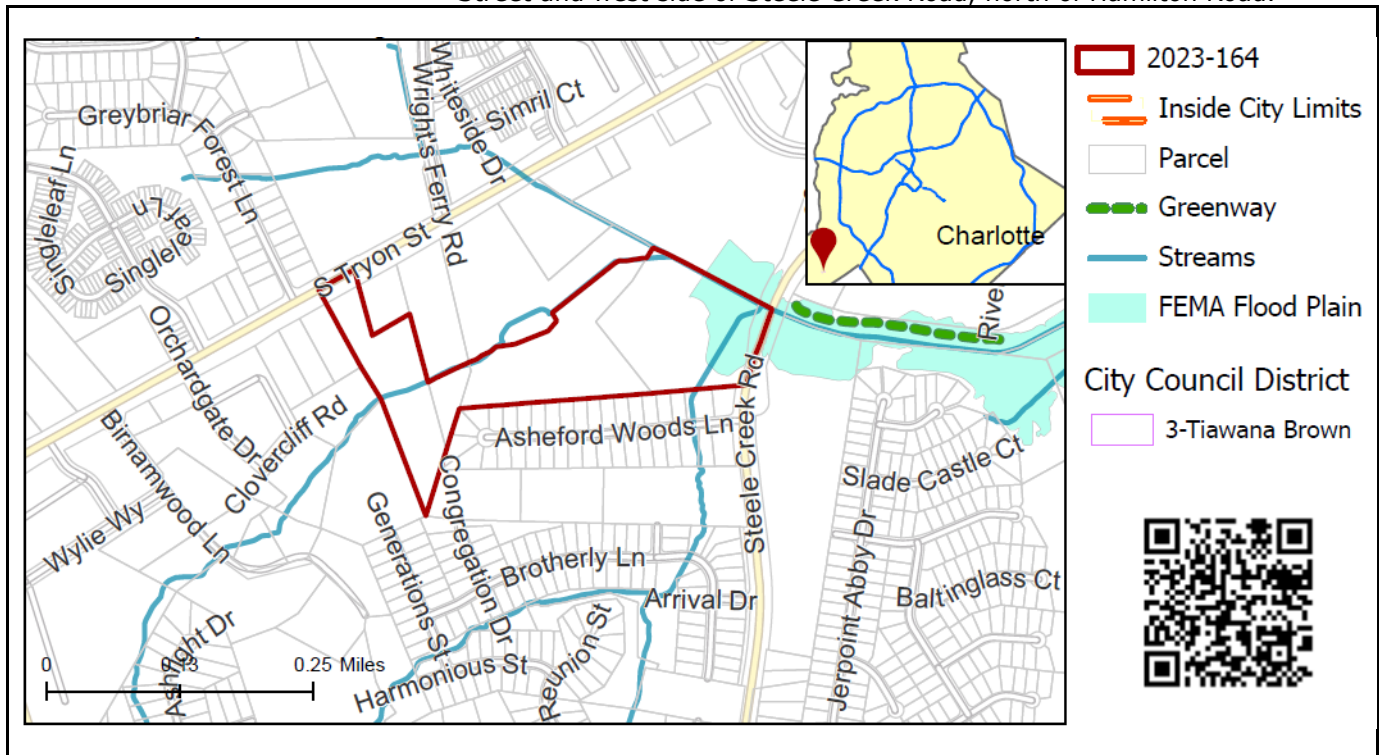


**REQUEST**

Current Zoning: N1-A (Neighborhood 1-A) and IC-1 (Institutional Campus-1)  
Proposed Zoning: N2-A(CD) (Neighborhood 2-A, Conditional)

**LOCATION**

Approximately 23.42 acres located along the east side of South Tryon Street and west side of Steele Creek Road, north of Hamilton Road.



**SUMMARY OF PETITION**

The petition proposes to develop a vacant, wooded property in the Steele Creek community with up to 187 multi-family attached dwellings along with accessory uses permitted in the N2-A(CD) zoning district.

**PROPERTY OWNER**

Clyde Armstrong et al

**PETITIONER**

Eden Acquisitions, LLC

**AGENT/REPRESENTATIVE**

John Carmichael, Robinson, Bradshaw & Hinson, PA

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 17

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *2040 Policy Map* recommendation for Neighborhood 1 and Community Activity Center place types.

Rationale for Recommendation

- The site is partially within a Community Activity Center place type and is within a 1/2 mile from the core of the activity center at the intersection of S Tryon Street and Steele Creek Road.
- The proposed multi-family attached dwellings would provide an appropriate transition from the single-family dwellings in the Neighborhood 1 place type to the south and the more intense non-

residential uses in the Community Activity Center place type to the northeast of the site.

- The petition commits to enhanced screening above ordinance requirements with a 20’ Type B landscape yard with fence along the southern property boundary where adjacent to single-family dwellings.
- The petition includes a new public street off S Tryon Street that would provide access to a future Mecklenburg County park adjacent to the site.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion
  - 4: Trail & Transit Oriented Development
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities

The approval of this petition will revise the recommended place type as specified by the 2040 Policy Map, from Neighborhood 1 and Community Activity Center place type to Neighborhood 2 place type for the site.

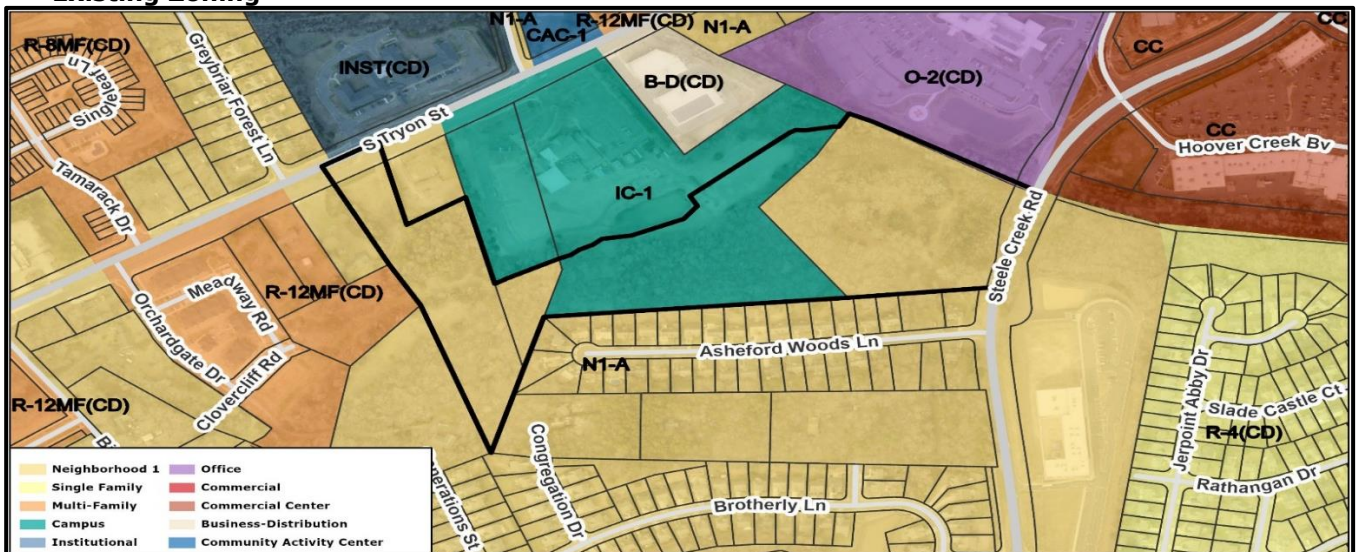
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Proposes a community of up to 187 multi-family attached dwellings along with accessory units permitted in the N2-A(CD) district.
- Proposes a mix of front-loaded and rear-loaded dwelling units.
- Limits building height to 35’.
- Limits building length to 165’.
- Commits to a 20’ Class B landscape yard with 6’ privacy fence along the southern property boundary where adjacent to developed N1 place type.
- Illustrates a 10’ Class C landscape yard with 6’ wooden fence along the western property boundary.
- Commits to the following transportation improvements:
  - Access via S Tryon Street and Steele Creek Road.
  - A network of public streets, private street with public access easement, and alleys to access the multi-family attached units.
  - Minimum 8’ planting strip and 12’ multi-use path along the site’s S Tryon Street and Steele Creek Road frontages.
  - 8’ planting strip and 6’ sidewalk along the site’s internal public streets.
  - 8’ planting strip and 6’ sidewalk along the internal private street.
- Proposes a 5’ natural surface trail along the northern boundary of the site.

• **Existing Zoning**



- The site is zoned both N1-A and IC-1 and is surrounded by a mix of zoning districts including N1-A, R-12MF(CD), INST(CD), IC-1, B-D(CD), O-2(CD), and CC.



The site, marked by a red star, is surrounded by a mix of uses including single-family residential, institutional, commercial, and multi-family residential.



Street view of the site as seen from Steele Creek Road.



Street view of an institutional use to the north of the site along S Tryon Street.



Street view of an institutional use to the east of the site across Steele Creek Road.

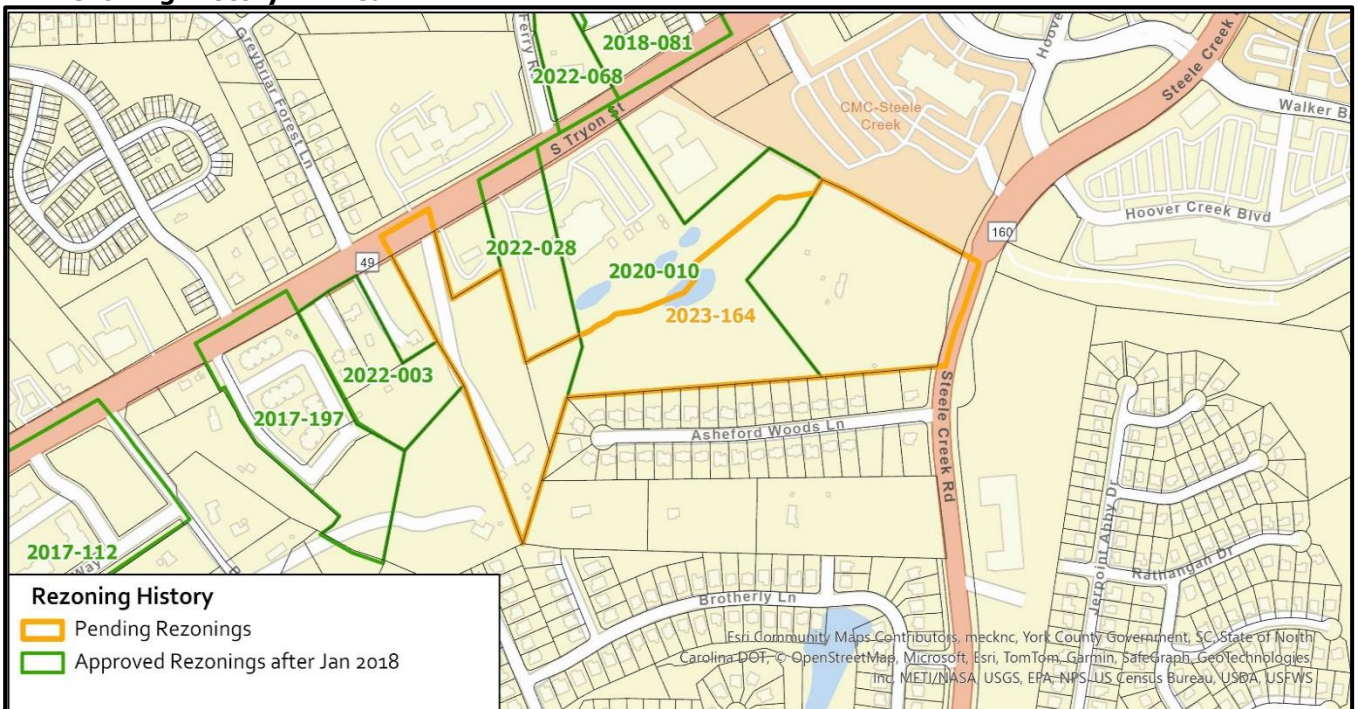


Street view of single family residential to the south of the site along Asheford Woods Lane.



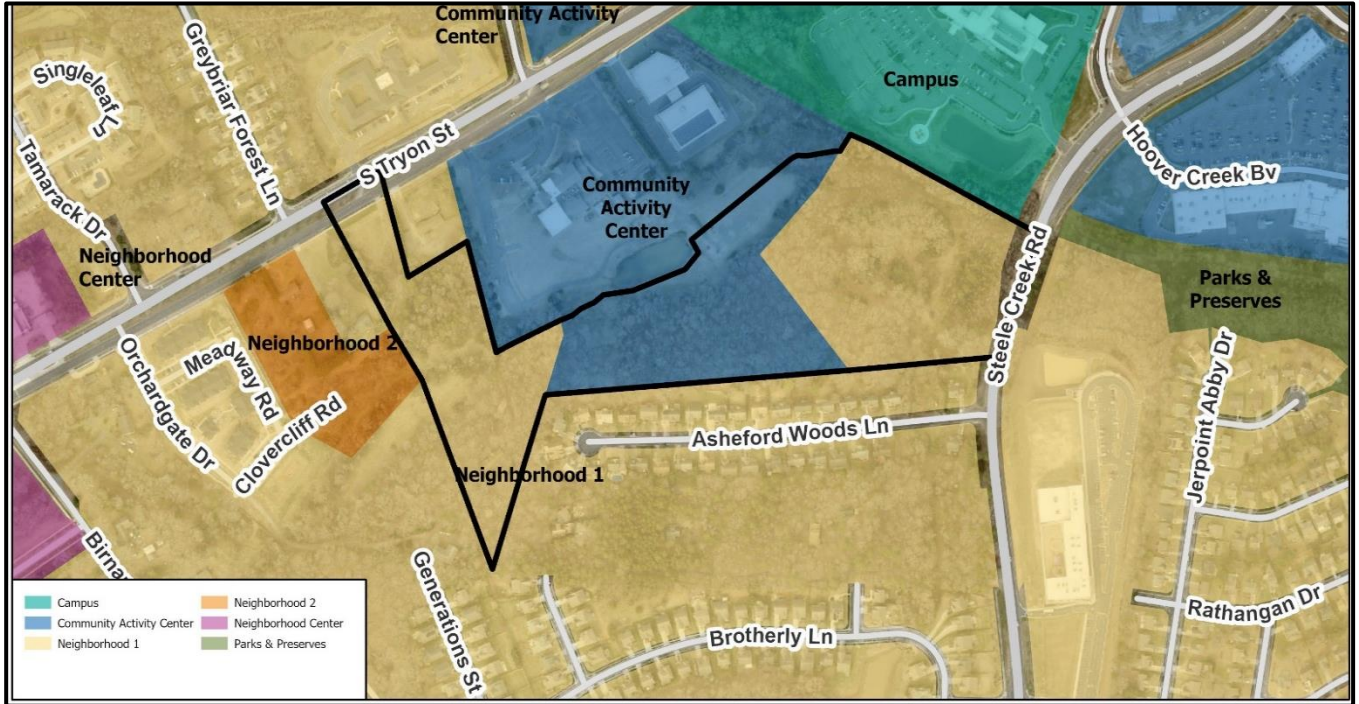
Street view of multi-family stacked residential to the west of the site along S Tryon Street.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2022-068	Request to rezone 2.03 acres to allow all uses permitted in CAC-1.	Approved
2022-028	Request to rezone 3.53 acres to allow all uses in the INST district.	Approved
2022-003	Request to rezone 4.39 acres to R-12MF(CD) to allow 29 single family attached units.	Approved
2020-010	Request to rezone 15.8 acres to allow all uses in the INST district.	Approved
2018-081	Request to rezone to 4.35 acres to R-12MF(CD) to allow 33 single family attached dwelling units.	Approved
2017-197	Request to rezone 7.05 acres to R-12MF(CD) to allow the development of 72 multifamily residential units.	Approved
2017-112	Request to rezone 30 acres to R-12MF(CD) and BD(CD) to allow 240 multi-family residential units and 90,000 square feet of climate-controlled storage.	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends N1 and Community Activity Center place types for the site.

• **TRANSPORTATION SUMMARY**

- The site is located adjacent to Steele Creek Road, a State-maintained major arterial, north of Ashford Woods Lane, a City-maintained local street. Based on the 1,352 daily trips, the petitioner will be required to satisfy Tier 1 Multimodal assessment (3 points).

○ **Active Projects:**

- Steele Creek Road (NC 160) Widening
  - Widen to multiple lanes from South Tryon Street to the South Carolina state line.
  - Estimated construction year is 2028.

○ **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 240 trips per day (based on 29,822 SF church and 2 single family dwellings).

Entitlement: 1,389 trips per day (based on 45 single-family dwellings and 40,000 SF government office).

Proposed Zoning: 1,374 trips per day (based on 187 single family attached dwellings).

**DEPARTMENT COMMENTS**

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Development allowed with the proposed zoning may produce 26 students.
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - Rivergate Elementary at 101%
    - Southwest Middle at 140%
    - Palisades High at 83%.

- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water distribution main along S Tryon St, and an existing 8-inch water distribution main along Steele Creek Rd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along S Tryon St, and an existing 21-inch gravity sewer main located inside parcel 21912411, and an existing 8-inch gravity sewer main located inside parcel 21912104. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Long Range Planning:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Parks and Recreation Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

#### **OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING**

##### Site and Building Design

- ~~1. Provide a tree survey showing all city trees 8" DBH or greater and all planted city trees, all existing heritage trees on site, and any existing areas of the site used for credit toward meeting previously approved tree save or green area requirements. **Addressed**~~
- ~~2. Revise site plan to show that tree save areas are contiguous and a minimum of 30' wide. **Addressed**~~

##### Transportation

- ~~3. Revise site plan to show interim condition on Steele Creek Road and screen in the final condition to be installed by NCDOT as part of the Steele Creek Widening Project. Callout concrete median on Steele Creek Road on the inset. Label and dimension the median length. Median should be shown to extend to 50' past radius returns at the new street connection. **Addressed**~~

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**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Joe Mangum (704) 353-1908