



Zoning Committee

REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: I-1(CD) (light industrial, conditional) and
MUDD(CD) (mixed use development, conditional)

LOCATION

Approximately 8.39 acres located at the end of Dixie River Road,
east of Steele Creek Road, south of Interstate 485.
(Council District 3 - Mayfield)

PETITIONER

North State Capital Partners, 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 inconsistent with the *Steele Creek
Area Plan*, based on the information from the staff analysis and
the public hearing and because:

- The plan recommends residential up to six units per acre for
this site.

However, 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:

- While the petition is inconsistent with the adopted plan
recommendation, the plan also states that a development
with a mix of uses would be considered for this site. The
proposed development includes office, retail, and hotel uses,
plus certain very light duty industrial uses of a commercial
nature.
- In addition, the site is in an area that has experienced
tremendous development pressures following the opening of
the Charlotte Premium Outlet Mall just west of this site.
Because of this, the Planning Department initiated a
Development Response process in March 2017 to update
development considerations for the area near the mall.
- The proposed development is generally consistent with the
guidelines of the *Steele Creek Development Response*, which
called for higher intensity development in this area, with a
mix of uses, in a pedestrian friendly setting.
- The proposed site plan includes the street network
recommended by the *Steele Creek Development Response*,
and lays the framework for future connections as development
occurs.

The approval of this petition will revise the adopted future land use as specified by the *Steele Creek Area Plan*, from single family residential to mixed use office/retail for the site.

Motion/Second: Ham / Gussman
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, stating that all outstanding issues had been addressed. Staff recommended approval of this request, noting it is inconsistent with the *Steele Creek Area Plan* recommendation, but supported by the *Steele Creek Development Response*. A Commissioner inquired if the development response updated the plan, and staff responded it was a separate process. Another Commissioner commented upon the transportation improvements scheduled for this area. There was no further discussion of this request.

PLANNER

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