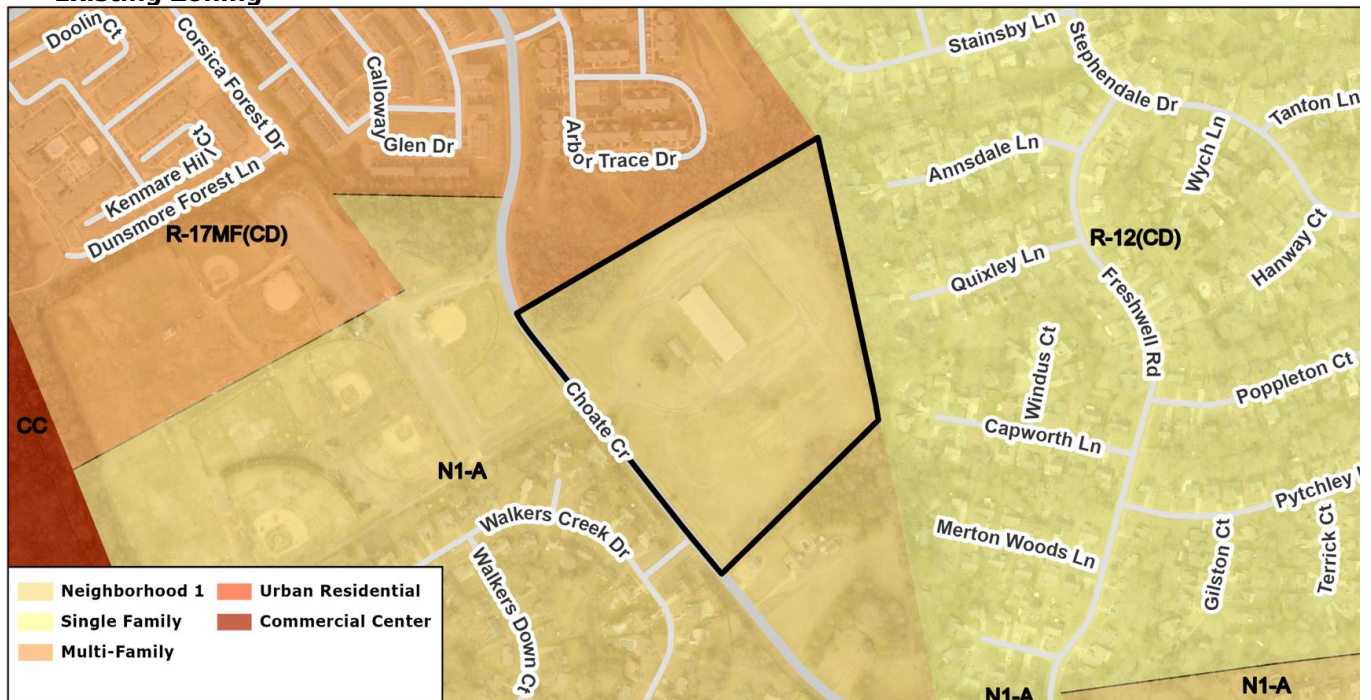
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Allows for the development of a multifamily residential community containing 350 dwelling units as well as accessory uses.
- Establishes a 30' setback from future back of curb of Choate Circle.
- Includes three three-story buildings with a maximum height of 40' and one four-story building with a maximum height of 50'.
- Commits to providing a 50' Class C buffer and 6' tall chain link fence along the eastern property boundary where adjacent to established single family detached residential dwellings.
- Provides a 35' Class C buffer along the southern property boundary.
- Improves 21,780 square feet as a public dog park to be dedicated to Mecklenburg County.
- Provides a minimum of 5,000 square feet of improved open space to include at least three of the following elements: walking paths, landscaping, seating areas, and structures appropriate for an open space area.
- Commits to the following transportation improvements:
 - Construction of a four-leg roundabout at the intersection of Choate Circle and Walker Creek Drive / site access.
 - Dedication of 41' of right of way measured from the existing centerline of Choate Circle.
 - Implementation of an 8' planting strip and 12' multi-use path along Choate Circle.
 - Implementation of an 8' planting strip and 8' sidewalk along the internal public street.
 - Implementation of an 8' planting strip and 6' sidewalk along the western side of Choate Circle between Walker Creek Drive and the southeast property line of the Steele Creek Athletic Association.

• Existing Zoning



- The site is zoned N1-A and is surrounded by other properties zoned N1-A as well as R-12(CD) and R-17MF(CD).



The site, marked by a red star, is surrounded by a mix of uses including single family residential, multifamily residential, and recreational uses.



Streetview of the site looking east from Choate Circle. Piedmont Kennel Club currently occupies the site.



Streetview of multifamily residential uses to the north of the site along Choate Circle.



Streetview of single family residential uses to the east of the site along Quixley Lane.

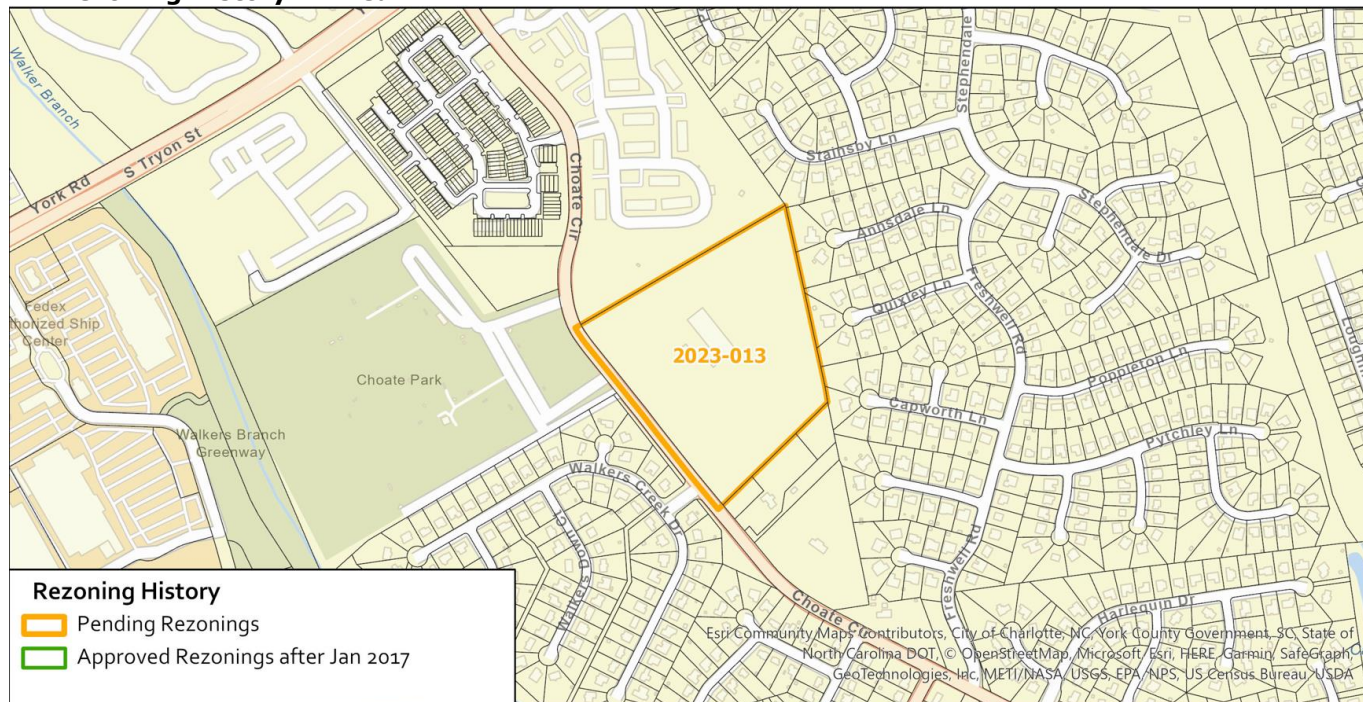


Streetview of large lot single family residential uses to the south of the site along Choate Circle.



Streetview of recreational and single family residential uses to the west of the site across Choate Circle.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
	There are no recent rezoning petitions in the vicinity of this site.	

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Community Activity Center place type for the site.

- **TRANSPORTATION SUMMARY**

- The petition is located along Choate Circle, a City-maintained minor thoroughfare near Walkers Creek Drive a City-maintained local street. A Traffic Impact Study (TIS) is not required due to the site generating less than 2,500 trips. The Comprehensive Transportation Review was recently approved by City Council under the new UDO. CDOT requested the petitioner complete a CTR for the site, and the petitioner provided a CTR with multimodal mitigation. CDOT has coordinated with the petitioner to provide a roundabout at the site entrance, a multi-use path along the property frontage, and completion of an offsite sidewalk gap along the south side of Choate Circle. Site plan and/or conditional note revisions are needed to commit to provide internal public streets. Further details are listed below.

- **Active Projects:**

- N/A

- **Transportation Considerations**

- See Outstanding Issues, Note 1.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 85 trips per day (based on 21,600 SF warehouse).

Entitlement: 625 trips per day (based on 59 single family dwelling units).

Proposed Zoning: 2,230 trips per day (based on 375 multifamily 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.

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- **Charlotte-Mecklenburg Schools:** Development allowed with the existing zoning could generate 35 students, while development allowed with the proposed zoning may produce 115 students. Therefore, the net increase in the possible number of students generated from existing zoning to proposed zoning is 80.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Rivergate Elementary from 101% to 109%
 - Southwest Middle from 140% to 144%
 - Palisades High from 83% to 84%.
 - **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along Choate Cir. Charlotte Water has accessible sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Choate Cir. 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:** No outstanding issues.

OUTSTANDING ISSUES

Transportation

1. Revise the site plan and conditional notes to convert the proposed private streets to public streets.

Site and Building Design

2. Provide tree survey identifying all trees of eight-inch DBH or greater and all planted trees of two-inch caliper or greater and six feet in height that grow partially or wholly within the city right-of-way.
3. Delete the word "building" from setback note on site plan.
4. Delete the second sentence of note 4.c stating "The proposed Class C buffers may be made of existing vegetation and new vegetation".

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

Planner: Joe Mangum (704) 353-1908