

**REQUEST**

Current Zoning: N1-A (Neighborhood 1-A)  
Proposed Zoning: N2-A (Neighborhood 2-A)

**LOCATION**

Approximately 10.003 acres located along the west side of Steele Creek Road, north of Long Talon Way, and south of Hamilton Road.



**SUMMARY OF PETITION**

The petition proposes all uses permitted by-right and under prescribed conditions in the N2-A (neighborhood 2, A) zoning district.

**PROPERTY OWNER**

Vivian S Brown Kramer, Margaret Alice Brown Teele, Julia Mae Draeger and John Wilson Brown, Jr.

**PETITIONER  
AGENT/REPRESENTATIVE**

Stanley Martin Homes  
Bridget Grant; Moore and Van Allen

**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.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for Neighborhood 2 Place Type

Rationale for Recommendation

- The Neighborhood 2 Zoning Districts are intended to accommodate a mixture of moderate to high-intensity residential development types and also serves as a transition between less intense residential development and higher intensity mixed-use centers.
- The N2-A Zoning District is intended for the development of multi-family attached dwellings with lower-intensity residential dwellings, including single-family, duplex, triplex, and quadraplex dwellings are

also allowed in the zoning district, subject to the standards of the N1-E Zoning District, or as components of a multi-dwelling development.

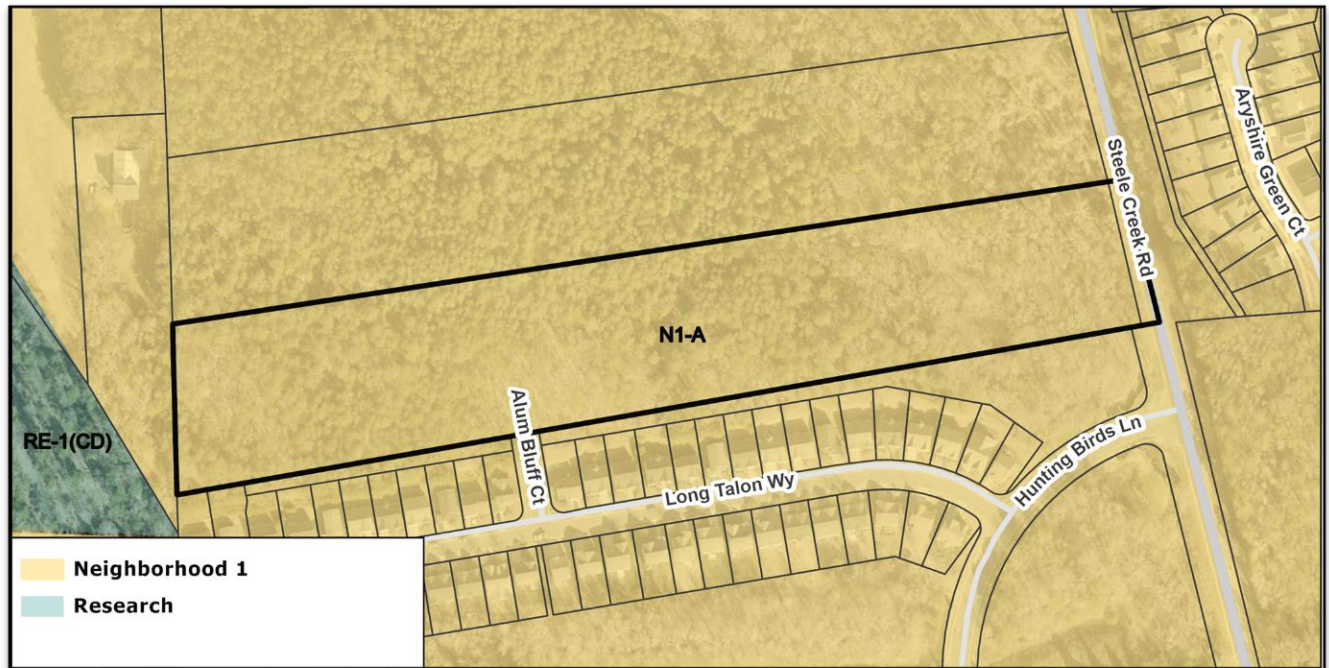
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 2: Neighborhood Diversity & Inclusion
  - 3: Housing Access for All

**PLANNING STAFF REVIEW**

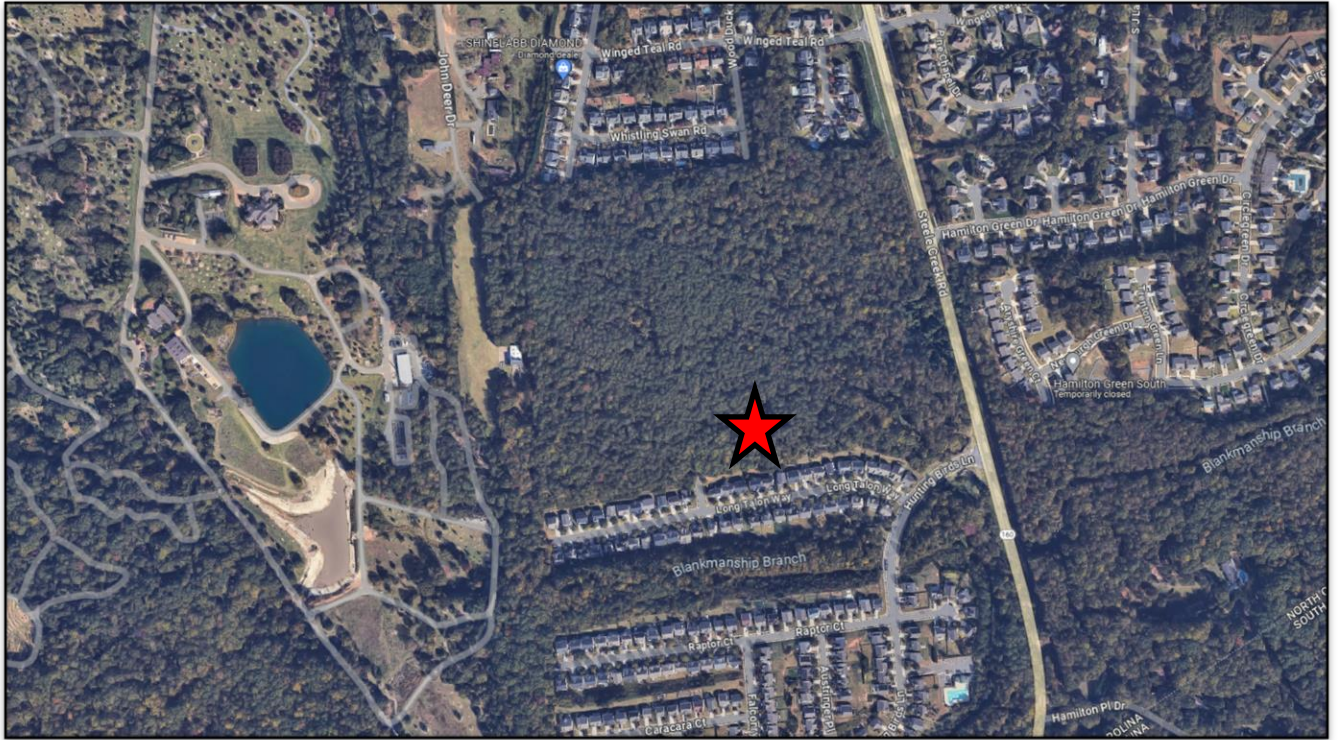
- **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.

- **Existing Zoning**



- The area surrounding the site is primarily zoned Neighborhood 1-A with research zoning adjacent to the site.



The site is currently vacant, located around residential neighborhoods.



The site is currently vacant.



North of the site is a large residential neighborhood.

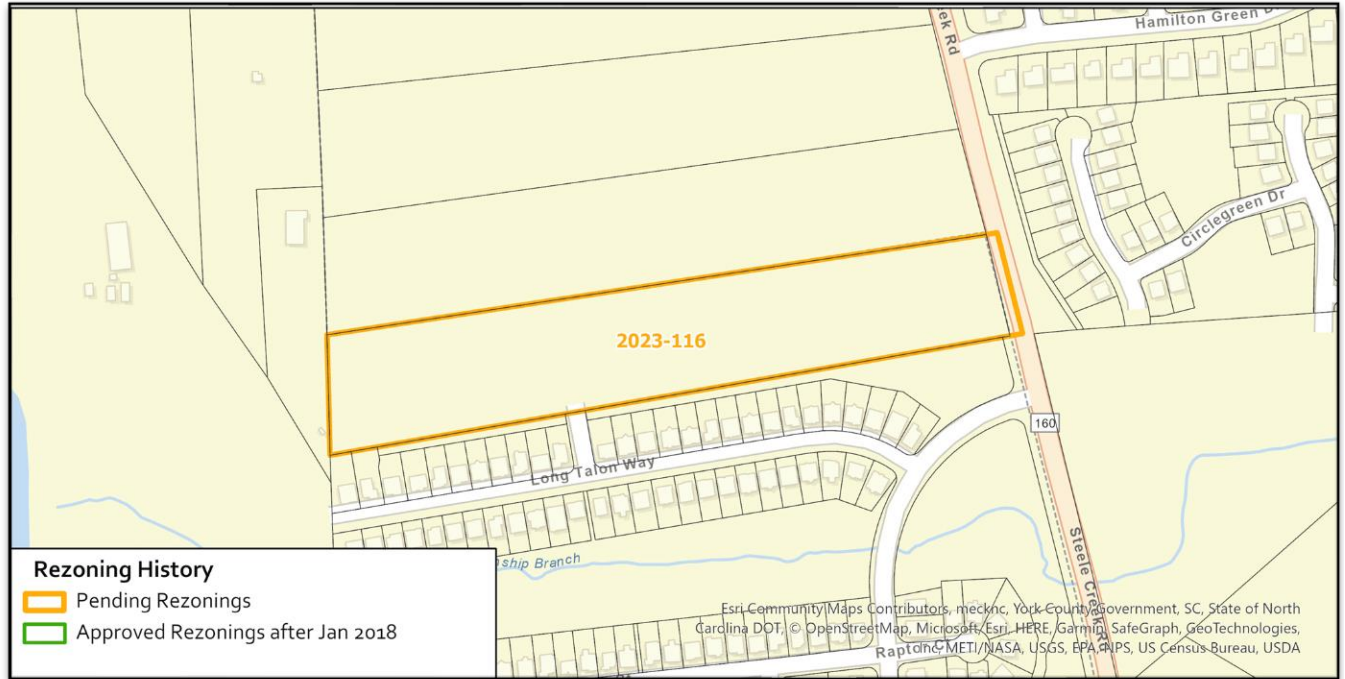


East of the site is a residential neighborhood.



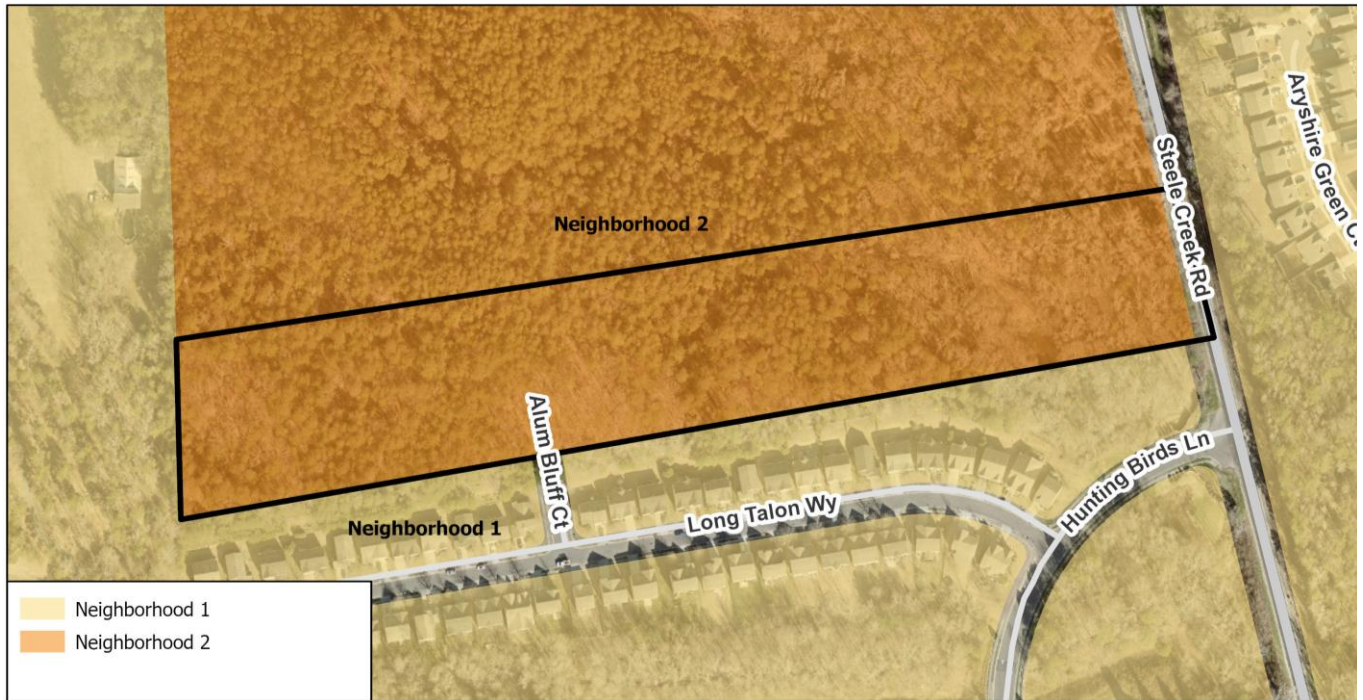
South of the site is a vacant lot and a residential neighborhood.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
	No recent rezonings in the immediate area	

• **Public Plans and Policies**



- The 2040 Policy Map (2022) calls for the Neighborhood 2 Place Type.

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to Steele Creek Road, a State-maintained major arterial, north of Hunting Birds Lane, a privately maintained local street. The petition is located in a lake wylie wedge outside of Route 4, within the Steele Creek Area Plan.
- **Active Projects:**
  - NCDOT STIP NC 160
    - Project will widen to multi-lanes from South Carolina to NC49
    - Project scheduled to begin in 2028.
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 0 trips per day (based on vacant).
    - Entitlement: 335 trips per day (based on single family).
  - Proposed Zoning: 340 trips per day (based on apartments).

**DEPARTMENT COMMENTS**

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
  - River Gate Elementary currently at 101%
  - Southwest Middle currently at 140%
  - Palisades High currently at 83%
- **Charlotte Water:** No comments submitted.
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** No comments submitted.

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**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**  
**Planner:** Emma Knauerhase (704)-432-1163