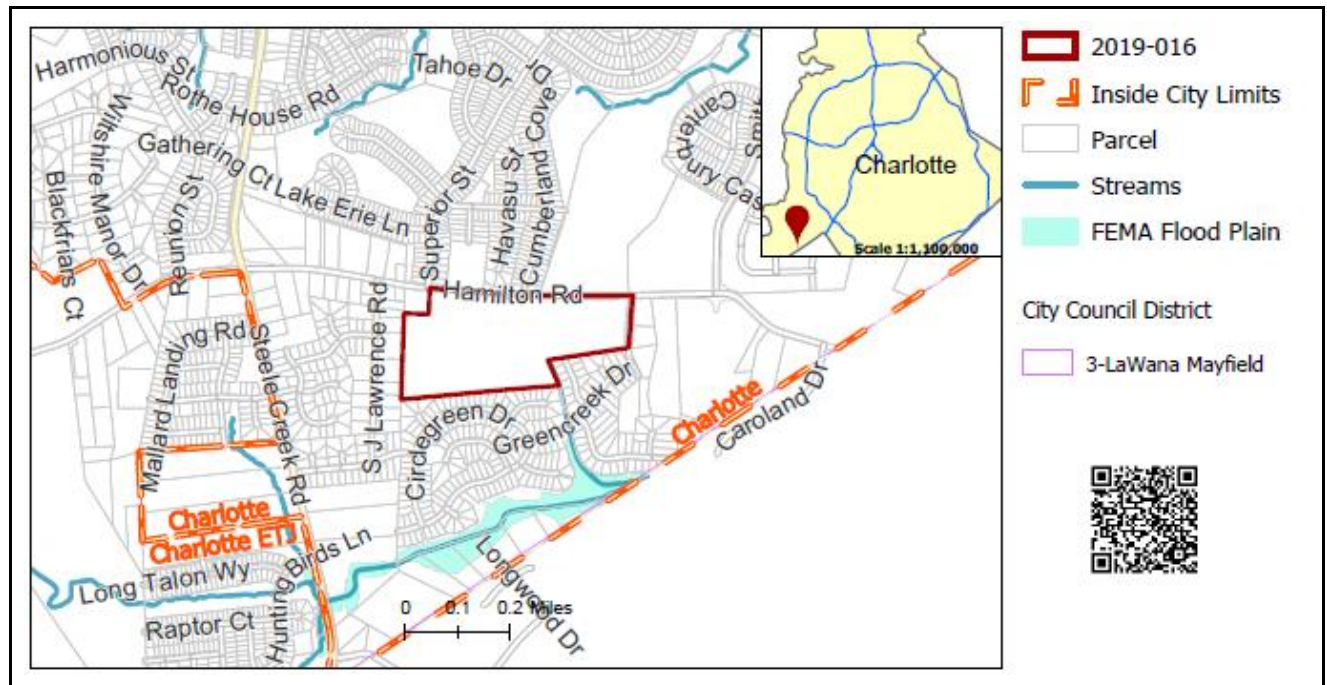


REQUEST

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

LOCATION

Approximately 42.13 acres located on the south side of Hamilton Road, east of Steele Creek Road.
(Council District 3 - Mayfield)



SUMMARY OF PETITION

The petition proposes to construct a 206-unit townhouse community on vacant acreage in southwest Charlotte at a density of 4.9 units per acre.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE
COMMUNITY MEETING

Lennar Carolinas, LLC
Lennar Carolinas, LLC
Collin Brown and Bailey Patrick, Jr.

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 34

STAFF
RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

While the petition proposes the recommended residential land use in the *Steele Creek Area Plan*, it is inconsistent with the recommended density. The Plan recommends 4 dwelling units per acre (DUA), and the proposed project is slightly higher at 4.9 DUA.

Rationale for Recommendation

- The proposed project is generally consistent with the Area Plan and would facilitate the overall goal of the plan for residential uses.

- The proposed project would provide multiple points of ingress/egress to the site and construct an interconnected network of public streets.
- Petitioner will be providing a high-intensity activated cross-walk (HAWK) beacon for pedestrians across Hamilton Road.
- Pedestrian trails shall be provided internal to the site
- Project will provide a 12-foot multi-use path along Hamilton Road, and a 6-foot wide sidewalk along Smith Boyd Road and all internal public and private streets.

The approval of this petition will revise the adopted future land use as specified by the *Steele Creek Area Plan*, from residential uses at 4 DUA to residential uses at 65 DUA.

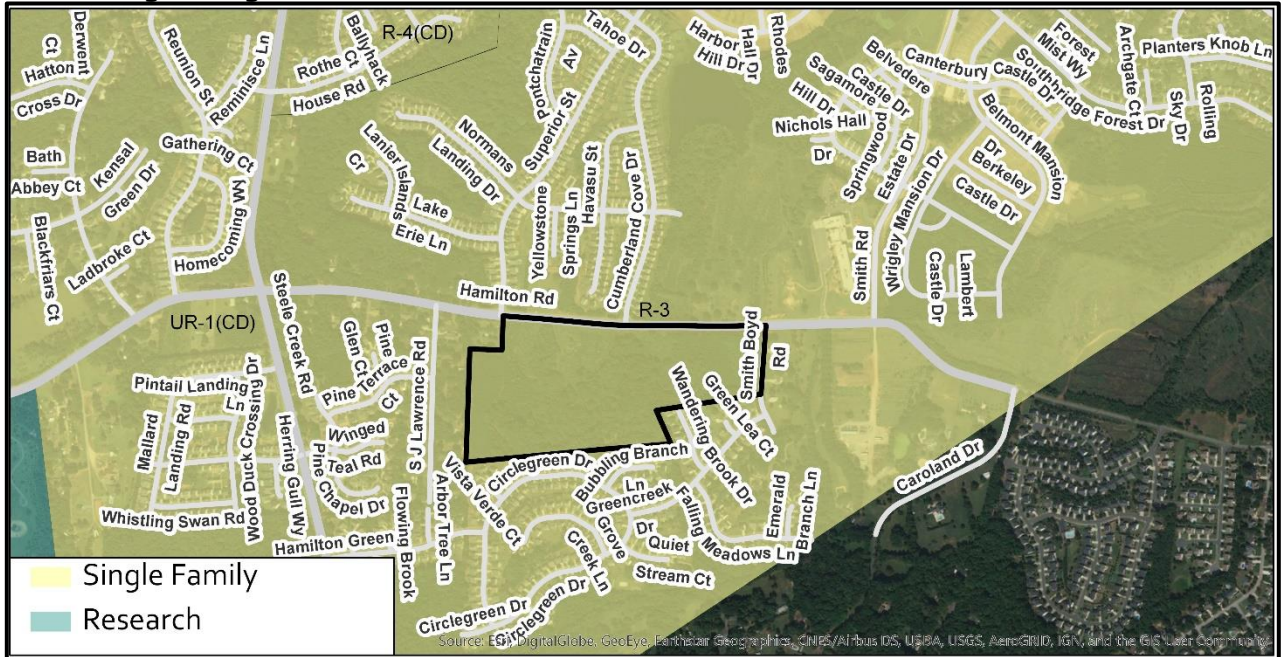
PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Up to 206 single family attached (townhome) units at a density of 4.9 dwelling units per acre.
- Maximum building height of 40 feet.
- Provides a 30-foot reverse frontage buffer along Hamilton Road.
- Provides a 50-foot Class C buffer along western and southern property lines abutting properties zoned R-3.
- Commits to the following transportation improvements:
 - Provides three points of ingress/egress onto Hamilton Road; access via Smith Boyd Road; and connection to Wandering Brook Drive.
 - Installs a high-intensity activated for pedestrians across Hamilton Road prior to the issuance of a certificate of occupancy for the 10th townhouse unit.
 - Creates an internal network of streets with on-street parking, and alleyways.
 - Installs 25 miles per hour MUTCD signs for the proposed internal public street.
 - Provides an 8-foot wide planting strip and 12-foot wide multi-use path along the site's frontage along Hamilton Road.
 - Provides an 8-foot wide planting strip and 6-foot sidewalk along Smith Boyd Road.
- Commits to the following architectural standards:
 - Uses a combination of the following building materials: brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, vinyl siding and/or other approved material. Notes concrete masonry units not architecturally finished will be prohibited as an exterior building material.
 - ~~Limits townhouse buildings to 6 individual units or fewer.~~ Limits townhouse buildings to 5 individual units or fewer when fronting public or private network required streets and varies number of units in adjacent buildings.
- Provides amenitized open space areas that may include, but not limited to, swimming pool, benches, enhanced landscaping, sculptures, decorative paving, and garden areas.
- Commits to a pedestrian trail throughout the site.
- Illustrates a linear green concept adjacent to a section of one of the proposed streets.
- Illustrates wetland areas, 30-foot PCSO buffer, proposed tree save areas and water quality areas.
- Notes that development within the SWIM/PCSO buffer will be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by ordinance.

- **Existing Zoning and Land Use**



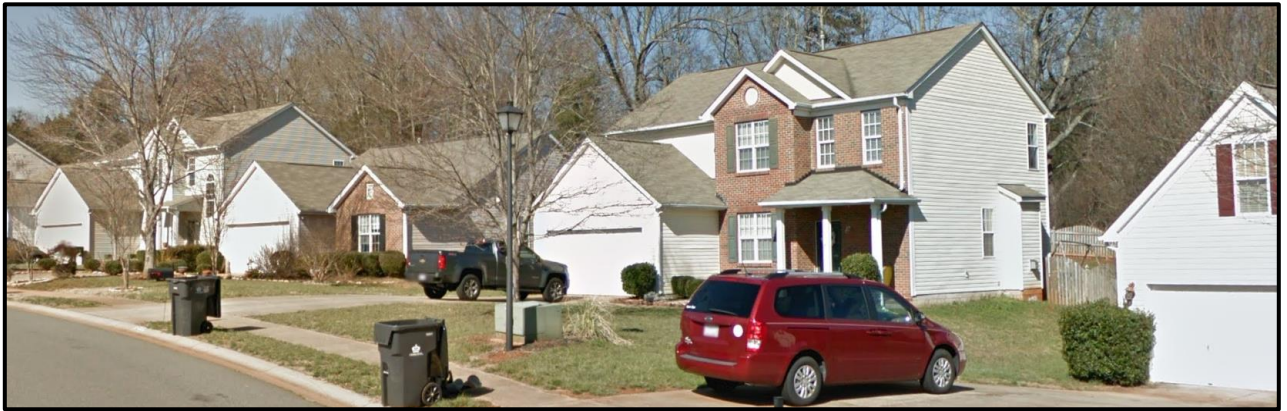
- The site is currently vacant and surrounded by single family neighborhoods and institutional use (River Gate Elementary) zoned R-3 (single family residential), and R-4(CD) (single family residential, conditional). A 32-unit townhouse development was recently approved at a density of 4.2 units per acre on acreage zoned UR-1(CD).



The subject property is vacant.



The property to the north along Hamilton Road is developed with single-family homes.



The property to the south along Circlegreen Drive is developed with single-family homes.

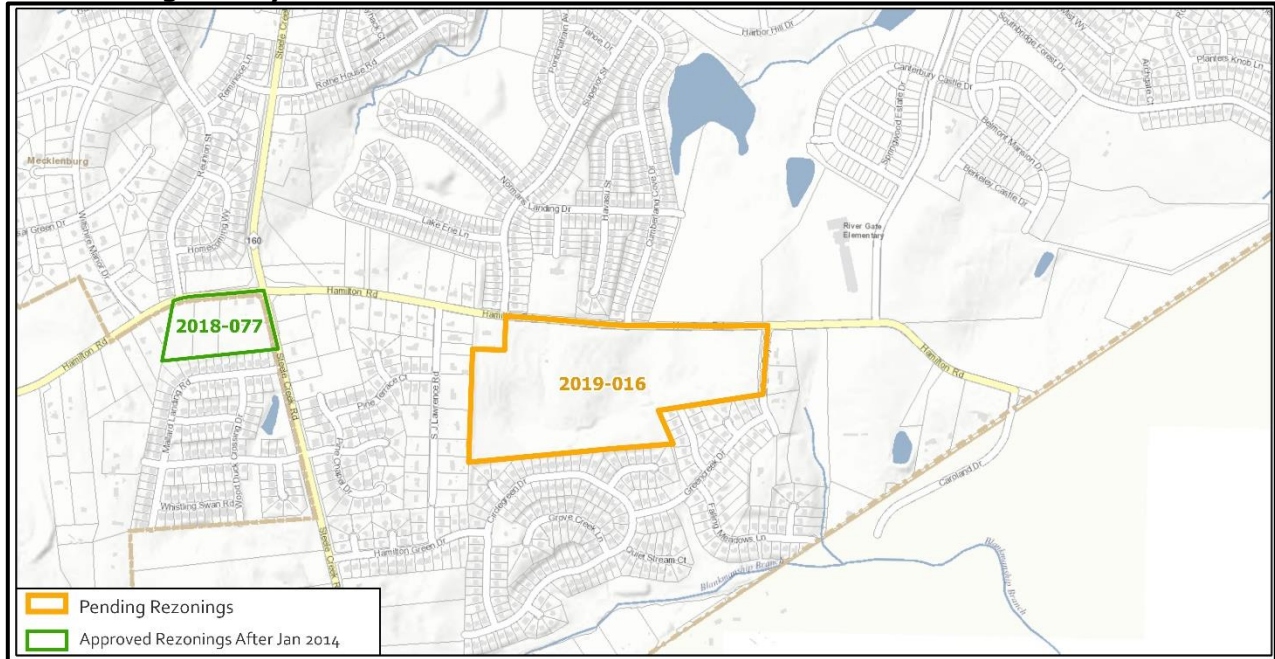


The property to the east along Smith Boyd Road is developed with single-family homes.



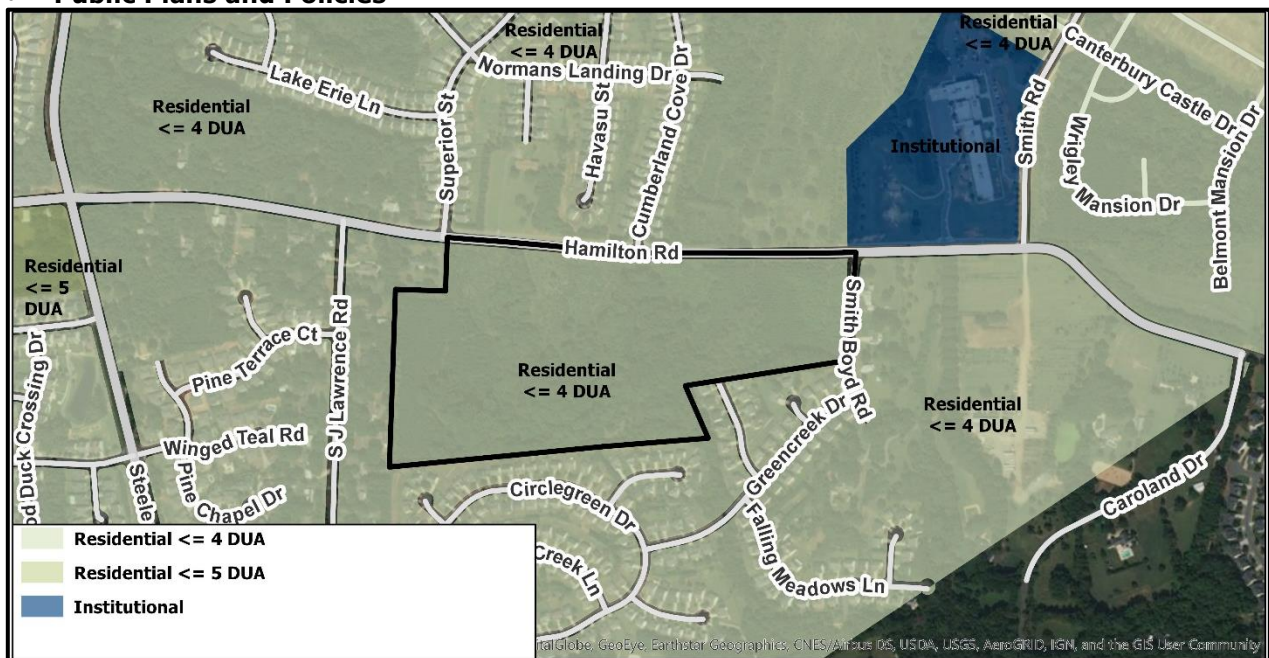
The property to the west along S.J. Lawrence Road is developed with single-family homes.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-077	Rezoned approximately 7.69 acres from R-3 to UR-1(CD) to allow up to 32 townhouse units at a density of 4.2 units per acre.	Approved

- **Public Plans and Policies**



- The *Steele Creek Area Plan* (2012) recommends residential up to four dwelling units per acre for this site and surrounding area.
- The area is located within a Wedge as per the Centers, Corridors and Wedges Growth Framework, and is developed with low density single family neighborhoods.

- **TRANSPORTATION CONSIDERATIONS**

- The site is located on a minor thoroughfare. The site plan commits to transportation improvements including center turn lane for site access, multi-use path along site frontage and an internal road network meeting Subdivision Ordinance. The site plan also commits to pedestrian improvements in the form of a signalized pedestrian crossing on Hamilton Road at the eastern side of the property across from River Gate Elementary School.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant land).
 - Entitlement: 1,290 trips per day (based on 126 single family homes).
 - Proposed Zoning: 1,520 trips per day (based on 206 townhomes).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** There is an estimated need for approximately 24,000 affordable housing units in the City of Charlotte. To increase the supply, developers are encouraged to assist in providing homes at diverse price points to meet increased housing demand.
- **Charlotte Fire Department:** Fire hydrant must be within 750 feet of most remote point of building as truck travels. No parking on road less than 26 feet clear width.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 71 students, while the development allowed under the proposed zoning will add an additional 20 students.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - River Gate Elementary from 96% to 99%
 - Southwest Middle unchanged at 134%
 - Olympic High unchanged at 132%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Smith Boyd Road and via an existing 12-inch water distribution main located along Hamilton Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Smith Boyd Road.
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** ~~See Outstanding Issues, Notes 1 and 2.~~ Addressed
 - **Storm Water Services:** ~~See Outstanding Issues, Notes 1 and 2.~~ Addressed
 - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments submitted.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Infrastructure

- ~~1. Show and label Potential 30-foot & 35-foot PCSO Stream Buffers per local GIS mapping data (Polaris, Charlotte Explorer, Virtual Charlotte) OR submit stream delineation report confirming buffer limits shown on rezoning plan (Please note: Stream Delineation Reports are subject to review and approval by Charlotte Storm Water Services.)~~ Addressed
- ~~2. Add the following note under an Environmental Features heading: Development within the SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance.~~ Addressed

Site and Building Design

- ~~3. Add a note limiting townhouse buildings to five or fewer individual units when fronting public or private network required streets.~~ Addressed
- ~~4. Add a note committing to vary the number of individual units per building in adjacent buildings.~~ Addressed

REQUESTED TECHNICAL REVISIONS

5. ~~Revise site plan note III (2) to read "Site will be served by public and private streets".~~ Staff rescinds this request
-

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
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

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