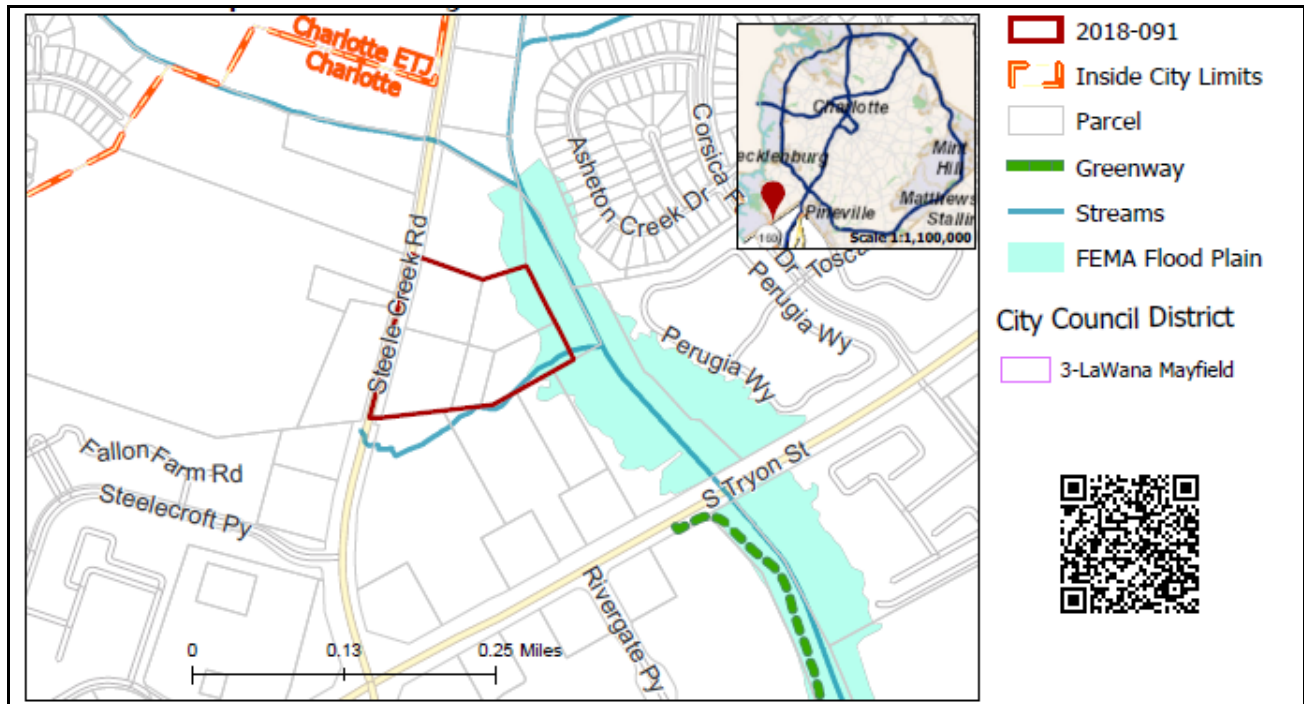


REQUEST

Current Zoning: O-1(CD) (office, conditional)
Proposed Zoning: O-1(CD) SPA (office, conditional, site plan amendment)

LOCATION

Approximately 8.65 acres located on the east side of Steele Creek Road, north of South Tryon Street.
(Council District 3 - Mayfield)



SUMMARY OF PETITION

The petition proposes to modify an approved site plan to reduce a required buffer and adjust language pertaining to permitted uses on the site. There are two existing buildings on a portion of the site; a building is currently under construction and the remainder is vacant. The site lies north of Rivergate.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE
COMMUNITY MEETING

SCBP Developer, LLC, TFW Enterprises, LLC, and SCCA Landlord, LLC
SCBP Developer, LLC
John Carmichael, Robinson Bradshaw & Hinson, PA
Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 3

STAFF
RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is consistent with the *Steele Creek Area Plan* recommendation for residential, office and/or retail land uses.

Rationale for Recommendation

- The proposed site plan amendments are consistent with the residential, office and/or retail land uses recommended for this site, as per the *Steele Creek Area Plan* (2012).
- The proposed reduced buffer is due to the adjoining parcel being rezoned to Institutional (Conditional) from single family in 2006,

therefore no longer requiring the larger 75-foot Class B buffer along the northern property line.

- The proposed daycare use is compatible with the office and medical office uses proposed for this site, and will be across the street from Steele Creek Branch Library as well as Steele Creek Middle School.

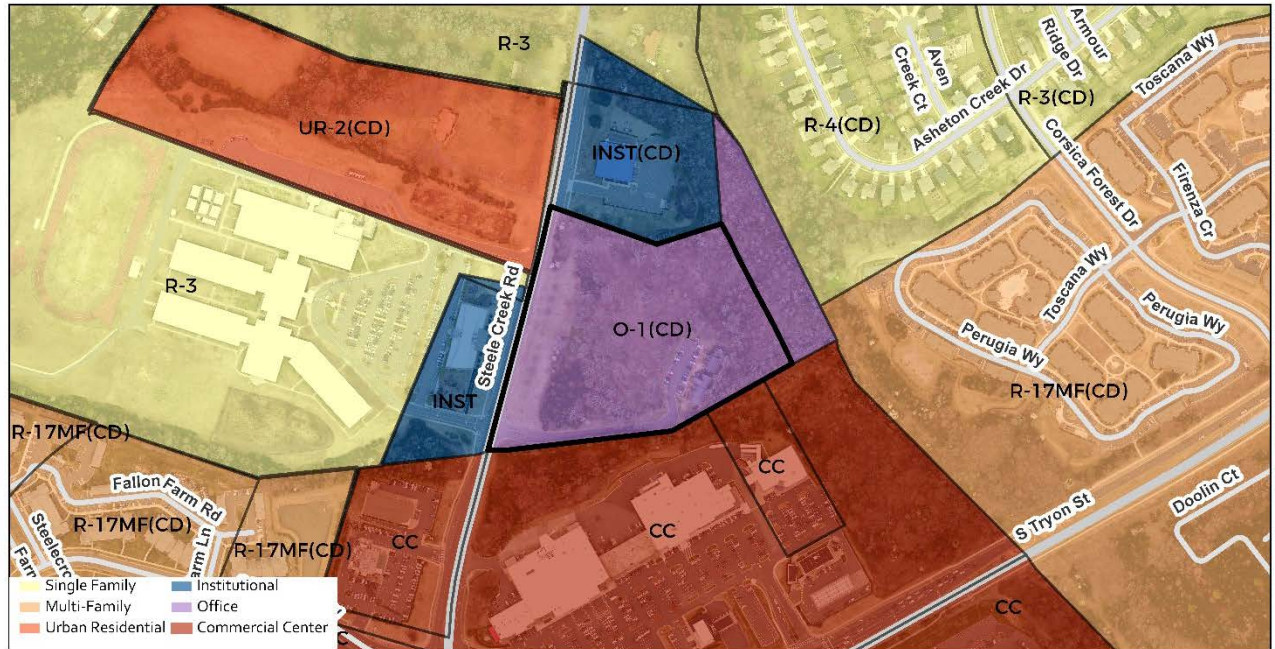
PLANNING STAFF REVIEW

• **Proposed Request Details**

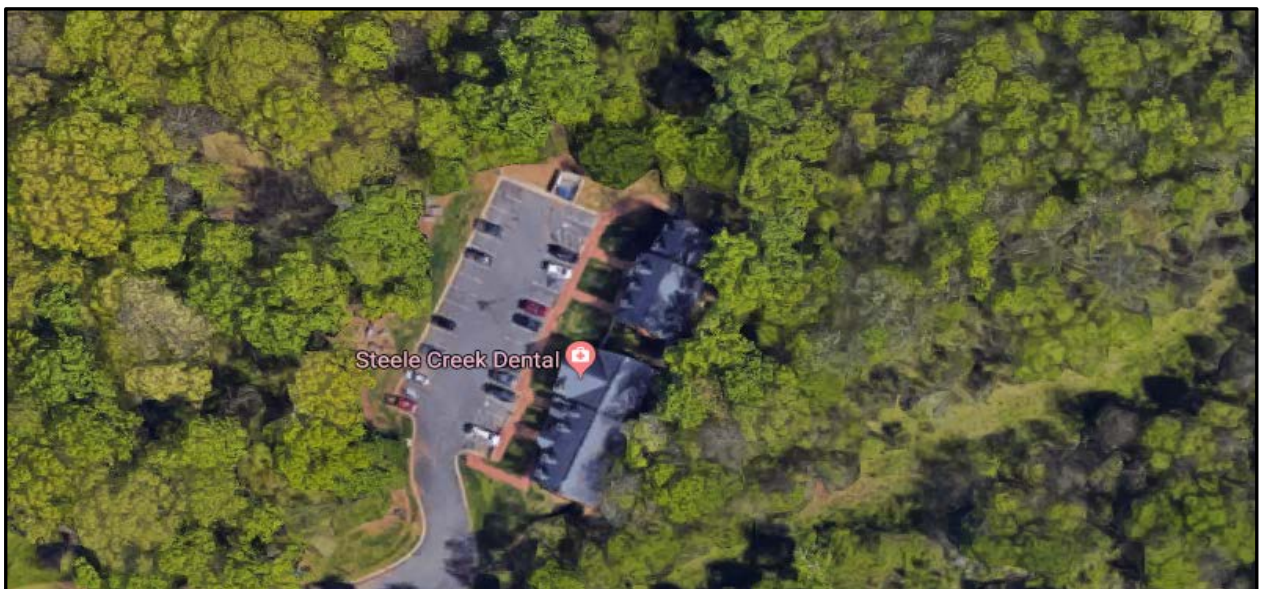
The site plan amendment contains the following changes:

- Modify an approved site plan allowing up to 82,000 square feet of professional and medical offices (including studios for artists, photographers, crafts) to allow the following:
 - Up to 36,906 square feet of office uses (including 6,906 square feet of existing offices).
 - Up to 15,700 square feet of daycare use(s).
 - Professional business and general offices such as but not limited to: banks; clinics; medical, dental, and doctor's offices; veterinary clinics; government offices; post offices; optician's offices; and similar uses.
 - Laboratories, medical, dental and optical.
 - Studios for artists, designers, photographers, musicians, sculptors, gymnasts, potters, wood and leather craftsmen, glass blowers, weavers, silversmiths and designers of ornamental and precious jewelry.
 - Childcare centers.
 - Limits the total combined maximum gross floor area of the principal buildings located on the site to 70,000 square feet.
- Reduces a 75-foot Class B buffer along the north property line to a 33-foot Class C buffer with a fence due to abutting parcel to the north being rezoned from R-3 (single family residential) to INST(CD) (institutional, conditional) via petition 2006-080 to accommodate a civic use.
- Limits building height to 40 feet or two stories.
- Provides architectural renderings with note that buildings will be residential style, with larger buildings designed to incorporate a mixture of design styles and a variety of building colors and materials to create varied building elevations/façades, thus discouraging a long monotonous building façade.
- Reduces the setback along Steele Creek Road from 50 feet to 35 feet. Specifies that trees within the setback with a caliper of eight inches or greater will be preserved.
- States that prior to the issuance of a certificate of occupancy for a new building constructed on the site (other than the childcare center building that is currently under construction), petitioner shall dedicate and convey 15 feet from edge of right-of-way for Steele Creek Road.
- Grants a 20-foot wide easement to Mecklenburg County for the construction and maintenance of a greenway trail by Mecklenburg County.

- Existing Zoning and Land Use



- The site is partially developed with two buildings; a portion of site is under construction; the remaining acreage is vacant. A 6.145-acre portion of the site was rezoned from R-3 (single family residential) to O-1(CD) (office, conditional) via petition 1996-037C to allow 52,000 square feet of office uses. Rezoning petition 1998-059C rezoned an additional 4 acres from R-4(CD) (single family residential, conditional) to O-1(CD) (office, conditional) to allow an additional 30,000 square feet of office uses.
- The site is surrounded by a mix of residential, commercial, civic, and vacant land in various zoning districts. To the north is a civic use (Steele Creek Lodge), single family homes, and vacant land. East are single family homes and apartments. West, across Steele Creek Road, are Steele Creek Branch Library, Southwest Middle School, single family homes, apartments and vacant land. South are commercial uses.



The subject property is developed with a medical office use located off Steele Creek Road.



The property to the south along Steele Creek Road is developed with the Steele Creek Crossing shopping center.



The property to the north and east on Asheton Creek Drive is a single family neighborhood.

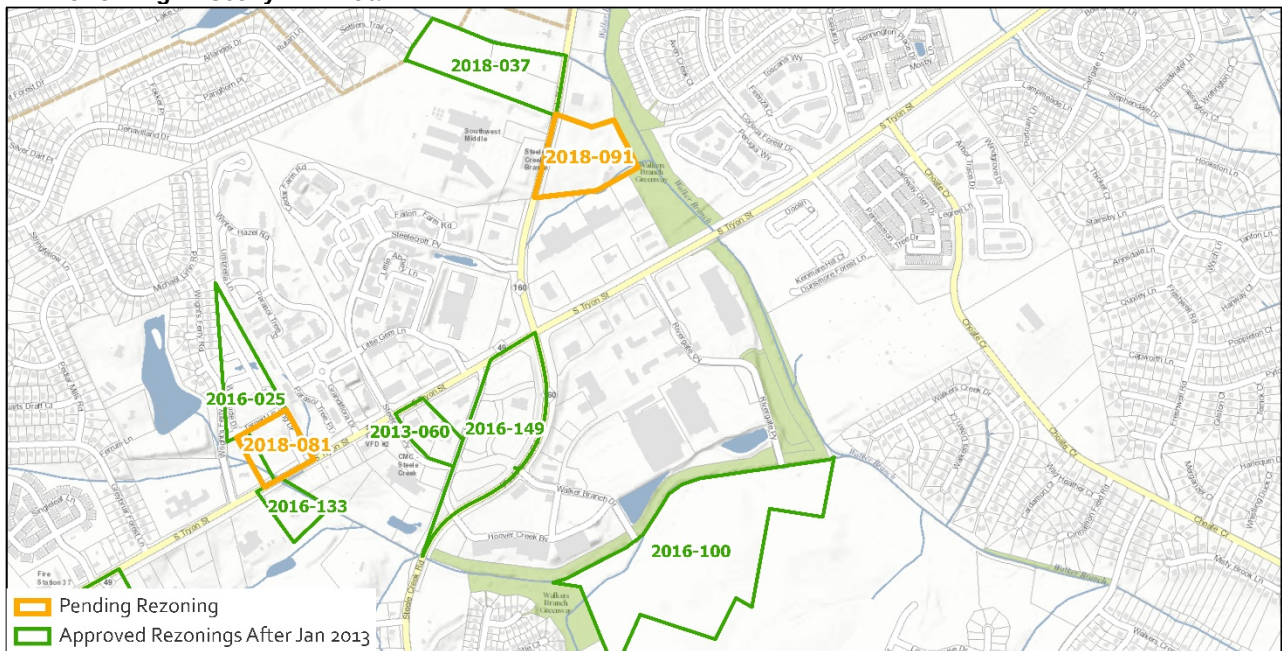


The property to the east along Corsica Forest Drive is developed with multi-family apartments.



The property to the west across Steele Creek Road is Southwest Middle School and the Steele Creek Library.

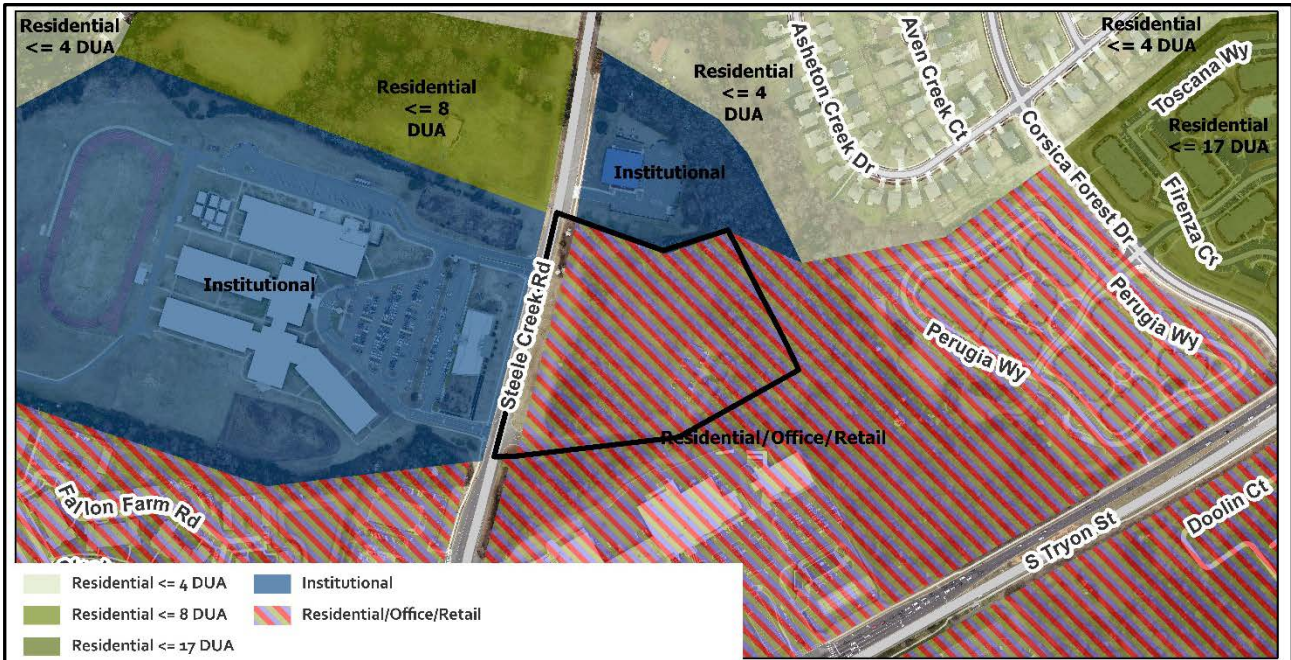
• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-081	Request to rezone approximately 4.35 acres from R-3 (single family residential) and BD(CD) (distributive business, conditional) to allow up to 33 attached dwelling units.	Pending
2018-037	Rezoned approximately 12.5 acres from R-3 (single family residential) to UR-2(CD) to allow 75 townhomes.	Approved
2016-149	Rezoned approximately 11.73 acres from CC SPA (commercial center, site plan amendment) and NS (neighborhood services) to allow 90,000 square feet of office and retail uses.	Approved
2016-133	Rezoned approximately 3.58 acres from O-1(CD) (office, conditional) to BD(CD) (distributive business, conditional) to allow up to 100,000 square feet of climate controlled storage space.	Approved
2016-100	Rezoned approximately 41 acres from R-4(CD) (single family residential, conditional) and R-17MF(CD) (multi-family residential, conditional) to UR-2(CD) (urban residential, conditional) to allow up to 410 apartments.	Approved
2016-025	Rezoned approximately 9.52 acres from R-3 (single family residential) to R-12MF(CD) (multi-family residential, conditional) and BD(CD) (distributive business, conditional)	Approved

	to allow up to 74 townhouse units.	
2013-060	Rezoned approximately 3.56 acres from R-3 (single family residential) to NS (neighborhood services) to allow 30,000 square feet of commercial uses	Approved

• Public Plans and Policies



- The *Steele Creek Area Plan* (2012) recommends a mix of residential, office and/or retail uses for this site and properties to the south and east.
- The site is located within the Rivergate mixed use activity center, as per the *Centers, Corridors and Wedges Growth Framework*.
- **TRANSPORTATION CONSIDERATIONS**
 - The site is located on a major thoroughfare. The site plan commits to dedicating right-of-way for the future NCDOT Steele Creek Road widening project.
 - **Vehicle Trip Generation:**
Current Zoning:
Existing Use: 330 trips per day (based on 9,000 square foot medical building).
Entitlement: 2,350 trips per day (based on 9,000 square foot medical building, 57,300 square feet office, 15,700 square feet day care).
Proposed Zoning: 2,070 trips per day (based on 6,900 square foot medical office, 47,400 square feet office, 15,700 square feet day care center).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Fire Department:** Fire hydrant shall be within 750 feet of most remote point of building as fire truck travels. No on street parking.
- **Charlotte-Mecklenburg Schools:** No comments submitted.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water transmission main located along Steel Creek Road.
The proposed rezoning has the potential to significantly impact the capacity of the local sanitary sewer collection system. A Capacity Assurance application has been received and is currently under review. Correspondence will be maintained with the applicant.
- **Engineering and Property Management:**
 - **Arborist:** ~~See Outstanding Issues, Note 2.~~ Addressed
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.

- **Storm Water Services:** No outstanding issues.
- **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments submitted.
- **Mecklenburg County Parks and Recreation Department:** See Outstanding Issues, Note 3.

OUTSTANDING ISSUES

Environment

1. ~~Submit a tree survey for all trees two (2) inches in diameter at breast height (DBH) or larger located in the public right of way. Tree survey may be completed by landscape architect, surveyor, or other land development professional.~~ **Addressed**
2. ~~This property is adjacent to the Walker Branch Greenway corridor as indicated on the MCPR 2008 Greenway Master Plan. We request the petitioner provide pedestrian/bicycle connectivity to the future greenway.~~ **Addressed by granting a 20-foot wide easement to Mecklenburg County for the construction and maintenance of a greenway trail by Mecklenburg County.**

REQUESTED TECHNICAL REVISIONS

3. ~~Confirm total office square footage and daycare square footage as there is a conflict between Site Development Data and Permitted Uses Note 2C.~~ **Addressed**
4. ~~Remove Sheet RZ2-2.~~ **Addressed**

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Housing and Neighborhood Services Review
 - Charlotte Fire Department Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - City Arborist
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

Planner: Claire Lyte-Graham (704) 336-3782