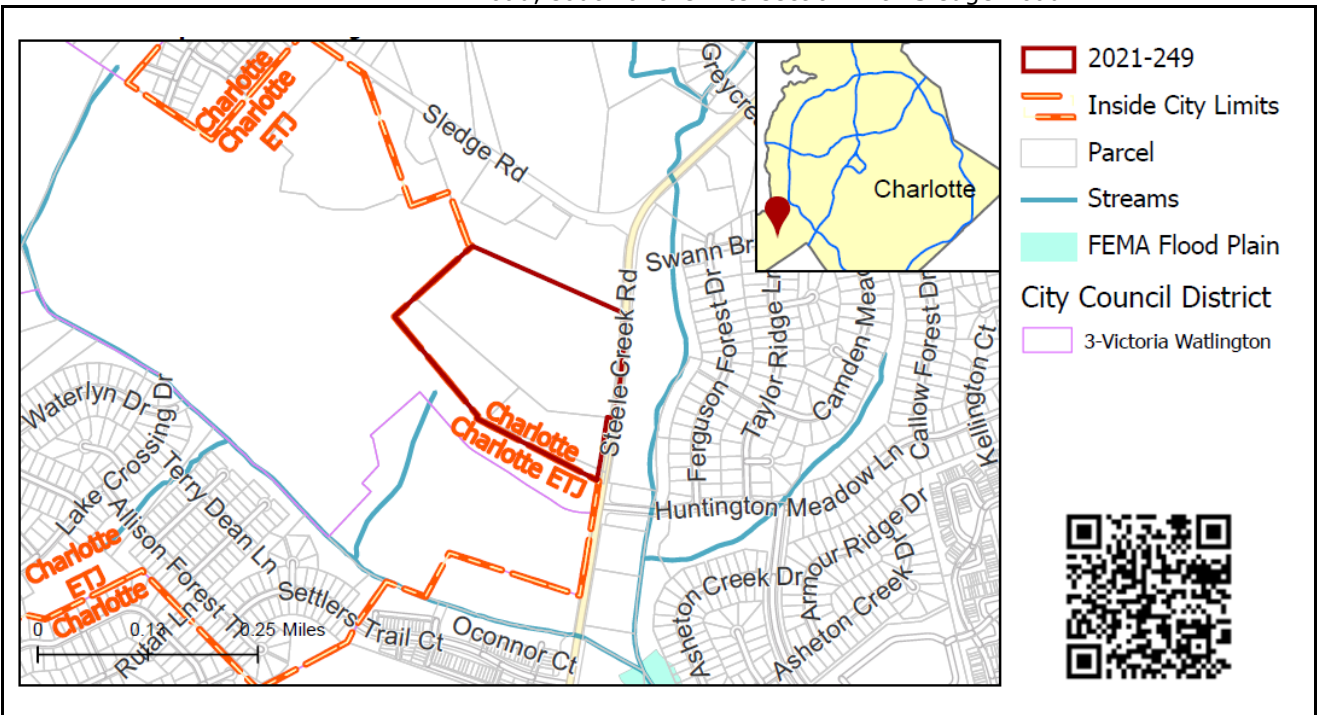


REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: MX-2 (INNOV) & NS (mixed use, innovative & neighborhood services)

LOCATION

Approximately 25.46 acres located on the west side of Steele Creek Road, south of the intersection with Sledge Road.



SUMMARY OF PETITION

The petition proposes to allow the development of up to 160 attached and/or detached dwelling units at a density of 6.28 dwelling units per acre (DUA) and up to 7,700 square feet of retail and/or office uses in the Steele Creek community.

PROPERTY OWNER

Kay Wolfe, Robert Nicholas Waddell, Adrienne E. Waddell, Robert Steve Waddell, Sharon L. Waddell

PETITIONER

Mill Creek Residential

AGENT/REPRESENTATIVE

Bridget Grant, Moore & Van Allen

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 3.

**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 residential up to 4 dwellings per acre as per the *Steele Creek Area Plan*.

Rationale for Recommendation

- The proposed development is inconsistent with the density recommendation for this site but is consistent with the residential land use recommendation.

- The proposed development for attached and detached single family units is compatible with the surrounding low-density residential development in the area.
- The *Steele Creek Area Plan* set as a goal to upgrade farm-to-market roads and extend/widen key thoroughfares as a key policy objective in providing balanced growth for the area. The petition commits to providing right of way dedication for Steele Creek Road as well as left and right turn lanes at the primary access point from Steele Creek Road.
- The petition commits to enhancing pedestrian and bicycle mobility in the area by constructing a 12' multi-use path along Steele Creek Road and minimum 6' wide sidewalk along all internal network streets.

The approval of this petition will revise the adopted future land use as specified by the *Steele Creek Area Plan*, from residential up to 4 DUA to residential up to 6 DUA for the site.

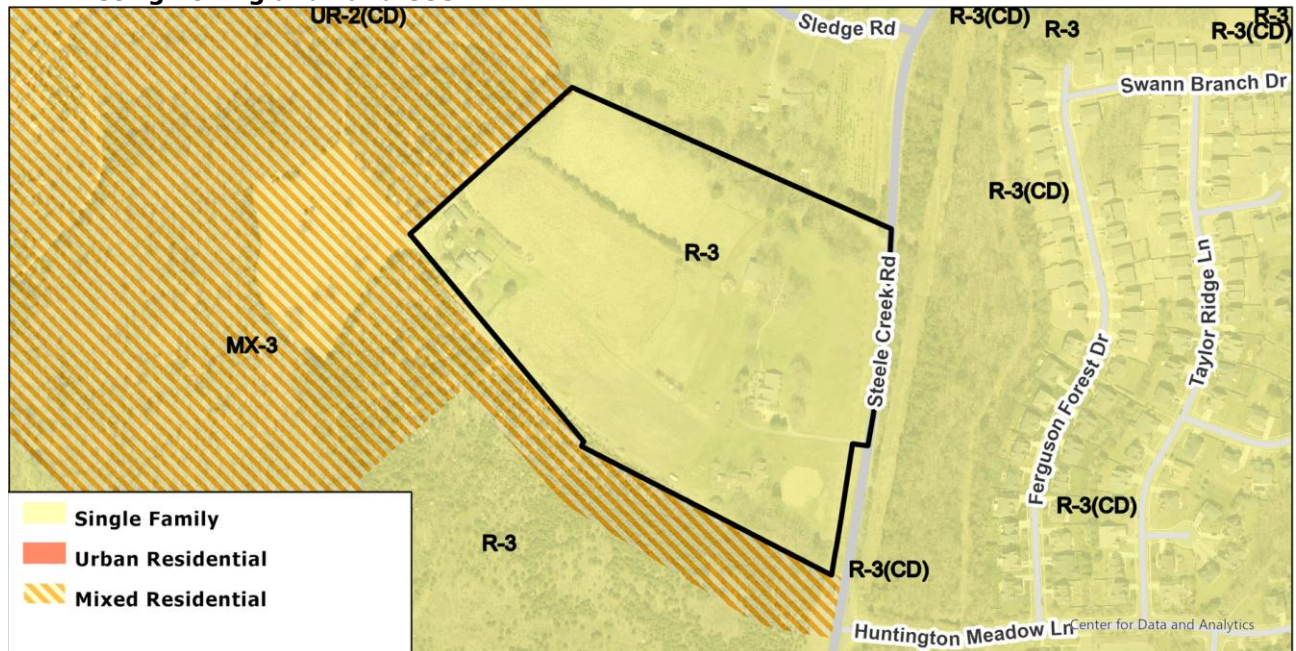
PLANNING STAFF REVIEW

• **Proposed Request Details**

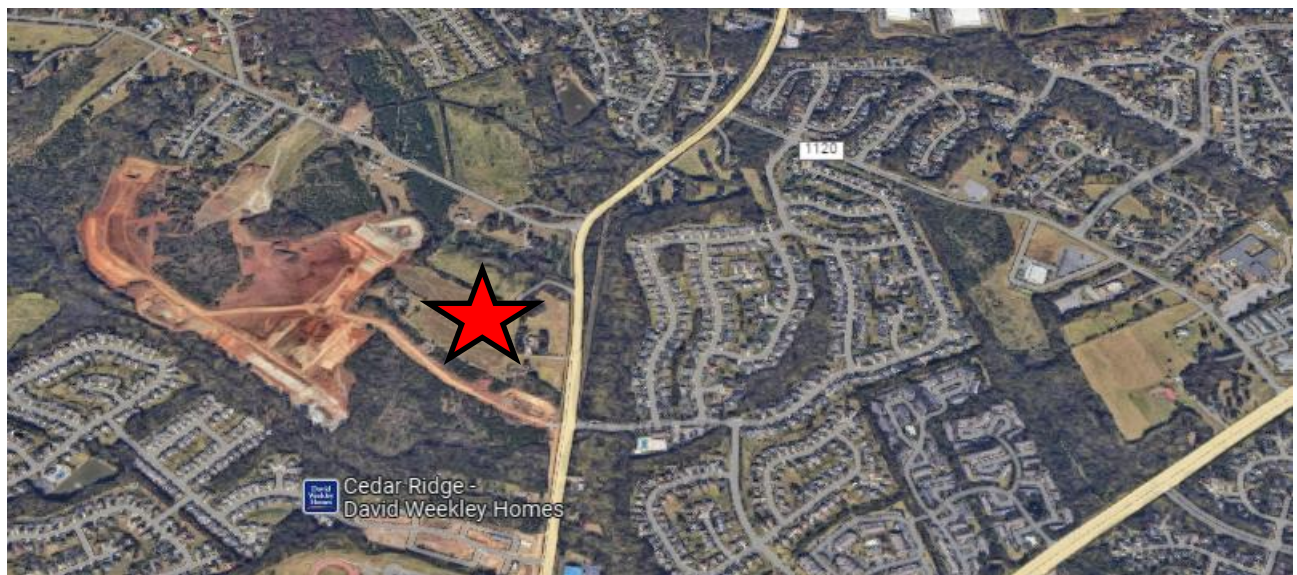
The site plan accompanying this petition contains the following provisions:

- Proposes to allow up to 160 attached and/or detached dwelling units at a density of 6.28 DUA and up to 7,700 square feet of retail and/or office uses.
- Prohibits the following uses in the NS zoning district: accessory drive-throughs, automobile service stations, equipment rental and leasing, funeral homes and embalming, tattoo establishments.
- Requests the following innovative provisions:
 - Internal streets shall have public access easements with a cross section of two 10' lanes and 2'6" curb and gutter for a total of 25' back of curb to back of curb.
 - No minimum lot size or width.
 - A minimum building separation of 7'.
 - Public street frontage and private street frontage will not be required. However, all units will be within 400' of a public or private street.
 - Setback along Private Street A will be 16' from back of curb.
 - Setbacks from Private Streets B and C will be 14' from back of curb and will include 8' planting strip and 6' sidewalk.
 - A 30' setback will be provided from Steele Creek Road but no other setbacks will be provided.
- A minimum of 50' of right of way along Steele Creek Road will be dedicated and conveyed to CDOT/NCDOT.
- Petitioner to construct a left turn lane with 150' of storage and right turn lane with 100' of storage on Steele Creek Road at the intersection with Private Street C.
- Commits to construction of a 12' multi-use path along Steele Creek Road frontage.
- Commits to the following architectural standards for the residential buildings:
 - Maximum blank wall expanse of 20' and 15' for front elevations.
 - Units with garages will not have access to network required streets.
 - Usable porches and stoops will be predominant features.
- Commits to providing a sidewalk and crosswalk network linking all of the principal buildings with minimum sidewalk width of 6'.
- Reserves a minimum of 10% of the site for open space to be improved with such amenities as benches, seat walls, play equipment, trails, improved landscaping, and grilling areas.

- Existing Zoning and Land Use



The site is zoned single family residential and is surrounded by a mixture of different residential zoning districts including single family residential, mixed use, and urban residential.



The site, marked by a red star, is surrounded primarily by single family residential use and some multifamily residential, primarily adjacent to South Tryon Street.



View of one of the large lot single family homes that currently occupies the site.



The properties to the north of the site are developed with single family homes on large lots.



The property to the east of the site is undeveloped future greenway land.

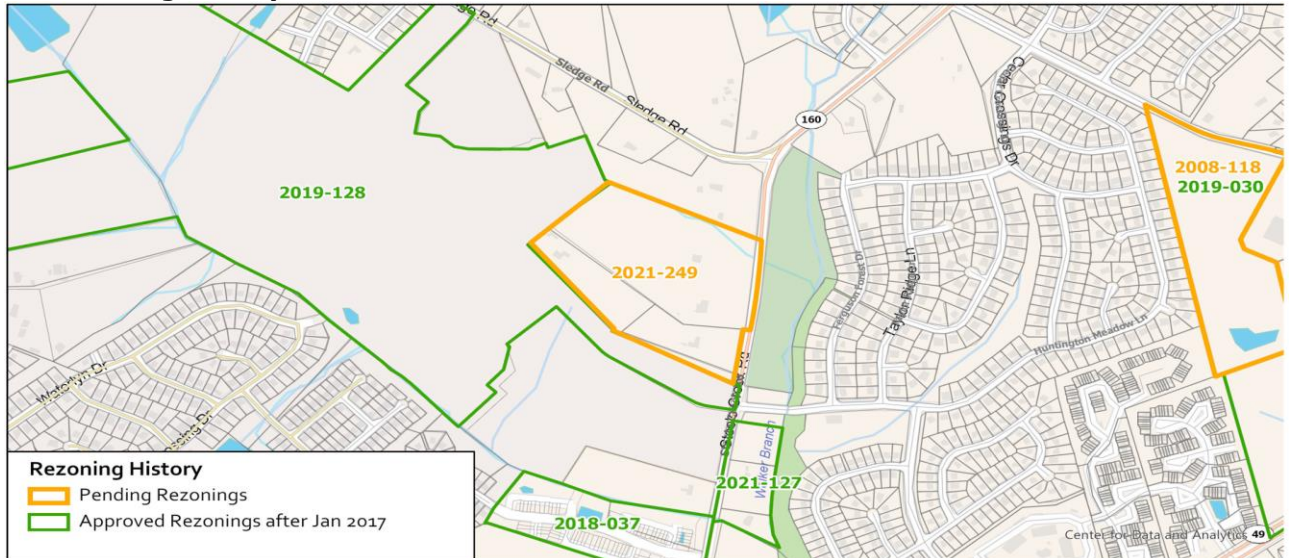


The properties to the south and west of the site are under construction for a large development containing single family dwellings, single family attached dwellings, and senior multifamily dwellings.



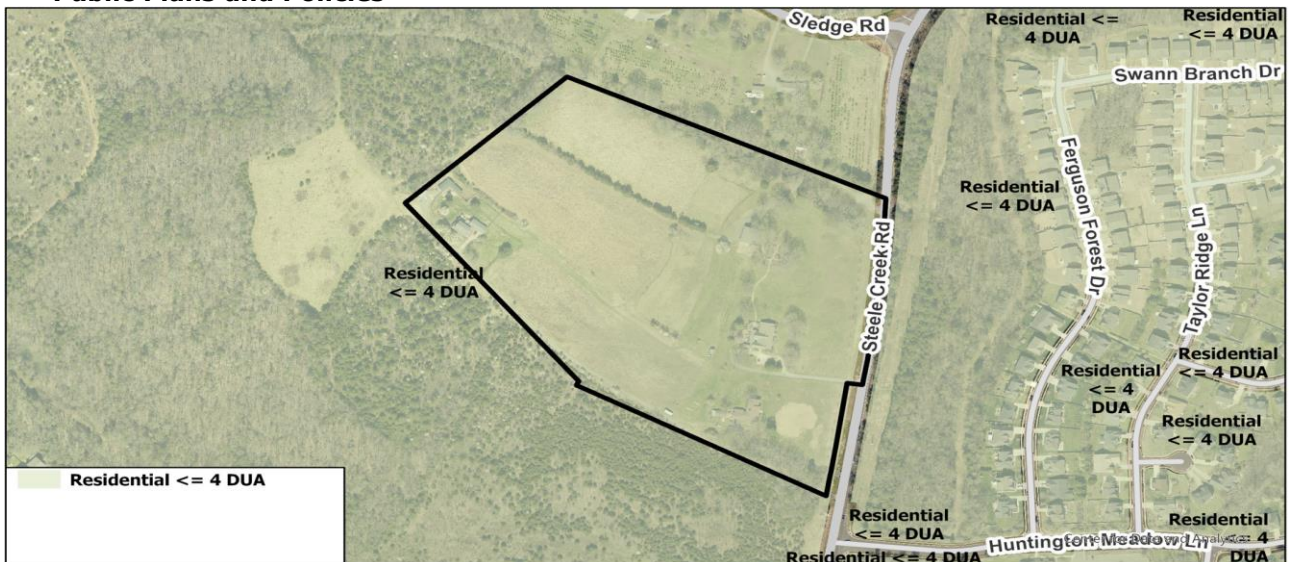
View of the large development under construction to the south and west of the site, which is marked by a red star.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-127	Petition to rezone 5.2 acres to O-1(CD) to allow for the development of up to 36,000 SF of medical, dental, and general office uses.	Approved
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
2019-030	Request to rezone 30.73 acres to R-12MF(CD) to allow for the development of up to 272 multifamily residential dwelling units.	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 per acre for this site and surrounding area.

- **TRANSPORTATION SUMMARY**

- This site is located on Steele Creek Road south of Sledge Road, both State-maintained major and minor thoroughfares respectively. A Traffic Impact Study (TIS) is not required for this site due to the site's generation of less than 2,500 trips. In accordance with City Ordinances and the Charlotte WALKS and BIKES Policies, the petitioner has committed to provide internal pedestrian infrastructure and a 12-foot shared use path along the site's frontage of Steele Creek Road. Additionally, the proposed multi-modal transportation network will provide connectivity to the adjacent Parkside Crossing development. Lastly, the petitioner has committed to provide left and right-turn lanes at the proposed site access on Steele Creek Road.
 - A minor site plan revision is needed, and the outstanding item includes correctly depicting the turn lane improvements on Steele Creek Road. Further details are listed below.
 - **Active Projects:**
- STIP U-5766 - NC 160 Widening
 - The N.C. Department of Transportation proposes widening of a seven-mile section of N.C. 160 (Steele Creek Road) from the South Carolina Line to I-485 in Charlotte.
 - Project is currently in the design phase
- **Transportation Considerations**
 - See Outstanding Issues, Note 2.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant land).
 - Entitlement: 810 trips per day (based on 76 single family dwellings).
 - Proposed Zoning: 2,110 trips per day (based on 160 single family dwellings and 7,700 SF of retail).

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 outstanding issues.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **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 20 students, while the development allowed under the proposed zoning may produce 94 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 74.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Winget Park Elementary from 104% to 106%
 - Southwest Middle from 133% to 134%
 - Olympic High at 130%.
- **Charlotte Water:** Has direct access to sewer. Has direct access to water. Contact CLT Water New Services Department for water/sewer services. Contact CLT Water Donated Projects if public infrastructure will be extended through property. 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:** See Outstanding Issues, Note 11.
- **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 site plan sheet RZ2.00 to provide a 100-foot driveway stem measured from the future right of way associated with U-5766, approximately 60 feet from the existing centerline of Steele Creek Road.~~ **ADDRESSED**
2. Revise site plan sheet RZ1.00 to appropriately label and depict the proposed left and right-turn lanes. **OUTSTANDING**

Environment

3. ~~Label potential SWIM/PCSO buffers on the site plan.~~ **ADDRESSED**
4. ~~Add the following note under Environmental Features: "Development within any SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance. Petitioner acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions."~~
ADDRESSED

Site and Building Design

5. ~~Remove "potential" from areas labeled as neighborhood parks, commit to a collective square footage for all neighborhood parks, and program these areas in the conditional notes.~~
ADDRESSED
6. ~~Illustrate Class C buffer along northern and western property boundaries.~~ **ADDRESSED**
7. ~~Correct spelling from "used" to "uses" under Proposed Uses.~~ **ADDRESSED**
8. ~~Clarify wording regarding non-residential square footage and uses under Maximum Gross Square Feet/Units of Development.~~ **ADDRESSED**
9. ~~Under note 3.c.iii, provide a minimum side yard requirement of 5 and 10.~~ **ADDRESSED**
10. ~~Label area along southern property boundary as "required tree save from abutting development to serve as an alternative buffer along this property boundary."~~ **ADDRESSED**
11. Provide a minimum 1 acre to be dedicated and conveyed to Mecklenburg County for a future neighborhood park. This requested park land shall be adjacent to a public right of way for access and is conducive for the development of the typical amenities found in a neighborhood park and cannot include tree save parcels. **OUTSTANDING**
12. ~~Remove side and rear yards from the plan. They will be addressed during permitting.~~
OUTSTANDING





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







Planner: Joe Mangum (704) 353-1908

Goals Relevant to Rezoning Determinations Petition 2021-249

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 (February 2022) and when the **Policy Map** is effective (adopted March 28, 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.	N/A

	<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>N/A</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>N/A</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>✓</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>