

Petition 2021-093 by Steele Creek (1997), LLC

To Approve:

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

- The plan recommends single family residential at up to 6 dwelling units per acre for the majority of the site and office retail for the northwestern corner of the site.

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:

- 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.

To Deny:

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

- The plan recommends single family residential at up to 6 dwelling units per acre for the majority of the site and office retail for the northwestern corner of the site.

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: