

<b>REQUEST</b>	Current Zoning: R-3(CD), residential, conditional Proposed Zoning: R-3(CD), SPA, residential, conditional site plan amendment
<b>LOCATION</b>	Approximately 28.31 acres located on the east side of Steele Creek Road between Sledge Road and Huntington Meadow Lane.
<b>SUMMARY OF PETITION</b>	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.
<b>PROPERTY OWNER</b> <b>PETITIONER</b> <b>AGENT/REPRESENTATIVE</b>	Park Sterling Bank True Homes LLC Thomas D. Waters
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online.
<b>STATEMENT OF CONSISTENCY</b>	This petition is found to be consistent with the <i>Steele Creek Area Plan</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Phipps seconded by Commissioner Zoutewelle).

<b>ZONING COMMITTEE ACTION</b>	The Zoning Committee voted unanimously to recommend <b>APPROVAL</b> of this petition with the following modifications:  <ol style="list-style-type: none"><li>1. A note that the proposed development numbers will be the same as they were approved under petition 1992-014(C).</li><li>2. Petitioner has dedicated 11.7 acres to Mecklenburg County Parks and Recreation for the Greenway trails system.</li><li>3. Petitioner has added a note that the minimum square footage for each house will be 2,300 square feet and each house will have 25% masonry material as set out in the Huntington Forest Covenants and Restrictions.</li></ol>
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<b>VOTE</b>	Motion/Second: Dodson/Griffith Yeas: Allen, Dodson, Firestone, Griffith, Phipps, Rosenburgh, and Zoutewelle Nays: None Absent: None Recused: None
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<b>ZONING COMMITTEE DISCUSSION</b>	Staff reviewed the petition, noting the outstanding issues had been addressed. One Commissioner had a question if the outstanding issue raised by City Council had been addressed. Staff responded stating, all the outstanding issues on the Staff Analysis have been addressed. The rules were suspended to ask the agent if Council's issues had been addressed. The agent replied that they added a note committing to a minimum square footage for each house. The agent also stated that each house would have 25 percent masonry products as stated in the covenants and restrictions for Huntington Forest. There was no further discussion of this petition.
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<b>STAFF OPINION</b>	Staff agrees with the recommendation of the Zoning Committee.
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- **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.

- **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*.

- **Staff Recommendation (Updated)**

- Staff Choose an item. with the recommendation of the Zoning Committee.
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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:** No issues.
  - **Charlotte Fire Department:** No issues.
  - **Charlotte-Mecklenburg Schools:** No issues.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
  - **Mecklenburg County Parks and Recreation Department:** No issues.
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**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.
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**OUTSTANDING ISSUES**

- No issues.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

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

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