

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2016-149 – Steele Creek (1997) LLC

Subject: Rezoning Petition No. 2016-149
Petitioner/Developer: Steele Creek (1997) LLC
Current Land Use: Vacant/Retail/Office
Existing Zoning: CC
Rezoning Requested: CC SPA
Date and Time of Meeting: **Tuesday, November 15, 2016 at 6:30 p.m.**
Location of Meeting: Pleasant Hill Presbyterian Church
15000 York Road
Charlotte, NC 28278
Date of Notice: 11/4/2016

We are assisting Steele Creek (1997) LLC (the “Petitioner”) on a Rezoning Petition recently filed to allow a modification on the 11.723 acre site (the “Site”) located at along Steele Creek Road. We take this opportunity to furnish you with basic information concerning the Petition and to invite you to attend a Community Meeting to discuss it.

Background and Summary of Request:

This Petition involves a request to rezone the ±11.723 acre Site from CC to CC SPA. The current CC zoning for the site was approved in 2011. The approved site plan associated with CC rezoning petition allows the Site to be developed with up to 100,000 square feet of office and retail uses with limitations on the maximum building size and accessory drive-through uses.

The new rezoning request for the Site proposes to rezone the property to decrease the total allowable square footage to 90,000, increase the maximum building size from 20,000 square feet to 25,000 square feet for restaurant uses; retail establishments and business; personal and recreation services as allowed in the B-1 and NS district, and to allow an accessory drive through use on the Site. The 25,000 square foot building is proposed for the corner of Highway 49 and Steele Creek Road. The accessory drive through use is proposed for the corner of Old Steele Creek Road and Steele Creek Road.

Community Meeting Date and Location:

The Charlotte-Mecklenburg Planning Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site. **Accordingly, we are extending an invitation to attend the upcoming Community Meeting to be held on Tuesday, November 15, 2016, at 6:30 p.m. at Pleasant Hill Presbyterian Church, 15000 York Road, Charlotte, NC 28278.** Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Community Meeting.

In the meantime, should you have questions about this matter, you may contact or call Bridget Grant (704-331-2379; bridgetgrant@mvalaw.com) or Jeff Brown (704-331-1144; jeffbrown@mvalaw.com). Thank you.

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Commission
Chris Thomas, Steele Creek Limited Partnership
Jeff Brown, Moore & Van Allen, PLLC

Site Location

