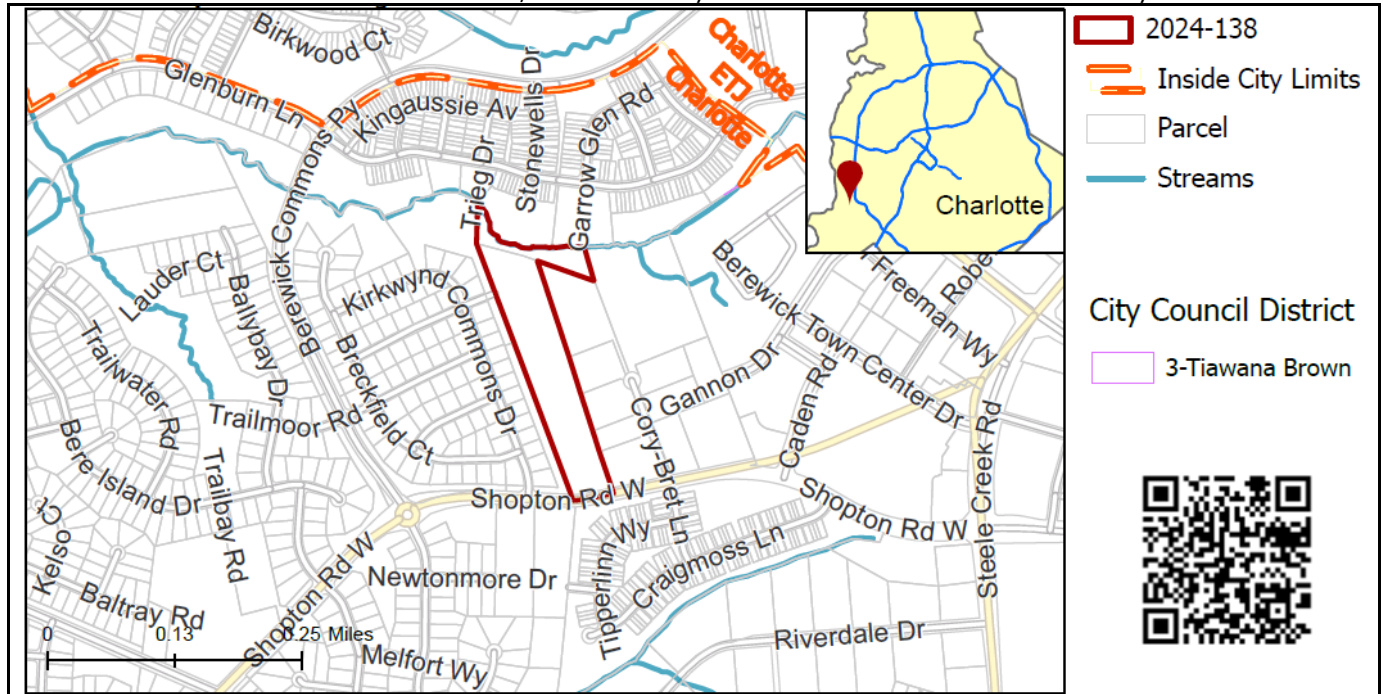


**REQUEST**

Current Zoning: N1-A (Neighborhood 1-A)  
Proposed Zoning: N1-D(CD) (Neighborhood 1-D, Conditional)

**LOCATION**

Approximately 8.54 acres located on the north side of Shopton Road West, east of Kirkwynd Commons Drive and west of Cory-Bret Lane.



**SUMMARY OF PETITION**

The petition proposes to develop a vacant, wooded property in the Steele Creek community with 60 duplex and/or detached single-family dwelling units.

**PROPERTY OWNER**

Steele Creek (1997)

**PETITIONER**

Peak Development

**AGENT/REPRESENTATIVE**

Collin Brown & Brittany Lins, Alexander Ricks PLLC

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 50.

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and the environment.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for Neighborhood 1 Place Type.

Rationale for Recommendation

- The petition proposes duplex and/or single-family detached dwellings, building forms that are consistent with Neighborhood 1 Place Type.
- Though not required by ordinance, the petition commits to installing a 10' landscape area planted to Class C landscape yard standards.
- The petition preserves the rear of the site as a 100' green area and 100' undisturbed watershed buffer.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 2: Neighborhood Diversity & Inclusion

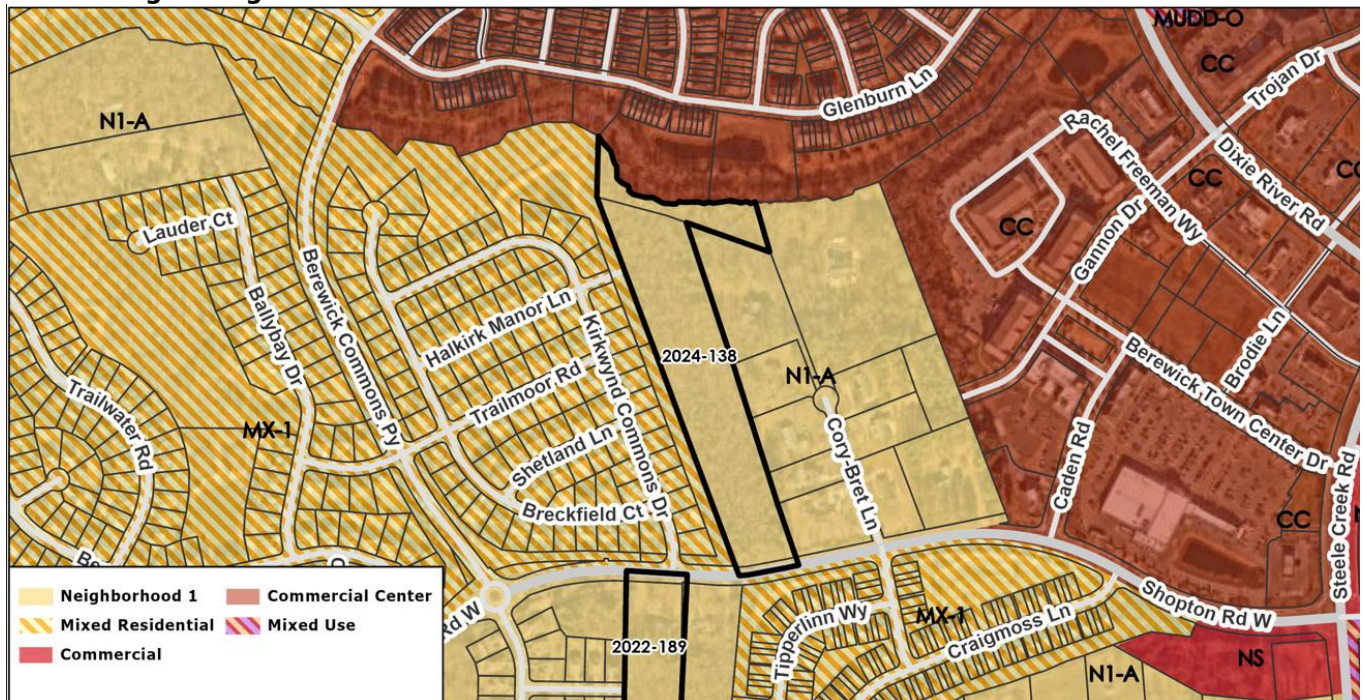
## PLANNING STAFF REVIEW

### • Proposed Request Details

The site plan accompanying this petition contains the following provisions:

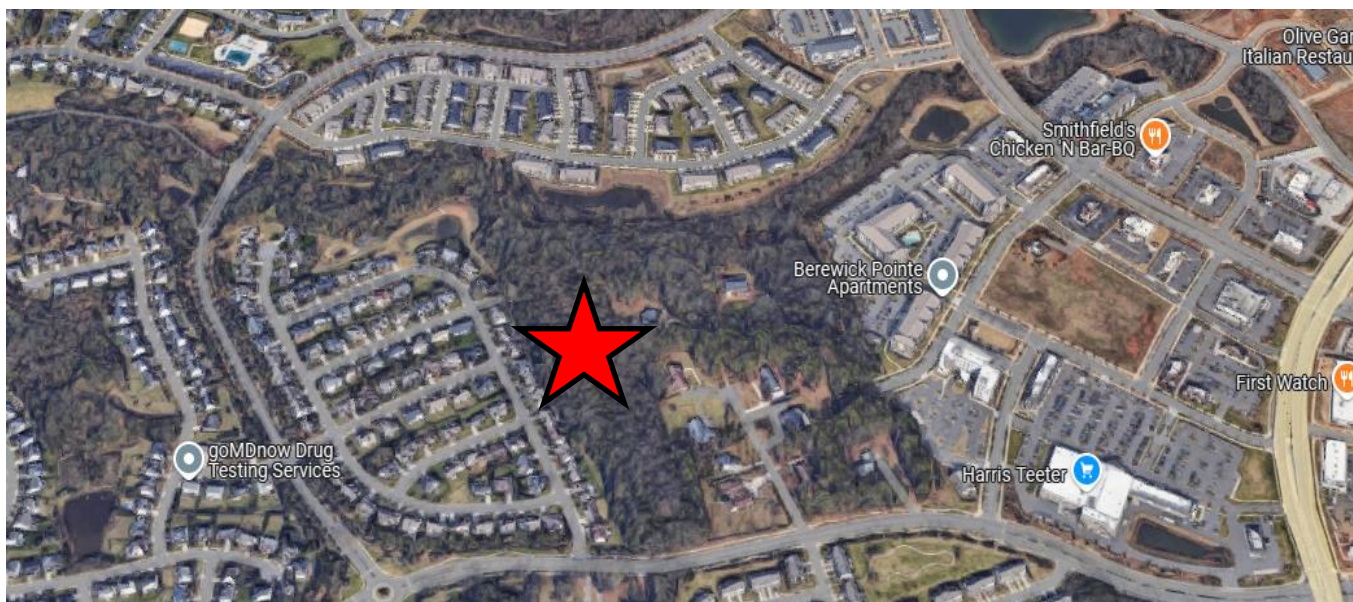
- Proposes a community of 60 duplex and/or detached single-family dwellings in accordance with N1-D standards.
- Front loads all units from the public street.
- Commits to a 10' Class C landscape yard along the eastern and western property boundaries.
- Commits to design standards including covered porches and stoops as predominant features.
- Provides common open space along the public street with recessed parking to accommodate visitors.
- Commits to several transportation improvements including:
  - Restriping of Shopton Road West to provide a left turn lane into the new public street.
  - 8' planting strip and 8' sidewalk along Shopton Road West frontage.
  - 8' planting strip and 6' sidewalk along the new north/south public street.
  - Street stub to the east for future connectivity.

### • Existing Zoning



- The site is zoned N1-A and is surrounded by a mix of districts including CC to the north and east and MX-1 to the south and west.





The site, marked by a red star, is surrounded by a mix of single-family attached and single-family detached dwellings, with commercial uses located further to the east.



Street view of the vacant, wooded site as seen from Shopton Road West.



Street view of single-family attached residential use to the north of the site along Glenburn Lane.



Street view of large lot single-family detached residential use to the east of the site along Cory-Bret Lane.





Street view of single-family attached residential use to the south of the site across Shopton Rd West.



Street view of single-family detached residential use to the west of the site along Kirkwynd Commons Dr.

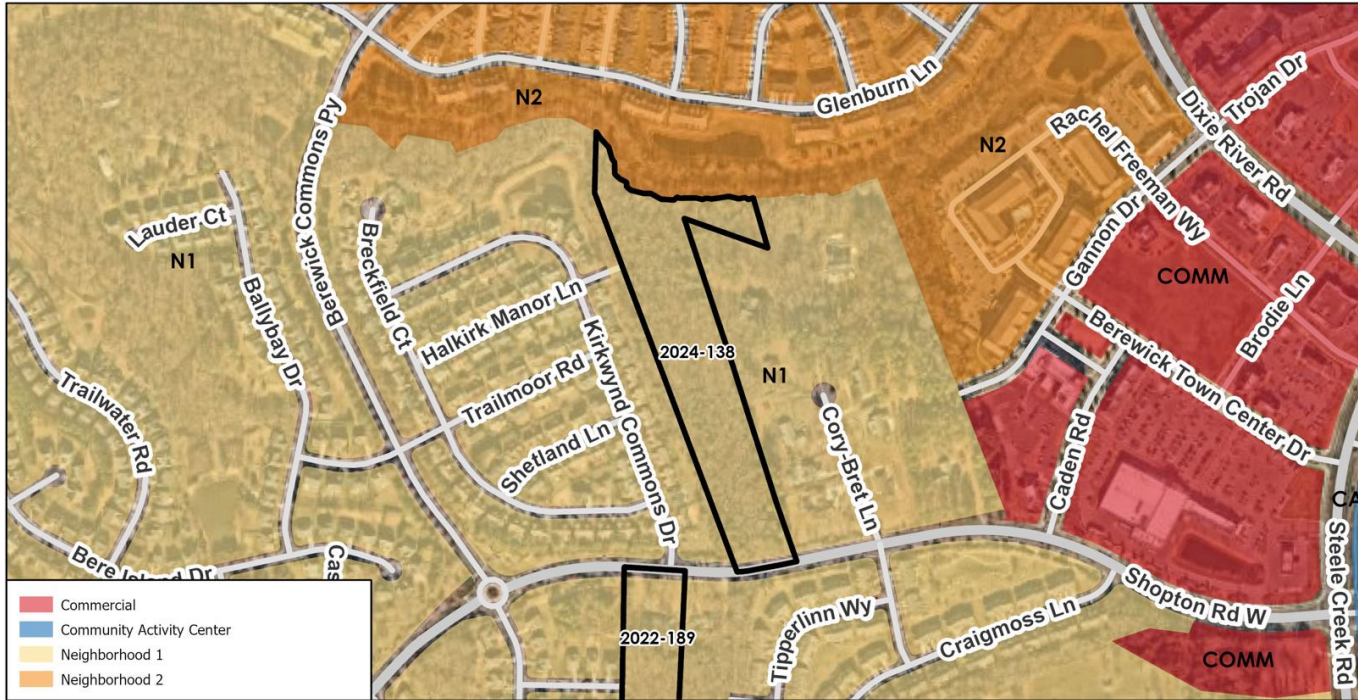
#### • Rezoning History in Area



Petition Number	Summary of Petition	Status
2022-026	Petition to rezone 3.15 acres to allow 25,000 SF of uses permitted in the NS district.	Approved
2021-093	Petition to rezone 184.9 acres to O-2(CD), MUDD-O, and UR-2(CD) to allow a large mixed-use development.	Approved



## • Public Plans and Policies



- The *2040 Policy Map* (2022) recommends Neighborhood 1 place type for this site and most properties to the east, west, and south.

## • TRANSPORTATION SUMMARY

- The site is located on a City maintained, arterial road Shopton Road West. A Traffic Impact Study (TIS) is not required for the site due to the development generating site trips under ordinance thresholds and not meeting additional TIS triggers. Site plan and/or conditional note revisions are needed to commit to dedicating right-of-way along Shopton Road West in accordance with the UDO. Further details are listed below.
- **Active Projects:**
- N/A
- **Transportation Considerations**
  - See Outstanding Issues, Note 1.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 0 trips per day (based on vacant land).
    - Entitlement: 262 trips per day (based on 25 single family dwellings).
  - Proposed Zoning: 407 trips per day (based on 60 single family attached dwellings).

## DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** This development may add 9 students to the schools in this area.
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - Berwick Elementary at 122%.
    - Kennedy Middle at 114%
    - Olympic High at 81%.

- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 24-inch water distribution main along Shopton Rd W. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. It is recommended that the applicant contact the Charlotte Water New Services at (704) 432-2854 for further information and to discuss options regarding sanitary sewer system capacity. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **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 outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** See Outstanding Issues, Note 2.

#### OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING

##### Transportation

1. Commit to dedicating the 54' right-of-way along Shopton (not potential future ROW) and delete right-of-way line across internal public street at Shopton Road West intersection.

##### Environment

2. Provide a tree survey identifying all city trees 8" DBH or greater and all planted city trees, all existing heritage trees, and any existing areas of the site used for credit toward meeting previously approved tree save or green area requirements.

##### Site and Building Design

3. ~~Provide documentation that there are no deed restrictions that would prevent the street stub from being extended toward Cory Bret Lane.~~ ADDRESSED
4. ~~Commit to installing a 6' tall fence in accordance with Class C landscape yard standards along the eastern and western property boundaries.~~ ADDRESSED

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**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Joe Mangum (704) 353-1908