

<b>REQUEST</b>	Current Zoning: CC, commercial center Proposed Zoning: CC, commercial center, site plan amendment
<b>LOCATION</b>	Approximately 3.24 acres on the northwest corner of Steelescrot 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>	John Michael Bodnar
<b>Community Meeting</b>	Meeting is required and has been held. Report available online

<b>ZONING COMMITTEE ACTION</b>	<p>The Zoning Committee voted unanimously to recommend <b>APPROVAL</b> of this petition with the following modifications:</p> <ol style="list-style-type: none"> <li>1. The developer has agreed to submit a solid waste management plan per LUESA's request.</li> <li>2. There is now a commitment to an articulated rear elevation.</li> </ol>
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<b>VOTE</b>	<table border="0"> <tr> <td>Motion/Second:</td> <td>Griffith/Locher</td> </tr> <tr> <td>Yeas:</td> <td>Allen, Griffith, Howard, Locher, Rosenburgh, Walker, and Simmons</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>None</td> </tr> <tr> <td>Recused:</td> <td>None</td> </tr> </table>	Motion/Second:	Griffith/Locher	Yeas:	Allen, Griffith, Howard, Locher, Rosenburgh, Walker, and Simmons	Nays:	None	Absent:	None	Recused:	None
Motion/Second:	Griffith/Locher										
Yeas:	Allen, Griffith, Howard, Locher, Rosenburgh, Walker, and Simmons										
Nays:	None										
Absent:	None										
Recused:	None										

**ZONING COMMITTEE DISCUSSION** Staff reviewed the petition, noting that it was consistent with adopted plans and policies and that all site plan issues had been satisfactorily resolved. Staff recommended approval of the petition. One Committee member asked what changes had been made to the rear elevation of the building. Staff responded that the site plan said "the rear elevation should have articulation." The revised language commits to articulation.

**STATEMENT OF CONSISTENCY** This petition is found to be consistent with the *Lower Steele Creek Special Project Plan* and to be reasonable and in the public interest by a unanimous vote of the Zoning Committee (motion by Commissioner Simmons seconded by Commissioner Allen)

**STAFF OPINION** Staff agrees with the recommendation of the Zoning Committee.

**FINAL STAFF ANALYSIS**

(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW**

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

The site has a single access point to a driveway shared with the restaurant next door.

- 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.
- Elevations are included as part of the site plan.

- **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*.

- **STAFF RECOMMENDATION (Updated)**

- Staff recommends approval of this petition. This proposal is consistent with the *Lower Steele Creek Special Project Plan*
- Staff agrees with the recommendation of the Zoning Committee.

#### **PUBLIC INFRASTRUCTURE UPDATES** (see full department reports online)

- **CDOT:** No issues.
- **Charlotte Fire Department:** No issues.
- **CATS:** No issues.
- **Connectivity:** No issues
- **Schools:** No issues.

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

- **Storm Water:** No issues.
- **LUESA:** No issues.
- **Site Design:** No issues.

#### **OUTSTANDING ISSUES**

1. No issues.

#### **Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application Form
- CDOT Review
- Community Meeting Report
- Fire Department Review

- LUESA Review
- Pre-Hearing Staff Analysis
- Site Plan
- Storm Water Review
- Zoning Committee Recommendation

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