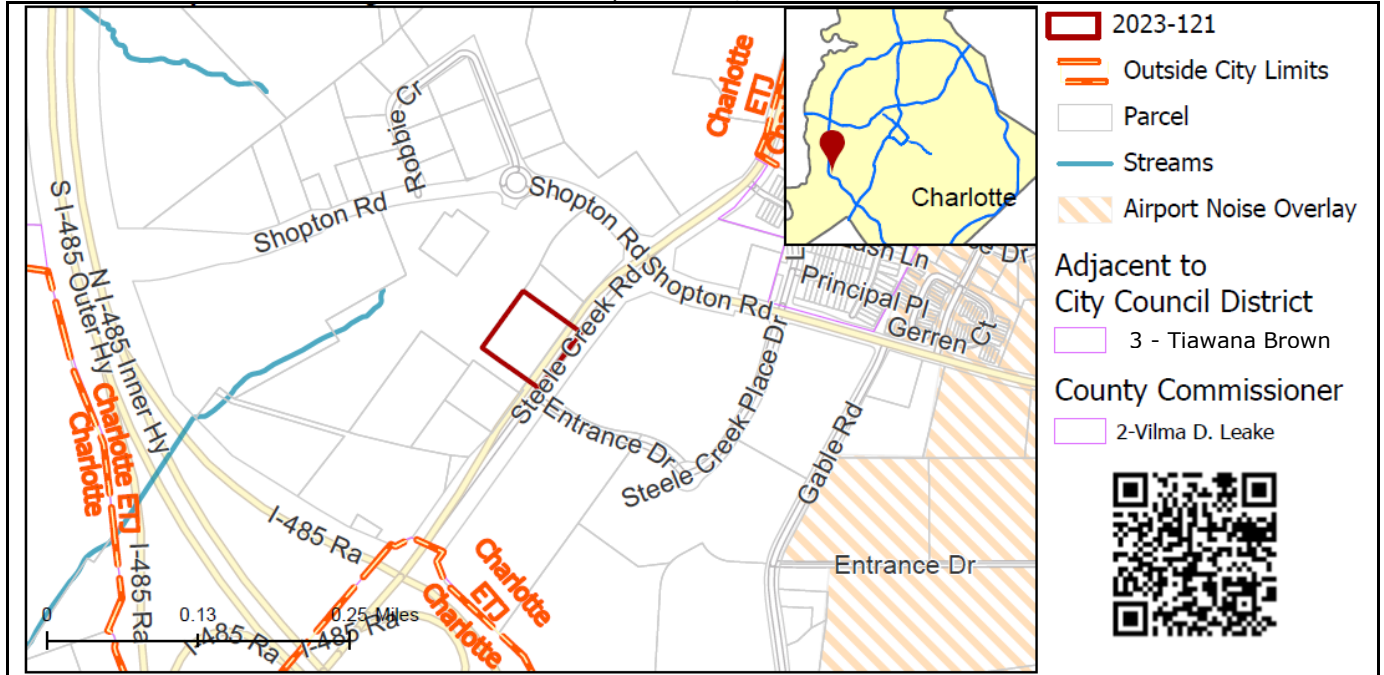


**REQUEST**

Current Zoning: CG (General Commercial)  
Proposed Zoning: CG (CD) (General Commercial, Conditional)

**LOCATION**

Approximately 1.72 acres located on the west side of Steele Creek Road, south of Shopton Road, and north of Interstate 485.



**SUMMARY OF PETITION**

The petition proposes to develop a vacant parcel in the Steele Creek community with a minor vehicle repair facility.

**PROPERTY OWNER**

Food Lion

**PETITIONER**

Christian Brothers Automotive

**AGENT/REPRESENTATIVE**

Christian Olteanu

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 0.

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for Commercial place type.

Rationale for Recommendation

- The proposed minor vehicle repair facility is a permitted use in the CG district only with a conditional rezoning approval.
- The proposed CG (CD) district is consistent with the recommended Commercial place type.
- All adjacent properties on the west side of Steele Creek Road are both zoned CG and recommended for Commercial place type.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 8: Diverse & Resilient Economic Opportunity

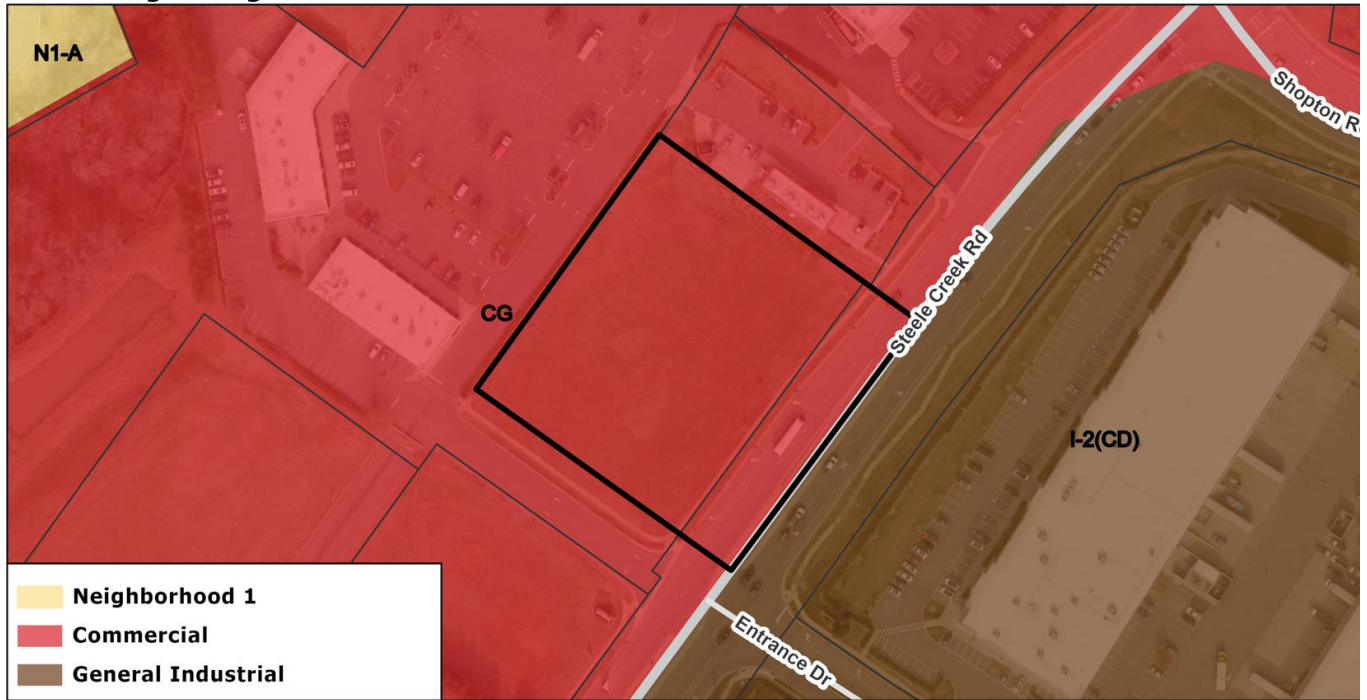
**PLANNING STAFF REVIEW**

- **Proposed Request Details**

The development standards accompanying this petition contain the following provisions:

- Limits the use of the site solely to a minor vehicle repair facility.

- **Existing Zoning**



- The site and all adjacent properties on the west side of Steele Creek Road are zoned CG. The properties across Steele Creek Road from the site are zoned I-2(CD).





The site, marked by a red star, is surrounded primarily by commercial and manufacturing and logistics uses.



Street view of the site as seen for Steele Creek Road.



Street view of commercial uses to the north of the site.



Street view of manufacturing and logistics uses to the east of the site across Steele Creek Road.





Street view of vacant property to the south of the site.



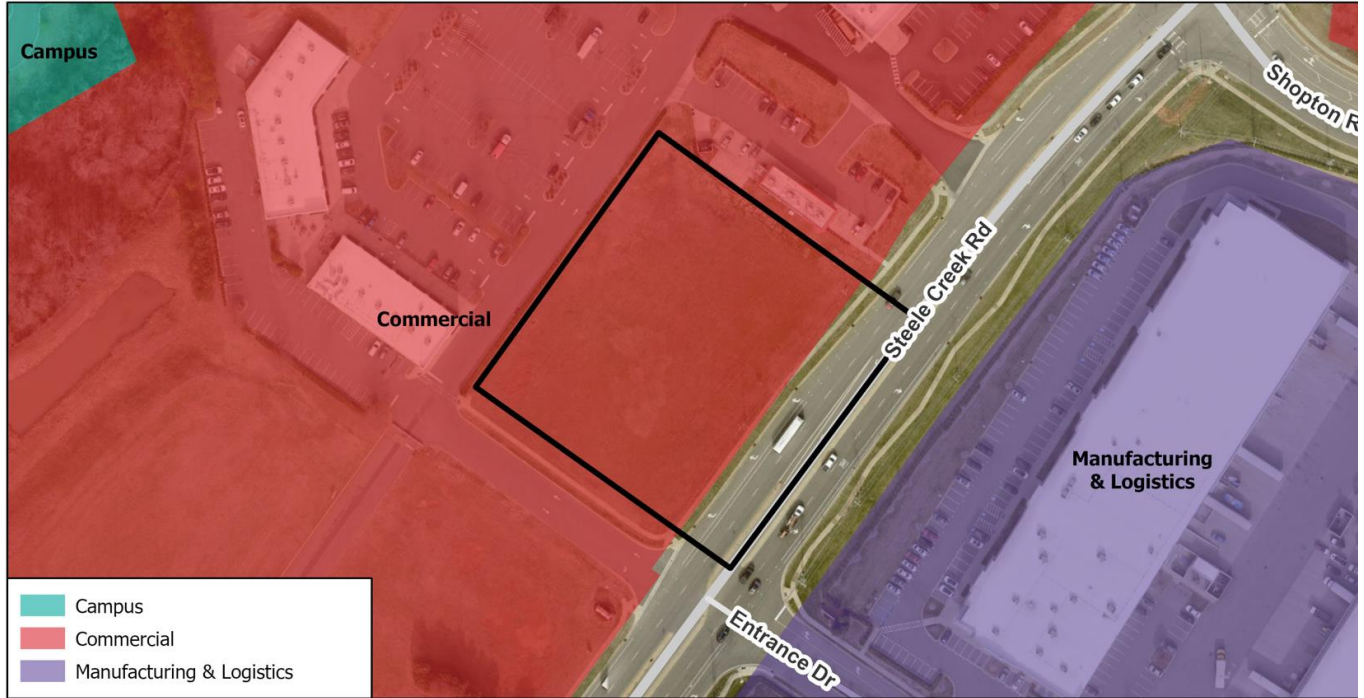
Street view of commercial uses to the west of the site.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
	There are no recent rezonings in the vicinity of the site.	

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Commercial place type for the site.

• **TRANSPORTATION SUMMARY**

- The site is located adjacent to Steele Creek Road, a State-maintained major arterial, north of Entrance Drive, a privately maintained local street. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the conditional rezoning only establishing use restrictions for the parcel. A CTR will be required during permitting if the site generates site trips over ordinance thresholds. The site will be subject to transportation improvements in accordance with the UDO and the adopted CDOT Streets Map. CDOT will work with the petitioner during the permitting process to pursue all options to provide additional forms of connectivity that reflect the types of development associated with this place type and zoning district.

• **Active Projects:**

- CIP: Steele Creek Road (NC-160) Widening
  - Project ID: SP\_4
  - Location: Steele Creek Road between Shopton Road and South Carolina State Line
  - Project Type: Pedestrian and Bike
  - Project Phase: Planning
  - Anticipated Start Date: Late 2024
  - Controlling entity: NCDOT Division 10
  - Project Manager Phone: 704-982-0101
  - Project Impact: Creates Complete Street

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant land).

Entitlement: 960 trips per day (based on 17,246 SF retail).

Proposed Zoning: 260 trips per day (based on 5,980 SF vehicle repair facility).

**DEPARTMENT COMMENTS**

- **Charlotte Area Transit System:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte-Douglas International Airport:** No comments submitted.

- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
  - **Charlotte-Mecklenburg Police Department:** No comments submitted.
  - **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
  - **Charlotte Water:** Charlotte Water currently does not have water system accessible for the rezoning boundary under review. The development will need to donate pipeline infrastructure to CLTWATER to serve this parcel. The applicant should contact Charlotte Water's New Services at (704) 432-2854 for more information regarding access to water system connections. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located northwest of the rezoning boundary. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Erosion Control:** No comments submitted.
  - **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Mecklenburg County Parks and Recreation Department:** No comments submitted.
  - **Stormwater Services Land Development Engineering:** No comments submitted.
  - **Storm Water Services:** No comments submitted.
  - **Urban Forestry / City Arborist:** No comments submitted.
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**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**  
**Planner:** Joe Mangum (704) 353-1908