
REQUEST	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)
LOCATION	Approximately 47.84 acres located on the east and west side of Gable Road between Shopton Road and Interstate 485. (Outside City Limits)
SUMMARY OF PETITION	The petition proposes the development of up to 600,000 square feet of industrial, office distribution and warehouse uses.
STAFF RECOMMENDATION	Staff recommends approval of the petition upon resolution of outstanding issues.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Multiple (see application on website) Eastgroup Properties, LP John Carmichael, Robinson Bradshaw & Hinson, PA
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 7

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.

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- **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 600,000 square feet of I-1 (light industrial) uses that are permitted in the I-2 (general industrial) district.
- Elevations for front of buildings.
- Buffers provided abutting and directly across the public right-of-way from residentially zoned or used property.
- Access to the site provided from Sandy Porter Road and Gable Road.
- An east/west street connection will be provided between Gable Road and Sandy Porter Road.
- An administrative amendment that reduces the maximum square footage by 50,000 square feet will be submitted for Petition 2013-21.
- Detached lighting limited to 30 feet in height.

- **Existing Zoning and Land Use**

- The subject site currently contains a few single family dwellings while the majority is vacant. Properties to the north are zoned R-3 (single family residential) and B-1 (neighborhood business) and are vacant or contain single family and multi-family dwellings, and commercial uses. East of the site are parcels zoned R-3 (single family residential) and I-1(CD) (light industrial, conditional), which are developed with single family dwellings, a religious institution, a nonconforming automotive repair business or are vacant. Office/distribution and light industrial uses are currently under development, and two streets have been constructed in I-2 (CD) (general industrial, conditional) zoning on the west side of Gable Road. Interstate 485 and vacant R-3 (single family residential) zoned properties are south of the subject site.

- **Rezoning History in Area**
 - There have been no rezonings in the immediate area in recent years.
 - **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.
 - **Vehicle Trip Generation:**
Current Zoning: 1,700 trips per day.
Proposed Zoning: 4,400 trips per day.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte-Mecklenburg Utilities:** No issues.
 - **Engineering and Property Management:** Revise site plan to eliminate conflict created by storm water management facilities shown located over sanitary sewer.
 - **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.

OUTSTANDING ISSUES

- The petitioner should:
 1. Amend Site Development Data to delete "this site may be developed with 1,400,000 square feet of gross floor area."
 2. Delete Note C under Architectural Standards.
 3. Limit maximum building height to 40 feet.
 4. Address Engineering and Property Management comments.
 5. Amend Note C under General Provisions to state that the administrative amendment will be submitted prior to a decision being made on Petition 2014-51.
 6. A 50-foot Class "A" buffer is required along portions of the site that are directly across the public right-of-way from residentially zoned or used property, and the required buffer may only be reduced with a berm. Such conditions exist along portions of Gable Road, Shopton Road, Sandy Porter Road and I-485. Amend site plan to remove references to reduction of buffers in these areas with a fence, and either reflect the full buffer or specify installation of a berm.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- 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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