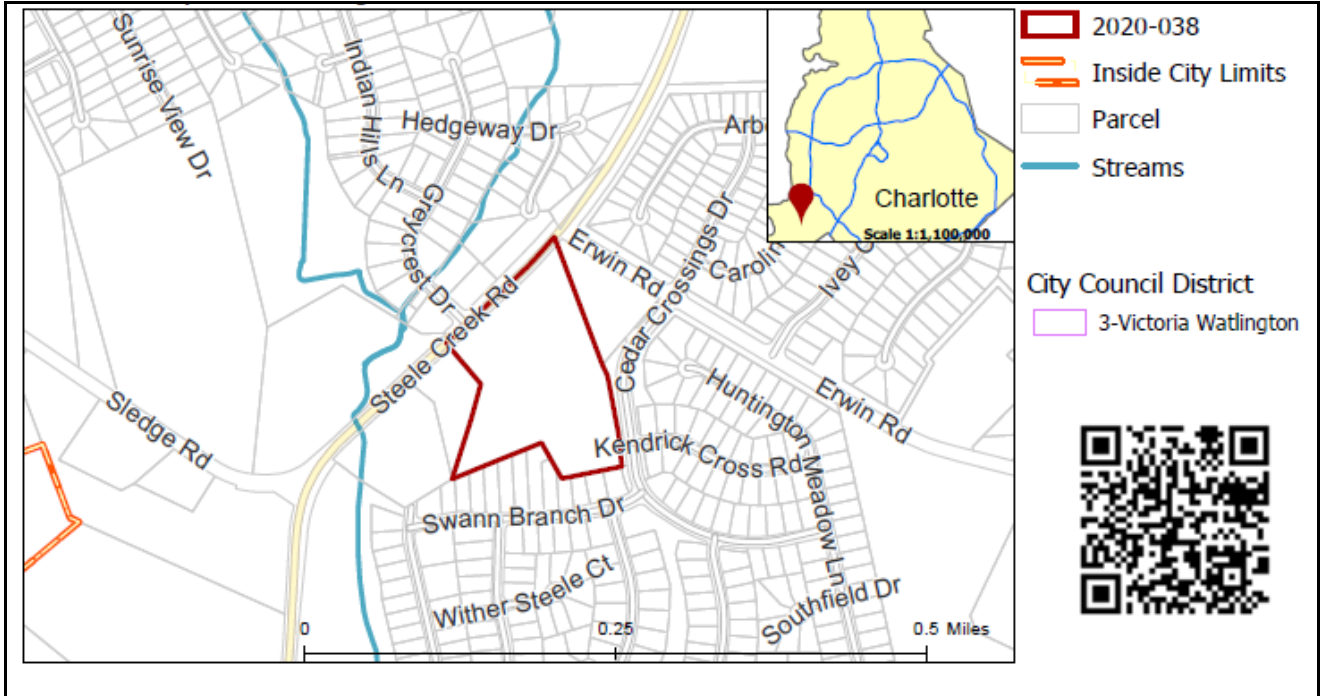


**REQUEST**

Current Zoning: R-3 (single family residential)  
Proposed Zoning: R-12MF(CD) (multifamily residential, conditional)

**LOCATION**

Approximately 9.96 acres located on the east side of Steele Creek Road and south of Erwin Road.



**SUMMARY OF PETITION**

The petition proposes to rezone a property currently occupied by one single family home to R-12MF(CD) to allow the development of a 119 unit senior independent living community at a density of 11.95 dwelling units per acre.

**PROPERTY OWNER  
PETITIONER  
AGENT/REPRESENTATIVE**

Wendy Bubp  
Michael L. Joseph  
Chris Clifton

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 12

**STAFF  
RECOMMENDATION**

Staff does not recommend approval of this petition in its current form. Staff recommends a density reduction to four dwelling units per acre, as specified by the *Steele Creek Area Plan*.

Plan Consistency

The petition is **inconsistent** with the residential up to four dwelling units per acre land use recommendation for this site, as per the *Steele Creek Area Plan*.

Rationale for Recommendation

- The petition is inconsistent with the low-density residential land use recommended for this site and surrounding area.
- The continued increase in higher density development without the adequate public facilities and infrastructure of roads, schools and

parks to serve that new population, will have a detrimental impact on the quality of life of area residents.

- The Steele Creek Road (NC 160) road widening project has been put on hold by the NC Department of Transportation, pushing this critical transportation project further out into the future.
- Reducing the density to be more in line with the recommended 4 DUA in the plan would better facilitate the long term land use goals 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 up to four dwelling units per acre, to residential up to 12 dwelling units per acre for the site.

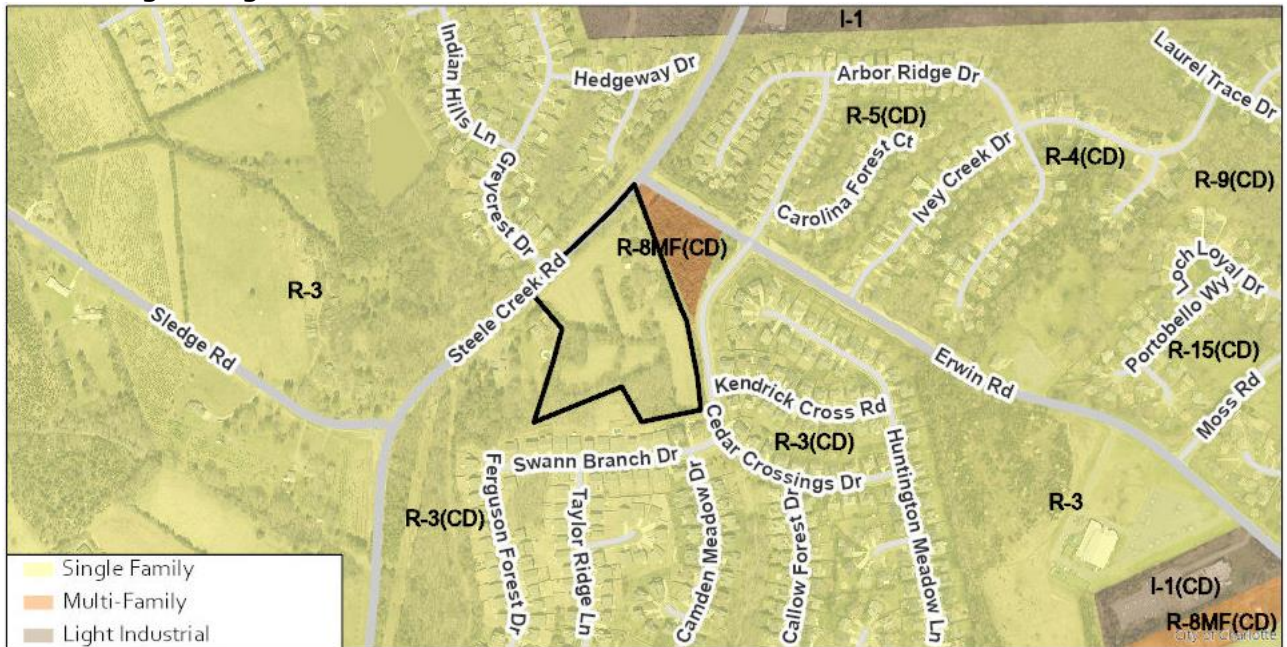
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows for the development of up to 119 independent living senior apartments at a density of 11.6 units per acre.
- Permits a maximum of one multifamily building and four garages.
- Commits to a minimum of 50% open space.
- Outlines a land swap with the owner of parcel 201431010 to accommodate a driveway connection to Cedar Crossings Drive.
- Agrees to a right of way dedication along Steele Creek Road to NCDOT for a future roadway widening project.
- Commits to implementing an 8’ planting strip and 12’ multi-use path along Steele Creek Road.
- Proposes a 50’ Class C buffer adjacent to single family residential uses and zoning.
- States that all site lighting will be full cut off and downwardly directed.
- Commits to a range of architectural standards.

• **Existing Zoning and Land Use**



The site, near the intersection of Steele Creek Road and Erwin Road, is currently occupied by one single family home. Surrounding land uses are primarily single family residential.



The site, denoted by a red star, is surrounded by single family residential uses and vacant land.



The properties to the north, across Steele Creek Road, are developed with single family homes.



There is a wooded, vacant lot the east of the property as well as single family homes.

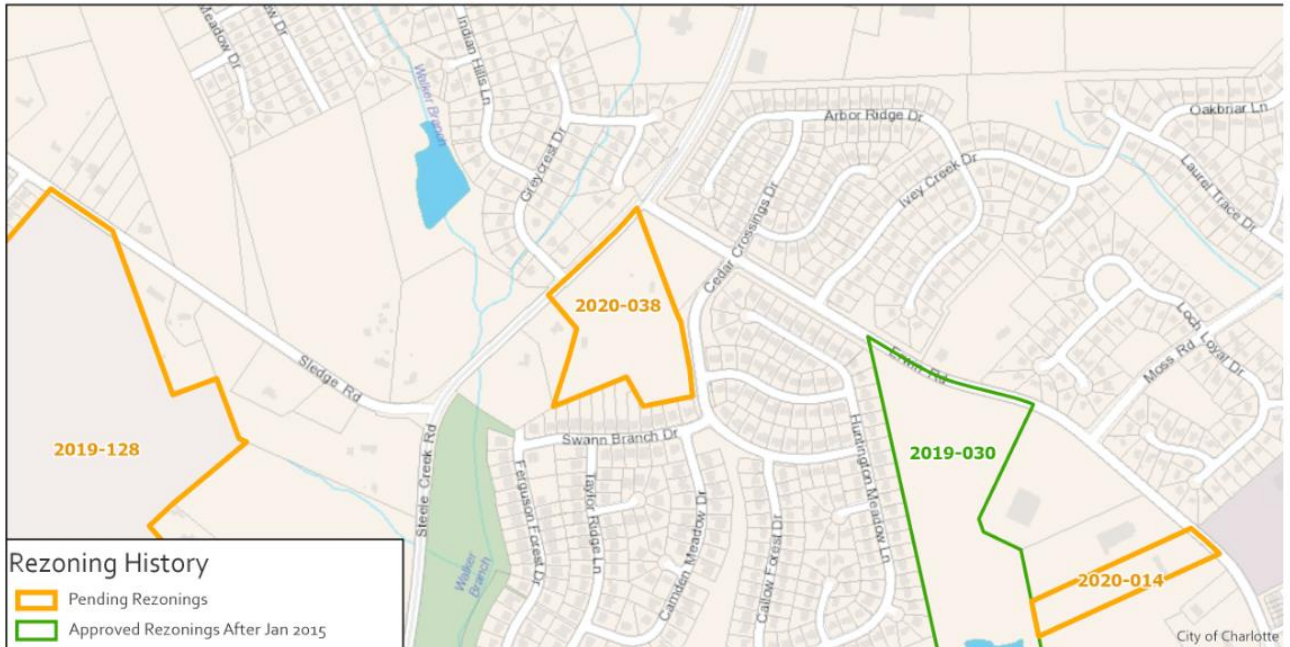


The properties to the south of the site are developed with single family homes.



The properties to the west are developed with single family homes on large parcels.

• **Rezoning History in Area**



| Petition Number | Summary of Petition  | Status   |
|-----------------|--|----------|
| 2020-014        | Petition to rezone 3.9 acres to UR-2(CD) to allow up to 30 townhomes.  | Pending  |
| 2019-128        | Petition to rezone 271.6 acres to MX-3 and UR-2(CD) to allow a mixture of up to 550 single family attached and detached homes and 150 continuing care units. | Pending  |
| 2019-030        | The petition rezoned 30.73 acres to R-12MF(CD) to allow up to 272 multifamily residential dwelling units.  | Approved |

• **Public Plans and Policies**



- The *Steele Creek Area Plan* (adopted 2012) recommends residential uses at no more than 4 dwelling units per acre.

• **TRANSPORTATION SUMMARY**

The site is located within the Cedar Ridge Subdivision, off of Steele Creek Road, with access off of Cedar Crossings Drive. The petitioner has agreed to install a 12-ft multi-use path along the site’s frontage of Steele Creek Road in accordance with the City’s BIKES plan. Additionally, the petitioner has agreed to construct left and right turn lanes on Steele Creek Road, to mitigate the additional traffic impacts as a result of this development. In all, with the pedestrian and vehicular improvements, the overall transportation network will improve in the area.

**A new site plan with access off of Cedar Crossings was provided on 08-17-2020, requiring a substantial review.** This site plan needs revision to address updated comments, outstanding comments, and new comments based off of the new site plan. These include labeling and dimensioning a right-turn lane. Please note that all CDOT reviews have included a comment to add a left-turn lane onto Erwin Rd to help ease congestion in the area, however, this is not a requirement for approval and has not been agreed to by the petitioner.

• **Active Projects:**

- Steele Creek Rd. Widening (NC 160) – I-485 to South Carolina line
  - Project scope: Widen existing NC 160 to a 4-lane superstreet with multi-use paths (6 lanes in some areas)
  - ROW Year 2021 (project is currently on-hold)
  - Construction Year 2024 (project is currently on-hold)
  - PM: NCDOT
  - TIP #: U-5766

• **Transportation Considerations**

— See Outstanding Issues, Notes 1-3 Addressed

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 9 trips per day (based on 1 single family dwelling).

Entitlement: 335 trips per day (based on 29 single family dwellings).

Proposed Zoning: 450 trips per day (based on 119 senior apartments).

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Department of Solid Waste Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Not applicable
- **Charlotte Water:** No comments submitted.
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No comments submitted.
  - **Land Development:** No comments submitted.
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry:** See Outstanding Issues, Note 4. **Addressed**
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.

**OUTSTANDING ISSUES**Transportation

- ~~1. The petitioner should revise the site plan and conditional note (Section Transportation.7.) to commit to a north eastbound 100' right turn lane into the from NC 160 into Erwin Drive. Please clearly label and dimension the right turn lane.  
Updated Comment from 09-14-2020 Site Plan: It appears this right turn lane is there, however, it is not labeled nor dimensioned. **Addressed**~~
- ~~2. The petitioner should revise the site plan and conditional note (Section Transportation.7.) to commit to construct a south westbound left turn lane with 150' of storage and appropriate left turn lane tapers based on the speed limit from NC 160 into Erwin Drive.  
Updated Comment with 09-14-2020 Site Plan: This left turn lane has been requested during every previous review phase and in multiple resubmittal meetings. Both NCDOT and CDOT cannot require this left turn lane and, as a result, the petitioner has opted to not include this left turn lane in their site plan and scope of work. This note is not meant to deter approval of this petition, rather, this note serves to provide transparency of information from previous reviews and discussions between all parties. **Addressed**~~
- ~~3. Include language in the notes that validation of this easement will be provided to CDOT before final permitting. **Addressed**~~

Environment

- ~~4. Site is still not showing enough protected tree save. Tree save is required to be 15% of total area made up of existing trees. Replanted tree save is not an option for this site. **Addressed**~~

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**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

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