

<b>REQUEST</b>	Current Zoning: R-3 LLWPA (single family residential, Lower Lake Wylie Protected Area) and R-17MF LLWPA (multi-family residential, Lower Lake Wylie Protected Area) Proposed Zoning: R-17MF(CD) LLWPA (multi-family residential, conditional, Lower Lake Wylie Protected Area)
<b>LOCATION</b>	Approximately 3.22 acres located at the end of Calawood Way near the intersection of Steele Creek Road and Calawood Way. (Council District 3 - Mayfield)
<b>SUMMARY OF PETITION</b>	The petition proposes to develop an additional phase of an approved multi-family residential community, Horizons at Steele Creek, that is located in the Steele Creek area and is currently under construction. The proposed addition will contain a maximum of 48 multi-family dwelling units.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Various Horizons at Steele Creek, LLC John Carmichael
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 3
<b>STATEMENT OF CONSISTENCY</b>	<ul style="list-style-type: none"> <li>• The Zoning Committee found this petition to be inconsistent with the <i>Steele Creek Area Plan</i>, based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> <li>• The plan recommends residential at up to four dwelling units per acre.</li> </ul> </li> <li>• However, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> <li>• The subject property is located directly west of the Horizons at Steele Creek multi-family project, which includes 288 units and is under construction; and</li> <li>• This proposal is for a minor addition of 48 units to the existing multi-family development, resulting in a total of 336 units; and</li> <li>• Because the subject property abuts the Horizons at Steele Creek multi-family complex on one side, is bounded by streets on two other sides, and is only 3.22 acres, single family residential development on this site would be challenging and the proposed expansion of the Horizons at Steele Creek multi-family project is a reasonable use of this property; and</li> <li>• The proposed R-17MF(CD) (multi-family residential, conditional) zoning will be consistent with the zoning of the existing Horizons at Steele Creek development; and</li> <li>• The proposed expansion of the Horizons at Steele Creek complex will provide for an additional vehicular access point to the site via the extension of Calawood Way; and</li> <li>• Over 40% of the site will be preserved for tree save, and the tree save area will buffer the three existing single family parcels from the site;</li> </ul> </li> </ul> <p>By a 6-0 vote of the Zoning Committee (motion by Wiggins seconded by Majeed).</p>

<b>ZONING COMMITTEE ACTION</b>	The Zoning Committee voted 6-0 to recommend <b>APPROVAL</b> of this petition with the following modifications:  <u>Technical Revisions</u> 1. Proposed building has been removed from the required buffer. 2. Required buffer has been shown and labeled on the site plan.
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	<ol style="list-style-type: none"> <li>3. Open space calculation has been removed from the plan.</li> <li>4. Eight-foot sidewalk and planting strip has been labeled along Calawood Way.</li> <li>5. Proposed sidewalks and pedestrian access have been shown to the public right-of-way for the proposed buildings.</li> <li>6. Site Development data has been updated with the correct zoning districts.</li> <li>7. Setbacks have been removed from the site development data table.</li> <li>8. Notes V.1 and VI.1 have been removed from the site plan.</li> <li>9. Building elevations and materials for the proposed structures have been provided.</li> </ol>
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**VOTE** Motion/Second: Wiggins / Dodson  
 Yeas: Dodson, Eschert, Lathrop, Majeed, Sullivan, and Wiggins  
 Nays: None  
 Absent: Labovitz  
 Recused: None

**ZONING COMMITTEE DISCUSSION** Staff noted that this petition is inconsistent with the *Steele Creek Area Plan* and that the proposal had several outstanding issues that had been addressed since the public hearing. There was no further discussion of this petition.

**STAFF OPINION** Staff agrees with the recommendation of the Zoning Committee.

**FINAL STAFF ANALYSIS**  
 (Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW**

- **Proposed Request Details**  
 The site plan accompanying this petition contains the following provisions:
  - Proposes an additional phase to the Horizons at Steele Creek multi-family community and allows an additional 48 units in two buildings. This will allow for an overall development of 22 acres with a total of 336 dwelling units in Phase I and Phase II.
  - Proposes a maximum height of 45 feet and three stories.
  - Provides extension of Calawood Way to access new phase that will have a gated entrance.
  - Accommodates a minimum 27-foot building setback along southwestern property line in the event Stone Meadow Road located in the adjacent Stowe Creek neighborhood is ever extended north.
  - Provides an eight-foot sidewalk and planting strip along Calawood Way.
  - Provides a "Class C" buffer along all property lines abutting lots single family residential uses and/or property zoned R-3 or R-4 (single family residential). Specifies that the buffer may not be reduced or eliminated.
  - Provides building elevations (front, right side, and rear) with information regarding materials (brick, glass windows and doors, fiber cement siding and trim, standing seam metal roof), along with details illustrating architectural treatments.
  - Identifies possible tree save area.
- **Public Plans and Policies**
  - The *Steele Creek Area Plan* (2012) recommends single family residential development up to four dwelling units per acre.
- **TRANSPORTATION CONSIDERATIONS**
  - This site plan extends Calawood Way (a local street approved as part of Horizons at Steele Creek Phase 1) which connects to an existing major thoroughfare at an unsignalized intersection. The turn lane improvements implemented in Phase 1 of this development are sufficient for the additional trips generated by this Phase 2. This plan complies with the general transportation policy goals and applicable area plans. CDOT has not identified any negative impacts to the transportation facilities in the area.
  - **Vehicle Trip Generation:**  
 Current Zoning:  
 Existing Use: 0 (based on the property being vacant).

Entitlement: 115 trips per day (based on nine single family dwelling units).  
Proposed Zoning: 420 trips per day (based on 48 apartments).

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

- **Charlotte Area Transit System:** No issues.
  - **Charlotte Department of Neighborhood & Business Services:** Developer must comply with the City's Housing Policies if seeking public funding for multi-family housing developments.
  - **Charlotte Fire Department:** No issues.
  - **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate six students, while the development allowed under the proposed zoning will produce 5 students. Therefore, the net increase in the number of students generated from existing zoning to proposed zoning is zero. The proposed development is not projected to increase the school utilization (without mobile classroom units) for Berewick Elementary (82%), Kennedy Middle (99%) or Olympic High (152%).
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Charlotte Water:** No issues.
  - **Engineering and Property Management:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
  - **Mecklenburg County Parks and Recreation Department:** No issues.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Site Plan
- Community Meeting Report
- Department Comments
  - Charlotte Area Transit System Review
  - Charlotte Department of Neighborhood & Business Services Review
  - Charlotte Fire Department Review
  - Charlotte-Mecklenburg Schools Review
  - Charlotte-Mecklenburg Storm Water Services Review
  - Charlotte Water Review
  - Engineering and Property Management Review
  - Mecklenburg County Land Use and Environmental Services Agency Review
  - Mecklenburg County Parks and Recreation Review
  - Transportation Review

**Planner:** Solomon Fortune (704) 336-8326