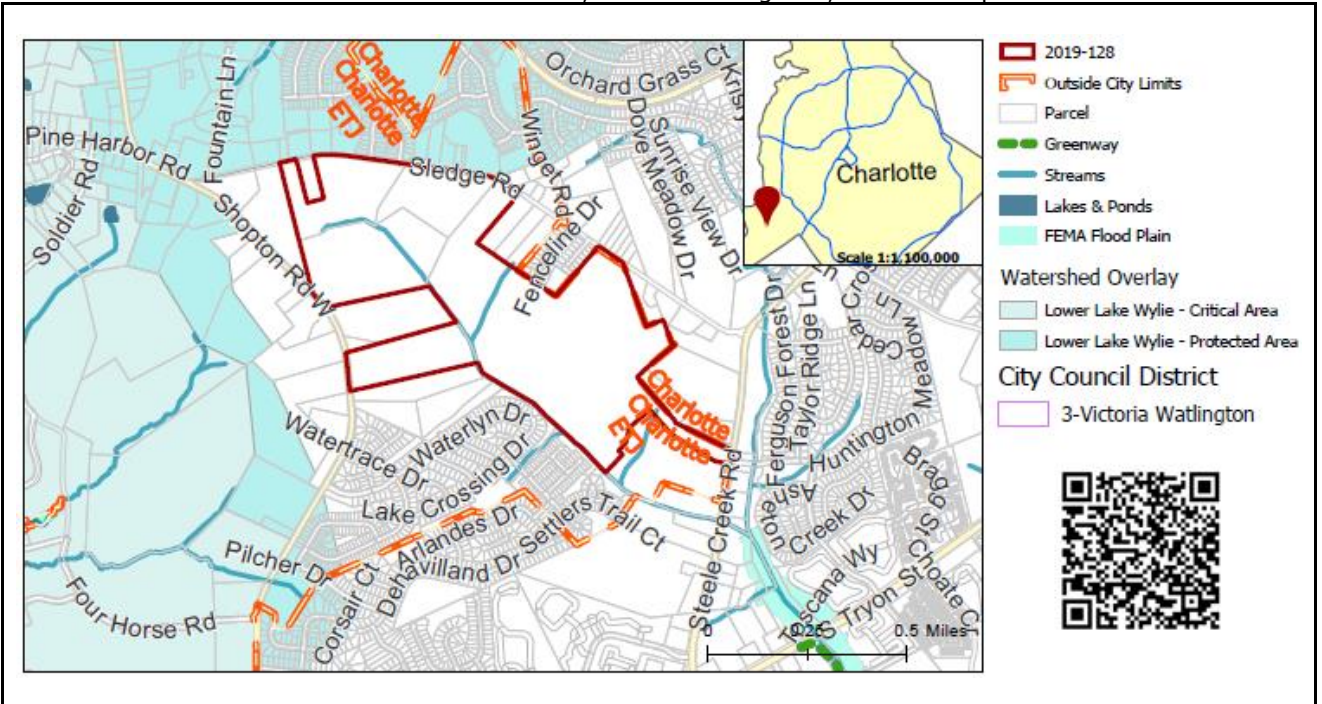


REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: MX-3 (mixed use) and UR-2(CD) (urban residential, conditional)

LOCATION

Approximately 240.32 acres located on the west side of Steele Creek Rd, south of Sledge Rd, east of Shopton Rd



SUMMARY OF PETITION

The petition proposes the development of a mixture of up to 550 single family attached and detached homes and 150 continuing care/retirement community units.

**PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE**

Steele Creek (1997) LLC
Pulte Homes
Bridget Grant, Moore & Van Allen

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 29.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation.

Plan Consistency

The petition is **consistent** with the **Steele Creek Area Plan** recommendation for residential up to four dwelling units per acre.

Rationale for Recommendation

- The petition is consistent with the low-density residential recommendation as per the *Steele Creek* area plan and is compatible with the surrounding existing land uses.
- The proposed site plan includes a 150 unit continuing care/retirement community, which could be classified as an institutional land use, and consistent with the recommendation in

the *Steele Creek Area Plan* for institutional uses to be considered appropriate at various locations throughout the area.

- The site provides a range of housing types and options while maintaining the density recommended in the area plan.
- The project is providing a mix of active and passive open space to serve the residents and manage environmental features of the site.
- The proposed site plan commits to many transportation improvements to the area.

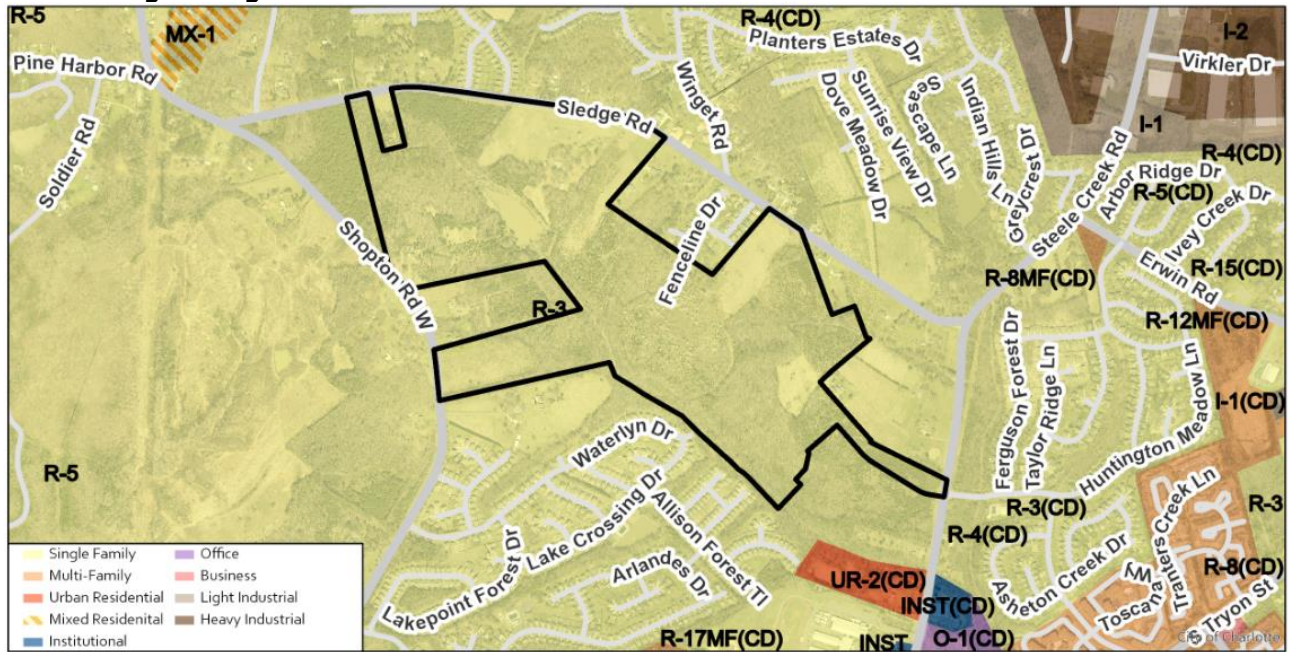
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Permits up to 550 single family dwellings, no more than 200 of which can be attached, as well as 150 age restricted dwelling units.
- Defines two developments areas. Development Area A contains the 550 single family dwellings as well as accessory recreational uses. Development Area B contains the 150 age restricted dwelling units and accessory uses.
- Lists required transportation improvements from an approved Traffic Impact Study. Improvements are to be made in the three phases at the following intersections:
 - Steele Creek Road & Westinghouse Boulevard
 - S Tryon Street & Erwin Road
 - Steele Creek Road & S Tryon Street
 - S Tryon Street & Shopton Road West
 - Steele Creek Road & Erwin Road
 - Steele Creek Road & Sledge Road
 - Steele Creek Road & Huntington Meadow Lane
 - Sledge Road & Shopton Road West
 - Sledge Road & Winget Road
 - Sledge Road & Silvaire Farm Road
 - Sledge Road & Access "C"
 - Sledge Road & Access "D"
 - Sledge Road & Access "E"
 - Shopton Road West & Access "F"
 - Shopton Road West & Access "G"
- Provides for changes to the required roadway improvements through the administrative amendment process upon mutual agreement of petitioner, CDOT, and the Planning Director.
- Commits to right-of-way dedication, 8' planting strip, and 12' multi-use paths on Sledge Road, Shopton Road, and Steele Creek Road along the site's frontage.
- Identifies architectural standards and building materials.
- Provides a series of passive and active open space areas in Development Area A. Commits to a minimum of 10% of Development Area as passive open space and a minimum of 5% as active open space.

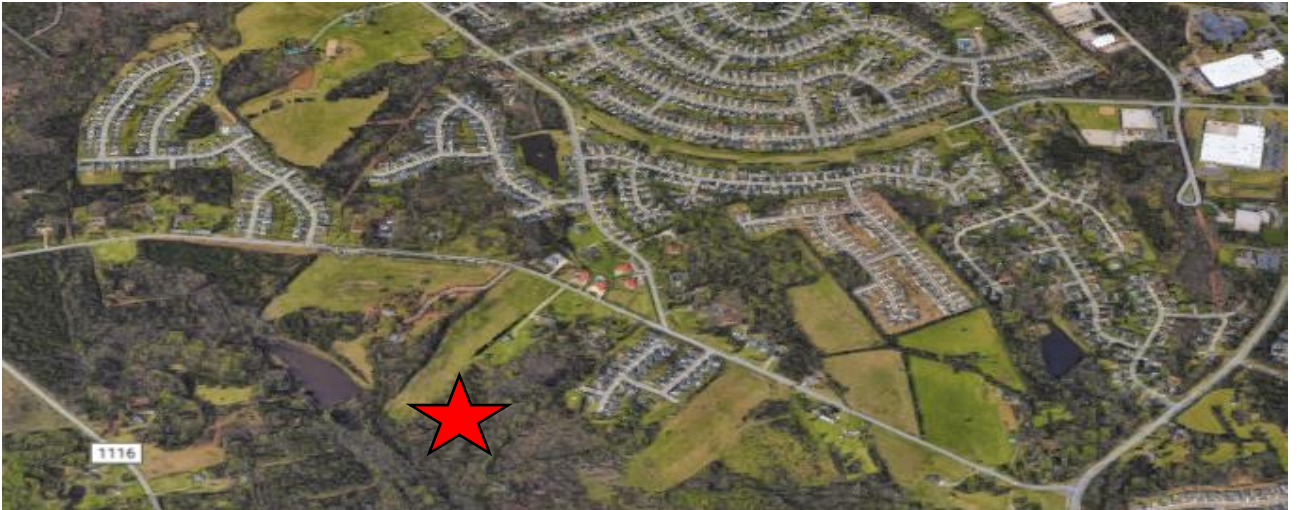
• Existing Zoning and Land Use



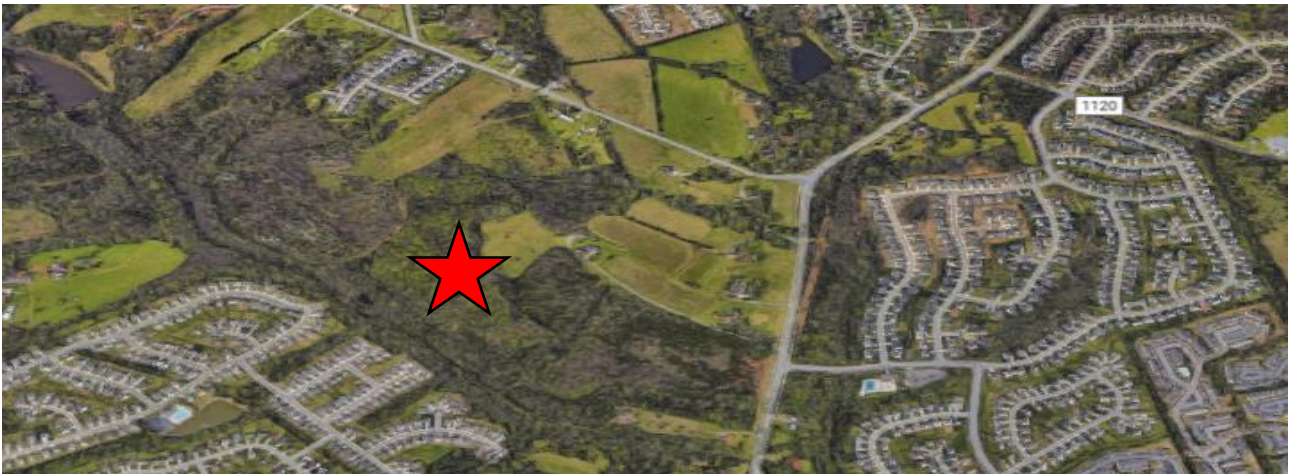
The subject property is primarily wooded vacant land with three existing single family homes. Adjacent properties are a mix of wooded vacant land, agricultural fields, large lot single family homes, and single family homes in subdivisions.



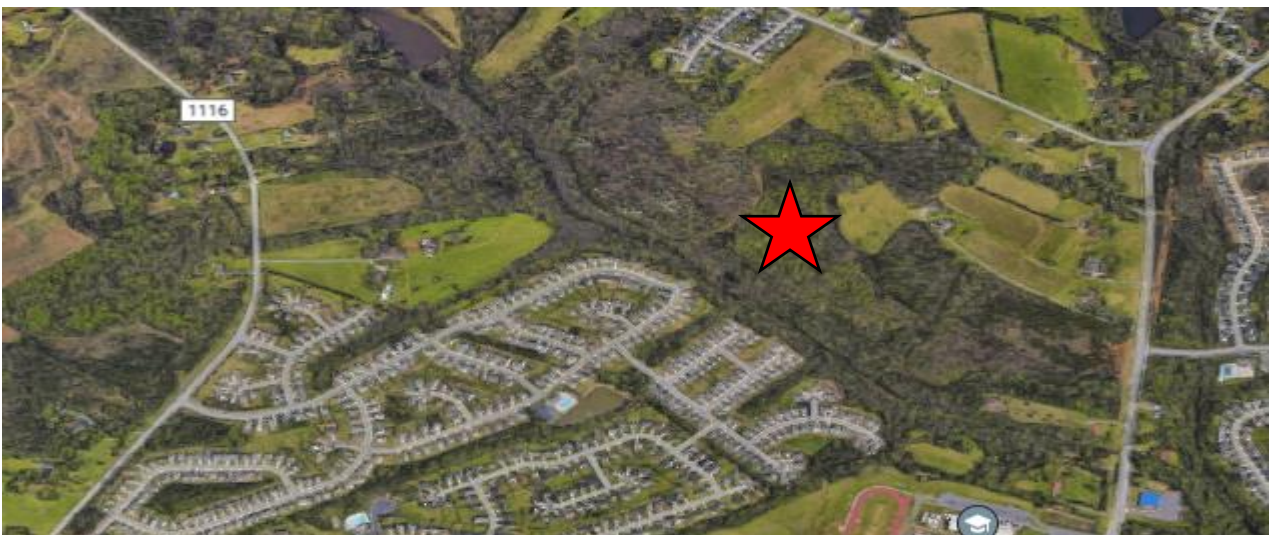
The site is denoted by a red star.



The properties to the north are a mix of agricultural fields and single family homes. The site is denoted by a red star.



The properties to the east are developed with single family homes. The site is denoted by a red star.

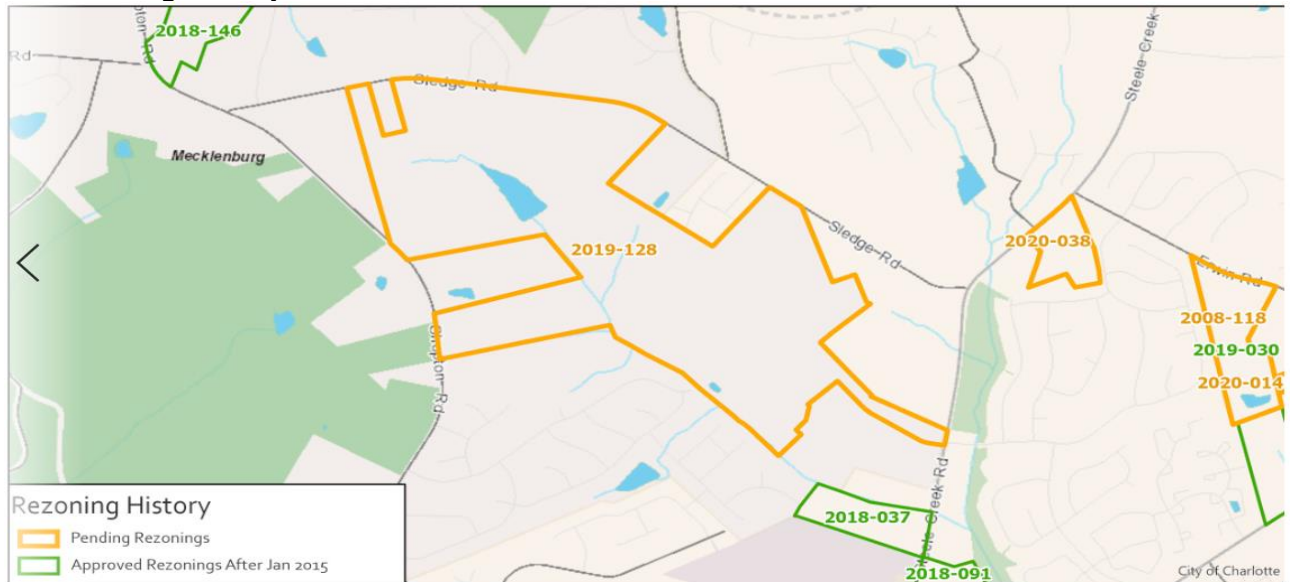


The properties to the south are developed with single family homes. The site is denoted by a red star.



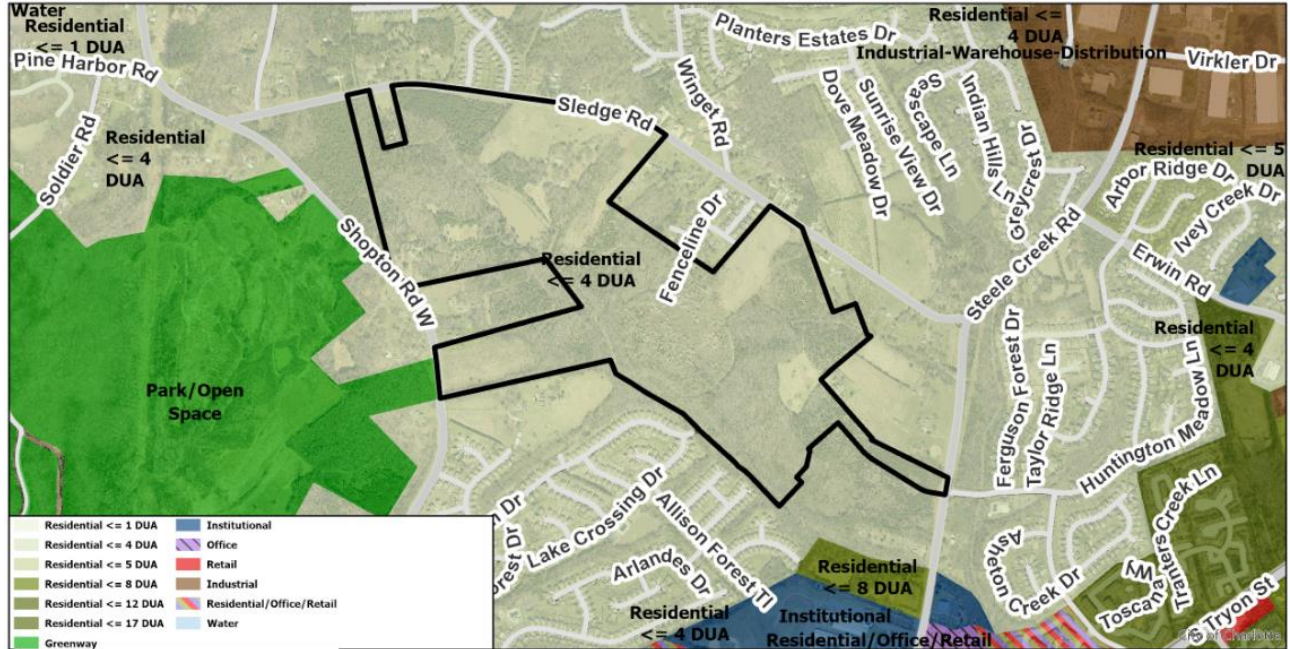
The properties to the west are a mixture of wooded vacant land, fields, and single family homes. The site is denoted by a red star.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2008-118	The petition proposes to rezone approximately 19.52 acres to INST(CD) for an active adult living community. This petition is indefinitely deferred.	Pending
2018-037	The petition rezoned 12.5 acres to UR-2(CD) to allow up to 75 townhomes.	Approved
2018-091	The petition rezoned 8.65 acres to O-1(CD) SPA to allow up to a 15,700 SF daycare building in addition to 6,900 SF of existing office buildings.	Approved
2018-146	The petition rezoned 18.39 acres to MX-1 to allow up to 55 single family dwellings.	Approved
2019-030	The petition rezoned 30.73 acres to R-12MF(CD) to allow up to 272 apartments.	Approved
2020-014	The petition proposes to rezone approximately 3.9 acres to UR-2(CD) to allow up to 30 single family attached dwellings.	Pending
2020-038	The petition proposes to rezone approximately 9.96 acres to R-12MF(CD) to allow up to 119 senior apartments.	Pending

• **Public Plans and Policies**



- The *Steele Creek Area Plan* (adopted 2012) recommends residential up to 4 dwelling units per acre for this site.
- The site is located within a wedge area, as per the *Centers, Corridors and Wedge Growth Framework*.

• **TRANSPORTATION CONSIDERATIONS**

- The site is bounded by Shopton Road and Sledge Road, two minor thoroughfares and Steele Creek Road, a major thoroughfare; all are maintained by NCDOT. The latest revision to the site plan shows updated land use and intensity with a trip generation of 6,328 daily vehicle trips for proposed residential uses and recreational community center. A Traffic Impact Study was received, and comments were submitted on September 1, 2020, with additional comments from NCDOT sent September 21, 2020. This site plan requires significant revisions including ordinance requirements such as curb line adjustments, as well as labeling the correct right-of-way and clarifying if there is a Development Area C and if that area still requires access, as well as the updated Traffic Impact Study.

Active Projects Near the Site:

- Steele Creek Road (NC 160) U-5766
 - The project will widen NC 160 to a 4-way divided street section, with shared use paths and planting strips on both sides.
- See Outstanding Issues, Notes 1-7
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 30 trips per day (based on 3 single family dwellings).
 - Entitlement: 7,150 trips per day (based on 814 single family dwellings).
 - Proposed Zoning: 6,328 trips per day (based on 15,000 SF recreational community center, 120 assisted living units, and 550 single family dwellings).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** See advisory comments at www.rezoning.org
- **Charlotte Department of Housing and Neighborhood Services:** See advisory comments at www.rezoning.org
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte-Douglas International Airport:** See advisory comments at www.rezoning.org
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org

- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 463 students, while the development allowed under the proposed zoning may produce 302 students. Therefore, the net increase in the number of students generated from existing zoning to proposed
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Winget Park Elementary from 104% to 124%
 - Southwest Middle from 134% to 139%
 - Olympic High from 132% to 135%.

Charlotte Water: Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Fenceline Drive and via an existing 8-inch water distribution main located along Huntington Meadow Lane.

The proposed rezoning has the potential to significantly impact the capacity of the local sanitary sewer collection system. Due to the limited project details that were provided, it is recommended that the applicant contact the Charlotte Water New Services group for further information and to discuss options regarding sanitary sewer system capacity. Charlotte Water New Services group is available at (704) 432-2854.

- See advisory comments at www.rezoning.org
- **Engineering and Property Management:**
 - **Arborist:** No outstanding issues.
 - **Erosion Control:** No comments submitted.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Transportation

1. **Curblin** The proposed zoning district has a setback measured from back of the existing or proposed future curblin. Label and dimension the curb lines from the centerline.
 - a. **Steele Creek Road:** The future location of curb and gutter will be constructed within the Steele Creek Road (NC 160) U-5766 project. The public meeting map and proposed cross section are provided below for reference.
2. Dimension the right-of-way from the centerline. Please show this dedication in front at Access L. All rights-of-way, curb lines, planting strips, and sidewalks/MUPs need to be labeled and dimensioned on **all frontages/access locations**. Typ.
3. The petitioner should revise the site plan and conditional note(s) to commit to construct a 6-foot sidewalk along of the frontage of Shopton Road and to establish a connection to the existing sidewalk stub provided by the existing Waterlyn Subdivision. The site plan should label and dimension both items from the back of curb and gutter and road centerline.
4. The petitioner should revise the site plan and conditional note(s) to commit to donating a temporary construction easement to NCDOT, when NCDOT proceeds with real estate acquisitions to construct the NC-160 (U-5766) STIP, along the development's frontage of Steele Creek Road.
5. The petitioner should revise the site plan and conditional note(s) to incorporate a proposed mini-roundabout on proposed Public Street "A."
6. The petitioner should revise the site plan and conditional note(s) to establish a street connection to "Development Area C."
7. "Development Area C" was removed and/or not labeled, however, access was provided. Please clarify.

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: Joe Mangum (704-353-1908)