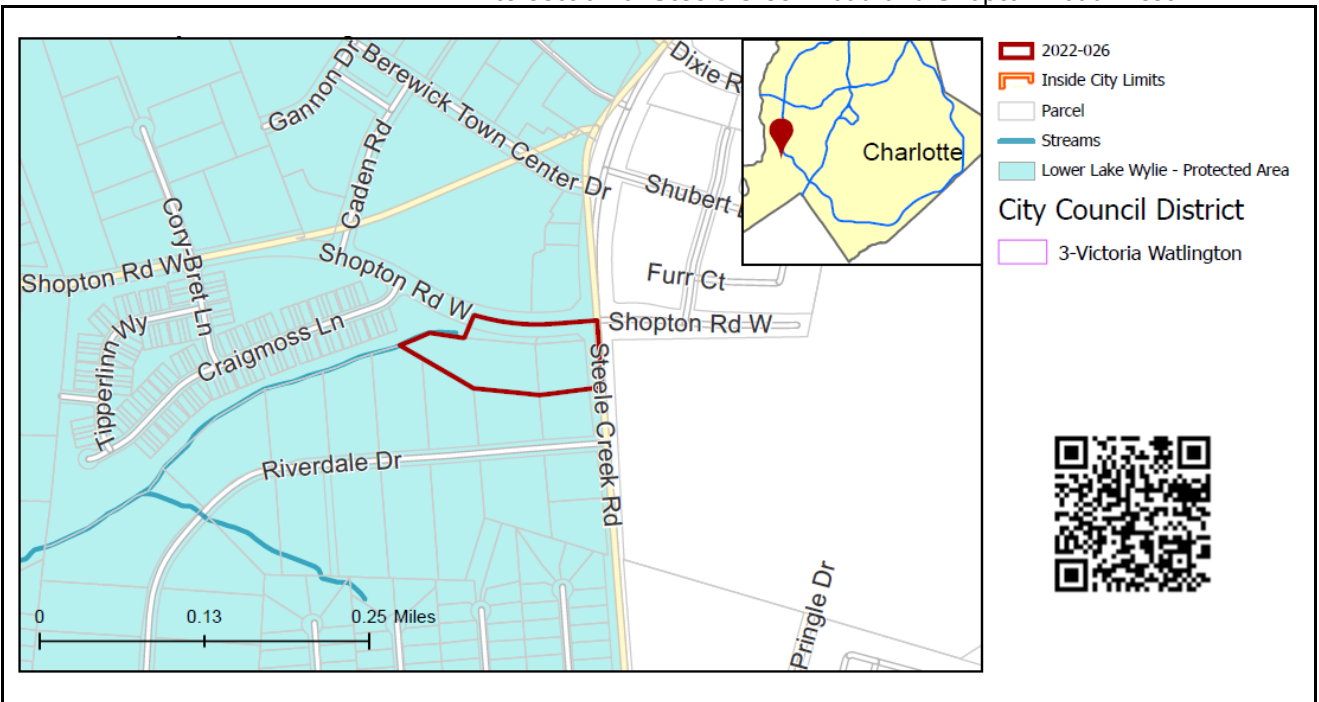


REQUEST

Current Zoning: R-3 LLWPA (single family residential, Lower Lake Wylie Protected Area)
Proposed Zoning: NS LLWPA (neighborhood services, Lower Lake Wylie Protected Area)

LOCATION

Approximately 3.15 acres on the southeastern corner of the intersection of Steele Creek Road and Shopton Road West.



SUMMARY OF PETITION

The petition proposes to redevelop a site near Berewick Town Center with up to 25,000 square feet of neighborhood services uses.

PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE COMMUNITY MEETING

Amelia Clapham
Cross Commercial Real Estate Group
Jeff Mangas, ACRO Development Services

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 3.

STAFF RECOMMENDATION

Staff does not recommend approval of this petition in its current form. Staff could consider support for the petition if the request for eating, drinking, and entertainment establishments (EDEE) with drive-through is removed from the list of permitted uses.

Plan Consistency

The petition is **inconsistent** with the *2040 Policy Map* recommendation for Neighborhood 1 place type for this site.

Rationale for Recommendation

- This site, which abuts single family residential, is not an appropriate location for eating, drinking, and entertainment establishments with drive-through.
- With removal of the EDEE with drive-through uses, the petition would be an appropriate transition between the commercial uses

to the north side of Shopton Rd West and the single family residential uses to the south of the site.

- The petition would improve the streetscape along both the Shopton Rd and Steele Creek Rd frontages with 8' planting strip and 6' sidewalk and 8' planting strip and 12' multi-use path, respectively.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities
 - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from current recommended Neighborhood 1 Place Type to Commercial Place Type for the site.

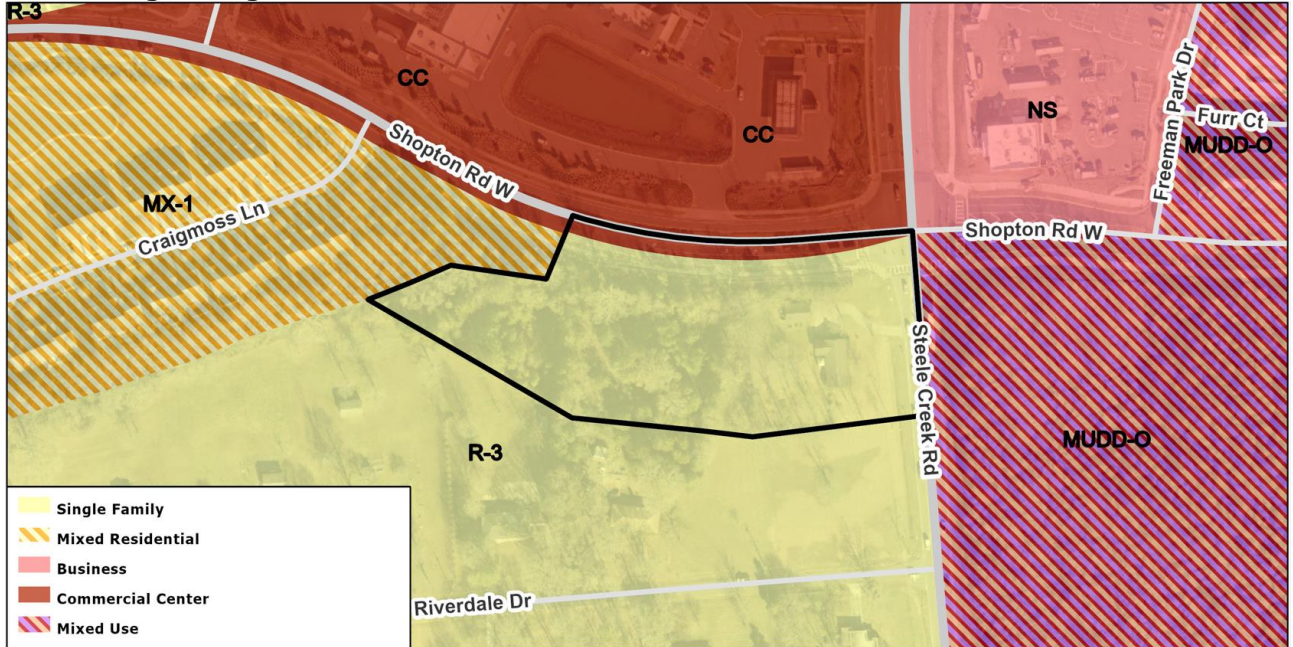
PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

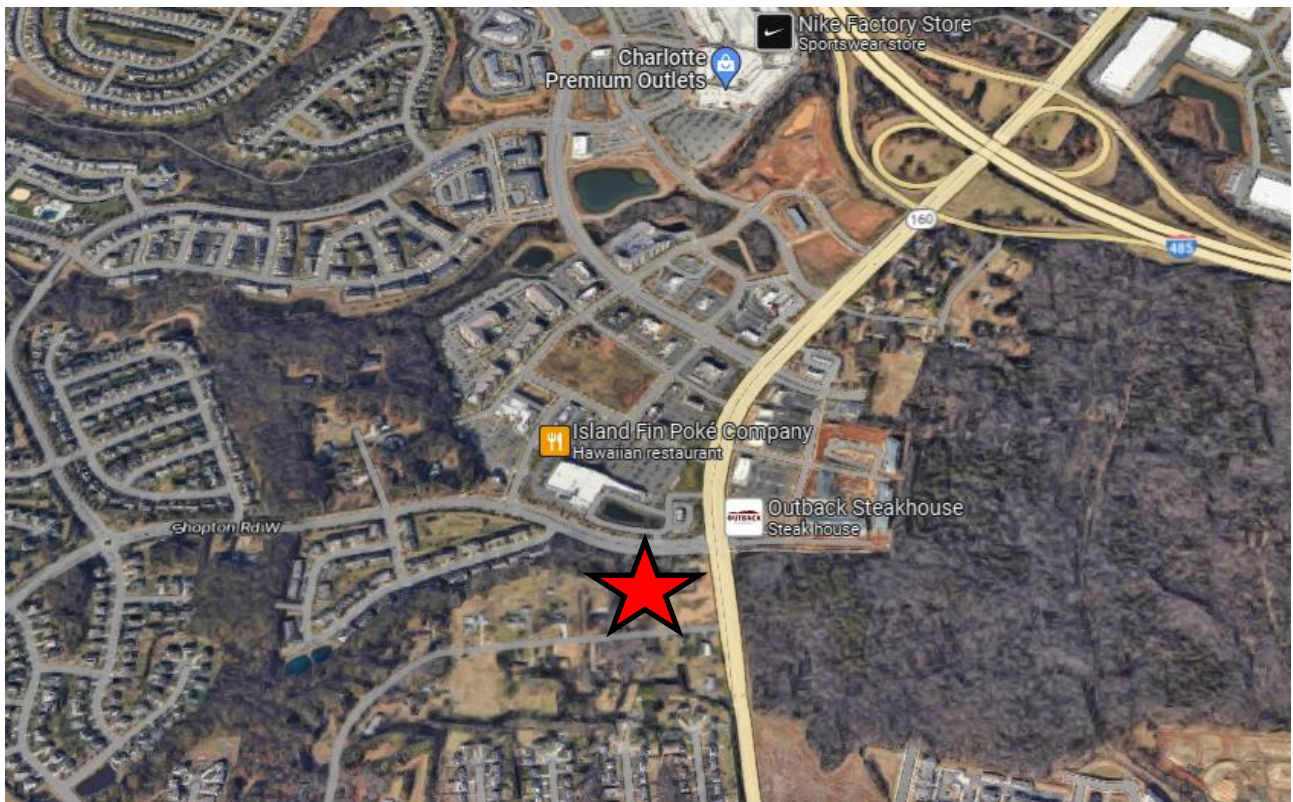
- Proposes up to 25,000 square feet of neighborhood services uses limited to financial services, pharmacy, office, medical office, daycare, and eating, drinking, and entertainment establishments with drive-through.
- Requires CDOT and NCDOT approval of stacking analysis to allow drive-through facilities.
- Commits to a Class C buffer where adjacent to properties that are residentially zoned or developed.
- Limits building height to 45'.
- Commits to the following transportation improvements:
 - Dedication of 60' of right-of-way from centerline of Steele Creek Rd and 65' from Shopton Road West.
 - Implementation of 8' planting strip and 6' sidewalk along the site's Shopton Road West frontage and 8' planting strip and 12' multi-use path along the site's Steele Creek Rd frontage or pay in lieu if approved by CDOT.
 - Construction of eastbound right turn lane with 100' of storage at access point on Shopton Road West.
 - Construction of southbound right turn lane with 100' of storage at access point on Steele Creek Rd.
 - Extension of the median on Steele Creek Rd to 100' past the proposed driveway radius tangent.
 - Construction of bus waiting pad on Steele Creek Rd.

• **Existing Zoning and Land Use**



The site is currently zoned for single family residential use but is adjacent to commercially zoned properties and uses.

Existing Zoning	Translated Zoning	Recommended Place Type
R-3 (single family residential)	N-1A (neighborhood 1)	Neighborhood 1



The site, marked by a red star, is at the southwestern corner of the intersection of Steele Creek Rd and Shopton Rd West and approximately ½ mile south of the Charlotte Premium Outlets Mall.



Streetview of commercial uses to the north of the site across Shopton Rd West.



Streetview of vacant, wooded property to the east of the site across Steele Creek Rd with recent commercial development further to the north.

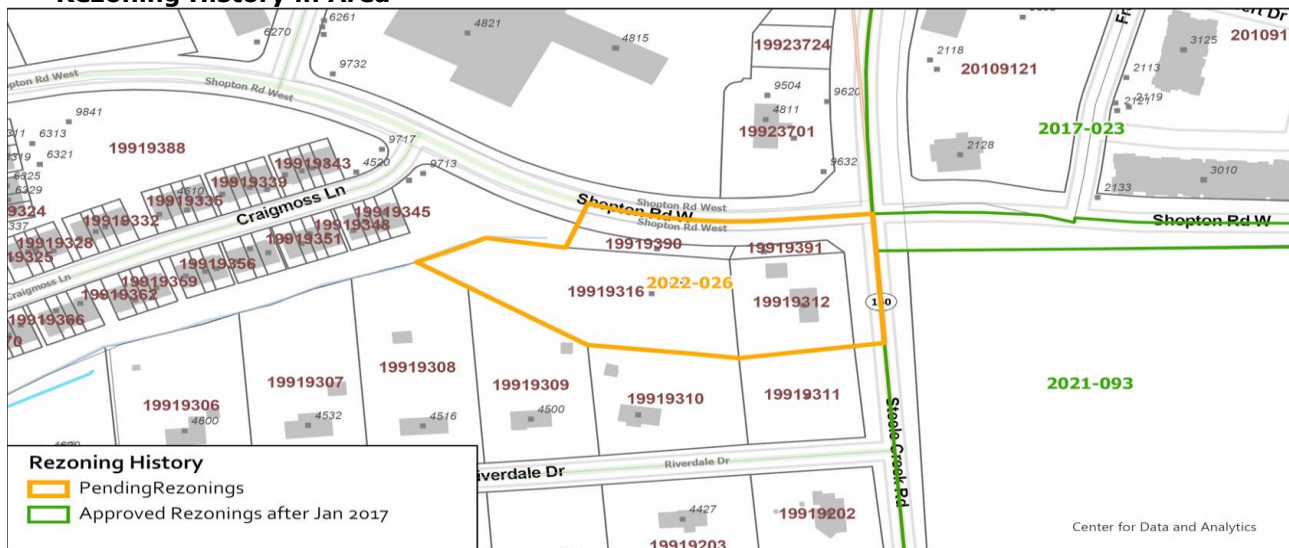


Streetview of Riverdale Dr, large lot single family detached residences to the south of the site.



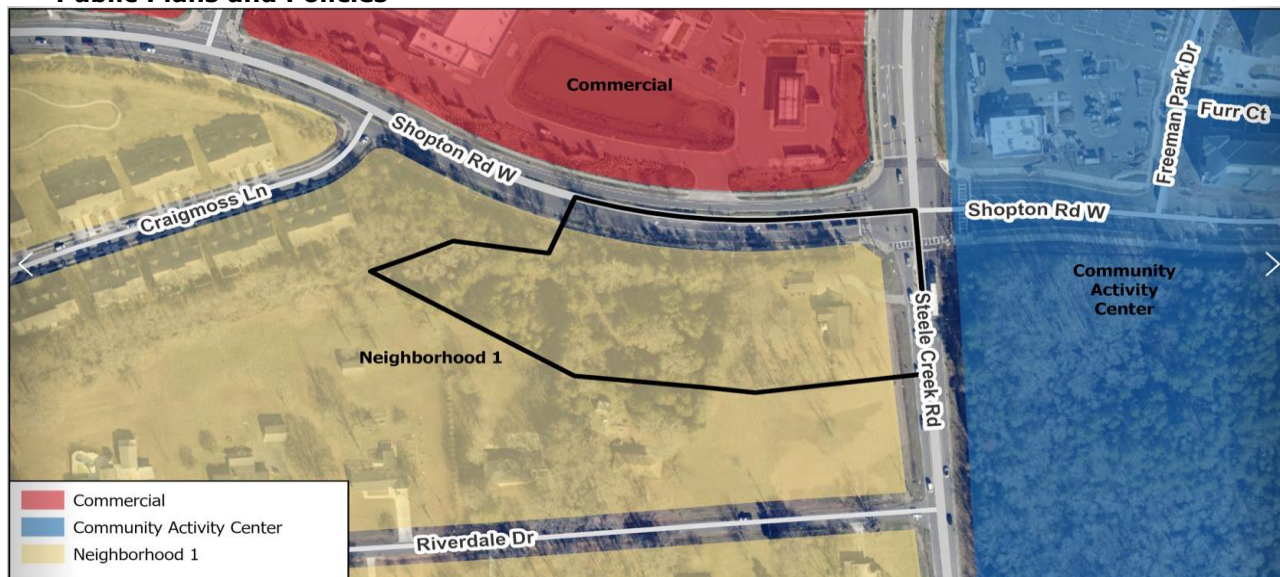
Streetview of single family attached dwellings to the west of the site along Craigmoss Ln.

• Rezoning History in Area



Petition Number	Summary of Petition	Status
2021-093	Request to allow 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, 250 hotel rooms, 275 multifamily dwelling units, and 50 single family attached dwelling units.	Approved
2017-023	Request to rezone to MUDD-O and NS to permit a mixed-use development.	Approved

• Public Plans and Policies



- The 2040 Policy Map (2022) recommends the Neighborhood 1 Place Type for this site.

• TRANSPORTATION SUMMARY

- The petition is located adjacent at the southwest corner of the Shopton Road West, a City-maintained minor thoroughfare, and Steele Creek Road, a State-maintained major thoroughfare. A Traffic Impact Study (TIS) is not needed for this site. Additionally, in accordance with City Ordinances, The Vision Zero Action Plan, and Charlotte WALKS and BIKES Policies, the petitioner has committed to provide sidewalks along Shopton Road West and a shared-use path along Steele Creek Road. Lastly, the petitioner has committed to provide right-turn lanes at each proposed access on Shopton Road West and Steele Creek Road. CDOT has no outstanding issues.

- **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: 10 trips per day (based on one single family detached dwelling).
 - Entitlement: 115 trips per day (based on nine single family detached dwellings).
 - Proposed Zoning: 1,285 trips per day (based on 25,000 SF of retail).

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 comments submitted.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 24-inch water distribution main located along Shopton Rd W. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Steele Creek Rd. See advisory comments at www.rezoning.org
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** No outstanding issues.

OUTSTANDING ISSUES
<u>Land Use</u> 1. Remove eating, drinking, and entertainment establishments (EDEE) with drive-through from listed of permitted uses.

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: Joe Mangum (704) 353-1908