

<b>REQUEST</b>	Current Zoning: R-3 (single family residential), I-2 (general industrial) and I-2(CD) (general industrial, conditional)  Proposed Zoning: I-2(CD) (general industrial, conditional) and I-2(CD) SPA (general industrial, conditional, site plan amendment)
<b>LOCATION</b>	Approximately 20.3 acres located on the west side of Gable Road between Shopton Road and Interstate 485. (Outside City Limits)
<b>SUMMARY OF PETITION</b>	The petition proposes the development of up to 310,000 square feet of industrial, office distribution, and warehouse uses.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Multiple (see website) Eastgroup Properties, LP John Carmichael, Robinson Bradshaw & Hinson, PA
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 7
<b>STATEMENT OF CONSISTENCY</b>	This petition is found to be consistent with the <i>Steele Creek Area Plan</i> , based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> <li>• The proposal is a second phase of an industrial park; and</li> <li>• The property is within close proximity to I-485, the airport, and the intermodal yard.</li> </ul> <p>Therefore, this petition is found to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> <li>• The proposed use is compatible with the surrounding industrial uses; and</li> <li>• All outstanding issues have been addressed;</li> </ul> <p>By a 6-0 vote of the Zoning Committee (motion by Commissioner Sullivan seconded by Commissioner Labovitz).</p>

<b>ZONING COMMITTEE ACTION</b>	The Zoning Committee voted 6-0 to recommend <b>APPROVAL</b> of this petition with the following modifications: <ol style="list-style-type: none"> <li>1. Amended Site Development Data to delete "this site may be developed with 1,400,000 square feet of gross floor area." Noted maximum square footage as 310,000 square feet.</li> <li>2. Deleted Note C under Architectural Standards.</li> <li>3. Limited maximum building height to 40 feet.</li> <li>4. Staff has rescinded the request to address Engineering and Property Management comments as the affected portions of the site have been removed from the rezoning.</li> <li>5. Amended Note C under General Provisions to state that the administrative amendment will be submitted prior to a decision being made on Petition 2014-51.</li> <li>6. Amended site plan to remove references to reduction of required buffers with a fence. Site plan correctly reflects a Class "A" buffer along the site's frontage on Gable Road and I-485. Notes specify existing portions that will remain; a 50-foot portion that will remain wooded and undisturbed; and, portions that will be reduced to 37.5 feet in width with a berm.</li> <li>7. Amended site development data to reflect a reduction in acreage from 43.26 acres to 20.316 acres.</li> <li>8. Amended Note B under General Provisions to eliminate tax parcels no longer included in the rezoning.</li> <li>9. Amended Note C under General Provisions to specify that a</li> </ol>
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- 7.03-acre portion of the existing I-2(CD) zoned area is included in the I-2(CD) site plan amendment.
10. Amended Note D under General Provisions to clarify that the development proposed under the site plan for this rezoning petition and rezoning plan will be a portion of Phase 1 and Phase 2 of Steele Creek Commerce Park.
  11. Amended Note A under Architectural Standards to correctly specify that Sheet RZ-3 reflects a schematic architectural rendering of the rear elevation of the building facing Gable Road identified as Building 6.
  12. Correctly labeled building elevations on Sheet RZ-3.
  13. Added Note B under Architectural Standards to specify that a front elevation for Building 7 is included with the site plan.
  14. Added Note C under Architectural Standards regarding elevations for Building 6 to provide an alternative elevation for Gable Road, which will be provided in the event that vehicular parking and circulation (excluding truck parking and/or circulation) is located between Building 6 and Gable Road.
  15. Amended Note D under Streetscape/ Landscaping/Buffers to specify that the undisturbed 50-foot Class "A" buffer may be eliminated or reduced if an adjacent land use is changed to a land use or zoning that eliminates or reduces the buffer requirement.
  16. Amended Note B under Streetscape/Landscaping/Buffers to delete "walls and fence."

**VOTE**

Motion/Second:	Eschert/Sullivan
Yeas:	Dodson, Eschert, Labovitz, Nelson, Ryan, and Sullivan
Nays:	None
Absent:	Walker
Recused:	None

**ZONING COMMITTEE DISCUSSION**

Staff provided an update of the petition, noting that there are no outstanding issues. Staff noted that the petition is consistent with the *Steele Creek Area Plan*. There was no further discussion.

**STAFF OPINION**

Staff agrees with the recommendation of the Zoning Committee.

**FINAL STAFF ANALYSIS**  
(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW**

• **Background**

- A portion of the subject property was included in Petition 2013-21, which rezoned 43.29 acres located on the southeast corner of Steele Creek Road and Shopton Road from I-1(CD) (light industrial, conditional) to I-2(CD) (general industrial, conditional). The petition allows up to 525,000 square feet of office/distribution and light industrial uses, in eight principal buildings. The subject property was identified as Building 4 and had no assigned maximum square footage.

• **Proposed Request Details**

The site plan amendment contains the following changes:

- Incorporation of a 7.03-acre portion of area in Phase I identified as Building 4 into Phase 2 for entitlement purposes.

The site plan accompanying this petition contains the following provisions:

- Allow development of Phase 2 of an industrial park.
- Maximum of 310,000 square feet of I-1 (light industrial) uses that are permitted in the I-2 (general industrial) district.
- Maximum building height of 40 feet.
- Elevations for front and rear of buildings, including an alternative elevation for Gable Road,

which will be provided in the event that vehicular parking and circulation (excluding truck parking and/or circulation) is located between Building 6 and Gable Road.

- Class "A" buffers provided abutting and directly across the public right-of-way from residentially zoned or used property. Notes specify existing portions that will remain; a 50-foot portion that will remain wooded and undisturbed; and, portions that will be reduced to 37.5 feet in width with a berm.
  - Buffers may be eliminated or reduced if an adjacent land use is changed to a land use that eliminates or reduces the buffer requirement.
  - Access to the site provided from Sandy Porter Road and Gable Road.
  - An administrative amendment that reduces the maximum square footage by 96,000 square feet will be submitted for Petition 2013-21.
  - Detached lighting limited to 30 feet in height.
  - **Public Plans and Policies**
    - The *Steele Creek Area Plan* (2012) recommends industrial and warehouse distribution land uses for the subject property due to its proximity to I-485 and the airport.
    - The petition is consistent with the *Steele Creek Area Plan*.
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#### **DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No issues.
  - **Charlotte Department of Neighborhood & Business Services:** No comments received.
  - **Transportation:** No issues.
  - **Charlotte Fire Department:** No issues.
  - **Charlotte-Mecklenburg Schools:** No issues.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Charlotte-Mecklenburg Utilities:** No issues.
  - **Engineering and Property Management:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
  - **Mecklenburg County Parks and Recreation Department:** No comments received.
  - **Urban Forestry:** No comments received.
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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](http://www.rezoning.org)**

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Transportation 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

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