



Zoning Committee

REQUEST	Current Zoning: O-1(CD) (office, conditional) Proposed Zoning: O-1(CD) SPA (office, conditional, site plan amendment)
LOCATION	Approximately 8.65 acres located on the east side of Steele Creek Road, north of South Tryon Street. (Council District 3 - Mayfield)
PETITIONER	SCBP Developer, LLC

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be consistent with the *Steele Creek Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends residential, office and/or retail land uses.

Therefore, we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The proposed site plan amendments are consistent with the residential, office and/or retail land uses recommended for this site, as per the *Steele Creek Area Plan*; and
- The proposed reduced buffer is due to the adjoining parcel being rezoned to Inst CD (institutional, conditional) from single family in 2006, therefore, no longer requiring the larger 75-foot Class B buffer along the northern property line; and
- The proposed daycare use is compatible with the office and medical office uses proposed for this site, and will be across the street from Steele Creek Branch Library as well as Steele Creek Middle School.

Motion/Second: Watkins / Ham

Yeas: Fryday, Gussman, Ham, McClung, McMillan, Samuel, and Watkins

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan. A Committee member asked about the labeling on the site plan indicating a tree line. Staff responded that the Class C buffer would address that item. There was no further discussion of the petition.

PLANNER

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