

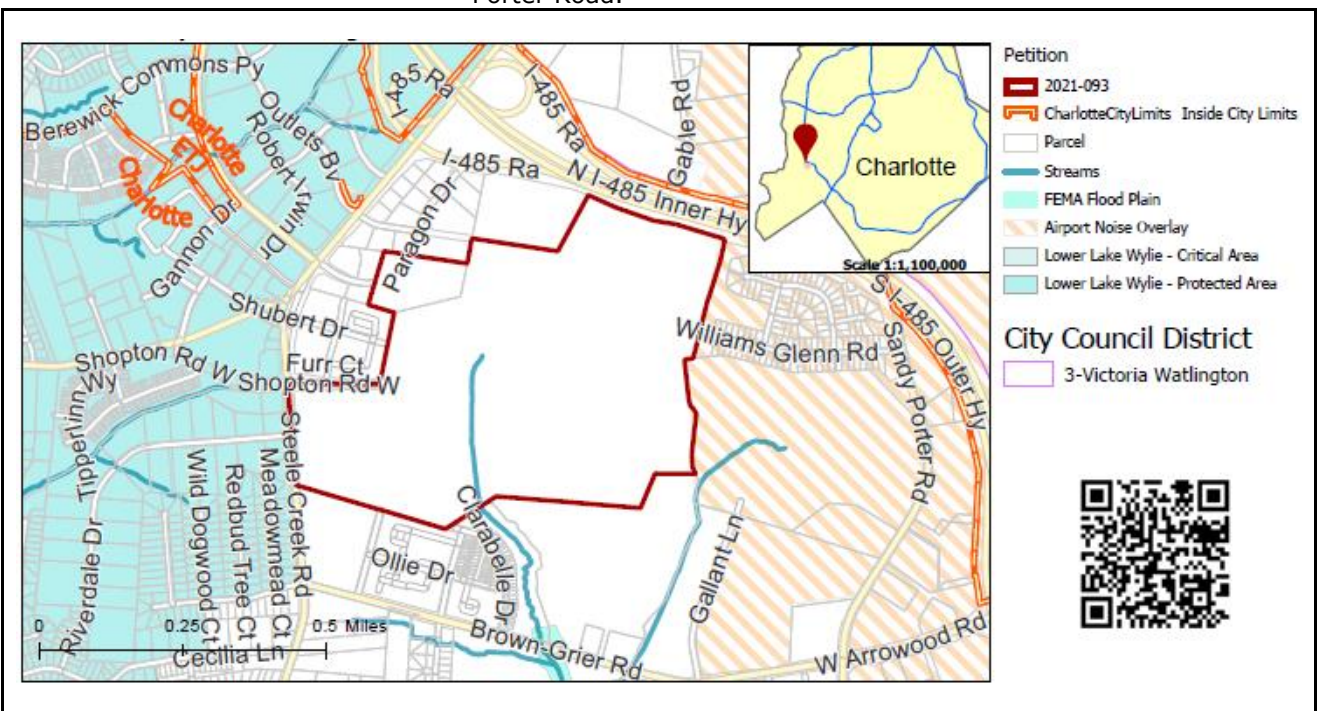
## REQUEST

Current Zoning: R-3 (Single Family Residential), MUDD(CD) (Mixed-Use Development District, Conditional), I-1(CD) (Light Industrial, Conditional)

Proposed Zoning: O-2(CD) (Office, Conditional), MUDD-O (Mixed-Use Development District-Optional), UR-2(CD) (Urban Residential, Conditional) with five years vested rights.

## LOCATION

Approximately 184.9 acres located south of Interstate 485, east of Steele Creek Road, north of Brown-Grier Road, and west of Sandy Porter Road.



## SUMMARY OF PETITION

The petition proposes to develop vacant land in the Steele Creek community with up to 1,230,000 square feet of office and/or medical office uses, 340,000 square feet of community hospital uses, 104,200 square feet of commercial uses, hotel uses with up to 250 rooms, 275 multifamily dwelling units and/or senior multifamily dwelling units, and 50 single family attached dwelling units.

## PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE

Steele Creek (1997), LLC  
Steele Creek (1997), LLC  
Bridget Grant

## COMMUNITY MEETING

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 14.

## STAFF RECOMMENDATION

Staff recommends approval of this petition.

### Plan Consistency

The petition is **inconsistent** with the *Steele Creek Area Plan* land use recommendation for residential up to 6 DUA for the majority of the site and office/retail for the northwestern corner of the site.

### Rationale for Recommendation

- Due to unanticipated development activity in the area, in part driven by the development of the Charlotte Premium Outlet Mall, the *Steele Creek Development Response* study was conducted in October 2017, with the participation and involvement of property owners, residents, City departments, and Council representatives for the area.
- The development response study acknowledged that pressure for land use changes warranted an alternative development scenario unanticipated by the area plan which was adopted prior to the outlet mall development.
- The development response study recommended that a mixed use, moderate to high intensity development, could be appropriate for this site if the supporting street network and infrastructure would be developed in conjunction. The proposal includes the majority of streets recommended by the study, creating a transportation framework to support the proposed development.
- Recent rezoning petitions in the area (2016-120, 2017-123 and 2018-155) have already implemented recommendations from the development response study.
- The petition includes a hospital and healthcare facilities that will serve the larger Berewick and Steele Creek community.
- The petition commits to dedication of land for a public park, an easement for future greenway, and many transportation improvements that will mitigate the impact of the proposed development.

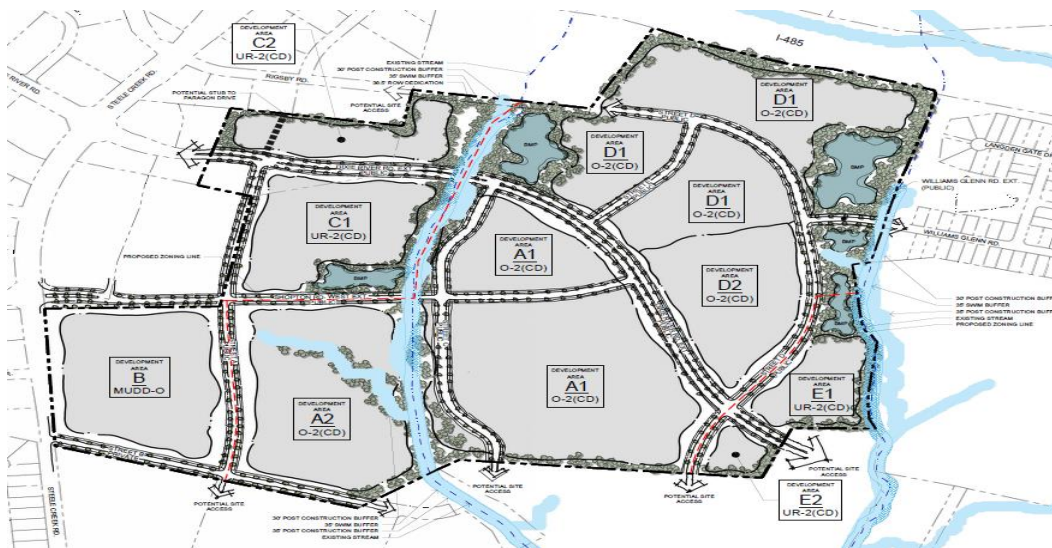
The approval of this petition will revise the adopted future land use as specified by the *Steele Creek Area Plan*, from residential up to 6 DUA land use and office/retail to mixed-use (office, retail, residential) for the site.

### PLANNING STAFF REVIEW

#### • **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Proposes several development areas. See site plan below:



- Proposed development areas
  - Areas A-1 and A-2 (Proposed O-2(CD) zoning)
    - 320,000 SF office and/or medical office uses
    - Community hospital with up to 150 beds (approximately 340,000 SF)
    - Accessory retail and eating, drinking, entertainment establishments (EDEE)
  - Area B (Proposed MUDD-O zoning)

- 104,200 SF of general office, medical office, medical/healthcare, banks/financial institutions, retail, EDEE, breweries, indoor recreation, convenience/gasoline sales, and personal services uses.
- Of the above 104,200 SF, a maximum of 80,000 SF may be devoted to retail, EDEE, and personal services uses. No more than 25,200 SF of the 104,200 SF may be medical office uses.
- One drive-through use may be permitted.
- Building height is capped at 95' for hotel uses and 65' for all other uses.

Area C-1 (Proposed UR-2(CD) zoning)

- 275 multifamily residential dwelling units

Area C-2 (Proposed UR-2(CD) zoning)

- 200 senior living facility units
- Height in this area is limited to 60'. However, at such time as the properties located to the north of this area are no longer zoned or developed for single family use, 80' may be permitted.

Areas D-1 and D-2 (Proposed O-2(CD) zoning)

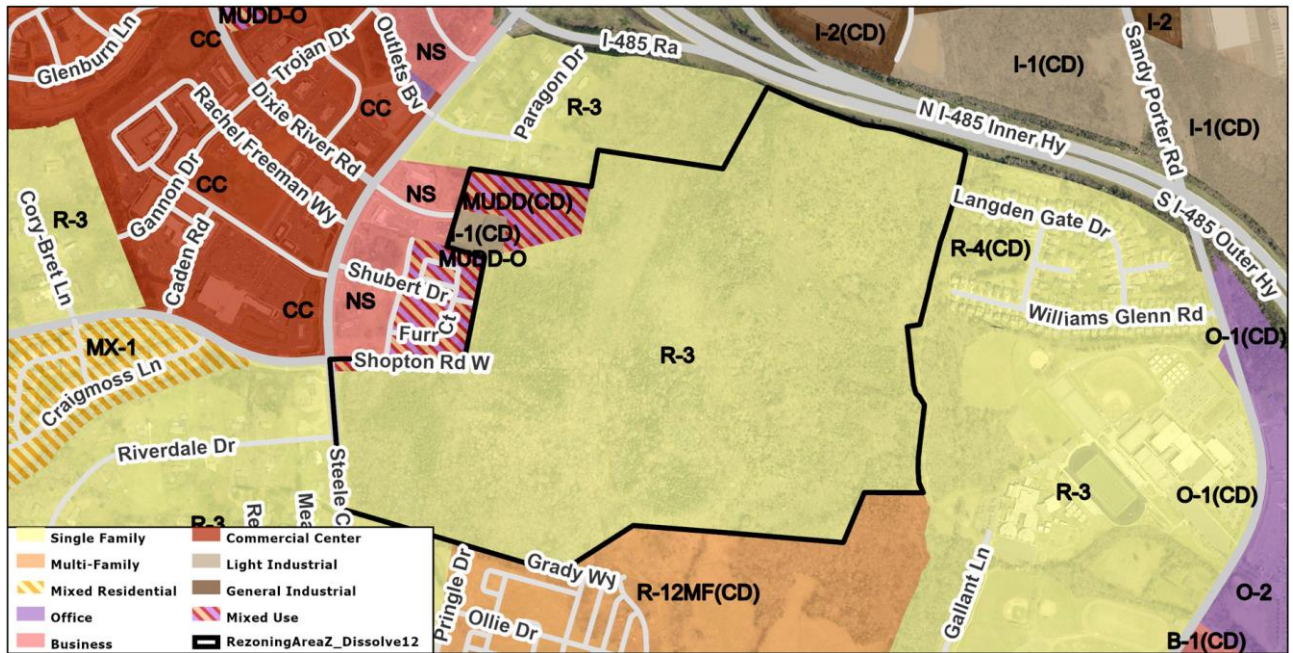
- 910,000 SF of office and/or medical office uses in addition to accessory uses such as retail and EDEEs.

Areas E-1 (Proposed UR-2(CD) zoning)

- 50 single family attached or detached residential dwelling units.
- Allows some conversions and transfers of uses.
- Parks and recreation commitments:
  - Granting an easement of the 35' SWIM buffer on the western side of Steele Creek to Mecklenburg County for future greenway development.
  - Area E-2 shall be dedicated to Mecklenburg County for future park development.
- Commits to providing two ADA compliant bus waiting pads along Dixie River Road extension and one bus waiting pad along Steele Creek Road.
- Transportation Improvements:
  - Phase 1 – Improvements to Steele Creek Rd & I-485 Outer Loop ramps, Steele Creek Rd & Dixie River Rd/Access A, Steele Creek Rd & Shopton Rd/Access B, Steele Creek Rd & Brown Grier Rd.
  - Phase 2 – Improvements to Steele Creek Rd & Dixie River Rd/Access A, Steele Creek Rd & Riverdale Dr/Access C, Steele Creek Rd & Access D, Brown Grier Rd & Cedar Hill Dr/Annabelle Pl, Brown Grier Rd & Pulte residential driveway, Brown Grier Rd & Sandy Porter Rd, Arrowood Rd & I-485 outer loop ramps, Arrowood Rd & I-485 inner loop ramps.
  - General – connections to adjacent public streets and stubs for future street extensions.
- Architectural standards commitments:
  - First floor transparency of 60% for facades facing streets.
  - Direct pedestrian connections between street facing doors and sidewalks on adjacent streets.
  - No blank walls greater than 20'.
  - Minimum building height of 22'.
  - Screening of service areas from public streets.
  - Building placement and site design will focus on and enhance the pedestrian environment on public and private network streets.



- Existing Zoning and Land Use



The site is surrounded by a mix of uses including single family residential, multifamily residential, institutional, and commercial.



The site, marked by a red star, is situated east of Charlotte Premium Outlets and east of Olympic High School and Whitehall Corporate Center.





Interstate 485 is immediately north of the site.



East of the site are single family residential uses and three Charlotte-Mecklenburg School sites.

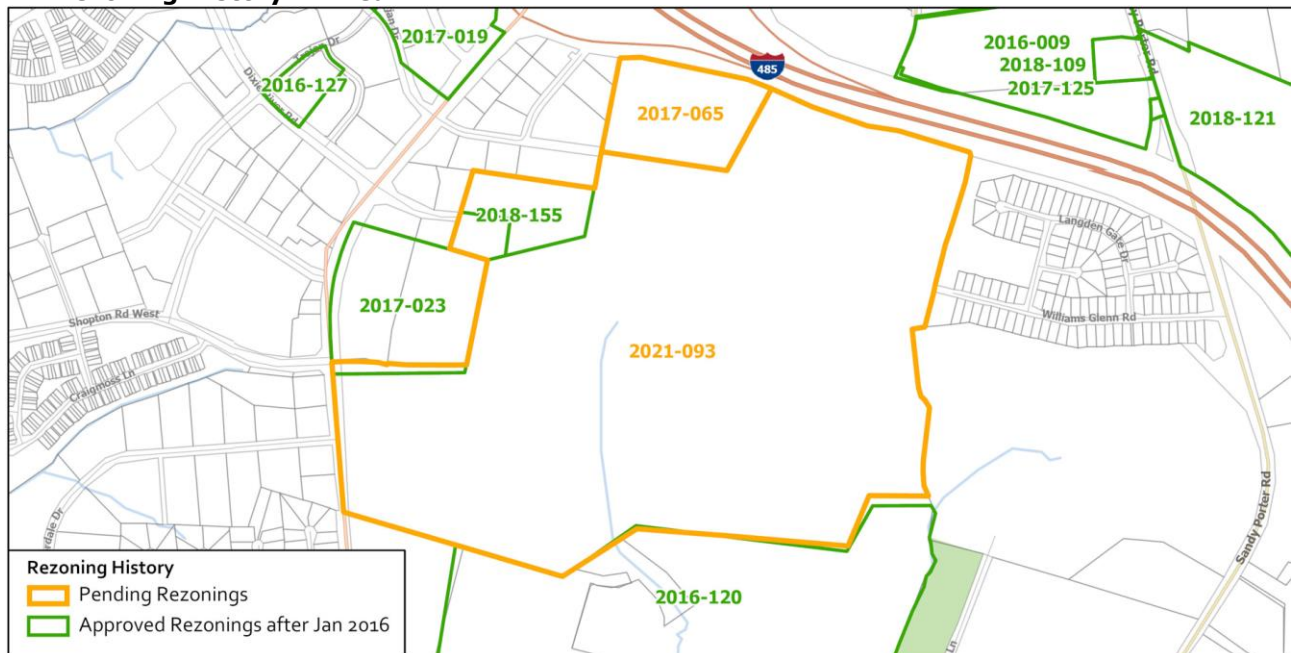


Multifamily residential uses under construction along Brown Grier Road to the south of the site.



There is a mix of uses to the west of the site along Steele Creek Road, including commercial and single family residential.

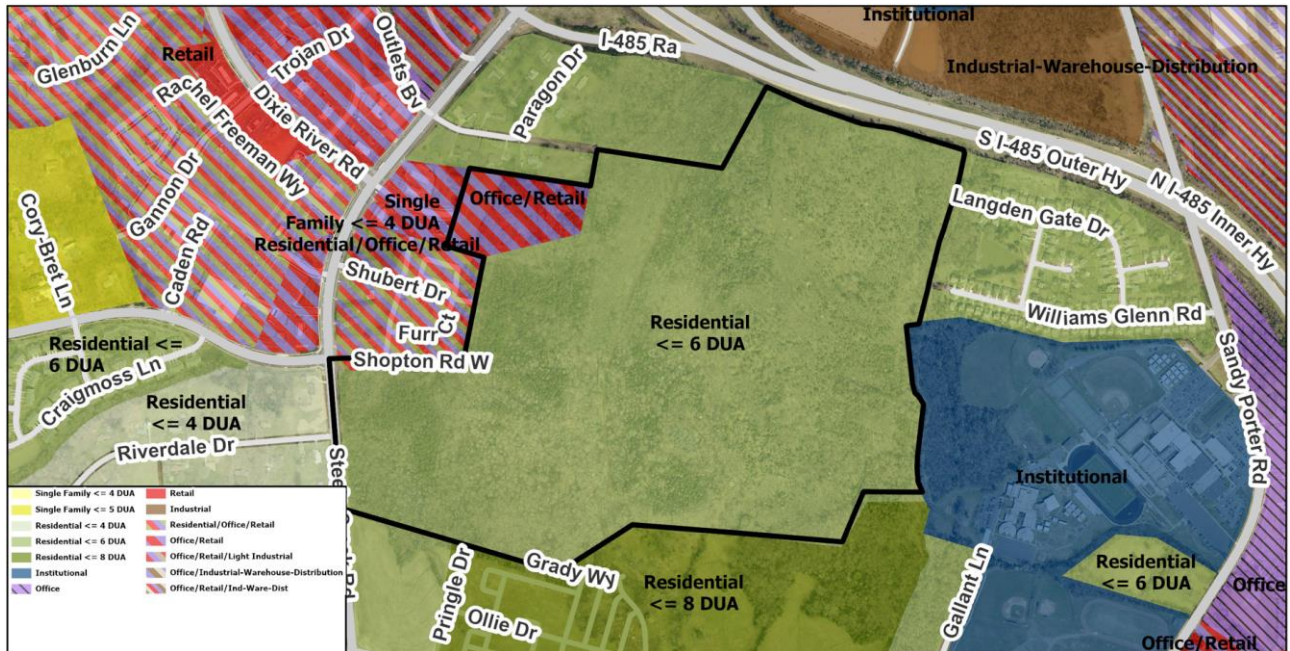
• **Rezoning History in Area**



| Petition Number | Summary of Petition   | Status   |
|-----------------|---|----------|
| 2018-155        | Request to rezone to I-1(CD) and MUDD(CD) to permit a mixed-use development   | Approved |
| 2018-121        | Request to rezone to MUDD-O AIR and I-1(CD) AIR to allow for a mixed-use development.                                   | Approved |
| 2018-109        | Request to amend a previously approved site plan to allow for the development office, warehouse, and distribution uses. | Approved |
| 2017-125        | Request to amend a previously approved site plan to allow for the development office, warehouse, and distribution uses. | Approved |
| 2017-065        | Request to rezone to R-22MF(CD) to allow for the development of multifamily residential uses.                           | Pending  |
| 2017-023        | Request to rezone to MUDD-O and NS to permit a mixed-use development.   | Approved |
| 2017-019        | Request to rezone to O-2(CD) LLWPA and NS LLWPA to allow for the development of hotel, retail, and office uses.         | Approved |
| 2016-127        | Request to amend a previously approved site plan to permit the development of a second hotel on the site.               | Approved |
| 2016-120        | Request to rezone to R-12MF(CD) to allow for the development multifamily and single family attached uses.               | Approved |
| 2016-009        | Request to rezone to I-1(CD) to allow for the development of industrial, office, and distribution uses.                 | Approved |



- **Public Plans and Policies**



- The *Steele Creek Area Plan* (adopted 2012) recommends residential up to 6 DUA for this site for the majority of the site and office/retail for the northwestern corner.
- The *Steele Creek Development Response* study was drafted in October 2017 as a focused method to evaluate and work with development proposals that called for unanticipated development activity to the existing area plan. The Development Response Study recommended this area be developed with a mixed-use moderate to high intensity development, with the appropriate street network to support such development. The study also recommended that the development be walkable and pedestrian oriented.

- **TRANSPORTATION SUMMARY**

The site is located on Steele Creek Road, a State-maintained major thoroughfare, situated between Brown Grier Road, I-485 Outer Highway, and Sandy Porter Road. This petition will require a TIS, and CDOT and NCDOT approved the TIS on February 21, 2022. Additionally, in accordance with the Steele Creek Development Study, the petitioner has accommodated for the future vehicular and pedestrian connection (Gable Road Extension) to the north side of I-485, as established in the Steele Creek Development Study.

In accordance with City Ordinances and the Charlotte WALKS and Charlotte BIKES policies, the petitioner has proposed an internal street and pedestrian network providing multi-modal connectivity and safety internally and to the surrounding subdivision developments. Also, in accordance with the City's Charlotte WALKS and Charlotte BIKES Policies, the petitioner has committed to construct a 12-foot shared-use path along the site's frontage of Steele Creek Road and along the Dixie River Road Extension that runs through the site. Lastly, the petitioner has committed to dedicate the 35-foot SWIM buffer, along Steele Creek to the east of the site, to Mecklenburg County for the future Steele Creek Greenway.

CDOT continues to work with the petitioner on the commitment to reserving right-of-way for a future Gable Road Extension.

- **Active Projects:**

- STIP U-5766 - NC 160 Widening
  - The N.C. Department of Transportation proposes widening of a seven-mile section of N.C. 160 (Steele Creek Road) from the South Carolina Line to I-485 in Charlotte.
  - Project is currently in the design phase
- CNIP PM51216019 - Brown-Grier Road Upgrades
  - This project will widen Brown-Grier Road between Steele Creek Road and Whitehall Park Drive. Potential improvements include additional lanes, medians, bicycle facilities, planting strips and other amenities.
  - Project is currently in the Real Estate Acquisition phase.
- Steele Creek Rd at Shopton Rd West
  - Add left turn lanes at Riverdale Drive and Shopton Rd West for northbound traffic on Steele Creek Rd

- Start date 2021/Estimated completion 2023
- GS PM: Brooke England
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 0 trips per day (based on vacant land).
    - Entitlement: 13,860 trips per day (based on 529 single family dwellings, 140,000 SF retail, 140 hotel rooms, 30,000 SF office).
  - Proposed Zoning: 41,725 trips per day (based on Traffic Impact Study).

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **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 Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 311 students, while the development allowed under the proposed zoning may produce 120 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 0.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Steele Creek Elementary from 106% to 116%
    - Kennedy Middle from 127% to 129%
    - Olympic High from 126% to 127%.
- **Charlotte Water:** Water service is accessible for this rezoning boundary. The proposed rezoning has the potential to significantly impact the capacity of the local sanitary sewer collection system. It is recommended that the applicant contact the Charlotte Water New Services group for further information and to discuss options regarding sanitary sewer system capacity. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **City Arborist:** No outstanding issues.
- **Erosion Control:** No outstanding issues.
- **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:** No outstanding issues.

**OUTSTANDING ISSUES**

Transportation

1. ~~Revise the conditional notes by removing Note II.E (Right-of-way Availability) and II.F (Alternative Improvements).~~ **ADDRESSED**
2. ~~Remove the word "potential" from all site plan and conditional notes regarding the Paragon extension or connection between Dixie River Road and Rigsby Road. The intent to make this connection should be clear.~~ **ADDRESSED**

**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**





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



## Goals Relevant to Rezoning Determinations Petition 2021-093

The following table represents an overview of the relationship between the **Charlotte Future 2040 Comprehensive Plan** and **Rezoning Petitions**. This is an evolving analysis that is expected to be refined when Policy Mapping is completed (anticipated early 2022) and when the **Policy Map** is adopted (anticipated March 2022).

Please note: not all goals will apply to all rezoning petitions.

| Goals   | Goal Description  | Relationship to Charlotte Future 2040 Comprehensive Plan |
|---|---|--|
|    | <b>Goal 1: 10- Minute Neighborhoods</b><br>All Charlotte households should have access to essential amenities, goods, and services within a comfortable and tree-shaded 10-minute walk, bike, or transit trip by 2040. Not all neighborhoods are expected to include every essential amenity, good, or service, but every resident should have access within a ½ mile walk or a 2-mile bike or transit ride.                  | ✓  |
|  | <b>Goal 2: Neighborhood Diversity &amp; Inclusion</b><br>Charlotte will strive for all neighborhoods to have a diversity of housing options by increasing the presence of middle density housing (e.g. duplexes, triplexes, fourplexes, townhomes, accessory dwelling units, and other small lot housing types) and ensuring land use regulations allow for flexibility in creation of housing within existing neighborhoods. | ✓  |
|  | <b>Goal 3: Housing Access for All</b><br>Charlotte will ensure opportunities for residents of all incomes to access affordable housing through the preservation of naturally occurring affordable and workforce housing and increasing the number of affordable and workforce housing units through new construction.   | ✗  |
|  | <b>Goal 4: Trail &amp; Transit Oriented Development (2-TOD)</b><br>Charlotte will promote moderate to high-intensity, compact, mixed-use urban development along high-performance transit lines and near separated shared-use paths or trails.  | N/A  |

|   |   |   |
|---|---|---|
|    | <p><b>Goal 5: Safe &amp; Equitable Mobility</b></p> <p>Charlotte will provide safe and equitable mobility options for all travelers regardless of age, income, ability, race, where they live, or how they choose to travel. An integrated system of transit and tree-shaded bikeways, sidewalks, shared-use paths, and streets will support a sustainable, connected, prosperous, and innovative network that connects all Charlotteans to each other, jobs, housing, amenities, goods, services and the region.</p> |    |
|    | <p><b>Goal 6: Healthy, Safe &amp; Active Communities</b></p> <p>All Charlotteans will live and work in safe and resilient neighborhoods that enable healthy and active lifestyles by reducing exposure to harmful environmental contaminants, expanding and improving the quality of tree canopy, encouraging investment in walking, cycling, and recreation facilities, and providing access to healthy food options and healthcare services.</p>  |    |
|   | <p><b>Goal 7: Integrated Natural &amp; Built Environments</b></p> <p>Charlotte will protect and enhance its surface water quality, tree canopy, and natural areas with a variety of trees, plantings, green infrastructure, green building practices, and open space at different scales throughout the entire community as a component of sustainable city infrastructure that addresses the threat of climate change.</p>   |   |
|  | <p><b>Goal 8: Diverse &amp; Resilient Economic Opportunity</b></p> <p>Charlotteans will have opportunity for upward economic mobility through access to a diverse mix of jobs and careers that align with education and skill levels of residents and the economic strengths of the region.</p>   |  |
|  | <p><b>Goal 9: Retain Our Identity &amp; Charm</b></p> <p>Charlotte will cultivate community-driven placemaking and identity, while limiting displacement and retaining the essence of existing neighborhoods by intentionally directing redevelopment.</p>  | <p>N/A</p>  |
|  | <p><b>Goal 10: Fiscally Responsible</b></p> <p>Charlotte will align capital investments with the adopted growth strategy and ensure the benefit of public and private sector investments benefit all residents and limit the public costs of accommodating growth</p>   |  |