



Zoning Committee

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**REQUEST**

Current Zoning: N1-A (Neighborhood 1)  
Proposed Zoning: UR-2 (CD) (Urban Residential, Conditional)

**LOCATION**

Approximately 29.33 acres located west of Steele Creek Road, south of Parkside Crossing Drive, and north of Settlers Trail Court.

(Outside City Limits)

**PETITIONER**

Pulte Group

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

**To Approve:**

This petition is found to be **inconsistent** with the *2040 Policy Map (2022)* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends Neighborhood 1 place type for the site.

However, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The petition is within ½ mile of a Community Activity Center, providing services within a 10 minute walk or bicycle ride.
- The proposed single family attached dwellings are compatible with the adjacent single family attached dwellings to the south and approved cottage court neighborhood to the north of the site.
- The proposed single family attached dwellings would provide an additional housing option in close proximity to a Community Activity Center.
- The petition commits to dedicating 3.5 acres to Mecklenburg County for future park development.
- The petition commits to improving the pedestrian and bicycle infrastructure on the site's public street frontage by implementing a 12' multi-use path along both Steele Creek Road and Parkside Crossing Drive.

- The petition could facilitate the following 2040 Comprehensive Plan Goals:
    - 1: 10 Minute Neighborhoods
    - 2: Neighborhood Diversity & Inclusion
    - 5: Safe & Equitable Mobility
    - 6: Healthy, Safe & Active Communities
- The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map* (2022) from Neighborhood 1 place type to Neighborhood 2 place type for the site.

Motion/Second: Russell / Neeley  
 Yeas: Lansdell, Neeley, Russell, Sealey, Welton, Whilden, Winiker  
 Nays: None  
 Absent: None  
 Recused: None

**ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the *2040 Policy Map*.

Commissioner Sealey asked why there is no direct connection to Steele Creek Rd. CDOT staff replied that this petition is part of a larger master planned development. There was a traffic impact study prepared for the larger development that identified access points to Steele Creek Rd. Also, there is a state funded widening project in design that is taken into account. The petitioner is providing a bicycle and pedestrian connection to the planned multi-use path along Steele Creek Rd.

Commissioner Russell added that he also disagrees with the decision to not have a direct connection to Steele Creek Rd and that building more cul-de-sacs appears counterproductive to the goal of building a connected city.

Chairperson Welton stated that he believes that the park would be better located in the middle of site.

**PLANNER**

Joe Mangum (704) 353-1908