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<b>REQUEST</b>	Current Zoning: CC, commercial center Proposed Zoning: CC SPA, commercial center, site plan amendment
<b>LOCATION</b>	Steelecroft Shopping Center, approximately 3.24 acres on the northwest corner of the intersection of Steelecroft Parkway and Steele Creek Road.
<b>CENTER, CORRIDOR OR WEDGE</b>	Center
<b>SUMMARY OF PETITION</b>	This petition proposes a 9,000 square foot retail tire store on a separate lot from the existing restaurant on the site.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition upon resolution of the outstanding issues. This petition is consistent with the <i>Lower Steele Creek Special Project Plan</i> .
<b>Property Owner</b>	Bodnar Investment Group
<b>Petitioner</b>	John Michael Bodnar
<b>Agent/Representative</b>	The Isaacs Group
<b>Community Meeting</b>	Meeting is required and has been held. Report is available online.

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## PLANNING STAFF REVIEW

### Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Addition of a 9,000 square foot retail tire store on a separate lot from the existing restaurant.
- Maximum building height noted as one story and 45 feet, although building elevations indicate a much lower actual height.
- A wooden fence to reduce the rear buffer, which results in a 28.5-foot class “B” buffer.
- A proposed building that is approximately 65 feet by 130 feet, with 10 automobile bays along the length of the building. A total of 37 parking spaces are provided.
- Signage per minimum ordinance standards.

### Existing Zoning and Land Use

The subject property is partially developed with a restaurant, with the remainder of the site undeveloped. To the north is a middle school, with shopping centers to the east and south. Multi-family residential is located to the west.

### Rezoning History in Area

This site, and significant additional property, was rezoned to commercial center in 1994 while still under County jurisdiction.

### Public Plans and Policies

- The *Lower Steele Creek Special Project Plan* (1992) recommends retail uses for this site.
  - This petition is consistent with the Lower Steele Creek Special Project Plan.
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## PUBLIC INFRASTRUCTURE (see full department reports online)

- **Vehicle Trip Generation:**  
Current Zoning: 1800 trips per day.  
Proposed Zoning: 1400 trips per day.
- **CDOT:** No issues.

**Charlotte Fire Department:** No issues.

**CATS:** No issues

**Connectivity:** No issues.

**Schools:** CMS does not comment on nonresidential petitions.

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**ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

**Storm Water:** A drainage easement for the detention area has been committed to.

**LUESA:** A solid waste management plan has been requested.

**SITE DESIGN:** The site plan meets minimum ordinance requirements.

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**OUTSTANDING ISSUES**

The petitioner should:

1. Modify Note #10 to state "Rear elevation will be broken by windows, doors..." rather than "...should" be broken by...
  2. Include a commitment to submit a solid waste management plan to LUESA.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

Application  
CATS Review  
CDOT Review  
Charlotte Fire Department Review  
Community Meeting Report  
LUESA Review  
Site Plan  
Storm Water Review

**Planner:** Tom Drake (704) 336-8312