

Petition 2021-127 by Flagship Healthcare Properties, LLC

To Approve:

This petition is found to be **inconsistent** with the *Steele Creek Area Plan* (2012) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential land use at up to 4 dwelling units per acre.

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:

- While inconsistent with the low-density residential development recommended for the site, the proposed office use is compatible with the surrounding development pattern along Steele Creek Road which includes institutional and office uses.
- The parcels are less compatible to be developed for low-density residential considering their frontage on Steele Creek Road, which is proposed to be widened to a four-lane thoroughfare by NCDOT.
- The site is separated from the single family residential neighborhood to the east by a 50-foot water quality buffer along a tributary of Walker Branch Creek. The petitioner has committed to dedicating or conveying an easement of the SWIM buffers onsite to Mecklenburg County for future greenway use.

The approval of this petition will revise the adopted future land use as specified by the *Steele Creek Area Plan*, from residential at up to 4 dwelling units per acre to office land use for the site.

To Deny:

This petition is found to be **inconsistent** with the *Steele Creek Area Plan* (2012) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential land use at up to 4 dwelling units per acre.

Therefore, we find this petition to not be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

- (To be explained by the Zoning Committee)

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: