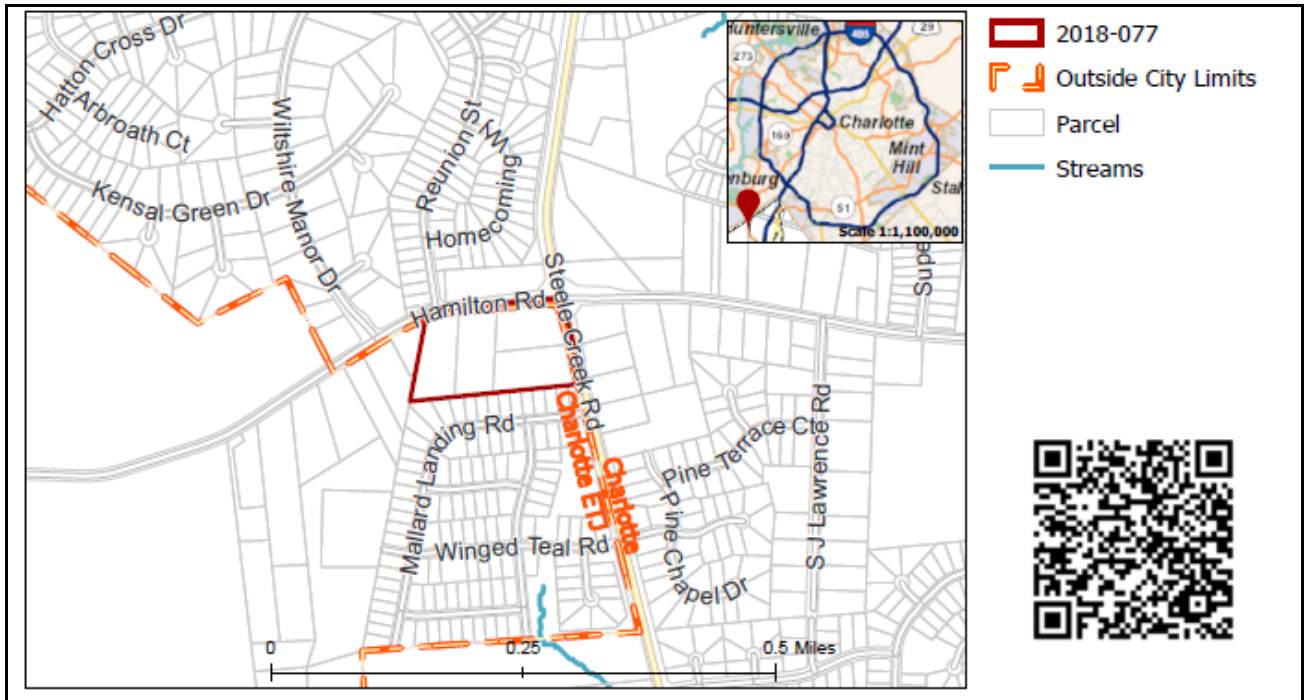


REQUEST Current Zoning: R-3 (single family residential)
Proposed Zoning: UR-1(CD) (urban residential, conditional)

LOCATION Approximately 7.69 acres located on the west side of Steele Creek Road, south of Hamilton Road.
(Outside City Limits)



SUMMARY OF PETITION The petition proposes to allow a new 32-unit townhouse community on land with single family homes and vacant acreage in southwest Charlotte.

PROPERTY OWNER Various

PETITIONER R2 Development

AGENT/REPRESENTATIVE Eddie Moore

COMMUNITY MEETING Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 11

STAFF RECOMMENDATION

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation, land use, and site and building design.

Plan Consistency
The petition is consistent with the *Steele Creek Area Plan* recommendation for residential uses but inconsistent with the recommended density of four dwelling units per acre.

Rationale for Recommendation

- The *Steele Creek Area Plan* land use recommendation does not specify type of housing, but instead specified residential use.
- The proposed development will provide different housing choice at a density that is comparable to the surrounding single family

- detached residential.
- A buffer will be provided between the existing detached and proposed attached homes to prevent any unintended conflicts between the two uses.

PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Up to 32 townhomes at a density of 4.2 units per acre.
- Maximum building height of 48 feet.
- Provides 30-foot setbacks along Hamilton Road and Steele Creek Road, which is larger than the 14-foot required setback.
- Proposes 42-foot Class C buffer along property lines abutting single family residential zoning and/or use.

Proposes the following architectural standards:

- Commits to use of a combination of the following building materials: glass, brick, stone, simulated stone, pre-cast stone, pre-cast concrete, synthetic stone, stucco, cementitious siding (such hardi-plank), EIFS or wood.
- Allows vinyl for soffits, windows, trim or similar architectural features, but not as a primary exterior building material.
- Limits buildings to four individual units or fewer.
- Commits to treatment of corner/end units facing a public street; garage doors; walkways; and, blank walls.
- Identifies proposed tree save areas and stormwater management facility.

Proposes the following transportation improvements:

- Access to Hamilton Road and Steele Creek Road via new public streets, and provides internal alleyways. New public streets will have on street parking.
- Proposes a left turn lane into the site from Hamilton Road.
- Limits entrance on Steele Creek Road to right-in/right-out.
- Proposes a 12-foot concrete multi-use path along Hamilton Road and Steele Creek Road.
- Identifies proposed eight-foot planting strip along Hamilton Road.

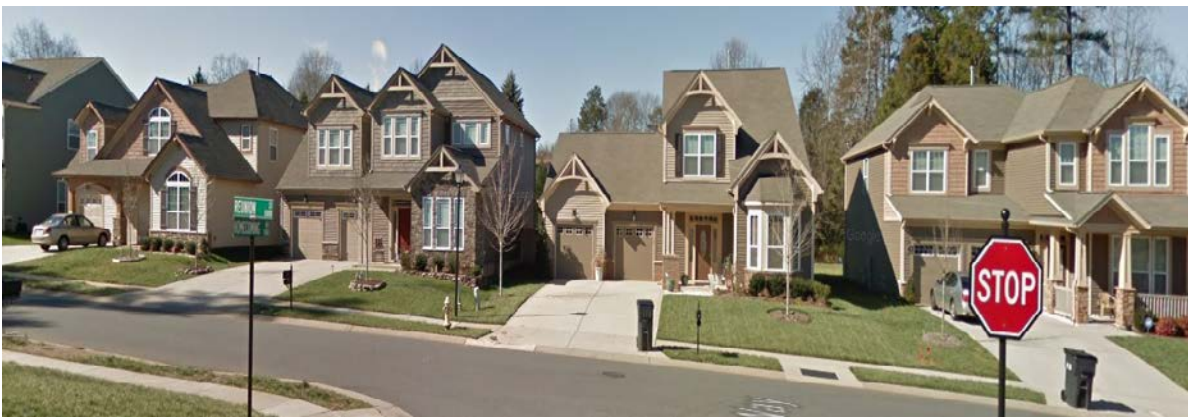
• **Existing Zoning and Land Use**



- The site is partially developed with two single family homes, one of which was constructed in 1910.
- The site is surrounded by single family residential homes, vacant land, and research uses (Bartlett Tree Experts) on acreage zoned R-3 (single family residential) and RE-1(CD) (research, conditional).



The subject property is zoned R-3 (single family residential) and developed with two single family homes.



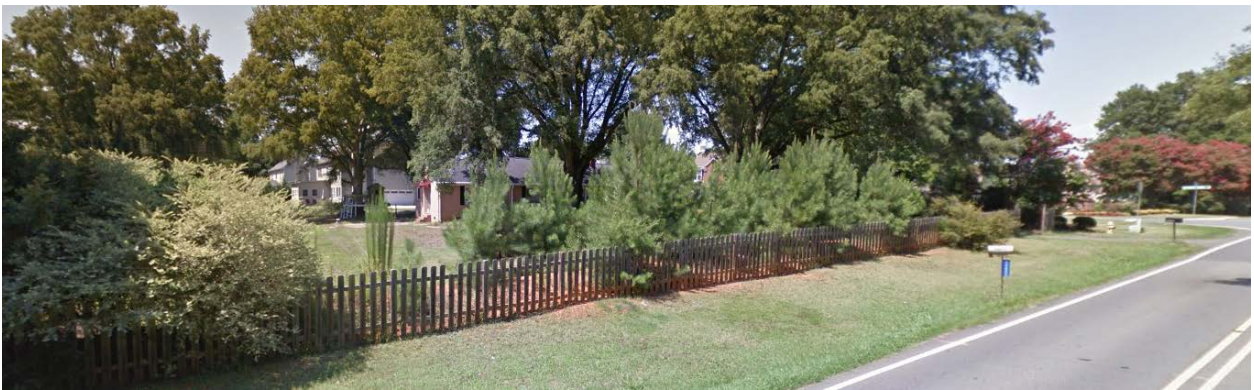
The property to the north is developed with single family homes.



The property to the south is developed with single family homes.

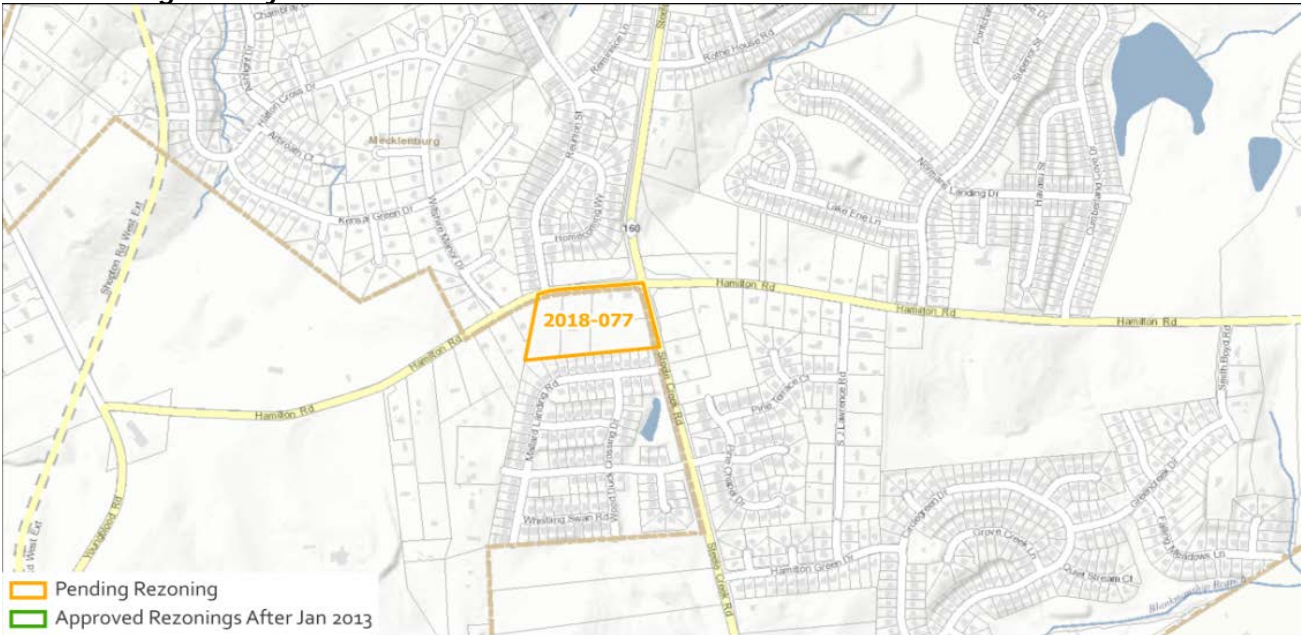


Properties to the east are developed with large lot single family homes.



Properties to the west are developed with single family homes and vacant land.

• **Rezoning History in Area**



- There have been no recent rezonings in the immediate area

• **Public Plans and Policies**



- The *Steele Creek Area Plan* (2012) recommends residential up to four dwelling units per acre for this site and surrounding area.
- The area is located within a Wedge as per the *Centers, Corridors and Wedges Growth Framework*, and is developed with low density single family neighborhoods.

• **TRANSPORTATION CONSIDERATIONS**

- The site plan has committed to pedestrian improvements in the form of a 12-foot multi-use path. In addition, the site plan has committed to dedicating right-of-way for the NC DOT NC 160 widening project. However, CDOT continues to request the site plan to reflect recent curb and gutter, and multi-use path location changes to the NC 160 project.
- See Outstanding Issues, Notes 1-4.
- **Vehicle Trip Generation:**
 Current Zoning:
 Existing Use: 20 trips per day (based on two single family homes).
 Entitlement: 270 trips per day (based on 23 single family homes).
 Proposed Zoning: 240 trips per day (based on site plan).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Fire Department:** Fire hydrant must be within 750 feet of most remote point of each building as truck travels.
- **Charlotte-Mecklenburg Historic Landmarks:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 13 students, while the development allowed under the proposed zoning will produce 3 students. Therefore, the net increase in the number of students generated from existing zoning to proposed zoning is zero students.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - River Gate Elementary remains at 100%
 - Southwest Middle remains at 134%
 - Olympic High remains at 138%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via existing 16-inch water transmission mains located along Hamilton Road and Steele Creek Road. Charlotte Water currently does not have sewer system accessibility for the rezoning boundary under review. The closest available sewer main is approximately 150 feet south of the rezoning boundary on Steele Creek Road. The applicant should contact Charlotte Water's

New Services at for more information regarding accessibility to sewer system connections.

- **Engineering and Property Management:**
 - **Arborist:** No trees can be removed from the right-of-way without explicit authorization from the City Arborist or his designee. No trees can be removed from or planted in the right-of-way of any State maintained street (Hamilton and Steele Creek Roads) without permission of NC Department of Transportation and the City Arborist's office. If trees are to be planted, they must be planted to meet NCDOT planting guidelines. A tree planting permit shall be obtained from NCDOT in coordination with the Arborist's office prior to planting trees in the NCDOT right-of-way following plan approval by the City.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Transportation

1. The proposed zoning district has a setback measured from back of the existing or proposed future curbline. The proposed cross section for the NCDOT widening project U-5766 has been updated. Based on the new cross section, the location of the future back-of-curb for:
 - a. Steele Creek Road – 42 feet from centerline of the road (reduced from 53 feet)
 - b. Hamilton Road – 20.5 feet from centerline of the road (reduced from 28 feet)
2. Revise the site plan to show:
 - a. The back of multi-use path on Steele Creek Road located 65.5 feet from centerline of the road.
 - b. The back of multi-use path on Hamilton Road located 40.5 feet from centerline of the road.
3. The right-of-way for Steele Creek Road is shown incorrectly on the updated site plan. Furthermore, the updated cross-section for the NCDOT widening project U-5766 has changed the right-of-way. The petitioner should revise the site plan and conditional notes to show the dedication of right-of-way, fee simple, of 66 feet from centerline of Steele Creek Road (reduced from 75 feet).
4. Revise the site plan to show the correct existing right-of-way on Hamilton Road of 60 feet wide total, 30 feet from centerline of the road.

Site and Building Design

5. Reduce the building height to no greater than 40 feet so as to be in character with nearby single family residential neighborhoods.

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Housing and Neighborhood Services Review
 - Charlotte Fire Department Review
 - Charlotte-Mecklenburg Schools Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - City Arborist
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review