

<b>REQUEST</b>	Current Zoning: R-3, single family residential Proposed Zoning: NS, neighborhood services
<b>LOCATION</b>	Approximately 3.56 acres located on the southeast corner at the intersection of South Tryon Street and Steelescrot Parkway. (Council District 3 - Mayfield)
<b>SUMMARY OF PETITION</b>	The petition proposes a 30,000-square foot commercial development with a minimum 10,000 square feet for office uses or a 25,000-square foot commercial development with no office requirement.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	C.G. Whitley and Annie Ruth Whitley LandNet, LLC Walter Fields
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online.
<b>STATEMENT OF CONSISTENCY</b>	This petition is found to be consistent with the <i>Steele Creek Area Plan</i> and to be reasonable and in the public interest based on information from the staff analysis and the public hearing, by a 5-0 vote of the Zoning Committee (motion by Commissioner Ryan seconded by Commissioner Lathrop).

<b>ZONING COMMITTEE ACTION</b>	<p>The Zoning Committee voted 5-0 to recommend <b>APPROVAL</b> of this petition with the following modifications:</p> <ol style="list-style-type: none"> <li>1. Provided an additional pedestrian path along the access drive connecting South Tryon Street to Old Steele Creek Road.</li> <li>2. The issue regarding placing a screen wall between the parking envelopes and Steelescrot Parkway has been eliminated due to the redesign of the site which minimized the need for the wall.</li> <li>3. The issue regarding the labeling of the screen wall for the drive-through areas has been eliminated.</li> <li>4. Limited the number of uses with accessory drive-through service windows to either two uses with drive-through windows or one use with a drive-through window and one convenience store.</li> <li>5. Indicated a minimum open space requirement of 15 percent of the site.</li> <li>6. Eliminated Note 1.d. on Sheet RZ-2 except for the second and third sentences. Relocate those two sentences to the end of Note 1.a. Also, added to that note a reference to the additional screening requirements of the drive-through lanes indicated in Note 5.e.</li> <li>7. Modified Note 2.a. on Sheet RZ-2 to eliminate automobile repair, residential, equipment rental and leasing, locksmith/gunsmiths, nurseries/greenhouses, and pet services (outdoor) as permitted uses.</li> <li>8. Modified Note 4.a. on Sheet RZ-2 to read: "...Each <i>exterior</i> building <i>wall</i> façade, exclusive of doors and windows, will be constructed with a minimum of 50% brick, brick veneer, stone, cementitious board (such as HardiPlank), and /or simulated stone. The masonry material <i>and color</i> chosen shall be consistent throughout the development..."</li> <li>9. Modified the last sentence of Note 5.e. on Sheet RZ-2 to read: "<u><i>The screen wall will be a minimum of three feet in height and if a low wall is constructed, it will be constructed using materials consistent with the materials used on the buildings within the development. The screen wall will be located within a minimum five-foot wide planting strip behind the required public sidewalk and be placed a minimum three feet from the sidewalk.</i></u>"</li> </ol>
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- 10. Addressed Transportation comments.
- 11. Modified Note 4.b. to read: *“The design of the building walls that front on Steelescrot Parkway and the building wall that is parallel to the interior access drive of the building at the corner of the access drive and Steelescrot Parkway will include elements such as but not be limited to building entrances, non-reflective and/or clear vision glass along at least one third of the building façade to provide views into the interior activities of the building that lies parallel to the interior access, outdoor dining area, a patio, outdoor seating area(s), gardens, or other features that are intended to enhance the relationship between the building and the pedestrian environment.*
- 12. Eliminated the note under “Environmental Features” referencing any future General Assembly actions.
- 13. Provided a minimum five-foot wide sidewalk and eight-foot planting strip along the internal access drives.

**VOTE**

Motion/Second:	Ryan/Walker
Yeas:	Dodson, Labovitz, Lathrop, Ryan, and Walker
Nays:	None
Absent:	Allen, Firestone and Low
Recused:	None

**ZONING COMMITTEE DISCUSSION**                      Staff provided an overview of the changes to the site plan and indicated all the issues have been addressed. There was no other discussion.

**STAFF OPINION**                                      Staff agrees with the recommendation of the Zoning Committee.

**FINAL STAFF ANALYSIS**  
(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW**

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- A 30,000-square foot commercial development with a minimum 10,000 square feet for office uses or a 25,000-square foot commercial development with no office requirement.
- Allows all uses permitted within the NS zoning district with a limit of two uses with accessory drive-through facilities or one use with an accessory drive-through facility and one convenience store.
- Building height limited to 60 feet and not to exceed four stories.
- Parking ratio of one space per 250 square feet.
- Vehicular access provided to the site by a right-in/right-out drive from South Tryon Street and full movement drives from Steelescrot Parkway and Old Steele Creek Road.
- Transportation improvements at the intersection of South Tryon Street and Steelescrot Parkway which will be installed prior to the first building’s certificate of occupancy issued for any parcel fronting South Tryon Street.
- Buildings oriented to South Tryon Street and Steelescrot Parkway with no parking/maneuvering allowed between the buildings and those streets, with the exception of drive-through lanes.
- A low screen wall and plantings will be provided in areas where a drive-through lane is located between a building and a public street. The low wall will be constructed of materials consistent with those on the buildings.
- A 50-foot landscaped setback will be provided along South Tryon Street and will include two rows of trees planted 40 feet on center.
- Raised crosswalks will be provided across drive-through lanes to better delineate pedestrian paths.
- Building facades shall be constructed with a minimum 50 percent brick, brick veneer, stone, simulated stone, or cementitious board. The materials chosen shall be consistent throughout the site.
- Detached lighting will be limited to 25 feet in height and all lighting will utilize full cut-off type lighting fixtures.
- Abandonment of portions of the Steelescrot Parkway right-of-way.

- **Public Plans and Policies**

- The *Steele Creek Area Plan* (2012) recommends that if the properties are not developed under their existing zoning, residential, office, and/or retail land uses would be appropriate.
  - The *Steele Creek Area Plan* also contains "Community Design" policies addressing nonresidential developments and freestanding single tenant buildings. These policies recommend minimizing the impacts of drive-through lanes, orienting buildings towards the street, and creating unified interconnected developments by providing meaningful amounts of usable and accessible open space and safe pedestrian pathways throughout the development.
  - The proposed land use of this petition is consistent with the *Steele Creek Area Plan*. The site has been designed to orient buildings to the public streets and minimize the impacts of drive-through lanes.
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**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No issues.
  - **Charlotte Department of Neighborhood & Business Services:** No issues.
  - **Transportation:** No issues.
  - **Charlotte Fire Department:** No comments received.
  - **Charlotte-Mecklenburg Schools:** No comments received.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Charlotte-Mecklenburg Utilities:** No issues.
  - **Engineering and Property Management:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
  - **Mecklenburg County Parks and Recreation Department:** No issues.
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**ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
    - This site meets minimum ordinance standards.
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**OUTSTANDING ISSUES**

- No issues.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Pre-Hearing Staff Analysis
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

**Planner:** Shad Spencer (704) 353-1132