

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2008 -051

Property Owner: Crosland, LLC, Alta Enterprises, INC & CK Steele Creek, LLC

Petitioner: CB Richard Ellis

Location: Approximately 1.53 acres located on the northwest corner of South Tryon Street and Steele Creek Road.

Center, Corridor, or Wedge: Center

Request: CC S.P.A., commercial center site plan amendment

Summary

This petition proposes to amend approximately 1.53 acres located on the northwest side of South Tryon Street and Steele Creek Road, to CC S.P.A., commercial center site plan amendment to allow the development of up to a 10,000 square foot commercial building. The reason for the site plan amendment is to allow development on new land acquired through the abandonment and realignment of Steele Creek road. If this petition is approved there would be total of at least 140,000 square feet approved for the northwest corner.

Consistency and Conclusion

The *Lower Steele Creek Mixed-Use Development Center Special Project Plan* (1992) recommends that the northwest quadrant of the intersection of York Road and Steele Creek Road contain a maximum of 130,000 square feet of free standing retail and 30,000 square feet of office. This petition is considered appropriate for approval once the outstanding site plan issues have been addressed.

Existing Zoning and Land Use

The subject property is currently zoned CC and is vacant. The surrounding properties are zoned CC, R-17MF(CD) and are occupied by commercial uses with multi-family dwellings under construction.

Rezoning History in Area

The most recent rezoning in the area was for Charter Properties, Inc for the property to the east and west of the petitioned site. The property was rezoned in 2005 under petition 2005-149 from R-5(CD), R-17MF(CD), and CC to R-17MF(CD) and CC S.P.A. for the development of 608 multi-family dwelling units and allow relocation of stormwater detention and site access .

Public Plans and Policies

The *Lower Steele Creek Mixed Use Center Project Plan (1992)* plan recommends commercial and residential uses at the northwest corner of South Tryon Street and Steele Creek Road. That contains a maximum of 130,000 square feet of free standing retail and 30,000 square feet of office.

Proposed Request Details

The site plan accompanying this petition shows the construction of a new commercial building up to 10,000 square feet for a total of 140,000 square feet on the northwest corner of Steele Creek Road and York road.

Public Infrastructure

Traffic Impact / CDOT Comments. This site could generate approximately 1,400 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 1,400 trips per day. This will have a minor impact on the surrounding thoroughfare system.

CATS. CATS did not comment on this petition.

Connectivity. Connectivity will be provided through the existing commercial center.

Storm Water. There are no downstream complaints. This site drains to a stream listed as impaired by the NC Division of Water Quality. Stormwater Services has not further comments on this petition.

School Information. This petition will not affect the school system.

Outstanding Issues

Land Use. This site plan amendment is consistent with The *Lower Steele Creek Mixed Use Center Project Plan (1992)* which recommends commercial and residential uses at the subject parcel.

Site plan. The following site plan issues are outstanding:

- The petitioner should add a note to the site plan that all lighting will be full cut off fixtures.
- The site plan should show dumpster location and screening.
- The petitioner should add a note on the site plan that a 8' foot planting strip and 5' foot sidewalk be constructed along Steele Creek Road and York Road.
- The petitioner needs to remove the construction drawing of the revised site plan submittal.