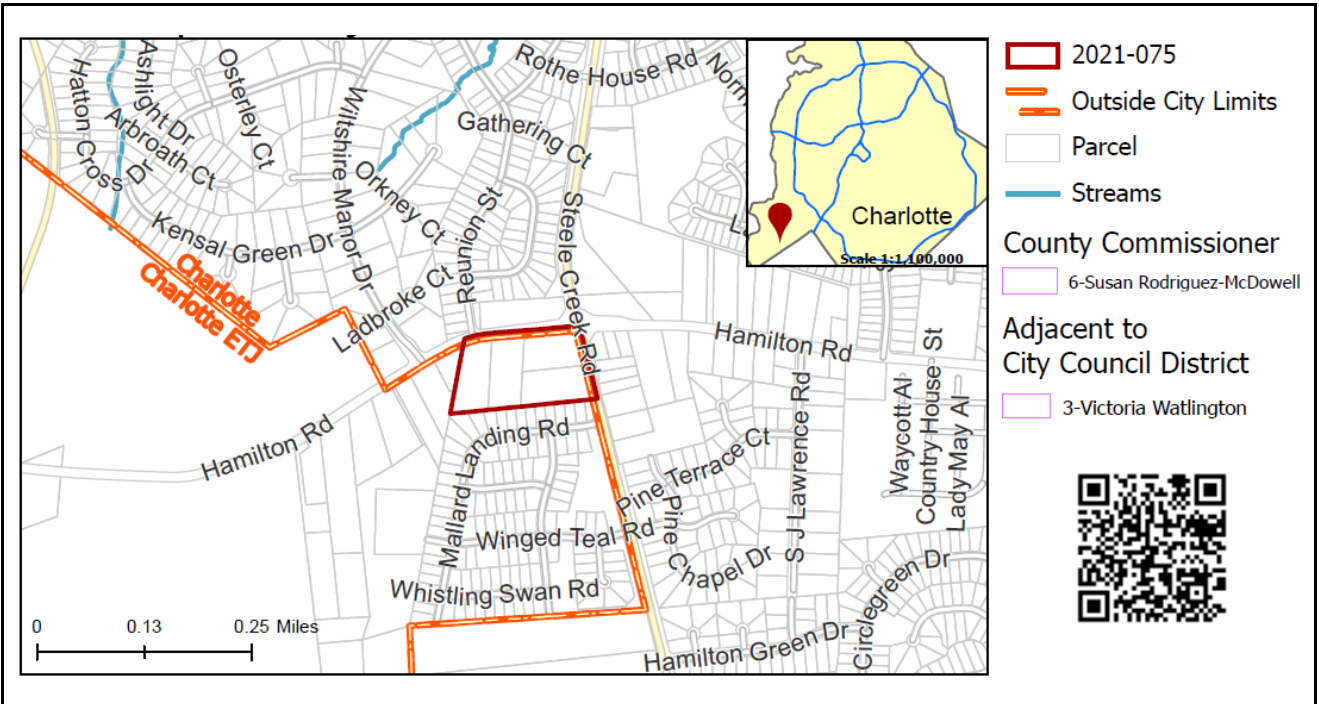


REQUEST

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

LOCATION

Approximately 7.69 acres located on the southwestern corner of the intersection of Steele Creek Road and Hamilton Road.



SUMMARY OF PETITION

The petition proposes to amend a previously approved site plan in the Steele Creek community to alter the location of single family attached units. The request maintains the previously approved number of units (32) and density (4.16 dwelling units per acre).

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE

Kinger Homes LLC
 Kinger Homes LLC
 Dhanesh Kumar

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
 Number of people attending the Community Meeting: 2

STAFF
RECOMMENDATION

Staff recommends approval of this petition upon resolution of outstanding issues related to site and building design and transportation and a requested technical revision related to transportation.

Plan Consistency

The petition is **consistent** with the *Steele Creek Area Plan* residential land use up to 5 dwellings an acre recommended for this site, as amended by rezoning petition 2018-077.

Rationale for Recommendation

- The proposed rezoning does not increase the number of dwelling units (32) per acre, making it consistent with the adopted residential up to five dwellings an acre for this site.

- The proposed development will provide a different housing choice at a density that is comparable to the surrounding single family detached residential.
- The proposed development will install multimodal infrastructure along both public street frontages where none currently exists.
- A buffer will be provided between the adjacent detached single family homes and proposed attached single family homes to minimize impact to the existing homes.

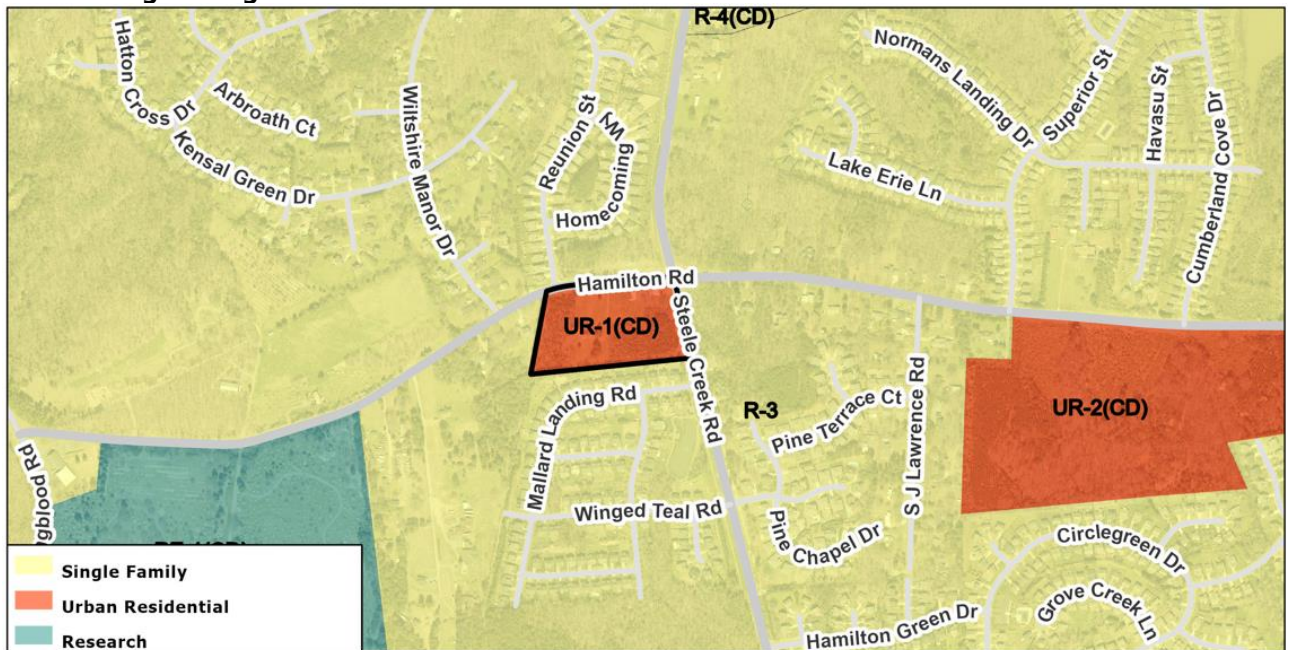
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan amendment contains the following changes:

- Amends the layout of a previously approved rezoning petition.
- Proposes the same number (32) of dwelling units and type (single family attached).
- Proposes primarily front-loaded units versus primarily alley loaded units.
- Requests maximum building height of 100' as opposed to 40'.
- Proposes a 6' multi-use path along Hamilton Road as opposed to 12' multi-use path.

• Existing Zoning and Land Use



This site was rezoned via petition 2018-077 to permit 32 single family attached dwelling units. The site, located at the intersection of Hamilton Road and Steele Creek Road, is surrounded by single family residential uses.



Aerial view of the site, marked by a red star, surrounded by single family residential uses and wooded undeveloped land.



The properties to the north of the site across Hamilton Road are developed with single family residential uses.



The properties to the east of the site are wooded and undeveloped.

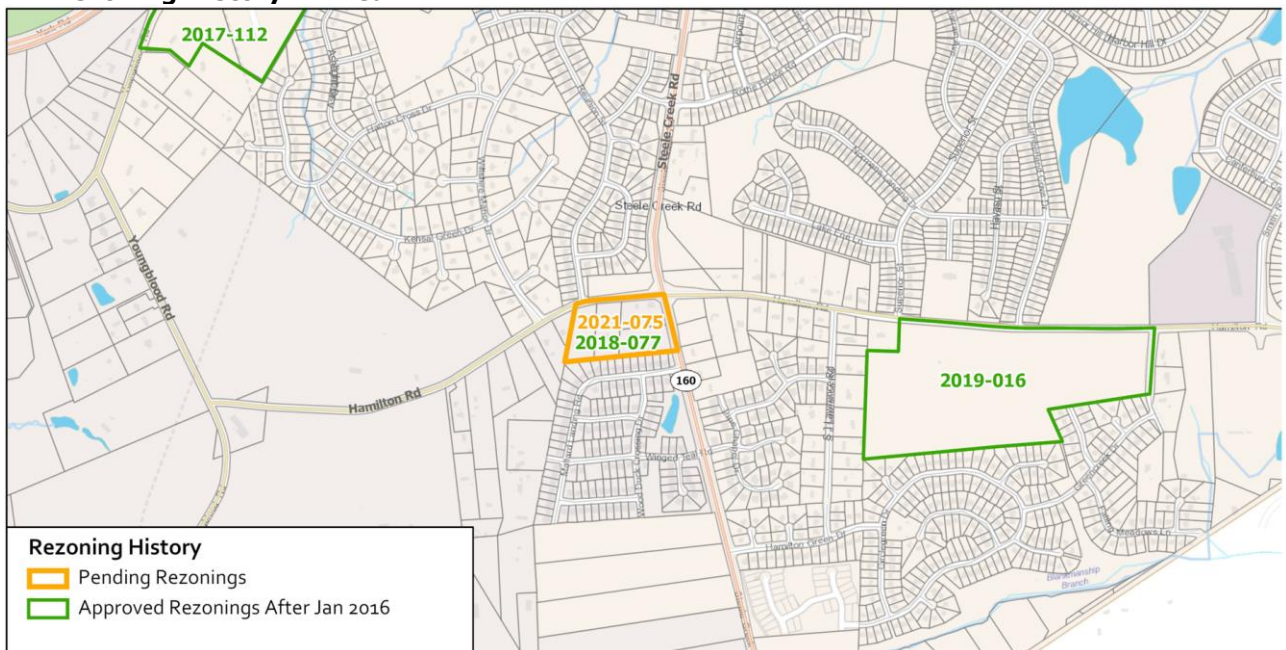


The properties to the south of the site are developed with single family residential uses.



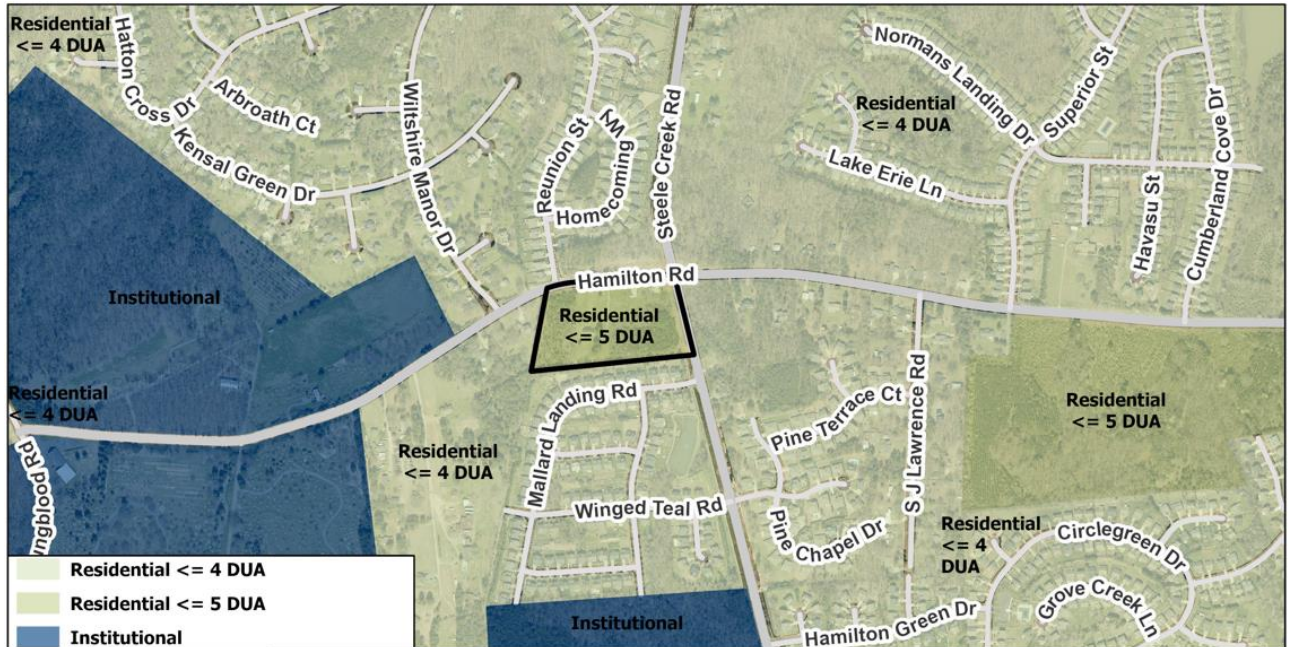
The properties to the west of the site are developed with large lot single family residential uses.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-016	The petition rezoned 42.13 acres to UR-2(CD) to allow for the development of 206 single family attached homes.	Approved
2018-077	The petition rezoned 7.69 acres to UR-1(CD) to allow for the development of up to 32 single family attached homes.	Approved
2017-112	The petition rezoned 30 acres to R-12MF(CD) and BD(CD) to allow for the development of up to 240 multifamily residential units and 90,000 square feet of indoor climate controlled storage.	Approved

- **Public Plans and Policies**



The *Steele Creek Area Plan* (adopted 2012), as amended by rezoning petition 2018-077, recommends residential up to 5 dwelling units an acre for this site.

- **TRANSPORTATION SUMMARY**

- The site is located at the intersection of Hamilton Road, a State-maintained minor thoroughfare and Steele Creek Road (NC 160), a State-maintained major thoroughfare. The site is in proximity of two NCDOT TIP projects, including NC 160/Hamilton Road intersection project, which proposes an offset intersection along Hamilton Road and addition of turn lanes and accessible ramps and the NC 160 Widening Project. Additionally, in accordance with City Ordinances and WALKS and BIKES Policies, the petitioner has committed to providing an internal pedestrian network along the proposed public streets and provide a 12-foot shared-use path along the site's frontages of Hamilton Road and Steele Creek Road. Site plan revisions are needed to meet ordinance requirements and the outstanding items include, but are not limited to, revising site plan to provide protected driveway stems at access points and alleys, and including curb ramps in accordance with PROWAG Standards. Further details are listed below.

Active Projects:

- NC 160 / Hamilton Road intersection project, NCDOT TIP U-5762
 - Currently under construction
- NC 160 Widening, NCDOT TIP U-5766A
 - Planned but not scheduled for construction: <https://www.ncdot.gov/news/public-meetings/Pages/U-5766-2019-08-19.aspx>

- **Transportation Considerations**

- See Outstanding Issues, Notes 2-5 and Requested Technical Revision, Note 6.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 20 trips per day (based on two single family dwellings).

Entitlement: 205 trips per day (based on 32 townhomes).

Proposed Zoning: 205 trips per day (based on 32 townhomes).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **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:** The development allowed under the existing zoning could generate 32 students, while the development allowed under the proposed zoning may produce 32 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 0.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - River Gate Elementary at 100%.
 - Southwest Middle at 139%.
 - Olympic High at 126%.
- **Charlotte Water:** Water service is accessible for this rezoning boundary. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. The development will need to donate pipeline infrastructure to CLTWATER to serve this parcel. The applicant should contact Charlotte Water's New Services at (704) 432-2854 for more information regarding accessibility to sewer system connections. No outstanding issues.
- **City Arborist:** 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 outstanding issues.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry:** No outstanding issues.

OUTSTANDING ISSUES

Site and Building Design

1. Correct maximum building height note to reflect a maximum height of 40'.

Transportation

2. Revise the driveway stems associated with Public Street A and Public Street B. NCDOT measures driveways stems from the proposed right-of-way line.
3. Per PROWAG guidelines, revise site plan to include two curb ramps at each corner of each public street intersection.
4. Revise the site plan and conditional notes to commit to construct a 12-foot shared-use path along the site's Hamilton Road frontage. This shared-use path shall connect to the 12-foot shared-use path proposed along Steele Creek Road.
5. Revise the site plan by providing a minimum 20-foot driveway stem, measured from the right-of-way of proposed Public Street B, prior to the parking on Private Alley A.

REQUESTED TECHNICAL REVISIONS

Transportation

6. Revise the site plan by removing the "U-03" from the proposed public streets' cross section classification, as the proposed dimensions of each public street reflect the U-02 cross section.





See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org







Planner: Joe Mangum (704) 353-1908

Goals Relevant to Rezoning Determinations RZP 2021-075

The following table represents an overview of the relationship between the **Charlotte Future 2040 Comprehensive Plan** and **Rezoning Petitions**. This is an evolving analysis that is expected to be refined when Policy Mapping is completed (anticipated early 2022) and when the **Policy Map** is adopted (anticipated summer 2022).

Please note: not all goals will apply to all rezoning petitions.

Goals	Goal Description	Relationship to Charlotte Future 2040 Comprehensive Plan
	Goal 1: 10- Minute Neighborhoods All Charlotte households should have access to essential amenities, goods, and services within a comfortable and tree-shaded 10-minute walk, bike, or transit trip by 2040. Not all neighborhoods are expected to include every essential amenity, good, or service, but every resident should have access within a ½ mile walk or a 2-mile bike or transit ride.	✗
	Goal 2: Neighborhood Diversity & Inclusion Charlotte will strive for all neighborhoods to have a diversity of housing options by increasing the presence of middle density housing (e.g. duplexes, triplexes, fourplexes, townhomes, accessory dwelling units, and other small lot housing types) and ensuring land use regulations allow for flexibility in creation of housing within existing neighborhoods.	✓
	Goal 3: Housing Access for All Charlotte will ensure opportunities for residents of all incomes to access affordable housing through the preservation of naturally occurring affordable and workforce housing and increasing the number of affordable and workforce housing units through new construction.	N/A
	Goal 4: Trail & Transit Oriented Development (2-TOD) Charlotte will promote moderate to high-intensity, compact, mixed-use urban development along high-performance transit lines and near separated shared-use paths or trails.	✗

	<p>Goal 5: Safe & Equitable Mobility</p> <p>Charlotte will provide safe and equitable mobility options for all travelers regardless of age, income, ability, race, where they live, or how they choose to travel. An integrated system of transit and tree-shaded bikeways, sidewalks, shared-use paths, and streets will support a sustainable, connected, prosperous, and innovative network that connects all Charlotteans to each other, jobs, housing, amenities, goods, services and the region.</p>	
	<p>Goal 6: Healthy, Safe & Active Communities</p> <p>All Charlotteans will live and work in safe and resilient neighborhoods that enable healthy and active lifestyles by reducing exposure to harmful environmental contaminants, expanding and improving the quality of tree canopy, encouraging investment in walking, cycling, and recreation facilities, and providing access to healthy food options and healthcare services.</p>	
	<p>Goal 7: Integrated Natural & Built Environments</p> <p>Charlotte will protect and enhance its surface water quality, tree canopy, and natural areas with a variety of trees, plantings, green infrastructure, green building practices, and open space at different scales throughout the entire community as a component of sustainable city infrastructure that addresses the threat of climate change.</p>	
	<p>Goal 8: Diverse & Resilient Economic Opportunity</p> <p>Charlotteans will have opportunity for upward economic mobility through access to a diverse mix of jobs and careers that align with education and skill levels of residents and the economic strengths of the region.</p>	<p>N/A</p>
	<p>Goal 9: Retain Our Identity & Charm</p> <p>Charlotte will cultivate community-driven placemaking and identity, while limiting displacement and retaining the essence of existing neighborhoods by intentionally directing redevelopment.</p>	<p>N/A</p>
	<p>Goal 10: Fiscally Responsible</p> <p>Charlotte will align capital investments with the adopted growth strategy and ensure the benefit of public and private sector investments benefit all residents and limit the public costs of accommodating growth</p>	<p>N/A</p>