



Zoning Committee Recommendation

Rezoning Petition 2021-249

June 7, 2022

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.
(Council District 3 - Watlington)

PETITIONER

Mill Creek Residential

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be inconsistent with the *Steele Creek Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential at up to 4 dwelling units per acre (DUA).

However, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- 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.

Motion/Second: Blumenthal / Spencer
Yeas: Blumenthal, Ham, Rhodes, Samuel, Spencer and Welton
Nays: None
Absent: None
Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan.

Commissioner Welton asked how this project factored into the Steele Creek Rd widening. Chairperson Samuel added that she had a recent discussion with CDOT staff regarding Steele Creek Rd. CDOT staff replied that the plan accommodates future widening with right-of-way dedication including bulb outs for u-turns associated with the superstreet design. Staff added that due to state funding uncertainties they have to piecemeal improvements as projects come in for review.

Commissioner Samuel asked whether a public park, as was requested by Mecklenburg County staff, would be included in the project. Planning staff replied that the petitioner has stated that they are unable to accommodate the public park request but that they will be providing open space and private park areas spread throughout the site.

Commissioner Spencer asked if the bicycle improvements would achieve complete street objectives. CDOT staff stated that the 12' multi-use path along the Steele Creek Rd frontage would be a benefit to the bicycle community but the multi-use path would be implemented in a piecemeal fashion as projects come in for review.

PLANNER

Joe Mangum (704) 353-1908