



**Zoning Committee**

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**REQUEST**

Current Zoning: R-3 (single family residential)  
Proposed Zoning: MUDD-O (mixed use development, optional)  
and NS (neighborhood services) with five-year vested rights

**LOCATION**

Approximately 16.23 acres on the east side of Steele Creek Road and south of Rigsby Road, across from Shopton Road West and Dixie River Road.  
(Council District 3 - Mayfield)

**PETITIONER**

Madison Capital Group, LLC

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

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 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 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.

Motion/Second: McClung / Ham

Yeas: Fryday, Gussman, Ham, McClung, McMillan, Samuel, and Watkins

Nays: None

Absent: None

Recused: None

#### **ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition, noting changes made due to the petitioner coordinating modifications with interested citizens.

As a follow up to the City Council public hearing, staff also confirmed that Private Street B as illustrated on the site plan is a required street.

Staff stated the request is inconsistent with the adopted area plan.

A Commissioner commented that he had received two phone calls about school capacity, and that improvements to the facilities should allow for accommodation of the additional students.

There was no further discussion of this petition.

#### **PLANNER**

Claire Lyte-Graham (704) 336-3782