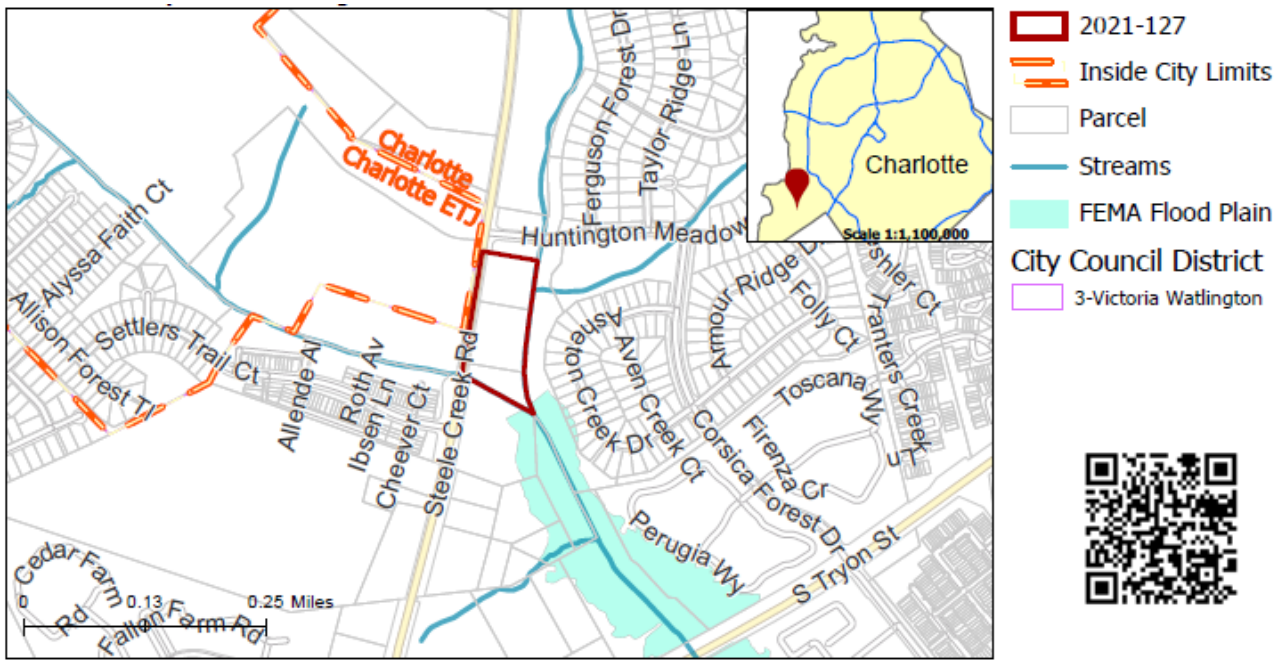
CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2021-127
Pre-Hearing Staff Analysis
December 20, 2021

REQUEST	Current Zoning: R-3 (Single Family Residential) Proposed Zoning: O-1 (CD) (Office, Conditional)
LOCATION	Approximately 5.2 acres located on Steele Creek Road between Huntington Meadow Lane and Settlers Trail Court.



SUMMARY OF PETITION	The petition proposes to allow the development of up to 36,000 square feet of medical, dental, and general office uses on a property currently occupied by two single family homes in the Steele Creek community.
PROPERTY OWNER	William Rodney Osborne & Lee Anne Osborne, Valerie Anne Tolley & John David Tolley, Providence Development Group, Inc.
PETITIONER **AGENT/REPRESENTATIVE**	Flagship Healthcare Properties, LLC Keith MacVean
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 1

STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of requested technical revisions related to land use and transportation. Plan Consistency The petition is **inconsistent** with the residential up to 4 dwellings an acre as per the *Steele Creek Area Plan*. Rationale for Recommendation • While inconsistent with the low-density residential development recommended for the site, the proposed office use is compatible with the surrounding development pattern along Steele Creek Road which includes institutional and office uses.

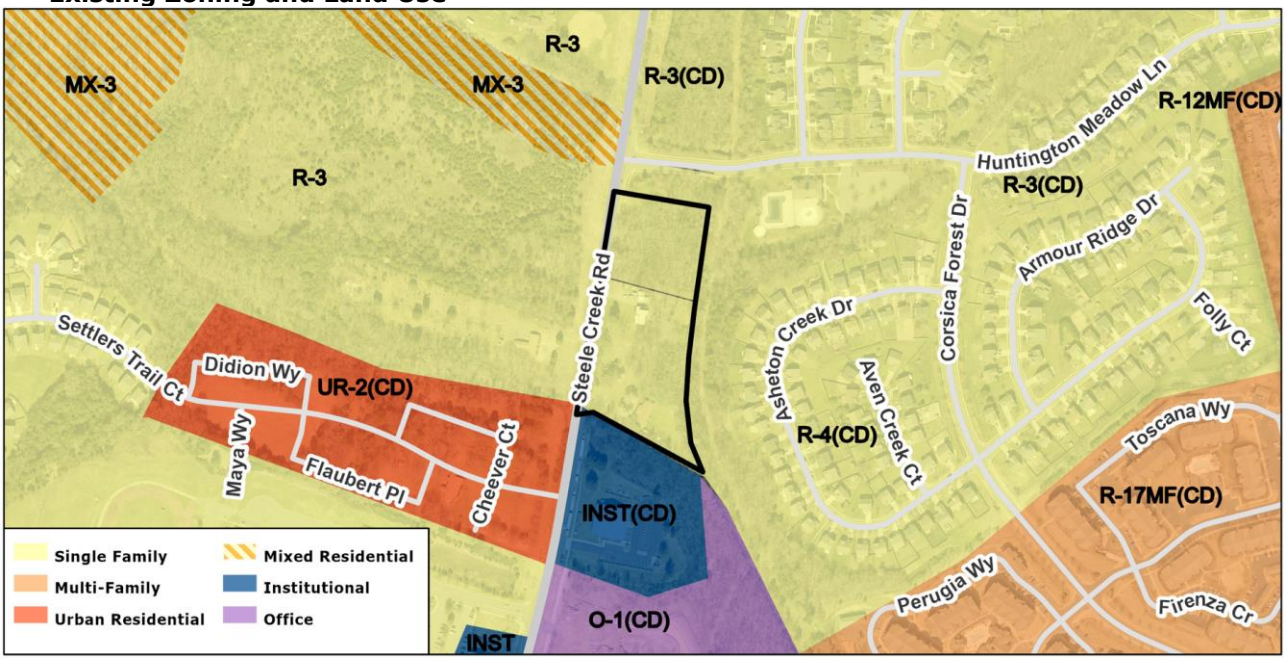
- The parcels are less compatible to be developed for low-density residential considering their frontage on Steele Creek Road, which is proposed to be widened to a four-lane thoroughfare by NCDOT.
- The site is separated from the single family residential neighborhood to the east by a 50-foot water quality buffer along a tributary of Walker Branch Creek. The petitioner has committed to dedicating or conveying an easement of the SWIM buffers onsite to Mecklenburg County for future greenway use.

The approval of this petition will revise the adopted future land use by the *Steele Creek Area Plan*, from residential up to 4 dwelling units per acre to office land use for the site.

PLANNING STAFF REVIEW

- **Proposed Request Details**
  The site plan accompanying this petition contains the following provisions:
  - Allows for the development of up to 36,000 square feet of medical and general office uses and clinics.
  - Limits building height to 50'.
  - Commits to dedicating and conveying an easement of the 50' and 100' SWIM buffers associated with Walker Branch and Walker Branch tributary to Mecklenburg County for use as a greenway.
  - Commits to the following transportation improvements:
    - Right-of-way dedication of 60' from the centerline of Steele Creek Road.
    - Construction of a southbound left turn lane with 150' of storage.
    - Construction of an 8' planting strip and 12' multi-use path along the site's Steele Creek Road frontage.
  - Confirms adherence to preferred architectural standards including transparent glass provisions, minimum masonry material use, and blank wall limitations.
  - Limits maximum height of freestanding lighting fixtures to 26' and requires that they be capped and downwardly directed.

- **Existing Zoning and Land Use**



The site is surrounded by a mix of residential and non-residential zoning and uses.



The site, marked by a red star, is surrounded by a mix of uses including single family detached residential, a fraternal organization, public school, public library, and retail.



The property to the north of the site across Huntington Meadow Lane is wooded, undeveloped land.



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

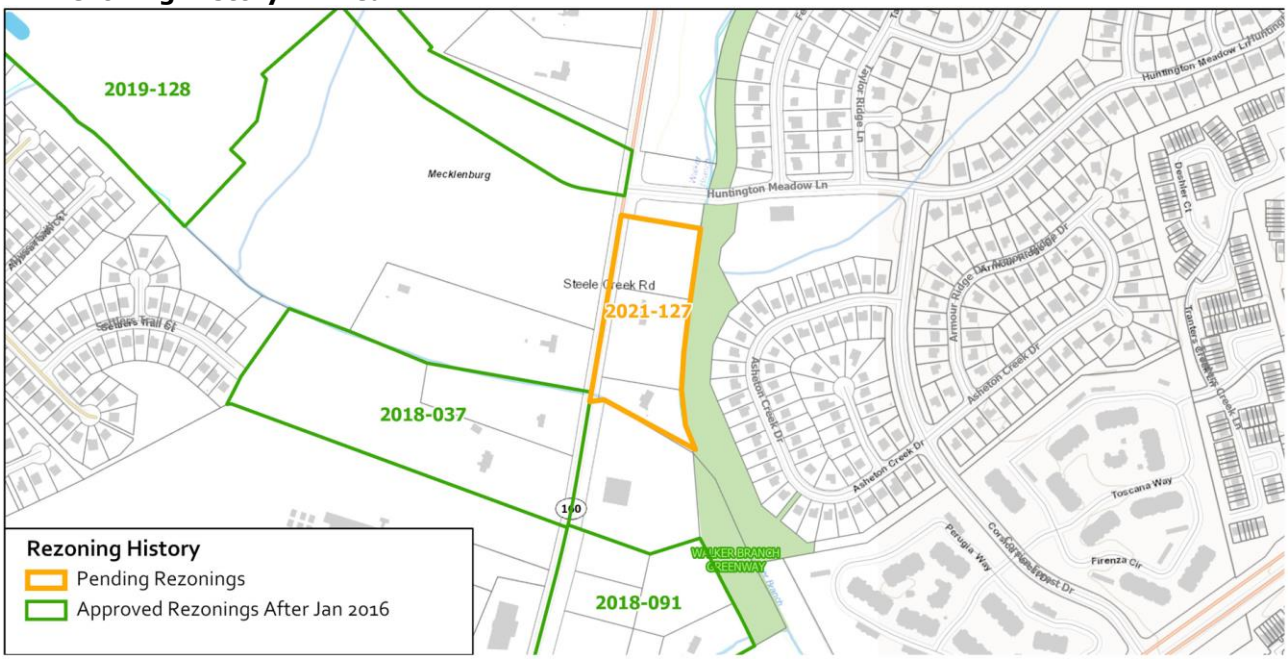


The property to the south of the site is developed with an institutional use.



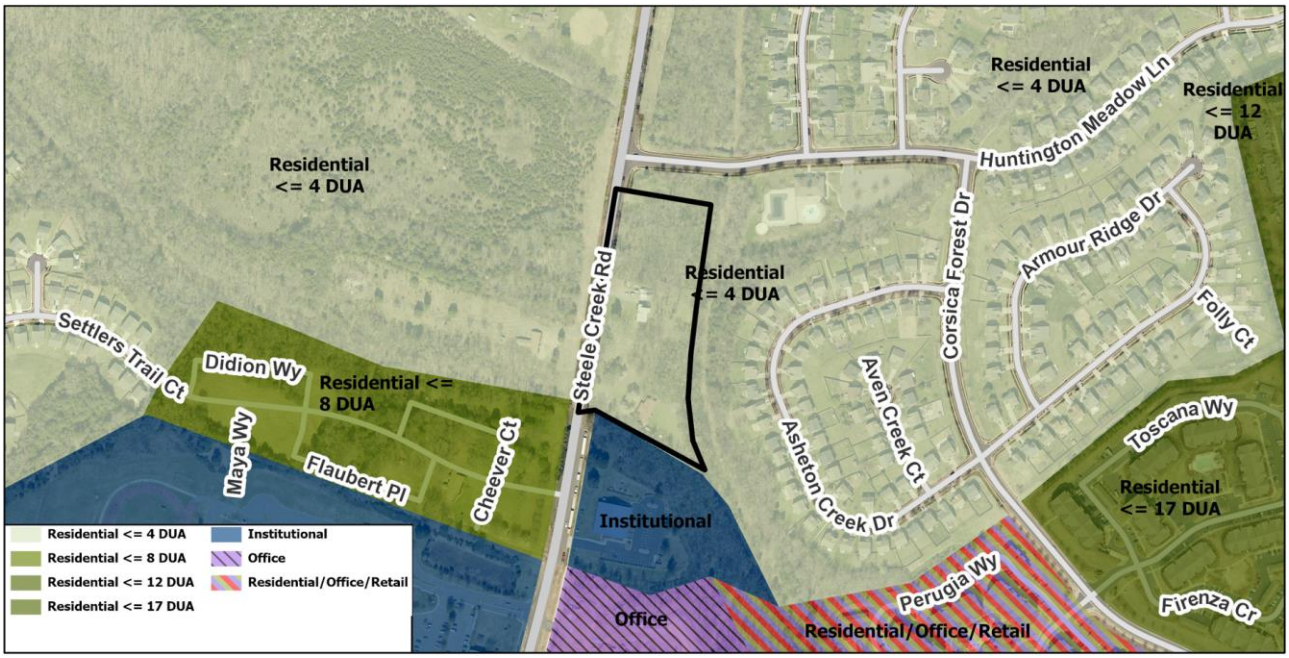
The properties to the west of the site across Steele Creek Road are under construction for single family attached residential uses.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-128	Request to rezone to MX-3 and UR-2(CD) to allow for the development of up to 550 single family attached and detached homes and 150 continuing care units.	Approved
2018-091	Request to modify a previously approved O-1(CD) site plan to reduce buffer and adjust language pertaining to permitted uses on the site.	Approved
2018-037	Request to rezone to UR-2(CD) to allow for the development of 75 townhomes at a density of 6.3 units per acre.	Approved

- **Public Plans and Policies**



  - The *Steele Creek Area Plan* (adopted 2012) recommends residential up to 4 dwellings an acre for this site.

- **TRANSPORTATION SUMMARY**
  - The petition is located adjacent to Steele Creek Road, a State-maintained major thoroughfare south of Huntington Meadow Lane, a City-maintained local street. In accordance with the City's WALKS and BIKES Policies, and the future NCDOT TIP, U-5766 - Steele Creek Road Widening, the petitioner has committed to provide a 12-foot shared-use path along the site's frontage of Steele Creek Road and provide pedestrian connectivity to the existing pedestrian network just south of this rezoning boundary. Additionally, the petitioner has committed to improve Steele Creek Road by providing a left-tun lane and right-turn lane into the site.
  - Site plan revisions are needed to meet ordinance requirements and the outstanding items including labeling the curb line associated with STIP U-5766 and clarifying proposed and existing striping on Steele Creek Road.
- **Active Projects:**
- NC 160 Widening (NCDOT TIP U-5766B)
  - Widen NC 160 from 2 to 4-lane divided with multi-use paths
  - ROW 2024/Construction 2027 (subject to ongoing NCDOT STIP amendments)
  - https://www.ncdot.gov/news/public-meetings/Documents/U-5766-map-3.pdf
- **Transportation Considerations**
  - See Requested Technical Revisions, Notes 2-3.
  - **Vehicle Trip Generation:**

    Current Zoning:

    Existing Use: 10 trips per day (based on one single family dwellings).

    Entitlement: 115 trips per day (based on 9 single family dwellings).

    Proposed Zoning: 1,300 trips per day (based on 36,000 square feet medical office).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments submitted.
- **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:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.

- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water distribution main located along Steele Creek Rd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 21-inch gravity sewer main located along Steele Creek Rd. See advisory comments at www.rezoning.org
- **City Arborist:** No outstanding issues.
- **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 outstanding issues.
- **Urban Forestry:** No outstanding issues.

REQUESTED TECHNICAL REVISIONS

Land Use

1. Label the site plan with rezoning petition number 2021-127.

Transportation

2. Label and dimension the U-5766 curb line measured from the existing centerline.
3. Revise the site plan by clearly labeling the existing and proposed striping on Steele Creek Road by the approved Parkside Crossing development.

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

Planner: Joe Mangum (704) 353-1908

Goals Relevant to Rezoning Determinations
RZP 2021-127

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.	N/A
	**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.	N/A

	**Goal 5: Safe & Equitable Mobility** 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.	✓
	**Goal 6: Healthy, Safe & Active Communities** 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.	✓
	**Goal 7: Integrated Natural & Built Environments** 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.	✓
	**Goal 8: Diverse & Resilient Economic Opportunity** 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.	✓
	**Goal 9: Retain Our Identity & Charm** Charlotte will cultivate community-driven placemaking and identity, while limiting displacement and retaining the essence of existing neighborhoods by intentionally directing redevelopment.	N/A
	**Goal 10: Fiscally Responsible** 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	N/A