



Zoning Committee

REQUEST

Current Zoning: R-3 (Single Family Residential)
Proposed Zoning: O-1 (CD) (Office, Conditional)

LOCATION

Approximately 5.2 acres located on Steele Creek Road between
Huntington Meadow Lane and Settlers Trail Court.

(Council District 3 - Watlington)

PETITIONER

Flagship Healthcare Properties, LLC

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of
this petition and adopt the consistency statement as follows:

This petition is found to be inconsistent with the *Steele Creek
Area Plan* (2012) based on the information from the staff
analysis and the public hearing, and because:

- The plan recommends residential land use at up to 4
dwelling units per acre.

However, we find this petition to be reasonable and in the public
interest, based on the information from the staff analysis and the
public hearing, and because:

- While inconsistent with the low-density residential
development recommended for the site, the proposed
office use is compatible with the surrounding development
pattern along Steele Creek Road which includes
institutional and office uses.
- The parcels are less compatible to be developed for low-
density residential considering their frontage on Steele
Creek Road, which is proposed to be widened to a four-
lane thoroughfare by NCDOT.
- The site is separated from the single family residential
neighborhood to the east by a 50-foot water quality buffer
along a tributary of Walker Branch Creek. The petitioner
has committed to dedicating or conveying an easement of
the SWIM buffers onsite to Mecklenburg County for future
greenway use.

The approval of this petition will revise the adopted future land
use as specified by the *Steele Creek Area Plan*, from residential at
up to 4 dwelling units per acre to office land use for the site.

Motion/Second: Blumenthal / Welton
Yeas: Blumenthal, Chirinos, Ham, Rhodes, Samuel,
Spencer and Welton
Nays: None
Absent: None
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan.

Committee member Chirinos inquired whether there were any changes to the plan based on the opposition speaker's comments at the public hearing. Staff replied that no changes were made in response to the speaker's comments.

There was no further discussion of this petition.

PLANNER

Joe Mangum (704) 353-1908