

REQUEST	Current Zoning: R-3 LLWPA (single family residential, Lower Lake Wylie Protected Area) and CC (commercial center, Lower Lake Wylie protected area) Proposed Zoning: O-2(CD) LLWPA (office, conditional, Lower Lake Wylie Protected Area) and NS LLWPA (neighborhood services, Lower Lake Wylie Protected Area)
LOCATION	Approximately 15.481 acres northwest of Steele Creek Road and east of Outlets Boulevard along Trojan Drive. Outside City Limit and (Council District 3 - Mayfield)
SUMMARY OF PETITION	The petition proposes to allow hotel, retail and office uses on vacant land located between the Premium Outlets Mall and Interstate 485.
PROPERTY OWNER	Stelle-Trojan Properties, LLC, et al
PETITIONER	Steele-Trojan Properties, LLC
AGENT/REPRESENTATIVE	Keith MacVean and Jeff Brown, More & Van Allen, PLLC
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 40

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation, design, and environmental issues.

Plan Consistency

The majority of the site (zoned R-3, single family residential) is inconsistent with the employment mixed-use office / retail / light industrial land use recommendation per the *Dixie Berryhill Strategic Plan*. The portion of the site zoned CC (commercial center) is recommended for office/retail land uses, as amended by petition 2013-001.

Rationale for Recommendation

- The site is located at the Steele Creek Road/Interstate 485 Interchange between the interchange and the Charlotte Premium Outlet Mall.
- The *Dixie Berryhill Strategic Plan* anticipated office and light industrial development on this site due to its close proximity to the Airport and the I-485 Interchange.
- However, the approval of rezoning petition 2013-021 for the Outlet Mall, has changed the development pattern in the area to be more focused on retail service uses, instead of light industrial uses.
- The size of the site and its location adjacent to the Outlet Mall and the I-485 interchange, lends itself to more retail and office uses instead of light industrial which require much larger acreage.
- Retail services at this location are appropriate considering recent development in the area, and its proximity to the interchange and the Outlet Mall.

PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Up to 35,000 square feet of gross floor area within the portion of the site zoned NS LLWPA (neighborhood services, Lower Lake Wylie Protected Area), consisting of possible uses such as retail, eating/drinking/ entertainment establishments (EDEE), a limited service restaurant (EDEE), general and medical office uses, and an automotive service station with or without a convenience store.
- A hotel with up to 180 rooms or 50,000 square feet of gross floor area of general or medical office uses in the portion of the site zoned O-2(CD) LLWPA (office, conditional, Lower Lake Wylie Protected Area).

- Proposes up to two stories with a 40-foot maximum height in the portion zoned NS LLWPA (neighborhood services, Lower Lake Wylie Protected Area), and up to seven stories with an 85-foot maximum height in the area zoned O-2(CD) LLWPA (office, conditional, Lower Lake Wylie Protected Area).
- Creates vehicular system with proposed public street and internal drives connecting to Steele Creek Road and Outlets Boulevard.
- Constructs a southbound right-turn lane from Steele Creek Road to Interstate 485 Inner On-Ramp.
- Modifies the existing through-right lane on Steele Creek Road at the Interstate 485 Inner On-Ramp to a through lane.
- Constructs a southbound right-turn lane from Steele Creek Road into the site with 150 feet of storage and appropriate taper.
- Constructs a new through-turn lane on Steele Creek Road, 200 feet in advance of the intersection with Shopton Road West.
- Commits to dedicating any required right-of-way for required roadway improvements via fee simple conveyance before issuance of the site's first certificate of occupancy.
- Commits to a combination of building materials, including the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious siding (such as hardi-plank), stucco, EIFS, decorative block, architectural metal panels and/or wood. Vinyl as a building material may be used on windows, soffits, and handrails/railings.
- Provides standards pertaining to expanse of solid walls; treatment of facades fronting on public streets; and maintenance of pedestrian interconnectivity between buildings and through parking areas.
- Utilizes four-sided architecture, meaning that all four sides of the building will utilize similar materials and colors.
- Shows possible BMP area.
- Proposes detached lighting on site be limited to 26 feet in height.
- **Existing Zoning and Land Use**
 - The site is currently vacant and surrounded by Charlotte Premium Outlets, retail uses, vacant land, and single family residential development. The portion zoned CC (commercial center) is part of a larger 82.0 acre site rezoned via 2013-001 to accommodate the Charlotte Premium Outlets. Interstate 485 abuts the site to the east.
 - North of the site are Charlotte Premium Outlets zoned MUDD-O LLWPA (mixed use development, optional, Lower Lake Wylie Protected Area).
 - To the southeast are single family homes, retail uses, vacant land and undeveloped acreage zoned R-3 (single family residential) and NS (neighborhood services).
 - Southwest and west are vacant land and retail uses zoned CC LLWPA (commercial center, Lower Lake Wylie Protected Area), O-2(CD) LLWPA (office, conditional, Lower Lake Wylie Protected Area).
 - Northwest are single family homes, multi-family dwelling units, and vacant land zoned MX-1 LLWPA (mixed use, Lower Lake Wylie Protected Area) and CC LLWPA (commercial center, Lower Lake Wylie Protected Area).
 - See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
 - Approval of rezoning petition 2016-127 approved modification of a site plan for Charlotte Premium Outlets to allow a previously approved principal use to have an accessory drive-through service window, add a second hotel with up to 125 rooms, and eliminate a gas station/convenience store.
 - Petition 2013-021 rezoned approximately 43 acres located on the southeast corner of Steele Creek Road and Shopton Road from I-1(CD) (light industrial, conditional) and R-3 (single family residential) to I-2(CD) (general industrial, conditional). This petition allows for the development of up to 525,000 square feet of office/distribution and light industrial uses. The location of this rezoning is approximately a half mile north of the subject rezoning along Steele Creek Road.
 - Petition 2012-059 rezoned approximately 5.5 acres located on the east side of Steele Creek Road at the intersection of Dixie River Road from R-3 (single family residential) to NS (neighborhood services). This petition allows for up to 11,000 square feet of neighborhood service uses and 19,000 square feet of office uses. The location of this rezoning is directly across Steele Creek Road from the subject site.
- **Public Plans and Policies**
 - The adopted future land use for most of the site (currently zoned R-3, single family residential) is a mixed-use employment center with office/retail/light industrial per the *Dixie Berryhill Strategic Plan* (2003). The mixture of uses envisioned for the employment areas is up to 50% light manufacturing, 40% office and 10% service retail. The portion of the site zoned CC

(commercial center) is recommended for office/retail land uses, as amended by petition 2013-001.

- **TRANSPORTATION CONSIDERATIONS**

- The site is located along Steele Creek Road (a major thoroughfare) between Outlets Boulevard (a local street) and the Interstate 485 interchange. The current site plan commits to construction of streetscape along the Steele Creek frontage and a local street connection through the site.
- See Outstanding Issues, Notes 1-8.
- **Vehicle Trip Generation:**
Current Zoning:
Existing Use: 0 trips per day (based on vacant land use).
Entitlement: 2,130 trips per day (based on 37 dwellings and 12,000 square feet of retail).
Proposed Zoning: 6,359 trips per day (based on 50,000 square feet of office, 6,000 square feet of retail, 29,000 square feet of EDEE).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte-Douglas International Airport:** No issues.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Charlotte Water:** Charlotte Water has water system availability for the rezoning boundary via an existing eight-inch water distribution main located along Steele Creek Road. Charlotte Water currently does not have sewer system availability for the parcels under review. The closest available sewer main is approximately 140 feet west of parcel 19924155 on Outlets Boulevard. The applicant should contact Charlotte Water New Services at (704) 432-5801 for more information regarding accessibility to sewer system connections.
- **Engineering and Property Management:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** Groundwater and Wastewater Services note that pre-existing systems exist on portions of the site.
- **Mecklenburg County Parks and Recreation Department:** No issues.

OUTSTANDING ISSUES

Transportation

CDOT and NCDOT have completed the review of the Steele Creek Landing TIA and have have the following comments:

1. The northbound third lane on Steele Creek Rd between Dixie River Road and Interstate 485 Outer On Ramp identified in the TIA shall be included as part of the mitigations.
2. Add a third northbound thru-right lane on Steele Creek Road starting 500 feet back from Dixie River Road.
3. The recommended second northbound thru lane on Steele Creek Rd before Shopton Road shall start 800 feet from the intersection.
4. Restripe the southbound right turn lane on Steele Creek Road at Dixie River Road to a thru-right. The thru movement is to terminate as a right turn lane at Shopton Rd West.
5. Add a second southbound thru lane on Steele Creek Road starting at Dixie River Road and taper to one lane 700 feet past Shopton Road West.

Outlets Boulevard is an NCDOT road. Therefore, the following improvements were identified as part of the Congestion Management's review:

6. Restripe the westbound thru lane on Outlets Boulevard to a thru-right at Proposed Full Movement driveway access.
7. Add an eastbound left turn lane on Outlets Boulevard at Proposed Full Movement access with 100 feet of storage.
8. Add a right turn lane out of Proposed Full Movement Driveway at Outlets Boulevard.

Site and Building Design

9. Under "Architectural Standards" Note 5.b.iii, increase minimum of percentage of transparent glass from 20% to 40%.

10. No signage should be allowed on the buildings on the sides of site or building visible from the Interstate 485 ramp.
11. Provide a 25-foot landscaped area between sidewalk and parking along Steele Creek Road.
12. If petitioner is not granted permission by Piedmont Natural Gas to landscape (i.e. Note 6.c.) in the easement, the petitioner should provide a 50-foot landscape area in addition to the Piedmont Natural Gas area. Landscape materials should consist of evergreen shrubs that will be of a density and height to screen the uses from the Interstate 485 ramp.
13. Note 6d. needs to be expanded. For sites without building edge requirements, the petitioner needs to limit the amount of parking between the buildings and Trojan Drive to what is shown on the site plan.

REQUESTED TECHNICAL REVISIONS

14. On Sheet RZ-3.0, Note 1.a lists a gas station with or without a convenience store as a proposed use. Note 2.d prohibits automobile service stations with or without a convenience store. Sheet RZ-1.0 under Development Data also notes an automotive service station with or without a convenience store as a proposed use. Correct all sheets to ensure this is a prohibited use.
 15. Delete reference to a limited service restaurant as this is already covered by eating/drinking/entertainment establishments.
 16. The petitioner has provided a definition of a "limited service restaurant (EDEE)" – please delete from the site plan.
 17. Eliminate accessory drive-through window as it is not illustrated on the site plan.
 18. Petitioner proposes a wall along the parking edge closest to the Interstate 485. Please provide more details about this wall, including height and materials.
 19. Include a vicinity map on the site plan.
 20. Delete the typical minimum pavement section.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Neighborhood & Business Services Review
 - Charlotte-Douglas International Airport Review
 - Charlotte Fire Department Review
 - Charlotte-Mecklenburg Storm Water Services Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

Planner: Claire Lyte-Graham (704) 336-3782