

**ZONING COMMITTEE
RECOMMENDATION
April 26, 2006**

Rezoning Petition No. 2006 - 44

Property Owner: Steelecroft Office, LLC

Petitioner: Merrifield Partners

Location: Approximately 8.17 acres located west of Steele Creek Road and north of York Road.

Request: CC SPA, commercial center site plan amendment.

Action: The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition, based upon the following modifications:

- The sidewalk at the shopping center driveway will be extended further into the site with accessible ramps to the shopping center parking lot.
- Right-of-way radii at public street intersections will be a minimum of thirty-feet.
- For the sidewalk shown outside of the right-of-way, a sidewalk easement will be necessary and noted on the site plan.
- A note will be added to the plan that indicates the design of Public Street "A" is subject to further review/modification by CDOT and the NCDOT during the subdivision process.

Vote:

Yeas:	Carter, Cooksey, Farman, Howard, Hughes, Ratcliffe, and Sheild
Nays:	None
Absent:	None

Summary of Petition

This request proposes a commercial center site plan amendment on 8.17 acres located in the northwest quadrant of the intersection of Highway 49 and Highway 160 to allow a total of 30,000 square feet of retail and 40,000 square feet of office uses. This request constitutes an increase of 10,850 square feet of office uses and 15,345 square feet of retail uses.

Zoning Committee Discussion/Rationale

Staff reviewed the petition and noted that the petitioner has made modifications to address all outstanding site plan issues.

Statement of Consistency

Commissioner Ratcliffe made a motion to find this petition consistent with adopted plans. Commissioner Farman seconded the motion, which was approved unanimously.

Vote

Upon a motion made by Ratcliffe and seconded by Sheild, the Zoning Committee unanimously recommended approval of this petition as modified.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.