

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

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.

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.

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.

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.
-

Attachments Online at 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