

REQUEST	Current Zoning: R-3 LLWPA (single family residential, Lower Lake Wylie Protected Area) Proposed Zoning: R-17MF(CD) LLWPA (multi-family residential, conditional, Lower Lake Wylie Protected Area)
LOCATION	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)
SUMMARY OF PETITION	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.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Various Horizons at Steele Creek, LLC John Carmichael
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 3

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition upon resolution of outstanding issues related to technical and site issues.</p> <p><u>Plan Consistency</u> The petition is inconsistent with the <i>Steele Creek Area Plan</i>, which recommends residential development up to four dwelling units per acre.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • The subject property is located directly west of the Horizons at Steele Creek multi-family project, which includes 288 units and is under construction. • This proposal is for a minor addition of 48 units to the existing multi-family development, resulting in a total of 336 units. • 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. • The proposed R-17MF (CD) (multi-family residential, conditional) zoning will be consistent with the zoning of the existing Horizons at Steele Creek development. • 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. • 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.
---------------------------------	---

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 a "Class C" buffer along all property lines abutting lots in residential use and/or zoned R-3 (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.
- **Existing Zoning and Land Use**
 - The rezoning site is largely undeveloped; a portion of the site was previously developed with a single family house.
 - North of the site is undeveloped acreage, vacant land, and single family neighborhoods zoned R-3 (single family residential) and MX-1 (mixed use district).
 - East of the rezoning site is the first phase of Horizons at Steele Creek Apartment community (288 apartment units) under construction.
 - To the south and west are a senior living facility, apartments, and a single family residential community zoned R-17MF (multi-family residential) and R-4 (single family residential).
 - See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
 - There have been no rezonings in the immediate area in recent years.
- **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.

REQUESTED TECHNICAL REVISIONS

1. Revise site plan to show proposed buildings out of the required buffer.
2. Show and label dimensions of the required buffer.
3. Remove open space calculation from site plan.

4. Label streetscape along extended Calawood Way, including widths of sidewalk(s) and planting strip(s).
 5. Show how buildings will provide pedestrian access to the parking areas and proposed sidewalk along Calawood Way.
 6. Amend Site Development Data to note existing zoning is R-3 LLWPA (single family residential, Lower Lake Wylie Protected Area) and proposed zoning is R-17MF (CD) LLWPA (multi-family residential, conditional, Lower Lake Wylie Protected Area).
 7. Amend Site Development Data by removing information provided regarding setbacks and yards and replacing with statement that setback and side and rear yards will be provided per ordinance.
 8. Remove note VI.1 from site plan.
 9. Remove note V.1 for site plan.
-

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Neighborhood & Business Services Review
 - Charlotte Fire Department
 - 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