



## **City Council Follow-Up Report From the April 15, 2019 Zoning Meeting**

**2018-110 Mattamy Homes - located on the east side of Shopton Road West, north of South Tryon Street. (Outside of City Limits)**

**When was the adjacent site zoned R-8MF for a density of 6.7 units per acre? Was that before or after the area plan?**

Staff Response: City Council approved rezoning petition 2006-061 (referenced adjacent site) on July 16, 2006. The request rezoned approximately 19.36 acres from R-3 (single family residential) to R-8MF(CD) (multi-family residential, conditional) in order to allow up to 130 for sale townhomes at a density of 6.7 dwelling units per acre. The approved site plan is attached. The *Southwest District Plan* (adopted 1991) recommended single family residential up to 3 dwelling units per acre. The *General Development Policies* (adopted 2003) recommended a density of up to 6 dwelling units per acre.

The *Steele Creek Area Plan* was adopted by City Council on February 27, 2012.

**2018-146 NorthState Development, LLC - located on the east side of Shopton Road West, north of Sledge Road across from Pine Harbor Road. (Outside City Limits)**

**When was the last traffic study done in the Steele Creek area? Was it for a specific area?**

Staff Response: Rezoning petition #2017-146 required a traffic impact study in the area and will be providing roadway improvements at the intersection of Shopton Road West and South Tryon. The construction plans are under review and the construction will start later this year.

**2018-163 Suncap Property Group, LLC - located on the east side of Waverly Avenue, west side of Kenilworth Avenue, south of Romany Road. (Council District 1 – Egleston)**

**What is the width of the pedestrian access? Where will the pedestrian access points be located?**

Staff Response: The pedestrian access to the building will have to be a minimum of five feet per building code. The site plan provides notes that pedestrian connections may be provided from the courtyard and or units to the public sidewalk system for building area 'A'. The proposed townhomes will provide a connection from the units out to the public sidewalk system for development area 'B'

**2019-016     Lennar Carolinas, LLC - located on the south side of Hamilton Road, east of Steele Creek Road. (Council District 3 – Mayfield)**

**Is accident data used in traffic studies?**

Staff Response: Yes. CDOT reviews accident data and congestion near adjacent intersections of all proposed rezoning petitions to provide an in-depth review of the traffic impacts of a development.

**2019-005     Ardent Acquisitions, LLC – located on the south side of West Tremont Avenue, west of South Tryon Street (Council District 3 – Mayfield)**

**Did the Steele Creek Development Response Study look at the transportation aspects of the area and did it embrace everything it should have? Provide details.**

Staff Response: The Development Response Study process is designed to provide the Charlotte Planning, Design & Development Department with a focused method to evaluate and work with development proposals that call for unanticipated development activity or significant changes to existing area plans or zoning. This process is intended as an internal and advisory exercise that allows Planning staff to test and consider the impacts of proposed development regarding land use, transportation network and urban design concepts. The intent is to quickly uncover the critical issues and utilize the design workshop to develop and test ways issues might get resolved, identify next steps and unresolved issues along the way. The design ideas, illustrative plans, and land use concepts are advisory only and do not represent official policy changes to existing zoning or adopted area plans.

Yes, the Development Response Study did address the critical issues.