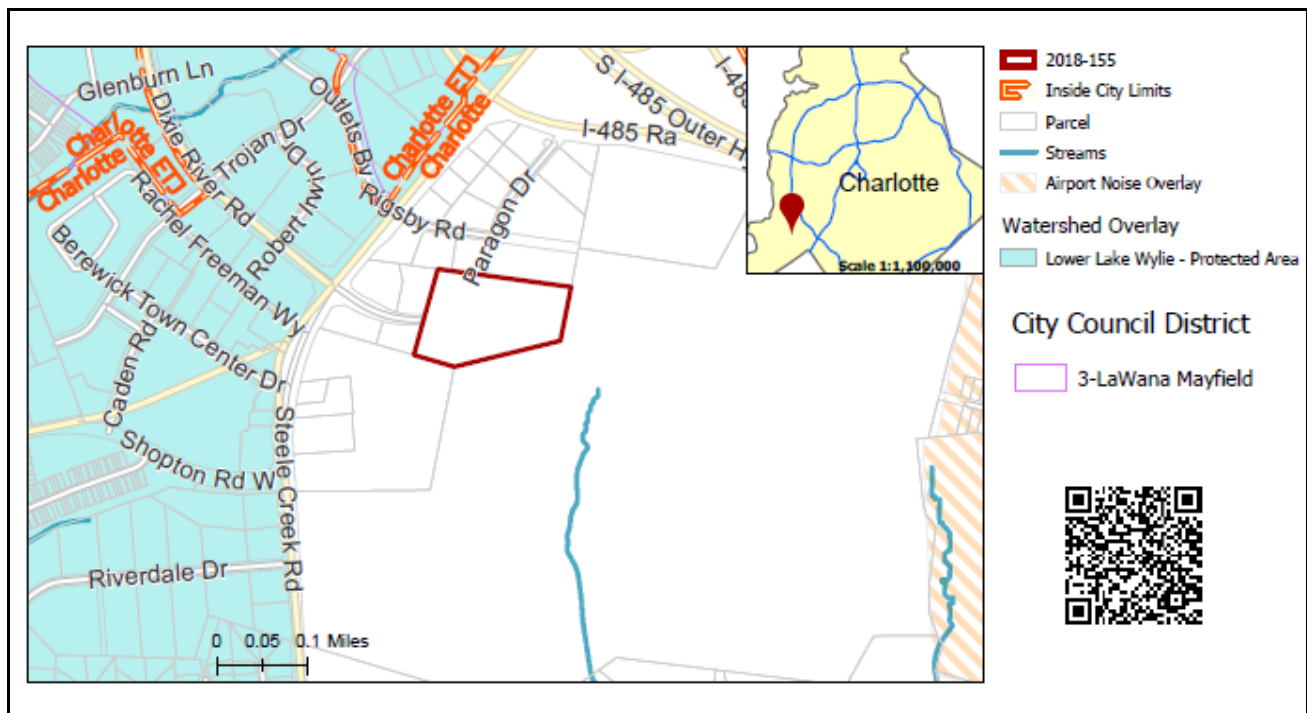


REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: I-1(CD) (light industrial, conditional) and
MUDD(CD) (mixed use development, conditional)

LOCATION

Approximately 8.39 acres located at the end of Dixie River Road,
east of Steele Creek Road, south of Interstate 485.
(Council District 3 - Mayfield)



SUMMARY OF PETITION

The petition proposes to allow a mixed-use development on vacant land located in Southwest Charlotte, near Berewick and Charlotte Premium Outlets.

PROPERTY OWNER

Lillian Mazziotta

PETITIONER

North State Capital Partners, LLC

AGENT/REPRESENTATIVE

Keith MacVean and Jeff Brown, Moore & Van Allen, PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 5

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is inconsistent with the *Steele Creek Area Plan* recommendation for residential up to six dwelling units per acre.

Rationale for Recommendation

- While the petition is inconsistent with the adopted plan recommendation, the plan also states that a development with a mix of uses would be considered for this site. The proposed development includes office, retail, and hotel uses, plus certain very light duty industrial uses of a commercial nature.

- In addition, the site is in an area that has experienced tremendous development pressures following the opening of the Charlotte Premium Outlet Mall just 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.
- The proposed development is generally consistent with the guidelines of the Steele Creek Development Response, which called for higher intensity development in this area, with a mix of uses, in a pedestrian friendly setting.
- 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 single family residential to mixed use office/retail for the site.

PLANNING STAFF REVIEW

• **Proposed Request Details**

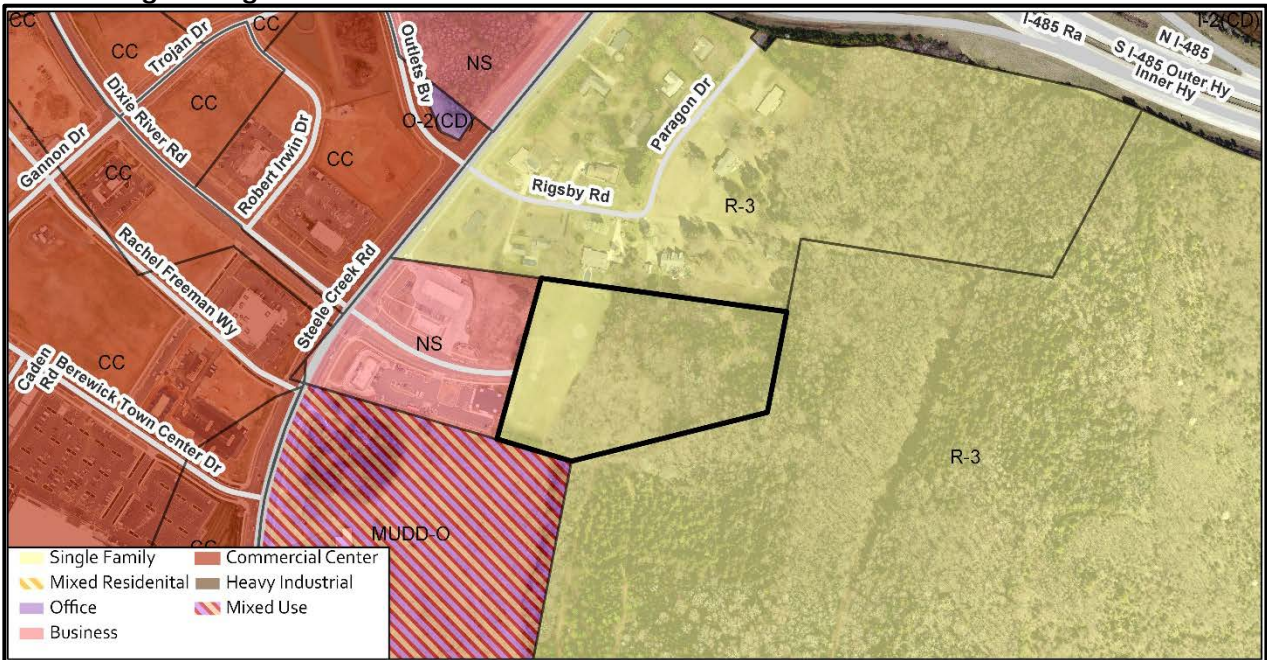
The site plan accompanying this petition contains the following provisions:

- Development Areas A, B, and D – Proposed MUDD(CD):
 - Up to 140,000 square feet of gross floor area of uses allowed in the MUDD section, of which no more than 25,000 square feet of gross floor area may be devoted to retail, personal service uses, and eating drinking entertainment establishments (EDEE).
 - Hotel with up to 140 rooms, or up to 260 rooms if the total amount of square feet of gross floor area of other allowed uses in MUDD is reduced to 90,000 square feet or less.
 - Limits building height to six (6) stories and up to 90 feet.
- Development Area C – Proposed I-1(CD):
 - Up to 30,000 square feet of gross floor area of general and medical offices; office/flex; showrooms; telecommunication and data storage facilities; indoor recreation; government buildings; financial institutions (without an accessory drive-through window; printing and graphic production; schools; laboratories; research facilities; radio and television stations; prototype production facilities for computers; robotics; electronic, electrical, medical, orthotics and optical products; devices; equipment and instruments and other similar uses from previously manufactured components; warehousing and distribution of such products with associated loading dock(s), and retail and wholesale sales.
 - Prohibits a wide variety of industrial uses specified in the plan, related to automobiles, intensive manufacturing and warehousing, and other uses generally in appropriate in a retail/commercial environment.
 - Limits building height to three (3) stories and up to 70 feet.
- Commits to the following transportation improvements:
 - Access via the extension of Dixie River Road and new Public Street D, with both streets including 6-foot sidewalks and 8-foot planting strips.
 - Construct an additional southbound left-turn lane along Steele Creek Road with a minimum of 150 feet of storage.
 - Construct a second eastbound receiving lane along Dixie River Road Extension to accommodate the dual southbound left turn lanes. Construction is subject to exceeding certain development thresholds specified in the plan.
- Commits to the following architectural standards:
 - Proposes a combination of the following building materials: brick, stone, precast stone, precast concrete, synthetic stone, cementitious siding (such as hardi-plank), stucco, EIFS, decorative block, architectural metal panels and/or wood. Vinyl as a building material may only be used on windows, soffits, and on handrails/railings.
 - Utilizes building placement and site design to focus on and enhance the pedestrian environment.
 - Presents front or side building façade to all streets.
 - Requires facades fronting streets to include a combination of windows and operable doors for a minimum of 50% of each frontage elevation with transparent glass, including vision glass, between 2 inches and 10 inches on the first floor, except for the proposed hotel which will only be required to provide a minimum of 25% of each frontage elevation with transparent glass between 2 inches and 10 inches on the first floor. Up to 20% of this requirement may be comprised of display windows. These display windows must maintain a

minimum of 3 feet clear depth between window and rear wall. Windows within this zone will not be screened by film, decals, and other opaque material, glazing finishes or window treatments. The maximum sill height for required transparency will not exceed 4 feet above adjacent street sidewalk. Spandrel glass may be used on the proposed buildings, but not on the first floor of the buildings facing the proposed public streets.

- Prohibits expanses of blank walls greater than 20 feet in all directions.
- Designs building elevations with vertical bays or articulated architectural features to include a combination of at least 3 of the following: a combination of exterior wall offsets (projections and recesses), columns, pilasters, change in materials or colors, awnings, arcades, or other architectural elements.
- Proposes a minimum of 20% transparency on all upper stories of multi-story buildings.
- Constructs a 6-foot trail connection from the sidewalk along Public Street D across Development Area C to the open space area on the adjoining property (rezoning petition 2017-023).

• **Existing Zoning and Land Use**



- The site is currently vacant and is surrounded by undeveloped property, single family homes, and retail uses in various zoning districts. West and northwest, across Steele Creek Road, are Berewick Town Center and Charlotte Premium Outlets.



The subject property is vacant.



The property to the north along Rigsby Road is developed with single-family residential.

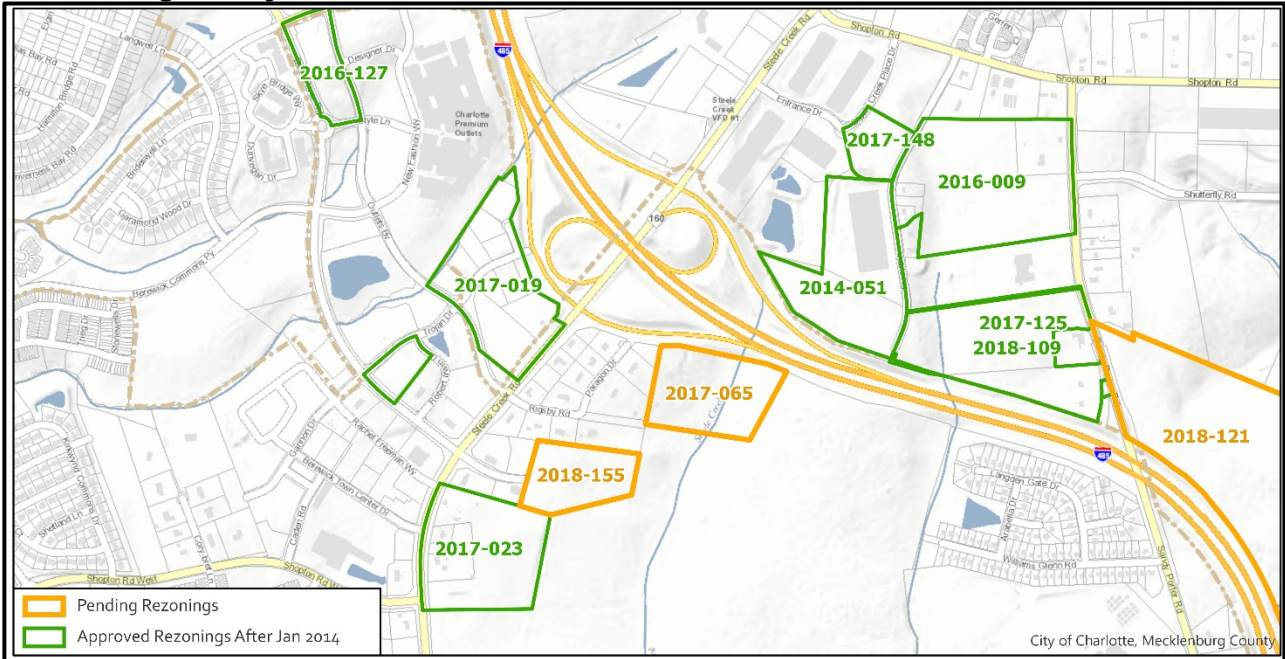


The properties to the west along Steele Creek Road are developed with retail uses.



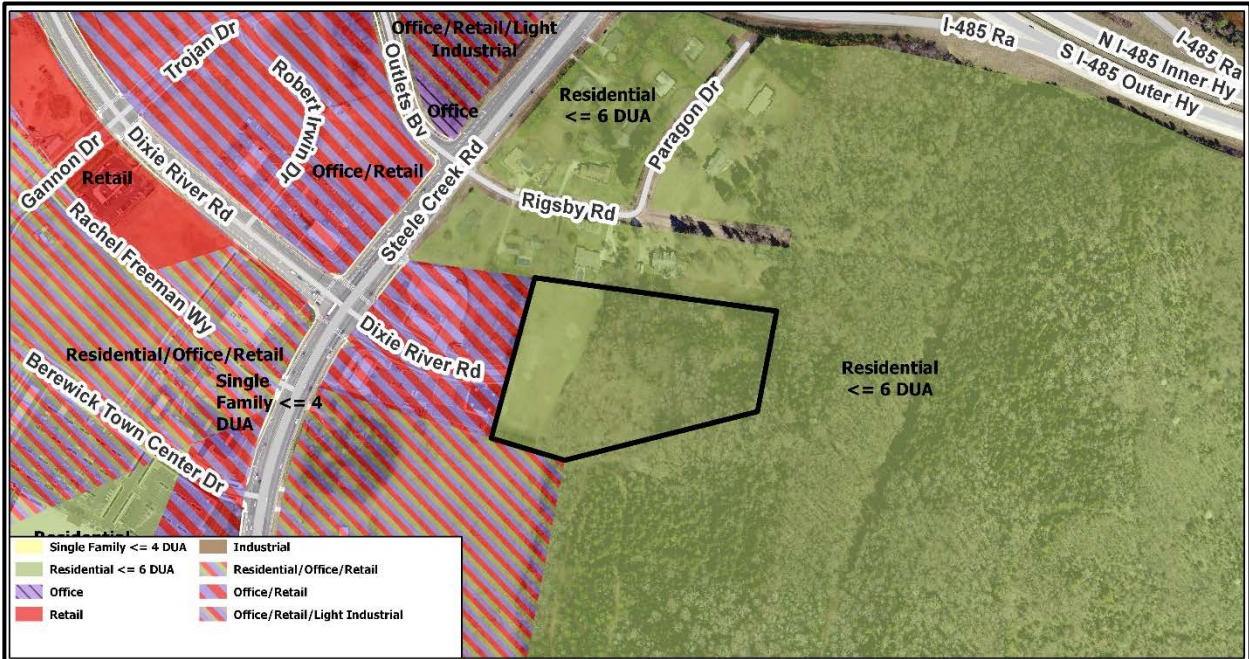
Properties to the south and east are undeveloped.

• **Rezoning History in Area**



| Petition Number | Summary of Petition | Status |
|-----------------|---|-----------|
| 2018-109 | Site plan amendment for 24.23 acres to allow two buildings in a building and parking envelope in for office, warehouse and distribution uses. | Approved |
| 2017-125 | Rezoned 24.23 acres to allow office, warehouse, and distribution uses in two buildings in two separate building envelopes. | Approved |
| 2017-019 | Rezoned approximately 15.481 acres to allow hotel, retail and office uses. | Approved |
| 2017-065 | Rezone up to 240 residential units (multi-family, duplex, triplex and quadraplex). | Pending |
| 2016-127 | Site plan amendment for 6.02 acres to allow an approved principal use to have an accessory drive, add a second hotel with up to 125 rooms, and eliminate a gas station/convenience store. | Approved |
| 2014-107 | Site plan amendment for 25.10 acres to add provisions allowing for the conversion of retail floor area, hotel rooms, and multifamily units to office floor area. | Withdrawn |
| 2014-051 | Rezoned 20.3 acres to allow up to 310,000 square feet of industrial, office distribution, and warehouse uses. | Approved |
| 2013-001 | Rezoned 82.0 acres to allow 525,000 square foot commercial development and a hotel with up to 120 rooms. | Approved |
| 2012-101 | Rezoned 4.63 acres to allow 35,000 square feet of retail and office uses. | Approved |

• Public Plans and Policies



- The *Steele Creek Area Plan* (adopted 2012) recommends residential uses up to 6 dwelling units per acre.
 - The plan specified that consideration to a mixture of uses including residential, office and retail land uses up to 70,000 square feet be considered for this site and surrounding parcels.
 - In 2017 the *Steele Creek Development Response Study* (not adopted by City Council) was drafted to determine whether a consensus on a development framework (i.e. street/ connectivity, community design, open space, and land use) was possible. The study was warranted due to development pressures in the area, triggered by the development of the outlet mall immediately across Steele Creek Road and Dixie River Road.
 - The land use concept developed during that process explored an alternative to the existing area plan and included this site as the best location for introducing retail and mixed-use development into this study area. This area has good visibility and/or access to Interstate-485 and if designed appropriately can accommodate the highest intensity of development in the Study Area, generally up to 8 stories, if an appropriate street network is provided.
- ## • TRANSPORTATION CONSIDERATIONS
- The site is located on a major thoroughfare. The site plan commits to extending Dixie River Road and a north-south local road creating a road network that meets the intent of the Steele Creek Developer Response and City of Charlotte goals. The roads include the appropriate pedestrian and bicycle facilities.
 - ~~See Outstanding Issues, Note 1.~~ Addressed
 - **Vehicle Trip Generation:**
Current Zoning:
Existing Use: 0 trips per day (based on vacant land).
Entitlement: 290 trips per day (based on 25 single family dwellings).
Proposed Zoning: 3.830 trips per day (based on 25,000 square feet retail; 140 hotel rooms; 30,000 square feet of office; 85,000 square feet of MUDD(CD) uses).

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 Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** Fire hydrant to be within 750 feet of most remote point of building as fire truck travels. Dead end access exceeding 150 feet requires turnaround minimum width 20 feet. Turn radius 30 feet inside, 40 feet outside.

- **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 8-inch water distribution main located along Dixie River Road. The proposed rezoning has the potential to significantly impact the capacity of the local sanitary sewer collection system. A Willingness to Serve application has been received and is currently under review. Correspondence will be maintained with the applicant.
- **Engineering and Property Management:**
 - **Arborist:** No outstanding issues.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** ~~See Outstanding Issues, Note 2-~~ Addressed
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Transportation

- ~~1. Update the site plan conditional note(s) to commit to install 25 mile-per-hour MUTCD signs on the new public streets.~~ Addressed

Environment

- ~~2. MUDD areas will be required to provide 15% tree save area onsite. Show tree save area on site map. Tree save area must be 30 feet minimum width. Must contain existing healthy trees.~~ 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 Department of Solid Waste Services Review
 - Charlotte Fire Department Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

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