

Petition 2017-023 by Madison Capital Group, LLC

To Approve:

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

- The *Steele Creek Area Plan* (2012) recommends residential uses up six 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 the petition is inconsistent with the adopted plan recommendation, the plan also states that a development with a mix of uses, with no more than 70,000 square feet would be considered for this site. The proposed development includes multi-family, office and retail, with the retail limited to 45,000 square feet; and
- In addition, the site is in an area that has experienced tremendous development pressures following the opening of the Charlotte Premium Outlet Mall just north and west of this site. Because of this the Planning Department initiated a Development Response process in March 2017 to update development considerations for the area near the mall; and
- The proposed development is generally consistent with the guidelines of the Steele Creek Development Response, which called for higher intense development in this area, with a mix of uses, in a pedestrian friendly setting and buildings up to eight stories; and
- The proposed site plan includes the street network recommended by the Steele Creek Development Response, and lays the framework for future connections as development occurs.

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 six dwelling units per acre to residential, office, and retail uses for the site.

To Deny:

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

- The *Steele Creek Area Plan* (2012) recommends residential uses up six 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 Zoning Committee)

Motion:
Approve or Deny
Maker:
2ND:

Vote:
Dissenting:
Recused