

Draft Steele Creek Area Plan

Proposed Revisions

February 7, 2012

Below is the revised text recommended for Policy 2 in the Draft *Steele Creek Area Plan*. The proposed revisions are the result of a meeting with the Citizen Advisory Group (CAG) and other citizens on January 26, 2012 to discuss the recommended land use along the riverfront. The proposed revisions are summarized below:

- Change recommended density from one to 1.5 dua.
- Acknowledge deed restrictions limiting lot sizes for many of the waterfront properties.
- Update the acreage for the entire Sanctuary development and adjust the percent of development area. The text currently refers to the acreage of the largest portion of the development which is located on the west side of Shopton Road West. The revised text reflects the total acreage for property located on both sides of Shopton Road West.

Current Text in Draft Plan

Residential development in The Sanctuary should not exceed one dwelling unit per acre.

The approved site plan for The Sanctuary subdivision allows for 20 percent of the 1,350-acre site to be developed. This subdivision is developed with single family homes on large lots and preserves a large amount of open space. Any future development should continue to take into consideration the environmental features in the area.

Proposed Revision

Residential development in this area along the Catawba River and in The Sanctuary development should remain low density.

Residential development at a density of up to 1.5 dwelling units per acre is appropriate adjacent to the river and in The Sanctuary subdivision. The location of this area within the Lower Lake Wylie Watershed, along with the topography challenges it presents, makes it conducive to continue low density residential development. Although the recommended density is up to 1.5 dwelling units per acre, this is recommended as the average density. A slightly higher density may be appropriate in some areas; when development is encouraged to cluster to preserve environmental features. However, most waterfront properties will not be able to exceed 1.5 dwelling units per acre because of existing deed restrictions limiting lot sizes to approximately $\frac{3}{4}$ acre.

Most of the parcels along the river are currently zoned R-3 and R-5 (allowing up to three or five dwelling units per acre, respectively); however, regulatory constraints make it difficult to develop at these densities. These zoning districts do; however, provide an opportunity to cluster development to lessen environmental impacts in particularly sensitive areas.

The Sanctuary is currently zoned MX-1. The approved site plan allows for approximately 26 percent of the 1,828-acre site to be developed. This subdivision is developed with single family homes on large lots and preserves a large amount of open space. Any future development should continue to take into consideration the environmental features in the area.