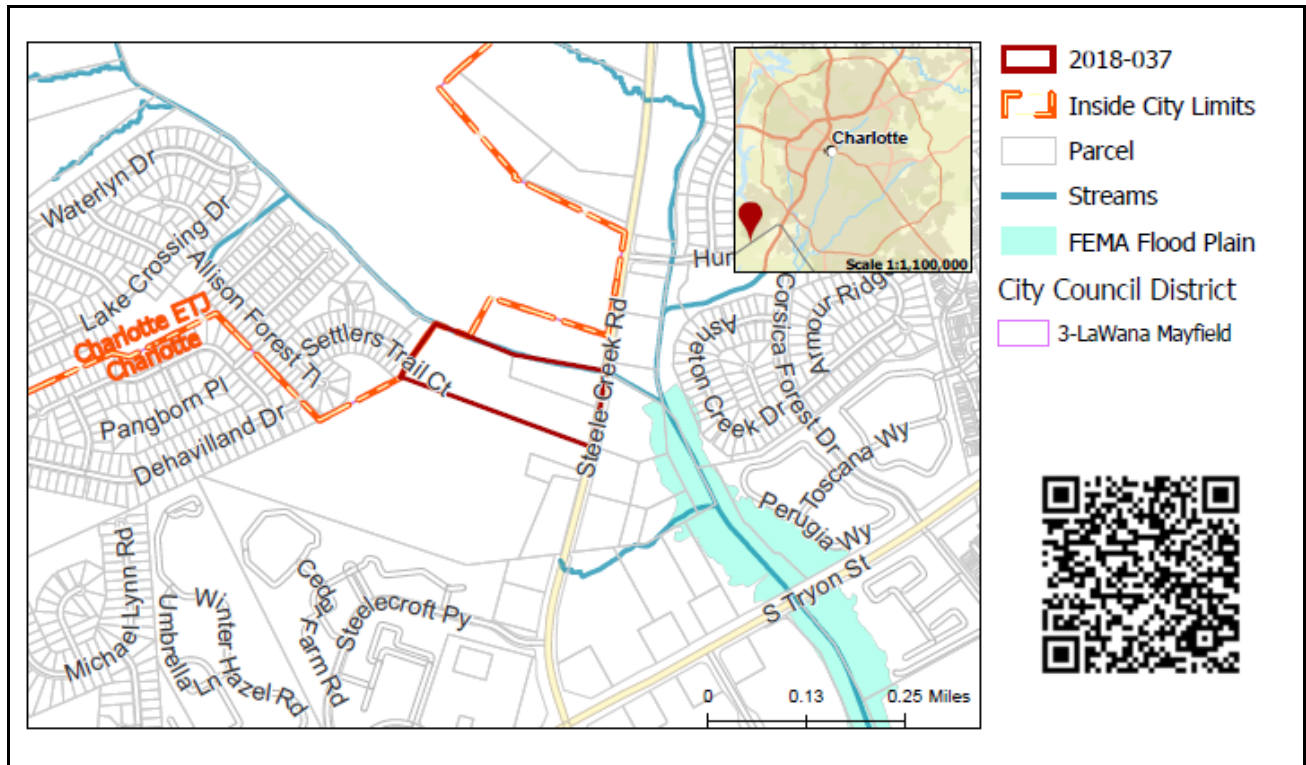


REQUEST

Current Zoning: R-3 (single family residential)
 Proposed Zoning: UR-2(CD) (urban residential, conditional) ~~with five-year vested rights~~

LOCATION

Approximately 12.5 acres located on the west side of Steele Creek Road, north of South Tryon Street.
 (Council District 3 - Mayfield)



SUMMARY OF PETITION

The petition proposes to allow a new townhouse community on vacant land located directly north of Southwest Middle School and the Charlotte-Mecklenburg Library, Steele Creek Branch.

PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE

Ruby H. McAlister
 Adam Fiorenza
 Adam Fiorenza

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
 Number of people attending the Community Meeting: 7

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is consistent with the *Steele Creek Area Plan* recommendation for residential uses, but inconsistent with the noted density of four dwelling units per acre.

Rationale for Recommendation

- The *Steele Creek Area Plan* calls for four dwelling units per acre as the predominant land use for the Wedge area in which the site is located. However, the plan notes that some moderate density housing would also be appropriate.
- The proposed request meets the plan's community design policies for moderate density housing by:
 - providing an additional housing type;

- proposing residential attached (townhome) development at a scale and height that blends with the detached single family neighborhood to the west; and
- providing a buffer between the detached and attached homes.
- The layout of the proposed townhouse community will include linear parks and alley loaded units, resulting in a walkable development with outdoor amenities.
- The proposed townhome development will provide a good transition between the Rivergate Mixed Use Activity Center and the adjacent Wedge area.
- The proposed development will improve connectivity in the area by extending Settlers Trail Court to Steele Creek Road. Extension of Settlers Trail Court will also tie existing and new sidewalks that will connect to the proposed sidewalk along Steele Creek Road.
- The site is located adjacent to, and within walking distance of a middle school and Mecklenburg County branch library, and the petitioner has agreed to extend a missing sidewalk gap to the entrance of Southwest Middle School. This sidewalk improvement will enhance the walkability and support neighborhood accessibility to the library and school facilities.

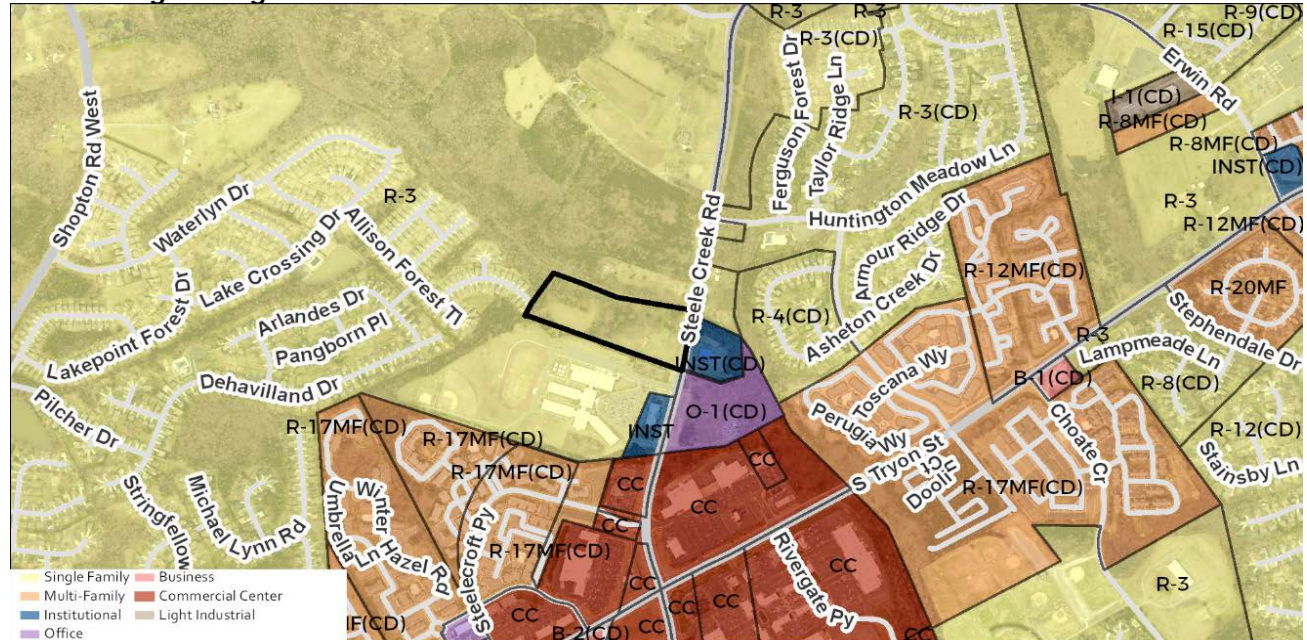
PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Up to 75 townhomes at a density of 6.3 units per acre.
- Extends existing Settlers Trail Court (public street) from the western property line to Steele Creek Road, with full movement access.
- Creates internal system of private alleys to allow all units to be alley loaded.
- Provides 30-foot setback from Steele Creek Road future right-of-way.
- Dedicates and conveys right-of-way future widening of Steele Creek Road.
- Provides a north bound left turn lane on Steele Creek Road with 150 feet of storage.
- Constructs a six-foot wide sidewalk along Steele Creek Road across the site and extending to the existing sidewalk at the northern entrance of Southwest Middle School.
- Identifies 50-foot Post Construction Stormwater Ordinance/Surface Water Improvement Management (PCSO/SWIM) buffer along the northern boundary, and dedicates and conveys to Mecklenburg County for future greenway use.
- Identifies possible tree preservation save areas, common open space areas, and potential storm water quality area locations.
- Proposes Class C buffers along the western and southern property lines adjacent to Southwest Middle School and the single family neighborhood to the west.

- Existing Zoning and Land Use



- A portion of the site is developed with one single family detached home; the remainder of the site is vacant. The rezoning site abuts Southwest Middle School and Steele Creek Library to the south, and is surrounded by a mix of single family neighborhoods, apartment communities, institutional, office and retail uses, and vacant/undeveloped land.



The subject property is developed with a large lot single family home.



Steele Creek library and Southwest Middle School are to the south of the property.



A single family neighborhood is to the west.



Steele Creek Masonic Lodge is located to the east.

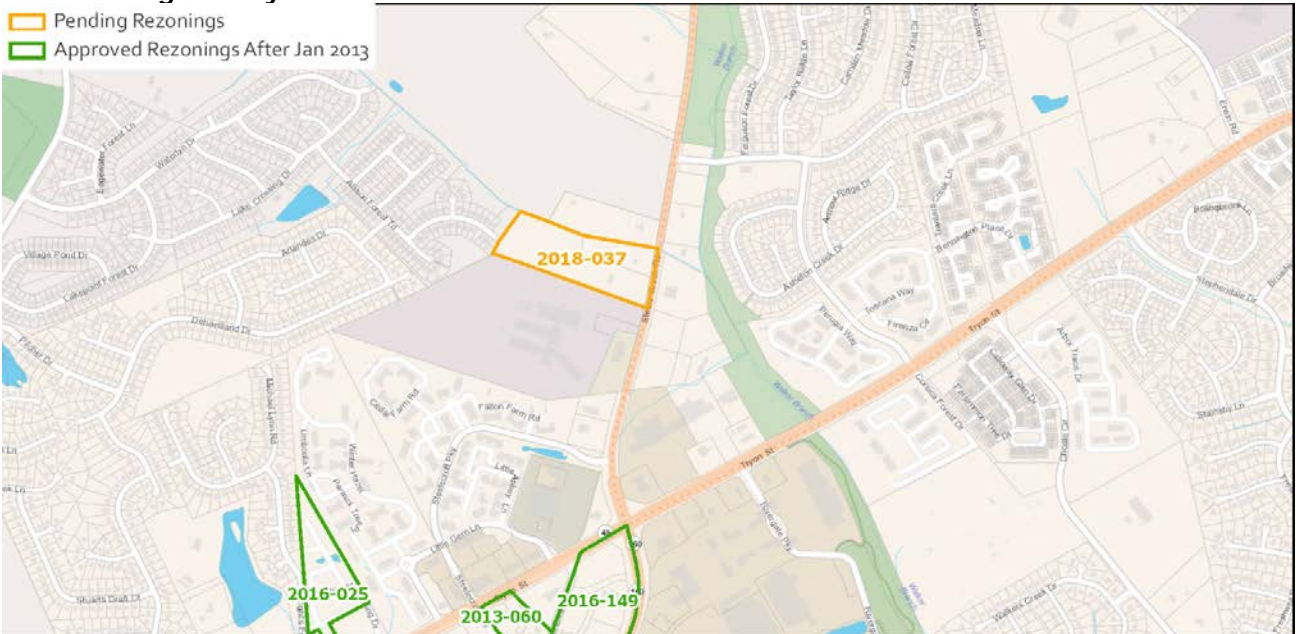


Areas to the north are developed with large lot single family homes and vacant land.

• Rezoning History in Area

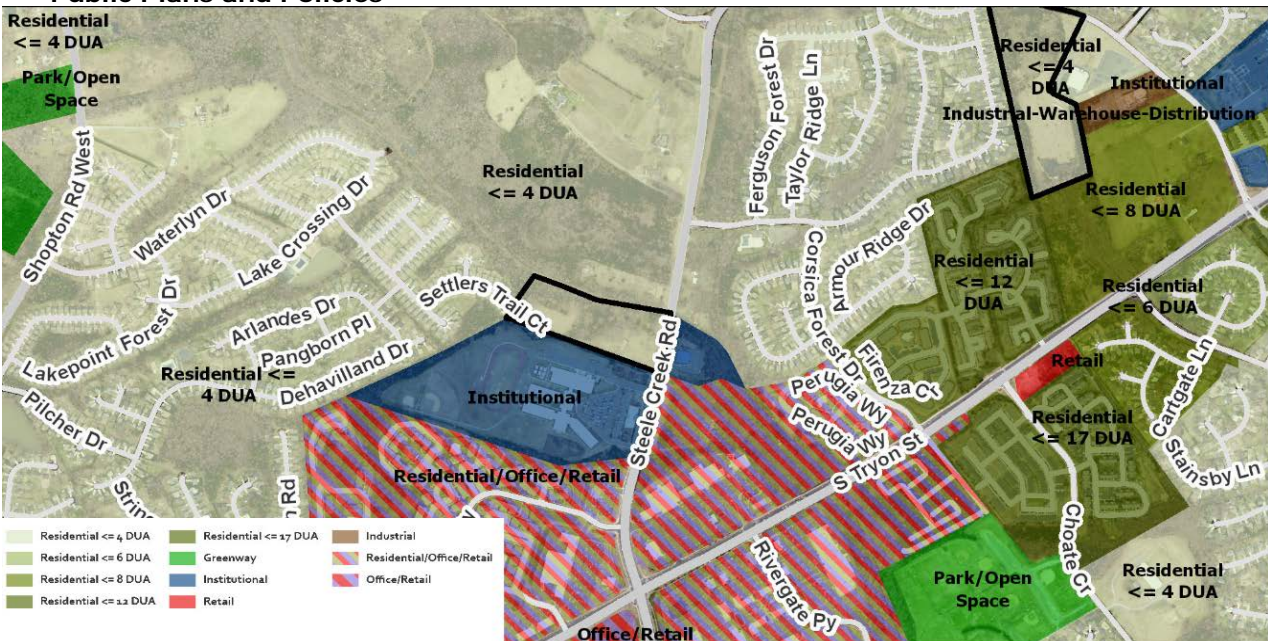
Orange outline Pending Rezoning

Green outline Approved Rezoning After Jan 2013



Petition Number	Summary of Petition	Status
2016-149	Modified an approved site plan for 11.73 acres to allow freestanding single buildings containing retail and office uses.	Approved
2016-025	Rezoned approximately 9.52 acres to allow up to 74 townhomes.	Approved
2013-060	Rezoned approximately 3.56 acres to allow a 30,000-square foot commercial development with a minimum 10,000 square feet for office uses or a 25,000-square foot commercial development with no office requirement.	Approved

• Public Plans and Policies



- The *Steele Creek Area Plan* (adopted 2012) identifies the subject and the area around it as in a wedge per the City's *Centers, Corridors and Wedges Growth Framework*. The plan states: "Low density development, up to four dwellings per acre (DUA) should remain the predominant land use in the Wedge area..."
- The Plan also notes that some moderate density housing would also be appropriate, and includes community design policies for moderate density housing by:

- providing an additional housing type;
 - proposing residential attached (townhome) development at a scale and height that blends with the detached single family neighborhood to the west; and
 - providing a buffer between the detached and attached homes.
- The plan states that form and design of future development will be important to ensure long-term sustainability, and it provides community design guidance for residential site design. Among the specific design policies are:
 - Encourage clustered development where appropriate, such as areas where the preservation of open space and/or environmentally sensitive areas is particularly important.
 - Provide a variety of housing types.
 - Blend the scale and height of development with respect to single family neighborhoods.
- **TRANSPORTATION CONSIDERATIONS**
 - The site is located on a major thoroughfare. The plan commits to dedication of right-of-way to support the future NCDOT road widening project along Steele Creek Road. The plan also commits to extending proposed sidewalk to the northern entrance of Southwest Middle School.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 30 trips per day (based on two single family dwellings).
 - Entitlement: 420 trips per day (based on 37 single family dwellings).
 - Proposed Zoning: 500 trips per day (based on 75 townhouse units).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** According to recent data from the U.S. Department of Housing and Urban Development, there is an estimated need for approximately 34,000 affordable workforce housing units in the City of Charlotte. In an effort to increase the estimated supply; developers are encouraged to assist in providing homes at diverse price point to meet increasing housing demand.
- **Charlotte Fire Department:** No on street parking on roads less than 26 feet clear width. See charlottefire.org for other requirements.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 21 students, while the development allowed under the proposed zoning will produce seven students. Therefore, the net increase in the number of students generated from existing zoning to proposed zoning is zero students.
 - The proposed development is projected to impact the current school utilization over existing conditions (without mobile classroom units) as follows:
 - Palisades Park Elementary from 97% to 98%
 - Southwest Middle to remain at 134%
 - Olympic High to remain at 138%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water transmission main located along Steele Creek Road and sanitary sewer system infrastructure accessible via an existing eight-inch gravity sewer main located along Steele Creek Road.
- **Engineering and Property Management:**
 - **Arborist:** Contact the City Arborist's office for a tree planting permit before planting trees in the NCDOT right-of-way once plans have been approved. See Outstanding Issues, Note 1.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Environment

1. The petitioner shall submit a tree survey for all trees two inches in diameter at breast height (DBH) or larger located in the public right of way. Tree survey may be completed by landscape architect, surveyor, or other land development professional. **Not addressed.**

REQUESTED TECHNICAL REVISIONS

- ~~2. Permitted Uses/Development Limitations Note 2.A. states that 70 units are shown on site plan but a maximum of 75 units are proposed. In order to avoid confusion, petitioner needs to show 75 units on site plan and amend development note to specify that up to 75 units are proposed.~~ Addressed.
 - ~~3. Petitioner needs to show location for dumpster pad on the site in the event roll out carts are not utilized in the development.~~ Addressed.
 - ~~4. Ensure all Class C buffers and widths are clearly identified and labeled on the site plan.~~ Addressed.
 - ~~5. Label "tree preservation areas" as "tree save areas".~~ Addressed.
 - ~~6. Remove five-year vested rights from application and site plan.~~ Addressed.
-

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Housing and Neighborhood Services Review
 - Charlotte Fire Department Review
 - Charlotte-Mecklenburg Schools Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - City Arborist
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

Planner: Claire Lyte-Graham (704) 336-3782