

REQUEST

Current Zoning: N1-A (Neighborhood 1-A)
Proposed Zoning: N2-B (Neighborhood 2-B)

LOCATION

Approximately 11.45 acres located at the northeastern corner of the intersection of Steele Creek Road and Brown-Grier Road.



SUMMARY OF PETITION

The petition proposes to develop a vacant site in the Steele Creek Road corridor with uses permitted in the N2-B zoning district.

PROPERTY OWNER

Ralph S Grier

PETITIONER

Charter Properties, Inc.

AGENT/REPRESENTATIVE

John Carmichael, Robinson Bradshaw

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 5.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for the Neighborhood 2 Place Type.

Rationale for Recommendation

- The proposed N2-B zoning is consistent with the Neighborhood 2 Place Type proposed for the site.
- The site is adjacent to a previously approved rezoning with entitlements for 1,230,000 square feet of office and/or medical office uses, 340,000 square feet of community hospital uses, 104,200 square feet of commercial uses, 250 hotel rooms, 275 multifamily dwellings units, and 50 single family attached dwelling units. These uses are compatible and complimentary to Neighborhood 2 development.

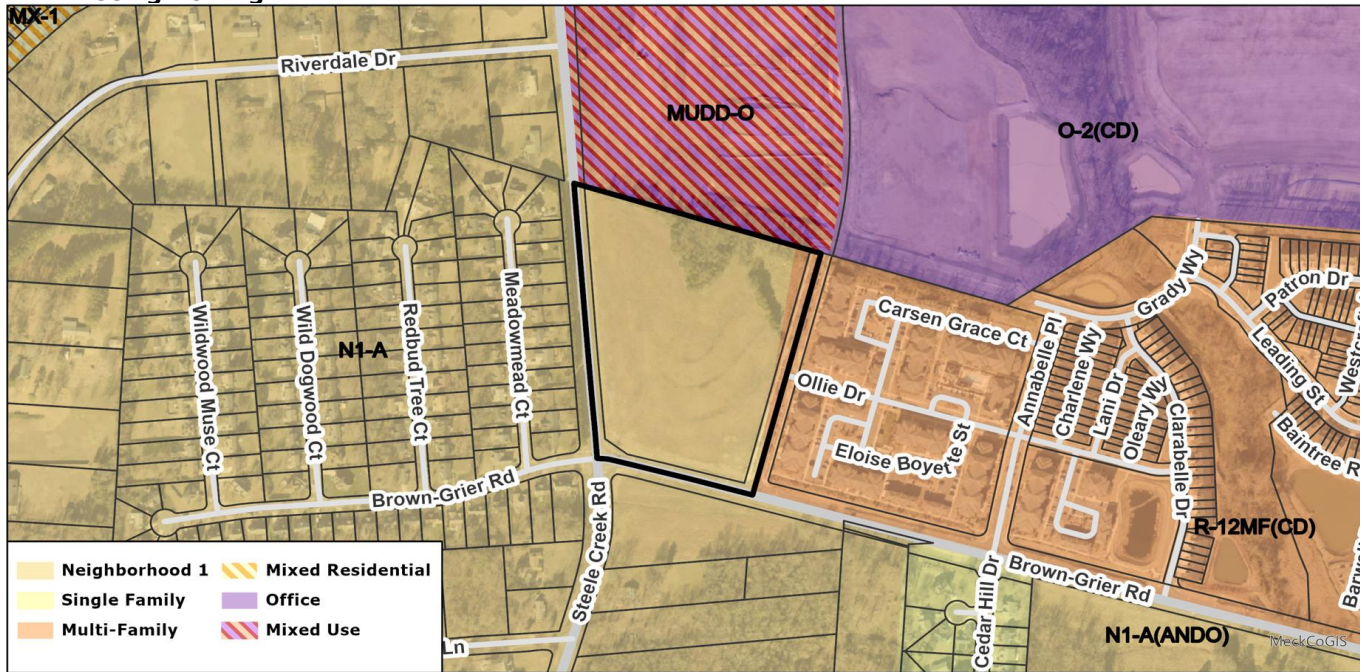
- The site is located at the intersection of two major thoroughfares, with a bus stop for CATS Route 56 located along the site's Steele Creek Road frontage.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods

PLANNING STAFF REVIEW

- **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.

- **Existing Zoning**



- The site is zoned N1-A and is surrounded by a mix of districts including N1-A (Neighborhood 1-A), R-12MF(CD) (Multifamily Residential, Conditional), MUDD-O (Mixed-Use Development District-Optional), and O-2(CD) (Office 2, Conditional).



The site, marked by a red star, is surrounded by a mix of uses including multifamily residential, single family residential, and commercial.



Street view of the site as seen from the intersection of Steele Creek Road and Brown-Grier Road.



Street view of vacant land, multifamily stacked residential and commercial uses are located to the north of the site along Steele Creek Road.



Street view of multifamily stacked residential use to the east of the site along Brown-Grier Road.

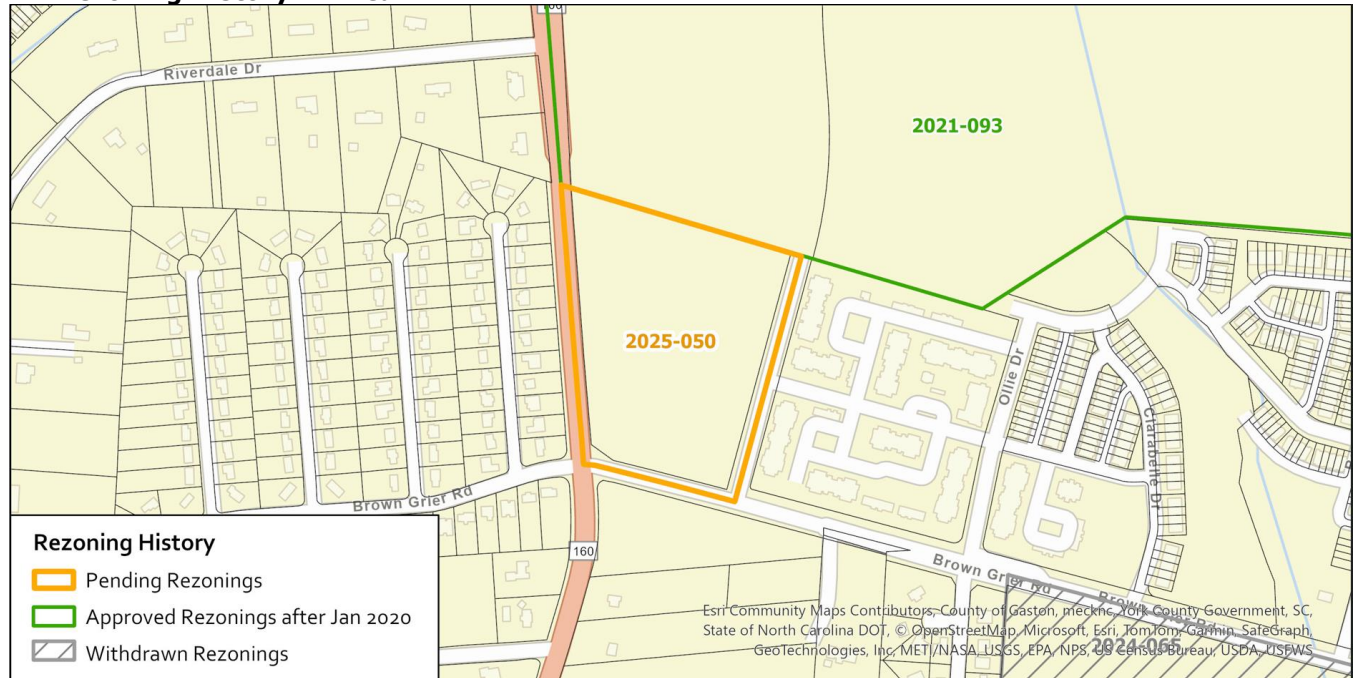


Street view of vacant land to the south of the site across Brown-Grier Road.



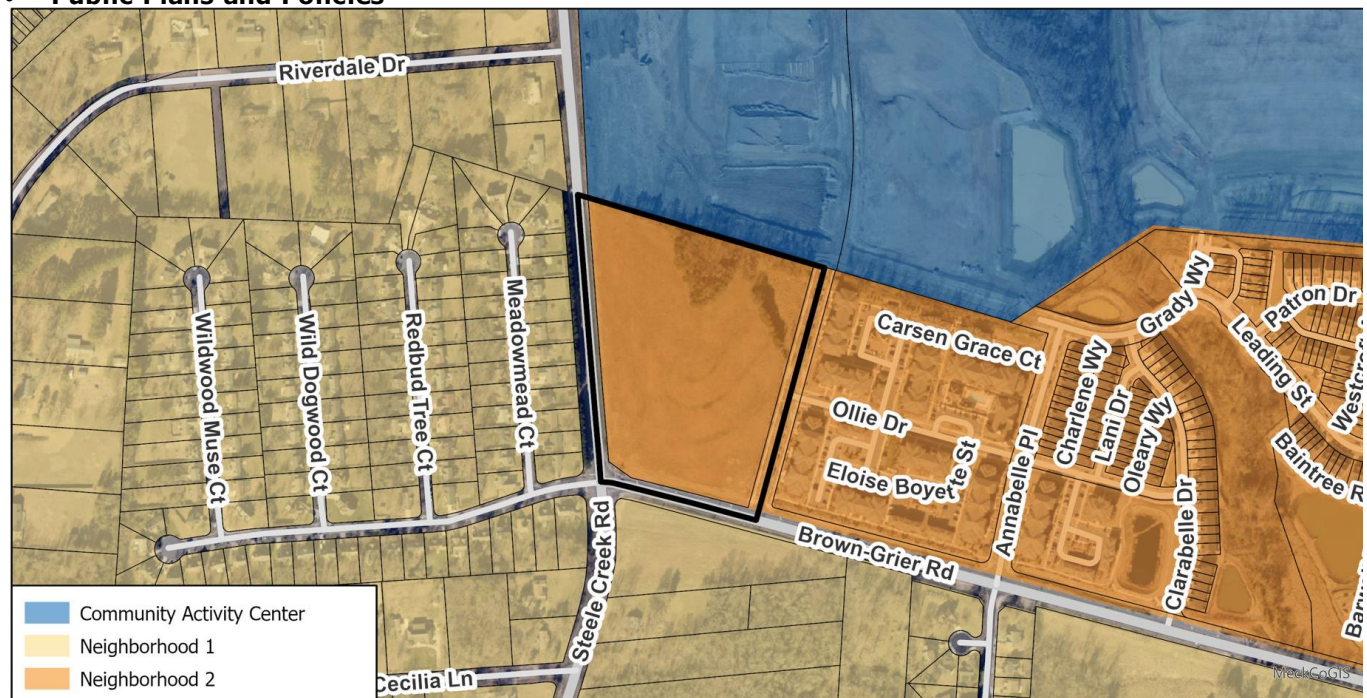
Street view of single family residential to the west of the site across Steele Creek Road.

• Rezoning History in Area



Petition Number	Summary of Petition	Status
2021-093	Petition to rezone 185 acres to O-2(CD) (Office 2, Conditional), MUDD-O (Mixed-Use Development District-Optional), and UR-2(CD) (Urban Residential 2, Conditional) for a mixed-use development consisting of 1,230,000 SF of office and medical office uses, 340,000 SF of community hospital uses, 104,200 SF of commercial uses, 250 hotel rooms, 275 multifamily dwellings and/or senior multifamily dwellings, and 50 single family attached dwellings.	Approved

• Public Plans and Policies



- The 2040 Policy Map (2022) recommends the Neighborhood 2 Place Type.

- **TRANSPORTATION SUMMARY**

- The site is located at the intersection of Brown-Grier Road, a State-maintained major arterial, and Steele Creek Road, a State-maintained major arterial. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the conventional rezoning. 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:**
- NCDOT STIP U-5766B
 - Steele Creek Road Widening from NC 49 to I-485.
 - Right of Way year 2026, Construction Year 2029
- NCDOT STIP HL-0138
 - NC 160 to I-485 Improve Corridor of Brown-Grier
 - Construction scheduled for 2026
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant land).
 - Entitlement: 375 trips per day (based on 34 single family dwellings).
 - Proposed Zoning: Trip generation not available for this conventional rezoning request.

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** See advisory comments at 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:** No outstanding issues.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main along Brown-Grier Rd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Brown-Grier Rd. See advisory comments at www.rezoning.org
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at 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.