



CHARLOTTESM

**City Council
Follow-Up Report**

February 28, 2014

February 24, 2014 – Citizen’s Forum

Citizens’ Forum – Clearview Acres – Mr. Leighton Brown

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Mr. Leighton Brown spoke at the February 24, 2014 City Council meeting regarding the land use plan recommendations for his property in Clearview Acres and his desire to rezone the property.

The Clearview Acres neighborhood, which consists of 13 single family homes, is located on the southeast corner of Steele Creek Road and Interstate 485. The properties are currently zoned single family residential (R-3).

During the Steele Creek area planning process, the plan initially recommended a mix of residential, office and retail land uses for the subject property. However, during the plan review and adoption process, citizens voiced concern about the recommendation because of the existing single family homes. After extensive discussion, the recommended land use was changed from mixed use to residential up to six dwelling units per acre. A caveat was added stating that consideration will be given to a mixture of residential, office and retail land uses along Steele Creek Road and that retail development should be limited to a convenience size center (70,000 square feet maximum). Staff has confirmed that Mr. Brown and his wife were on the mailing list for the Steele Creek Area Plan process.

Planning staff talked to Mr. Brown and/or his representative about rezoning his property as early as 2010. At that time, the plan recommended that the site be developed with a mix of residential, office and retail uses. Staff has been in contact with them on six more occasions since September 2013. They explained that the Steele Creek Area Plan changed the recommendation for the property to single family residential at six dwelling units per acre and that consideration could be given to a mixture of office residential and retail uses within a unified development.

Mr. Brown and others were advised by Planning staff that, regardless of the staff recommendation, they could file a rezoning petition at any time. To date, no rezoning petition has been filed.

