

**ZONING COMMITTEE
RECOMMENDATION
June 28, 2006**

Rezoning Petition No. 2006 - 78

Property Owner: Steele Creek Baptist Church, Inc/AF & AM of Mecklenburg, Steele Creek Lodge No. 737/Waters Construction, Inc/Dixie River Land Company, LLC/SBG, Inc/NCDOT/D.R. Horton, Inc. and Pappas Properties, LLC

Petitioner: Pappas Properties, LLC

Location: Approximately 314.2 acres located west of Steele Creek Road between Dixie River Road and Shopton Road West.

Request: R-3, MX-1, CC, O-2(CD) and BP (LLWCA,LLWPA) to CC, CC site plan amendment, BP site plan amendment, O-2 site plan amendment, O-2(CD) and MX-1(LLWCA,LLWPA)

Action: The Zoning Committee voted unanimously to recommend **DEFERRAL** of this petition to July 17th.

Vote:

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

Summary of Petition

This request proposes to rezone or amend the zoning designation for 314.2 acres. The properties were a portion of a larger 979.24 acre rezoning approved under petitions 2001-30 and 2001-06(c). The plan includes the following:

- Parcel "A" proposes to rezone 151.3 acres from R-3 and BP to CC with a CC S.P.A. to allow 910 attached residential units, 250,000 square feet of retail uses, and 300,000 square feet of office uses.
- Parcel "B" proposes to rezone 103.8 acres from CC and BP to MX-1 to allow 250 single-family lots, a church or 12 townhomes to the acre on the church parcel if the church is not constructed.
- Parcel "C" proposes a BP S.P.A. for 21.4 acres to allow 375,000 square feet of business park uses.

- Parcel “D” proposes to rezone 6.2 acres from R-3 to O-2(CD) with an O-2(CD) S.P.A. This will allow 50,000 square feet of office uses or a 150-room hotel with an option to develop 20,000 square feet of office and the 150-room hotel.
- Parcel “E” proposes to rezone 21.9 acres from R-3 to MX-1 to allow 120 townhomes.
- Parcel “F” proposes to rezone 9.6 acres from BP to CC with a CC S.P.A. to allow commercial uses within the square footage limitations of parcel “A”.
- The plan would allow up to five outparcels with drive thru service windows within the CC portion of the site.

Zoning Committee Discussion/Rationale

Mr. MacVean explained that the staff was requesting a deferral so the petitioner could address CDOT issues regarding the Transportation Impact Study. The Zoning Committee originally added this request to their July 10th meeting, but later changed it to their July 17th meeting after further discussion.

Vote

Upon a motion made by Carter and seconded by Farman, the Zoning Committee unanimously recommended deferral of this petition to a meeting on July 17th.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.