

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	Center
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.
STAFF RECOMMENDATION	Staff recommends approval of this petition. The office portion of the proposal is consistent with the <i>Lower Steele Creek Mixed-Use Development Center Special Project Plan (1992)</i> . The commercial portion of this petition is <u>inconsistent</u> with the <i>Lower Steele Creek Mixed-Use Development Center Special Project Plan (1992)</i> . However, the retail represents a minor addition to the approved mixed-use center immediately east of the petitioned site. The multi-family residential west of the site will provide a transition from the retail to the single family residential farther to the west.
Property Owner	Steelescrot Office, LLC and Magnolia Station Apartments
Petitioner	AAA of the Carolinas c/o The Carolina Group
Agent/Representative	Jeff Brown/Keith MacVean/Bambi Lohr
Community Meeting	Meeting is required and has been held. Report available online.

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.
- **Existing Zoning and Land Use**
The site is currently undeveloped. There is multi-family residential development to the west and north in R-17MF(CD) zoning. There is undeveloped property zoned CC to the east of the petitioned site. Across South Tryon Street is undeveloped land zoned O-2(CD) and a city fire

station zoned R-3.

- **Rezoning History in Area**

Recent rezonings in the area include:

- Petition 2005-130 to rezone the property across South Tryon Street to O-2(CD) for a hospital and associated medical offices, and
- Petition 2006-44 to the east of the petitioned site to allow for a site plan amendment for the commercial center.

- **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.
-

PUBLIC INFRASTRUCTURE (see full department reports online)

- **Vehicle Trip Generation:**

Current Zoning: 528 trips per day.

Proposed Zoning: 2,710 trips per day.

- **CDOT:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **CATS:** No issues.
 - **Connectivity:** No issues.
 - **Schools:** CMS does not comment on non-residential petitions.
 - **Park and Recreation:** No comments received.
-

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** No issues
 - **LUESA:** No issues.
 - **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.
 - Reduces the amount, and improves the quality of storm water run-off through the use of rain gardens.
-

OUTSTANDING ISSUES

- There are no outstanding issues.
-

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