

REQUEST	Current Zoning: I-1(CD), light industrial, conditional and R-3, single family residential Proposed Zoning: I-2(CD), general industrial, conditional
LOCATION	Approximately 43.29 acres located on the southeast corner of the intersection of Steele Creek Road and Shopton Road. (Outside City Limits)
SUMMARY OF PETITION	The petition proposes the development of up to 525,000 square feet of office/distribution and light industrial uses.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	ATAPCO Steele Creek, Inc. East Group Properties, LP John Carmichael
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 Lathrop seconded by Commissioner Eschert).

ZONING COMMITTEE ACTION	The Zoning Committee voted 5-1 to recommend APPROVAL of this petition.
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VOTE	<table border="0"> <tr> <td>Motion/Second:</td> <td>Eschert/Lathrop</td> </tr> <tr> <td>Yeas:</td> <td>Eschert, Johnson, Labovitz, Lathrop, and Walker</td> </tr> <tr> <td>Nays:</td> <td>Allen</td> </tr> <tr> <td>Absent:</td> <td>Nealon</td> </tr> <tr> <td>Recused:</td> <td>None</td> </tr> </table>	Motion/Second:	Eschert/Lathrop	Yeas:	Eschert, Johnson, Labovitz, Lathrop, and Walker	Nays:	Allen	Absent:	Nealon	Recused:	None
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Yeas:	Eschert, Johnson, Labovitz, Lathrop, and Walker										
Nays:	Allen										
Absent:	Nealon										
Recused:	None										
ZONING COMMITTEE DISCUSSION	<p>Staff presented the petition to the Zoning Committee and indicated there were no outstanding issues.</p> <p>One Committee member questioned if the changes made to this rezoning request addressed the concerns City Council had on the previous rezoning for the subject site that was denied in November 2012. Staff indicated that some City Council members had concerns regarding the warehouse design of the buildings and also expressed the need for commercial uses rather than industrial type uses along Steele Creek Road. Staff stating that the building elevations along Steele Creek Road were modified to provide an office park appearance. However, the uses were not modified to require retail along Steele Creek Road.</p> <p>Another Committee member recalled that during the public hearing the petitioner indicated approximately 1000 individuals could be employed by the proposed development. This member indicated that those employees would support the predominately vacant commercial development across Steele Creek Road.</p>										

MINORITY OPINION

The minority of the Zoning Committee express their concern regarding recommending approval of a rezoning petition that is inconsistent with the recently adopted Steele Creek Area Plan. It was also stated that some retail uses should be provided within the proposed development to serve nearby residential neighborhoods.

STAFF OPINION

Staff agrees with the recommendation of the majority 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.
- In November of 2012, a request to rezone the subject site to I-1(CD) SPA and I-1(CD) for 525,000 square feet of office/distribution and industrial uses was denied by City Council (2012-086). The Zoning Ordinance allows a site that has been denied a rezoning to reapply within the required two year waiting period if the zoning designation is a lower classification in the hierarchy of zoning districts than the district previously requested.

• 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 light industrial uses.
- Uses limited to I-1 uses that are also allowed in the I-2 zoning district. This excludes uses such as heavy manufacturing, outdoor warehousing, and other more intense industrial uses.
- Building height limited to 40 feet.
- Building elevations of the facades that face Steele Creek Road are provided and indicate protruding elements, varied parapet heights, intricate reveal patterns, and other architectural elements to break the building mass.
- 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 majority 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 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.
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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
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

Planner: Shad Spencer (704) 353-1132