

REQUEST	Current Zoning: O-1(CD), office, conditional, and CC, commercial center Proposed Zoning: B-1(CD) neighborhood business, conditional, and O-1(CD) SPA, office, conditional site plan amendment
LOCATION	Approximately 2.89 acres at the corner of South Tryon Street and Steelescrot Parkway.
CENTER, CORRIDOR OR WEDGE	Corridor
SUMMARY OF PETITION	This petition seeks approval for up to 13,600 square feet of commercial uses and up to 15,000 square feet of general and medical offices, personal and recreation service uses, or a child care center.
Property Owner Petitioner Agent/Representative	Steelescrot Office, LLC and Magnolia Station Apartments AAA of the Carolinas c/o The Carolina Group Jeff Brown/Keith MacVean/Bambi Lohr
Community Meeting	Meeting is required and has been held. Report available online.

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted unanimously to recommend APPROVAL of this petition, with the following modifications:</p> <ol style="list-style-type: none"> 1. The notes have been changed to increase the size of detached signs from 32 square feet to 50 square feet. 2. Additional details have been added to the architectural notes regarding eliminating blank walls. An illustration of a low stacked stone wall in the landscaped setback along South Tryon Street has been included.
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VOTE	<table border="0"> <tr> <td>Motion/Second:</td> <td>Rosenburgh/Allen</td> </tr> <tr> <td>Yeas:</td> <td>Allen, Dodson, Randolph, Simmons, Rosenburgh, and Walker</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>Griffith</td> </tr> <tr> <td>Recused:</td> <td>None</td> </tr> </table>	Motion/Second:	Rosenburgh/Allen	Yeas:	Allen, Dodson, Randolph, Simmons, Rosenburgh, and Walker	Nays:	None	Absent:	Griffith	Recused:	None
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Yeas:	Allen, Dodson, Randolph, Simmons, Rosenburgh, and Walker										
Nays:	None										
Absent:	Griffith										
Recused:	None										
ZONING COMMITTEE DISCUSSION	Planning staff reviewed this petition, noting that all site plan issues had been resolved at the time of the public hearing but that the petitioner was proposing the two additional changes described above. Staff also noted that the office use was consistent with adopted plans but the retail uses were inconsistent. A Committee member asked what the land use was to the east. Staff responded that a shopping center with retail and office uses is located to the east.										
STATEMENT OF CONSISTENCY	This petition is found to be inconsistent with the <i>South District Plan</i> for the requested retail but consistent with the plan as to the proposed office uses. The rezoning was found to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Simmons seconded by Commissioner Walker).										
STAFF OPINION	Staff agrees with the recommendation of the Zoning Committee.										

FINAL STAFF ANALYSIS

(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW**Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Parcel A (the western portion of the proposed B-1(CD) zoned area)
 - Allows for up to 4,999 square feet of retail/office space.
 - Parcel B (the eastern portion of the proposed B-1(CD) zoned area)
 - Allows up to 8,601 square feet.
 - Allows the same uses as parcel A, plus an automotive service center, excluding gasoline sales.
 - Parcel C (the proposed O-1(CD) zoned area on the north side of the property)
 - Provides for up to 15,000 square feet and permits up to three buildings with general and medical office uses or a child care center.
 - Restaurants with or without drive-through windows, convenience stores, and drive-through windows as an accessory use are prohibited on Parcels A and B.
 - Access is shared with parcels B and C.
 - Elevations are provided for all three parcels with an accompanying material list that provides for complementary buildings on all three parcels. Four-sided architecture is proposed for all buildings.
 - A 50-foot landscaped setback is provided along most of South Tryon Street.
- **Public Plans and Policies**
 - The *Lower Steele Creek Mixed-Use Development Center Special Project Plan (1992)* recommends office uses for the petitioned site.
 - The office portion of this petition is consistent with the adopted plan but the commercial portion is inconsistent.
 - **STAFF RECOMMENDATION (Updated)**
 - Staff agrees with the recommendation of the Zoning Committee.
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PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

- **CDOT:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **CATS:** No comments received.
 - **Connectivity:** No issues.
 - **Schools:** No comments received.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** No issues.
 - **LUESA:** No issues.
 - **Site Design:** No issues.
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OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- CATS Review
- CDOT Review
- Community Meeting Report
- LUESA Review
- Site Plan
- Storm Water Review

Planner: Tom Drake (704) 336-8312