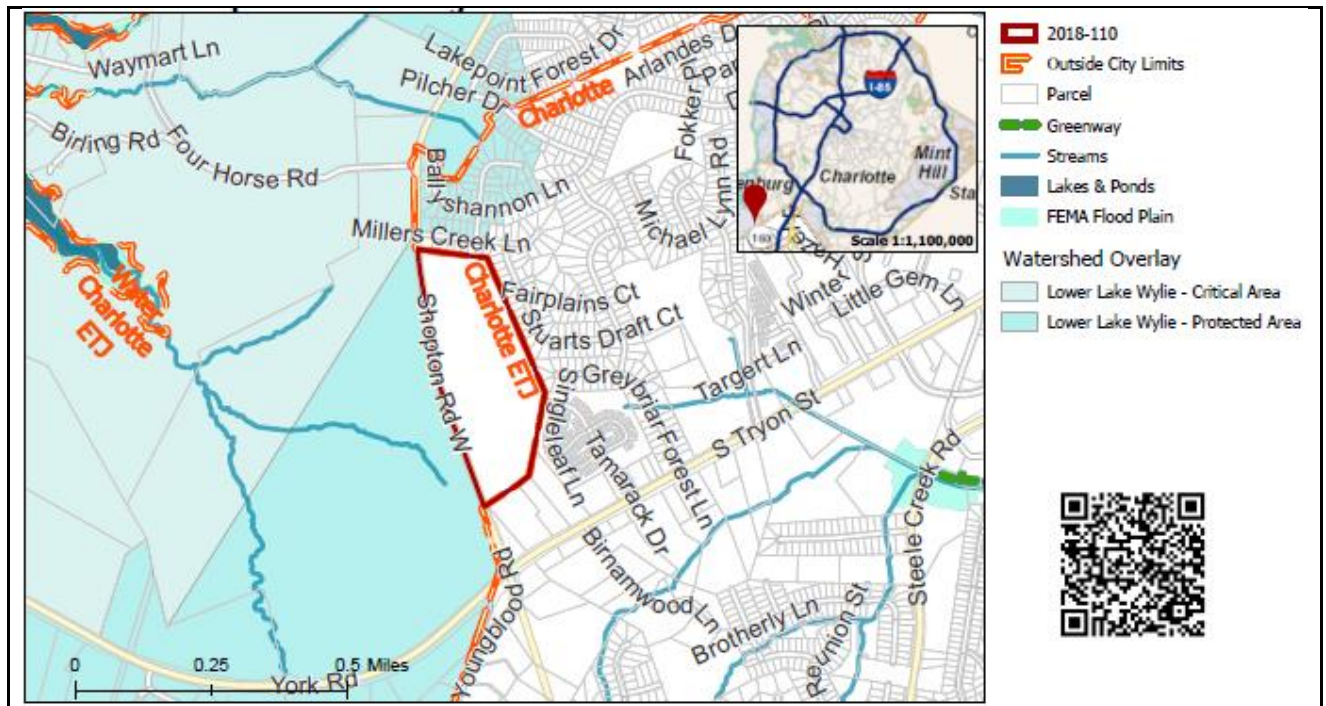


REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: R-8MF(CD) (multi-family residential, conditional)
with five-year vested rights

LOCATION

Approximately 38.4 acres located on the east side of Shopton Road
West north of South Tryon Street.
(Outside City Limits)



SUMMARY OF PETITION

The petition proposes to allow a for-sale townhouse community located in Southwest Charlotte, across from the McDowell Nature Preserve.

PROPERTY OWNER

Steele Creek (1997), LLC

PETITIONER

Mattamy Homes

AGENT/REPRESENTATIVE

Collin Brown and Bailey Patrick, Jr.

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 22

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition conforms to the *Steele Creek Area Plan* residential land use recommendation; however, the proposed 6.25 dwelling units per acre is **inconsistent** with the density recommendation of up to four dwelling units per acre.

Rationale for Recommendation

- While the proposed density of 6.25 dwelling units per acre exceeds the recommended density of 4 dwelling units per acre, the project is compatible with existing development in the area.

- The site is adjacent to an existing townhome development zoned R-8MF(CD), at a density of 6.7 dwelling units per acre.
- The proposed site plan includes the required street connections along Shopton Road West and connects to Tamarack Drive, providing 4 points of ingress/egress to the development.
- The proposed development is compatible with the surrounding residential uses in the area.

The approval of this petition will revise the adopted future land use as specified by the *Steele Creek Area Plan*, from residential at up to 4 dwellings per acre to residential up to 8 dwellings per acre for the site.

PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Up to 240 for-sale townhouse units (mix of front loaded and alley loaded) at a density of 6.25 dwelling units per acre.
- A maximum building height of 40 feet.
- A minimum of 10,000 square feet of amenitized open space area in identified location, to include a minimum of three of the following elements: pool, clubhouse, gazebo, hammock garden, grills, fire pit, benches and/or picnic tables.
- A minimum of three additional amenitized open space areas throughout the site, for a total minimum square footage of 30,000 square feet, to each contain a minimum of two of the following elements: benches, picnic tables, decorative lighting, specialty hardscape, sculptures, enhanced landscaping and/or garden areas.
- A 50-foot Class C buffer (may be reduced to 37.5 feet with a berm or fence/wall) along the north and east property lines abutting single family detached residential homes.
- A 30-foot reverse frontage buffer/common open space along Shopton Road West.

Commits to the following transportation commitments:

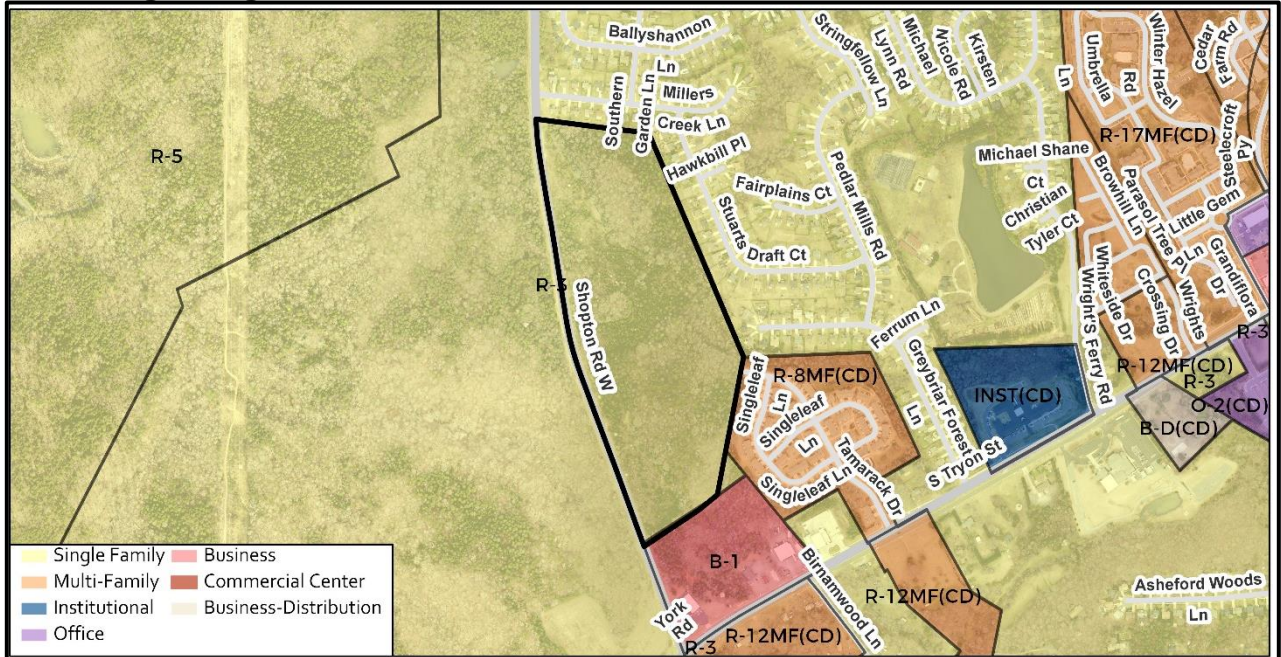
- Three points of ingress/egress onto Shopton Road West.
- Creates an internal network of public and private streets and alleyways.
- ~~Proposed left turn lanes on Shopton Road West at each proposed access point to the site.~~
- **Installs a 2nd southbound right turn lane along Shopton Road West at South Tryon Street (to create dual right turn lanes).** Petitioner agrees to install pavement widening, pedestrian refuge island, sidewalk and ramps, and associated pavement markings for addition of right turn lane only.
- **Developer shall provide for traffic signal relocation and/or replacement of existing traffic signal mast arms, including relocation of associated traffic signal controls and signage as required for the Petitioner-installed right turn lane at the intersection of Shopton Road West and South Tryon Street.**
- **Petitioner will install a right-in/right-out connection with a four (4) foot wide center concrete median island along Shopton Road West at the proposed Site access and a northbound right turn lane with 50 feet of storage at proposed Site Access #1.**
- **Petitioner will install a southbound left turn lane with 150 feet of storage along Shopton Road West for a full movement connection and a northbound right turn lane with 50 feet of storage at proposed Site Access #2;**
- **Petitioner will install a right-in/right-out connection with 4-foot wide center concrete median island along Shopton Road West at the Site access and a northbound right turn lane with 75 feet of storage at proposed Site Access #3;**
- **Petitioner will widen Shopton Road West only as required for the road improvements indicated for Site Accesses #1, #2, and #3; and**
- **Illustrates future right-of-way dedication along Shopton Road West 57 feet from existing centerline.**
- **Proposes to provide a barrier or otherwise delay the connection of the proposed network required connection to existing Tamarack Drive until such time that the proposed street is turned over to CDOT, to ensure that construction traffic does not enter the site through existing Tamarack Drive.**
- **Petitioner agrees to coordinate and install road improvements along Shopton Road west based on items outlined and agreed upon in coordination with CDOT in the Technical Traffic Memorandum.**
- **An 8-foot wide planting strip and a 6-foot wide sidewalk on Shopton Road West.**

- A minimum 5-foot wide planting strip and 5-foot wide sidewalk along both sides of all proposed private streets.

Commits to the following architectural standards:

- Limits number of units per building to a maximum of six.
- Usable porches or stoops will form a predominant feature of the building design and be located on the front and/or side of the building.
- Corner/end units facing a public or private street will face the public realm and corner units will have enhanced side elevations with a front stop. Side elevations will not contain blank wall expanses greater than ten feet on all buildings.
- Alley loaded townhomes will have walkways connecting entrances to sidewalks along public and private streets. Front loaded townhomes will have walkways leading to the driveway.

Existing Zoning and Land Use



- The site is currently vacant and is surrounded by neighborhoods of different residential types (single family detached and attached, apartments), institutional, retail and office uses in various zoning districts. The McDowell Nature Preserve is located to the southwest, across Shopton Road West.



The subject property is undeveloped.



The property to the southeast along Tamarack Drive is developed with townhomes.



The properties to the north along Millers Creek Lane are single-family homes.



The properties to the east along Greybriar Forest Lane are single-family homes.

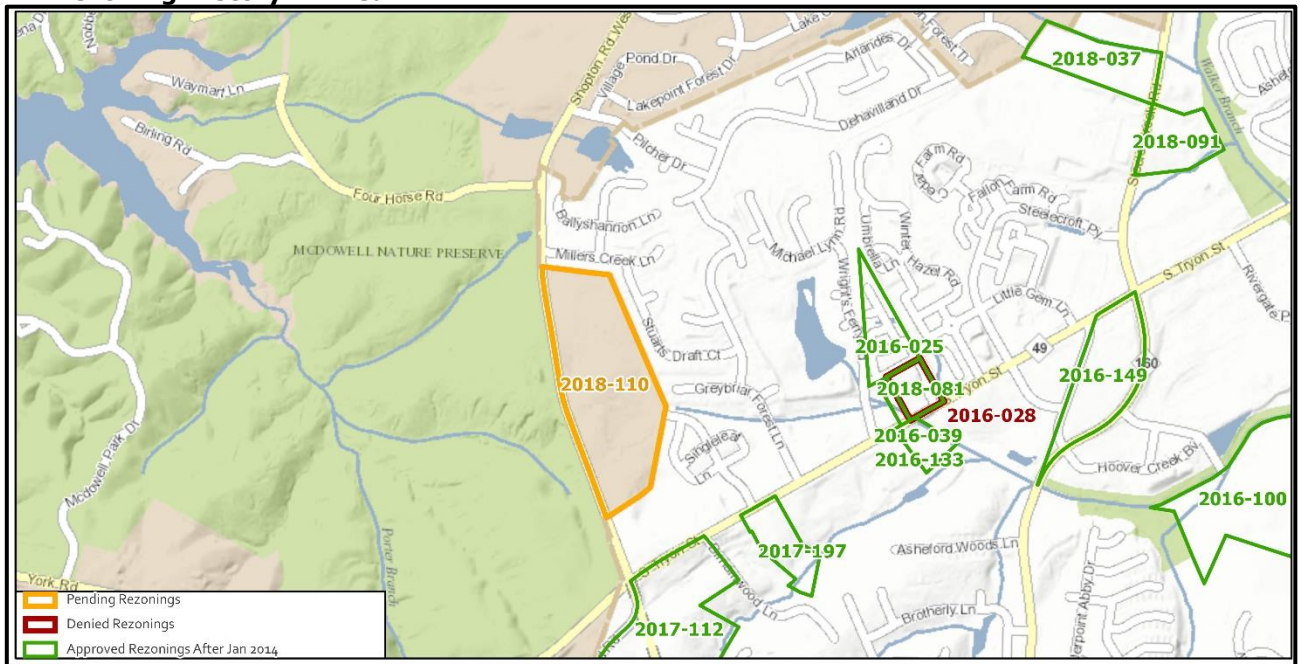


The property to the west and south along Shopton Road West is the McDowell Nature Preserve.



The properties to the south along South Tryon Street are a mix of retail uses.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-091	O-1(CD) (office, conditional) site plan amendment for approximately 8.65 acres to modify an approved site plan to reduce a required buffer and adjust language pertaining to permitted uses on the site.	Approved
2018-081	Rezoned approximately 4.35 acres to R-12MF(CD) (multi-family residential, conditional) to allow up to 33 attached dwelling units.	Approved
2017-197	Rezoned approximately 7.05 acres to R-12MF(CD) (multi-family residential, conditional) to allow up to 72 multi-family residential units.	Approved
2017-112	Rezoned approximately 30 acres to R-12MF(CD) (multi-family, conditional) and BD(CD) (distributive business, conditional) with five-year vested rights, to allow up to 240 multi-family apartments and climate controlled storage.	Approved
2016-149	Rezoned approximately 11.73 acres to CC SPA (commercial center, site plan amendment) and NS (neighborhood services), modifying an approved plan to allow freestanding single buildings containing retail and office uses.	Approved
2016-133	Rezone approximately 3.58 acres to BD(CD) (distributive business, conditional) to allow the construction of up to 100,000 square feet of climate controlled storage space.	Approved

2016-100	Rezoned approximately 41 acres to UR-2(CD) (urban residential, conditional) with five-year vested rights to allow up to 410 multi-family residential units.	Approved
2016-039	Rezoned approximately 3.48 acres to O-1(CD) (office, conditional) with five-year vested rights to allow up to 45,000 square feet of uses in the O-1 (office) district.	Approved
2016-028	Rezone approximately 4.09 acres to BD(CD) (distributive business, conditional) to allow up to 100,000 square feet of climate controlled storage.	Denied
2016-025	Rezoned approximately 9.52 acres to R-12MF(CD) (multi-family residential, conditional) to allow up to 74 townhomes.	Approved
2013-060	Rezoned approximately 3.56 acres to NS (neighborhood services) 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* (2012) recommends residential land use for this site up to four dwelling units per acre.
- The site is within a Wedge, as per the Centers, Corridors and Wedges Growth Framework.

• **TRANSPORTATION CONSIDERATIONS**

- The site is located on a minor thoroughfare. The site plan provides road network meeting City of Charlotte requirement and goals. Site plan also commits to adding southbound dual right turn lanes on Shopton Road at South Tryon Street and a pedestrian refuge island to improve pedestrian crossings.
- ~~See Outstanding Issues, Notes 1-3.~~ Addressed
- **Vehicle Trip Generation:**
Current Zoning:
Existing Use: 0 trips per day (based on vacant land).
Entitlement: 1,190 trips per day (based on 115 single family dwellings).
Proposed Zoning: 1,380 trips per day (based on 240 townhomes).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.

- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 65 students, while the development allowed under the proposed zoning will produce 23 students.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Palisades Park Elementary to increase from 103% to 105%.
 - Southwest Middle to remain at 134%
 - Olympic High to remain at 132%
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing eight-inch water distribution main located along Tamarack Drive, and via an existing 16-inch transmission main located along Shopton Road.

Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing eight-inch gravity sewer main located along Tamarack Drive.

- **Engineering and Property Management:**
 - **Arborist:** No outstanding issues.
 - **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

Transportation

- ~~1. An updated transportation technical memorandum was submitted addressing CDOT and NCDOT comments on February 15, 2019. CDOT may have further comments once the review is complete. Addressed~~
- ~~2. Revise the site plan and conditional note(s) to show 2'-6" curb and gutter on Shopton Road West. The back of curb is located 32.5 feet from centerline of the road. The curb and gutter is a requirement of the Ordinance. Addressed~~
 - ~~a. Staff will work with petitioner on item #2 to determine the best method to resolve that issue. Those options may include:

 - ~~i. Providing the curb in its future location with a widening of Shopton Road West as a result~~
 - ~~ii. Providing the necessary right of way for the future widening of Shopton Road West~~
 - ~~iii. Providing off-site improvements as identified by staff and the petitioner's traffic engineer that would provide traffic improvements in the area of the proposed development~~~~
- ~~3. Remove "otherwise delay the connection" from note "7". The connection is required and cannot be delayed. The connection can stay closed to prevent construction traffic to access it. Addressed~~

Attachments Online at www.rezoning.org

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