



Note: A new public hearing on this petition is required due to an advertising error. The petition will proceed to Zoning Committee on April 17, 2013 and to City Council on April 22, 2013 for a decision.

REQUEST	Current Zoning: R-3, single family residential Proposed Zoning: O-1(CD), office, conditional and I-1(CD), light industrial, conditional
LOCATION	Approximately 114 acres located on the east side of Interstate 485 at the intersection of Sandy Porter Road and Interstate 485. (Outside City Limits)
SUMMARY OF PETITION	The petition proposes to allow the construction of a business park with office uses, limited industrial uses and certain other permitted uses.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of the outstanding issues. Although the <i>Steele Creek Area Plan</i> does not support the industrial use as proposed in this petition, the plan does support the office component. The proposed mix of industrial and office uses will blend in and be compatible with the existing land use pattern in the area.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Steele Creek (1997) Limited Partnership Steele Creek (1997) Limited Partnership/Chris Thomas Jeff Brown and Keith MacVean, Moore & VanAllen, PLLC
COMMUNITY MEETING	Meeting is required and has been held. Report available online.

PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Uses allowed by right and under prescribed conditions in the I-1 and O-1 zoning districts together with accessory uses allowed in the I-1 and O-1 zoning districts.
- Portion of the site zoned O-1(CD) may be developed with up to 120,000 square feet of gross floor area of principal buildings.
- Portion of the site zoned I-1(CD) may be developed with up to 135,000 square feet of gross floor area of principal buildings. A maximum of 100,000 square feet gross floor area may be developed with warehouses.
- Up to two (2) outdoor advertising signs (each of which may have one sign face per side of the sign) may be located on the Site along I-485.
- List of several uses not permitted on the site.
- The total number of principal buildings to be developed on the Site will not exceed 17.
- No limitation on the number of accessory buildings and structures located on Site. Other than parking structures, the size of accessory structures/buildings located on the Site will be limited to 20% of the gross floor area of the principal buildings constructed on the same lot as accessory structures/buildings.
- The building/parking envelope line adjacent to the properties zoned R-3 may be expanded if the adjoining property is rezoned to a non-residential zoning district.
- Vehicular access to the Site will be from Sandy Porter Road. Access to the Site from other adjoining parcels via the extension of public streets to the Site will also be allowed.
- As part of the construction of the proposed public street from Sandy Porter road into the Site, petitioner will construct a southbound left turn and a northbound right turn lane on Sandy Porter Road.

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- Prior to issuance of building permit(s) that account in the aggregate for more than 125,000 square feet of gross floor area on the Site, the Petitioner will construct a northbound right turn lane on Sandy Porter Road at Shopton Road with 150 feet of storage and a 150-foot bay taper.
 - Provision regarding ability to make some of the proposed public roadway improvements based upon availability of additional right-of-way.
 - Provision of a 100-foot Class A buffer separating proposed office and industrial from existing R-3 uses and zoning.
 - Provision of a 50-foot landscape area along I-485 pursuant to the following standards:
 - No buildings or parking areas will be allowed within the 50-foot landscape area.
 - Up to two (2) outdoor advertising signs and one (1) project identification sign may be located within the 50-foot landscape area in accordance with the sign regulations.
 - Grading and clearing for development, utilities, and the like, may take place in the landscape area at the Petitioner's discretion provided either the cleared area is re-landscaped to meet Class C buffer standards or an area equal to the portion of the landscape area cleared shall be added adjacent to the landscape area and replanted consistent with a Class C buffer standards (a minimum 50 feet in width of either: existing trees; or existing trees and new landscaping; or new landscaping must be maintained along I-485).
 - Provision of one-half of a Class A buffer along Sandy Porter Road as required by the Ordinance. If the use and zoning district across Sandy Porter Road change to a use and zoning district that no longer require a buffer, then this buffer may be eliminated and replaced with a setback as required by the I-1 zoning district.
 - Principal buildings on the Site will use a variety of building materials and will be a combination of the following: pre-cast concrete, brick, simulated stone, pre-cast stone, stone, stucco, EIFS, and tilt up concrete.
 - Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building(s) located on the same lot or parcel as the accessory building.
 - Warehouse distribution buildings constructed on the site will be designed to avoid long, solid, uninterrupted monochrome building elevations.
 - Provision of schematic building elevations.
 - Loading dock doors will be oriented away from I-485 and the internal public street.
 - Parking areas will not be allowed between the buildings constructed on the Site and I-485.
 - Detached lighting on the Site will be limited to 30 feet in height. No wall pak type lighting will be allowed within 500 feet of residential zoning or use.
- **Existing Zoning and Land Use**

The rezoning site is currently undeveloped and surrounded by a mix of single family residential, institutional, office, commercial, industrial, and warehouse and distribution activities and undeveloped acreage within a variety of zoning districts. The properties are zoned R-3, R-4, R-4(CD), INST(CD), O-1(CD), O-2, O-2(CD), B-1(CD), B-2(CD), and I-1(CD).
 - **Rezoning History in Area**
 - There have been several recent rezonings of properties from multiple zoning districts to accommodate a wide array of uses, including single family residential and multi-family residential, retail, services, hotel, mixed-use, office, distribution and industrial uses.
 - **Public Plans and Policies**
 - The *Steele Creek Area Plan* (2012) recommends a mixture of residential and office land uses for this site, with residential development as a buffer between existing single family development and non-residential development. The rezoning request proposes that a portion of the 114-acre site be rezoned to office, with the remainder rezoned to industrial. The *Steele Creek Area Plan* recommends residential/office/retail uses on R-3 zoned properties abutting the rezoning site to the east and to the south.
 - Although the *Steele Creek Area Plan* does not support the industrial use as proposed in this petition, the plan does support the office component. The proposed mix of industrial and office uses will blend in and be compatible with the existing land use pattern in the area.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** No issues.
 - **Vehicle Trip Generation:**
Current Zoning: 3,200 trips per day.
Proposed Zoning: 2,400 trips per day.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte-Mecklenburg Utilities:** No issues.
 - **Engineering and Property Management:** Engineering and Property Management requests delineation of any possible wetlands on the site. (Note: A wetlands determination letter has been submitted for this petition and states that wetlands are likely to be present in several areas of the site. A formal Wetland Delineation will be conducted according to and consistent with the protocol of the US Army Corps of Engineers.)
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **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.

OUTSTANDING ISSUES

- The petitioner should:
 1. Remove the note at the top of Sheet RZ-2 relating to GFA, as it is defined by the ordinance.
 2. The petitioner should provide information regarding maximum square footage (total) for accessory buildings and structures proposed as per *General Provisions* Note 1d.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Community Meeting Report
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

Planner: Claire Lyte-Graham (704) 336-3782