
REQUEST	Current Zoning: R-3(CD), residential, conditional Proposed Zoning: R-3(CD), SPA, residential, conditional site plan amendment
LOCATION	Approximately 28.31 acres located on the east side of Steele Creek Road between Sledge Road and Huntington Meadow Lane.
SUMMARY OF PETITION	The petition proposes to eliminate the continuation of the Sledge Road thoroughfare into and through the Huntington Forest subdivision and dedicate land to Mecklenburg County Park and Recreation for the greenway system.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. This petition is consistent with the <i>Steele Creek Area Plan</i> .
PROPERTY OWNER	Park Sterling Bank
PETITIONER	True Homes LLC
AGENT/REPRESENTATIVE	Thomas D. Waters
COMMUNITY MEETING	Meeting is required and has been held. Report available online.

PLANNING STAFF REVIEW

- **Background**

The subject property was rezoned to R-3(CD) as a part of petition 1992-14(C). The site plan notes that there will be a connection between the “spine road” and Sledge Road through one or several collector roads. The location of the connections was to be determined through the subdivision process. As part of the newly adopted subdivision requirements, required collector roads will be created through the subdivision process for the subject and surrounding parcels.
 - **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

 - 4.11 acres proposed for dedication to the greenway system.
 - Removal of the extension of Sledge Road into the subject site.
 - Connectivity into adjacent parcels for future development.
 - **Existing Zoning and Land Use**

The subject property is currently vacant. Properties to the north and west are zoned R-3 and developed with single family homes or are vacant. The properties to the east and south are zoned R-3 (CD) and were associated with the 1992 rezoning of the subject property. The properties are currently developed with single family homes or are vacant.
 - **Rezoning History in Area**

The most recent rezonings in the immediate area have been at the intersection of Steele Creek Road and South Tryon Street.
 - **Public Plans and Policies**
 - The *Steele Creek Area Plan* (2012) recommends residential up to 4 dwelling units per acre.
 - The petition is consistent with the *Steele Creek Area Plan*.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Transportation:** The petition will not affect the number of vehicle trips. The Petitioner should construct a 10-foot multi-use trail to connect the future pedestrian crosswalk associated with a future traffic signal at Steele Creek and Sledge Road.
 - **Vehicle Trip Generation:**
 - Current Zoning: 430 trips per day.
 - Proposed Zoning: 430 trips per day.
 - **Connectivity:** No issues.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** This site plan amendment will not impact the number of students attending local schools.
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
- **Mecklenburg County Parks and Recreation Department:**
 - MCPR requests the construction of a 10 foot wide greenway trail, to Mecklenburg County greenway standards, connecting the internal road to Steele Creek Road and Sledge Road intersection. This trail must be placed on land to be dedicated to Mecklenburg County for greenway and tie into the roads as required by CDOT.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
 - This site meets minimum ordinance standards.

OUTSTANDING ISSUES

- The petitioner should:
 1. Provide a site data table.
 2. Add a note stating that the petitioner will construct the 10 foot greenway trail.
 3. Address Mecklenburg County Parks and Recreation comments.

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Community Meeting Report
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Schools Review
- Mecklenburg County Parks and Recreation Review
- Charlotte-Mecklenburg Storm Water Services

Planner: Solomon Fortune (704) 336-8326