

REQUEST	Current Zoning: I-1(CD), light industrial, conditional and R-3, single family residential Proposed Zoning: I-1(CD) SPA, light industrial, conditional, site plan amendment and I-1(CD), light industrial, conditional
LOCATION	Approximately 43.29 acres located on the southeast corner of the intersection of Steele Creek Road and Shopton Road.
SUMMARY OF PETITION	The petition proposes the development of up to 525,000 square feet of office/distribution and industrial uses.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	ATAPCO Steele Creek, Inc. East Group Properties, LP James J. McGovern
COMMUNITY MEETING STATEMENT OF CONSISTENCY	Meeting is required and has been held. Report available online. This petition is found to be inconsistent with the <i>Steele Creek Area Plan</i> but to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Eschert seconded by Commissioner Allen).

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted unanimously to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. Delineated and labeled the extension of Entrance Drive from Steele Creek Place Drive to Gable Road on the technical data sheet. 2. Modified the proposed zoning on the technical data sheet to read: "I-1(CD) SPA and I-1(CD)". 3. Clarified on the schematic plan that the abutting tax parcel 201-072-27 is not part of the requested rezoning and also included the ownership, zoning, and use information for the abutting parcel. 4. Provided elevations for the Gable Road sides of buildings 4 and 5 that illustrate architecturally articulated facades, decorative elements, and a heavily landscaped berm that break up large expanses of blank walls.
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VOTE	<table border="0"> <tr> <td>Motion/Second:</td> <td>Labovitz/Eschert</td> </tr> <tr> <td>Yeas:</td> <td>Allen, Eschert, Johnson, Labovitz, Lathrop, and Phipps</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>Griffith</td> </tr> <tr> <td>Recused:</td> <td>None</td> </tr> </table>	Motion/Second:	Labovitz/Eschert	Yeas:	Allen, Eschert, Johnson, Labovitz, Lathrop, and Phipps	Nays:	None	Absent:	Griffith	Recused:	None
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Yeas:	Allen, Eschert, Johnson, Labovitz, Lathrop, and Phipps										
Nays:	None										
Absent:	Griffith										
Recused:	None										

ZONING COMMITTEE DISCUSSION	<p>Staff presented the petition to the Zoning Committee and stated all outstanding issues had been addressed.</p> <p>One committee member questioned why staff is recommending approval of the proposed development that is inconsistent with a recently adopted area plan. The <i>Steele Creek Area Plan</i> recommends office and retail land uses which is consistent with the current conditional rezoning plan approved in 2002. Staff indicated the recommended future land use for a majority of the properties east of</p>
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the site along Shopton Road is for office, industrial, warehouse, and distribution which is similar to the uses proposed by the subject rezoning. It was noted that the proposal is consistent with the general industrial development pattern in the area and the site is also located within the Shopton Road Industrial Activity Center defined by the Centers, Corridors, and Wedges Growth Framework. Staff also stated that there is a large amount of commercially zoned properties north and west of the subject site that can accommodate a sufficient amount of retail uses to service the general area.

There was discussion regarding the differences between the current approved conditional rezoning plan approved in 2002 and the subject rezoning. The current plan allows for a commercial development consisting mainly of office/flex space with retail square footage and a hotel. The proposed rezoning is also a commercial development focusing mainly on office/distribution. It was later noted that the conditional notes would not prohibit retail uses from possibly being located within some of the proposed buildings.

A committee member mentioned a concern one of City Council members stated during the public hearing regarding how the development would look at the corner and a concern regarding the elimination of retail. Staff stated the building elevations provided within the rezoning packet illustrate an attractive front building facade with articulated architectural features but would not appear to be a retail use. Staff also noted that an abundance of property north and west of the subject site is currently zoned for commercial land uses and can potentially provide for a significant amount of retail uses with the area. It was also noted that the proposed development would provide an employment base to utilize the adjacent existing and future retail uses.

STAFF OPINION

Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS
(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW**• Background**

The existing I-1(CD) portion of the subject site was rezoned in 2002 (rezoning petition 2002-005) as part of a larger 49-acre development that allowed for up to 500,000 square feet of office/flex space, a 200-room hotel, and 47,000 square feet of retail and restaurant uses.

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- An industrial park with up to 525,000 square feet of office/distribution and industrial uses.
- Building height limited to 40 feet.
- Typical building elevations are provided.
- Freestanding lighting will be limited to 30 feet in height and will have full cut-off type lighting fixtures along the perimeter of the development.
- Additional right-of-way will be dedicated along Gable Road measuring 32.5 feet from the centerline.
- Entrance Drive will be extended from Steele Creek Place Drive to Gable Road.

• Public Plans and Policies

- The *Steele Creek Area Plan* (2012) recommends office and retail land uses for this site. The plan also states that it is important that future development in this area not compromise the accessibility of the Interstate 485 interchange.

- The petition is inconsistent with the *Steele Creek Area Plan*; however, the proposed industrial land use is consistent with the general industrial development pattern in the area and does not compromise the accessibility of the interchange. This site along with the majority of the adjacent parcels along Shopton Road is located within the Shopton Road Industrial Activity Center as defined by the Centers, Corridors, and Wedges Growth Framework.
 - **Staff Recommendation (Updated)**
 - Staff agrees with the recommendation of the Zoning Committee.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** No issues.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
 - **Urban Forestry:** No issues.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
 - This site meets minimum ordinance standards.
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OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Site Plan
- Community Meeting Report
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

Planner: Shad Spencer (704) 353-1132