



Charlotte-Mecklenburg Planning, Design, & Development

DATE: July 19, 2019

TO: Sonja Sanders
Zoning Supervisor

FROM: Taiwo Jaiyeoba
Planning Director

SUBJECT: Administrative Approval for Petition No. 2017-019 Steele-Trojan Properties, LLC

Attached is the revised site plan for the petition above. This request allows the modification of the proposed site plan as listed below. Since these changes do not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

- Modification to Development Area 2 to change the proposed building envelope and open space area.

Staff supports of the request because:

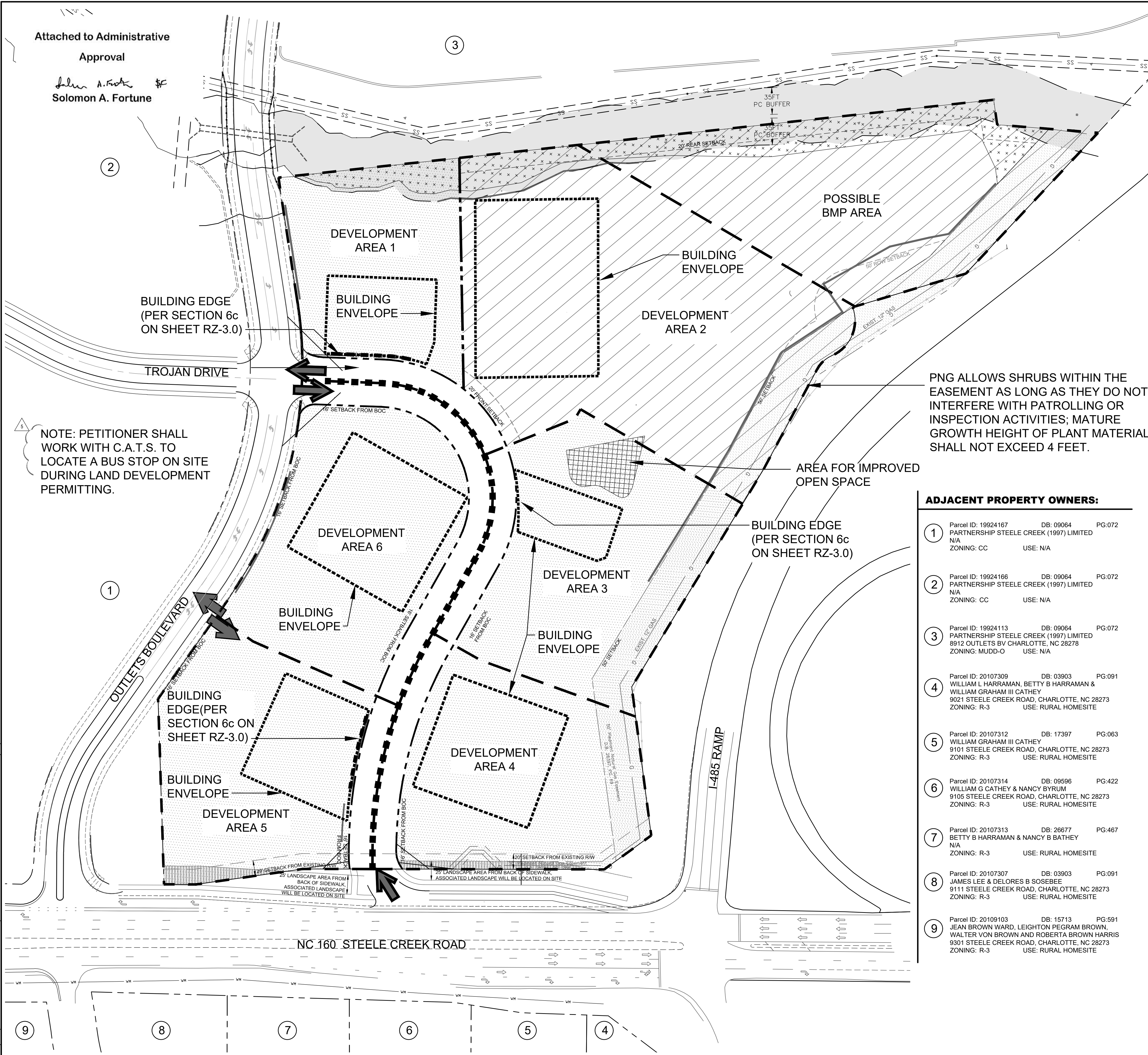
- The site plan complies with the conditional notes and still meets the intent of the original approval by the City Council.

Note: All other Zoning, Subdivision, Tree, PCSO Ordinances, conditional requirements and building codes still apply.

Attached to Administrative Approval

Solomon A. Fortune

NOTE: PETITIONER SHALL WORK WITH C.A.T.S. TO LOCATE A BUS STOP ON SITE DURING LAND DEVELOPMENT PERMITTING.



SITE DEVELOPMENT DATA

- **ACREAGE:** ± 15.481 ACRES
- **TAX PARCEL #:** 199-59-109, 199-24-126, 199-24-125, 199-24-124, 199-24-123, 199-24-122, 199-24-302, 199-24-155, 199-24-306, 199-24-307, 199-24-308, AND 199-24-301.
- **EXISTING ZONING:** R-3(LLWPA) AND CC (LLWPA)
- **PROPOSED ZONING:** O-2(CD)(LLWPA) AND NS(LLWPA)
- **EXISTING USES:** VACANT
- **PROPOSED USES:** RETAIL, EATING DRINKING ENTERTAINMENT ESTABLISHMENTS (EDEE), GENERAL AND MEDICAL OFFICE USES, AS ALLOWED IN THE NS ZONING DISTRICT, AND A HOTEL AND GENERAL AND MEDICAL OFFICE USES AS ALLOWED IN THE O-2 ZONING DISTRICT, TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE NS AND O-2 ZONING DISTRICTS (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED IN SECTION 2 ON SHEET RZ-3.0).
- **MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT:** UP TO 35,000 SQUARE FEET OF GROSS FLOOR AREA WITHIN THE PORTION OF THE SITE ZONED NS, AND A HOTEL WITH UP TO 180 ROOMS, OR 50,000 SQUARE FEET OF GROSS FLOOR AREA OF GENERAL OR MEDICAL OFFICE USES IN THE PORTION OF THE SITE ZONED O-2, AND AS ALLOWED BY THE CONVERSION PROVISIONS ON SHEET RZ-3.0.
- **MAXIMUM BUILDING HEIGHT:** A MAXIMUM HEIGHT OF SEVEN (7) STORIES AND UP TO 85 FEET WILL BE ALLOWED IN THE O-2 PORTION OF THE SITE. A MAXIMUM HEIGHT OF TWO (2) STORIES AND UP TO 40 FEET WILL BE ALLOWED ON THE PORTION OF THE SITE ZONED NS.
- **PARKING:** PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

VICINITY MAP



PNG ALLOWS SHRUBS WITHIN THE EASEMENT AS LONG AS THEY DO NOT INTERFERE WITH PATROLLING OR INSPECTION ACTIVITIES; MATURE GROWTH HEIGHT OF PLANT MATERIAL SHALL NOT EXCEED 4 FEET.

ADJACENT PROPERTY OWNERS:

1	Parcel ID: 19924167 PARTNERSHIP STEELE CREEK (1997) LIMITED ZONING: CC	DB: 09064 USE: N/A	PG:072
2	Parcel ID: 19924166 PARTNERSHIP STEELE CREEK (1997) LIMITED ZONING: CC	DB: 09064 USE: N/A	PG:072
3	Parcel ID: 19924113 PARTNERSHIP STEELE CREEK (1997) LIMITED 8912 OUTLETS BV CHARLOTTE, NC 28278 ZONING: MUDD-O	DB: 09064 USE: N/A	PG:072
4	Parcel ID: 20107309 WILLIAM L. HARRAMAN, BETTY B HARRAMAN & WILLIAM GRAHAM III CATHEY 9021 STEELE CREEK ROAD, CHARLOTTE, NC 28273 ZONING: R-3	DB: 03903 USE: RURAL HOMESITE	PG:091
5	Parcel ID: 20107312 WILLIAM GRAHAM III CATHEY 9101 STEELE CREEK ROAD, CHARLOTTE, NC 28273 ZONING: R-3	DB: 17397 USE: RURAL HOMESITE	PG:063
6	Parcel ID: 20107314 WILLIAM G CATHEY & NANCY BYRUM 9105 STEELE CREEK ROAD, CHARLOTTE, NC 28273 ZONING: R-3	DB: 09596 USE: RURAL HOMESITE	PG:422
7	Parcel ID: 20107313 BETTY B HARRAMAN & NANCY B BATHEY ZONING: R-3	DB: 26677 USE: RURAL HOMESITE	PG:467
8	Parcel ID: 20107307 JAMES LEE & DELORES B SOSBEE 9111 STEELE CREEK ROAD, CHARLOTTE, NC 28273 ZONING: R-3	DB: 03903 USE: RURAL HOMESITE	PG:091
9	Parcel ID: 20109103 JEAN BROWN WARD, LEIGHTON PEGRAM BROWN, WALTER VON BROWN AND ROBERTA BROWN HARRIS 9301 STEELE CREEK ROAD, CHARLOTTE, NC 28273 ZONING: R-3	DB: 15713 USE: RURAL HOMESITE	PG:591

LEGEND

	O-2(CD) 5.84 AC		POSSIBLE TREE SAVE AREA
	NS 9.64 AC		STORMWATER BUFFER
	STEELE CREEK RD LANDSCAPE AREA ON SITE		

TREE SAVE / NATURAL AREA

NS
A MINIMUM OF 15% OF THE NS ZONED SITE SHALL BE PRESERVED AND/OR MITIGATED AS TREE SAVE AREA AS DEFINED BY THE ORDINANCE.

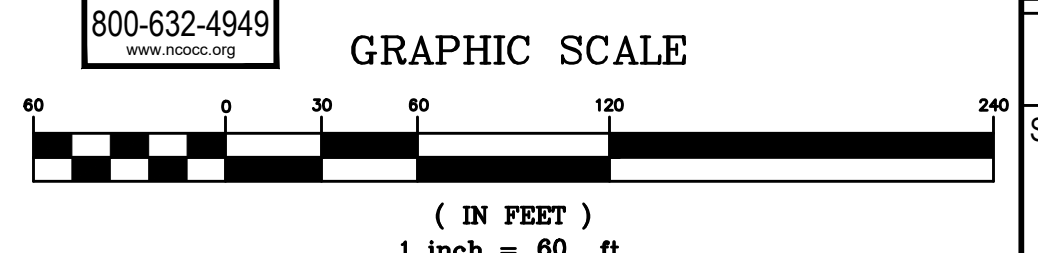
A MINIMUM OF 10% OF THE SITE SHALL BE PRESERVED AND/OR MITIGATED AS NATURAL AREA AS DEFINED BY THE ORDINANCE.

O-2(CD)
A MINIMUM OF 15% OF THE O-2(CD) ZONED SITE SHALL BE PRESERVED AND/OR MITIGATED AS TREE SAVE AREA AS DEFINED BY THE ORDINANCE.

REQUIRED:
5.84 AC x .15 = 0.876 AC

PROVIDED:
0.876 AC

A MINIMUM OF 10% OF THE SITE SHALL BE PRESERVED AND/OR MITIGATED AS NATURAL AREA AS DEFINED BY THE ORDINANCE.



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Firm License #C-1157

REZONING PETITION 2017-019

PROJECT STEELE - TROJAN
CITY OF CHARLOTTE, NC

Project Title

TECHNICAL DATA SHEET

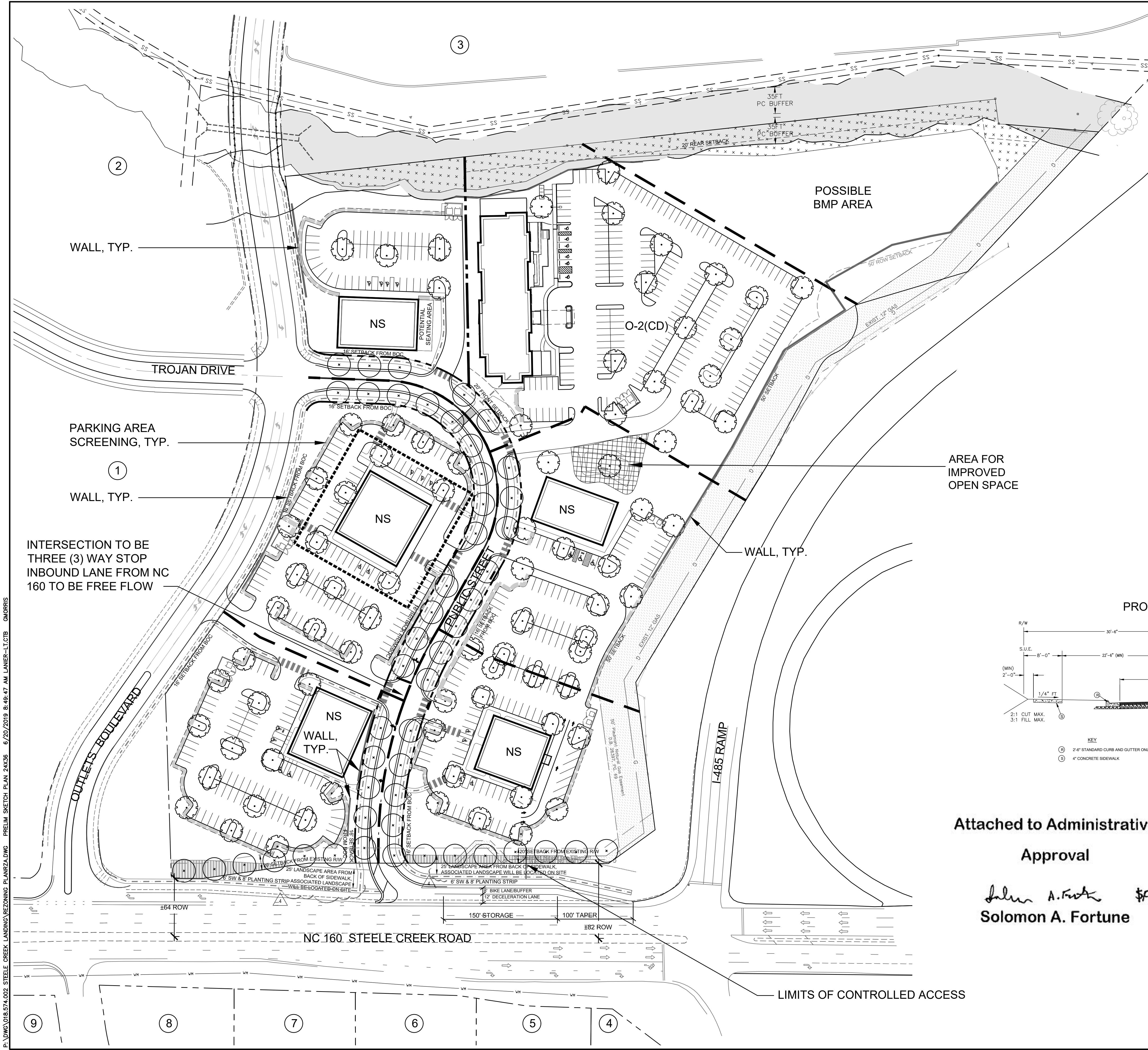
Project Engineer
ChB/KT
Drawn By
3/24/2017
Date

Revisions

1 - 01/23/17 2nd Submittal
3 - 02/20/17 3rd Submittal
4 - 03/27/17 4th Submittal
5 - 04/10/17 5th Submittal
6 - 06/20/17 RZA 1st Submittal

Project Number
574-007
Sheet
RZ1.0

P:\DWG\018.574.002 STEELE CREEK LANDING REZONING PLAN\ZONING PRELIM SKETCH PLAN 24X36 6/20/2019 8:49:47 AM LANIER-LICB CMORRS

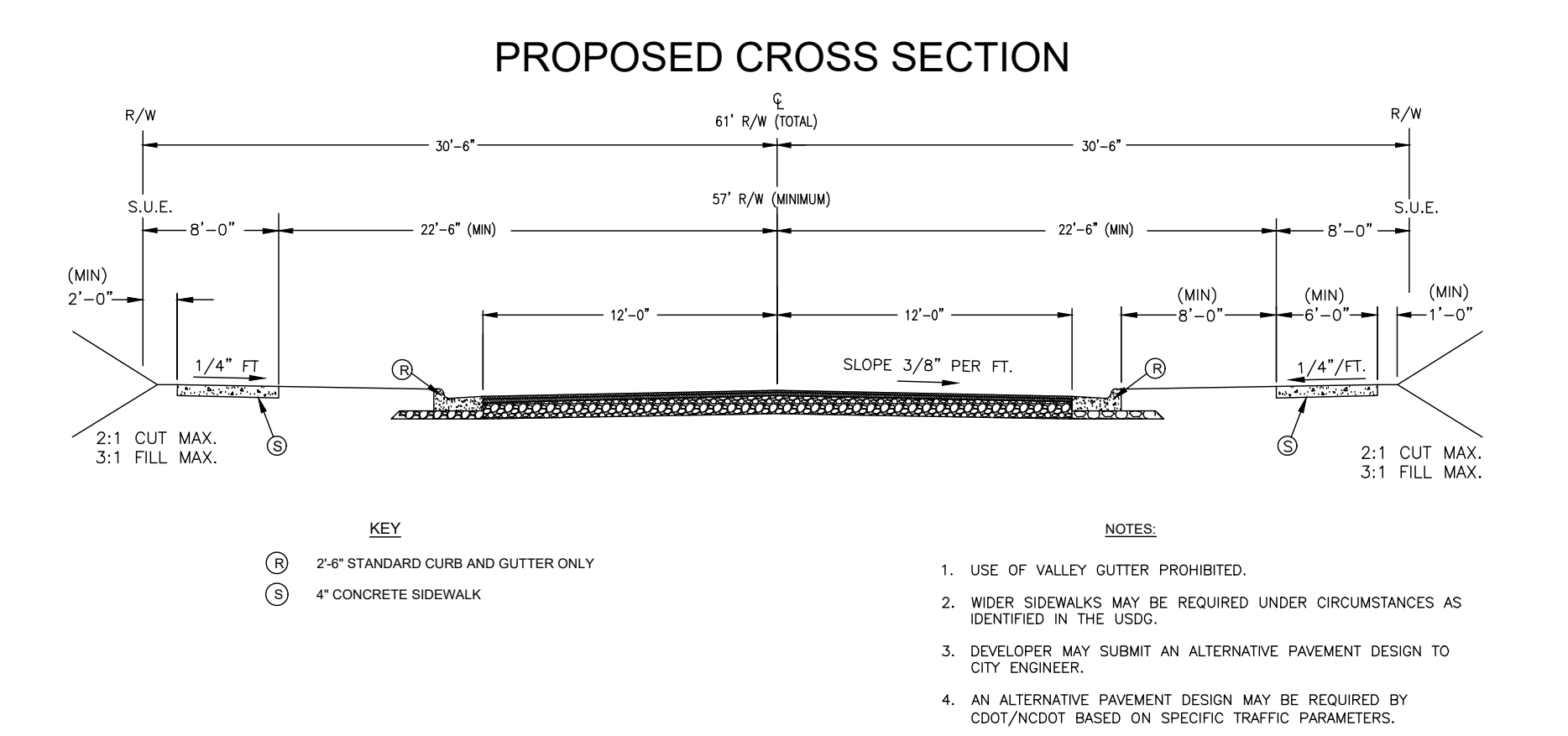


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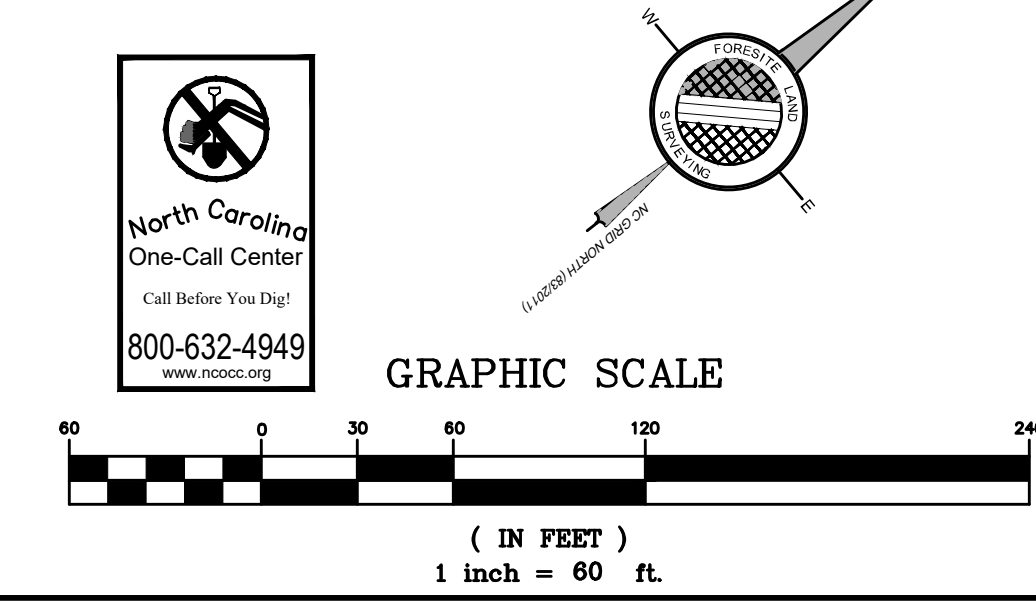
LEGEND

O-2(CD)	O-2(CD) 5.84 AC		POSSIBLE TREE SAVE AREA
NS	NS 9.64 AC		STORMWATER BUFFER
	PEDESTRIAN CONNECTIVITY		PARKING SCREENING
	STEELE CREEK RD LANDSCAPE AREA ON SITE		



Attached to Administrative Approval

Solomon A. Fortune **Solomon A. Fortune**



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REZONING PETITION 2017-019

PROJECT STEELE - TROJAN
CITY OF CHARLOTTE, NC

CONCEPTUAL SITE PLAN

Project: **CTB**
Engineer: **ChB/KT**
Drawn By: **3/24/17**
Date:

Revisions

1 - 01/23/17 2nd Submittal
3 - 02/20/17 3rd Submittal
4 - 03/27/17 4th Submittal
5 - 04/10/17 5th Submittal
6 - 06/20/17 RZA 1st Submittal

Project Number: **574-007**
Sheet: **RZ2.0**

