



Rezoning Petition 2016-009
Zoning Committee Recommendation
January 27, 2016

REQUEST	Current Zoning: R-3 (single family residential) Proposed Zoning: I-1(CD) (light industrial, conditional) with five-year vested rights.
LOCATION	Approximately 48.8 acres located on the west side of Sandy Porter Road, north of I-485 and east of Gable Road. (Outside City Limits)
SUMMARY OF PETITION	The petition proposes to allow the development of up to 525,000 square feet of industrial, office, and distribution uses on acreage located in close proximity to Interstate 485.
PROPERTY OWNER	Steele Creek (1997) Limited Partnership, et. al
PETITIONER	Eastgroup Properties, L.P.
AGENT/REPRESENTATIVE	John Carmichael
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 6
STATEMENT OF CONSISTENCY	<ul style="list-style-type: none">• The Zoning Committee found this petition 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">• The petition is consistent with the plan recommendation for office/industrial-warehouse distribution land uses.• Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:<ul style="list-style-type: none">• The request is supported by the <i>Steele Creek Area Plan</i>; and• The site is located within the Shopton Road Industrial Activity Center according to the <i>Centers, Corridors & Wedges Growth Framework</i>; and• The proposal provides additional phases to the Steele Creek Commerce Park, which is currently developed with phases 1 and 2; and• A portion of the site is adjacent to Interstate 485 and the entire site is approximately 1.5 miles from the Charlotte-Douglas International Airport and the Norfolk Southern Intermodal Facility;
	By a 6-0 vote of the Zoning Committee (motion by Wiggins seconded by Majeed).
ZONING COMMITTEE ACTION	<p>The Zoning Committee voted 6-0 to recommend APPROVAL of this petition with the following modifications:</p> <p><u>Transportation</u></p> <ol style="list-style-type: none">1. The back of the required curb and gutter is located 19 feet from the centerline of Sandy Porter Road along the frontage of the site. In lieu of bike lanes and a concrete sidewalk, an eight-foot planting strip and 12-foot asphalt multi-use path along these same limits has been provided.2. The following note has been modified as indicated: "East/west connection to Shutterfly Road which will be built to a private design section consistent with the entrance road in Phase 1 constructed to a local industrial cross section." <p><u>Requested Technical Revisions</u></p> <ol style="list-style-type: none">3. Noted on Sheet RZ-1 that the proposed zoning is I-1(CD), five-year vested rights.4. Delineated the Post Construction Storm Water ordinance stream buffers and also include these on Sheet RZ-1.5. Added the following note on the site plan as the locations for storm

water management are shown on the site plan: "The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points."

Site and Building Design

6. The limits of the improvements along Gable Road will include the area in front of the 75-foot "Class A" buffer.

VOTE

Motion/Second:	Majeed / Dodson
Yea:	Dodson, Eschert, Labovitz, Majeed, Sullivan, and Wiggins
Nays:	None
Absent:	Lathrop
Recused:	None

ZONING COMMITTEE DISCUSSION

Staff presented this item to the Committee, noting that all outstanding issues and technical revisions had been addressed, and that the petitioner agreed to ensure that the limits of the improvements along Gable Road will include the area in from the 75-foot "Class A" buffer. Staff further stated that the request is consistent with the *Steele Creek Area Plan*.

A Committee member asked if the abutting use is institutional use, and staff responded that it is a religious institution. Another Committee member indicated that it was positive seeing the continuing industrial development. There was no further discussion of the petition.

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

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Allows the development of Phases 3 and 4 of Steele Creek Commerce Park.
- Allows a maximum of 525,000 square feet of I-1 (light industrial uses), with a maximum 10 percent (52,500 square feet) of floor area to be devoted to office uses.
- Prohibits the following uses:
 - automobiles, truck and utility trailer rental;
 - automotive repair garages;
 - automotive service stations;
 - barber and beauty shops;
 - financial institutions;
 - eating/drinking/entertainment establishments (Type 1 and Type 2);
 - personal and recreational services; and
 - adult establishments.
- Provides buffers abutting and directly across the public right-of-way from residential or institutional zoned or used property.
- Provides access from Sandy Porter Road and Gable Road.
- Commits to the construction of an east/west connection to Shutterfly Road, which will be built to a private street design section consistent with the entrance road in Phase 1.
- Commits to the construction and installation of a northbound left-turn lane at the intersection of Sandy Porter Road and the new private street, which connects Gable Road to Sandy Porter Road.
- Commits to installation of curb and gutter along the Site's frontage on Sandy Porter Road as each portion of the site is developed. Back of curb and gutter will be located 19 feet from the existing centerline of Sandy Porter Road, and petitioner will pave the area located between the lip of the newly installed gutter and the existing pavement on Sandy Porter Road.
- In lieu of a bike lane and a concrete sidewalk, as each portion of the site is developed, petitioner will install an eight-foot planting strip and a 12-foot wide asphalt multi-use path along the site's

- frontage on Sandy Porter road behind the back of curb described above.
- Improves a segment of Gable Road as a local industrial street, to include a minimum five-foot sidewalk and eight-foot planting strip on both sides of the street. The limits of the improvements along Gable Road will include the area in front of the 75-foot class A buffer.
 - Proposes to abandon a portion of Gable Road. In the event the portion of Gable is abandoned so that the relevant portion of Gable Road is no longer a public street, petition will not be required to install improvements to Gable Road as described above.
 - Provides that the petitioner may seek approval from CDOT to use a lesser pavement standard for the relevant portion of Gable Road than the standard specified for the local industrial street section.
 - Buildings will be compatible to and complementary and consistent with the buildings constructed in the Steele Creek Commerce Park Phase I and II in terms of architectural style and character, types and colors of exterior building materials and fenestrations.
 - Provides a note stating that construction activities may only be conducted on the site daily from 7 a.m. to 7 p.m. Notwithstanding the foregoing, the slabs for the buildings proposed to be constructed under this Rezoning Plan may be poured prior to 7 a.m. or after 7 p.m. as a result of the need to pour the slabs in cooler temperatures.
 - Prohibits construction vehicles serving the site from utilizing Gable Road for ingress to and egress from the site.
- **Public Plans and Policies**
 - The *Steele Creek Area Plan* (2012) recommends office/industrial-warehouse distribution land uses for this site and the surrounding properties.
 - The site is located within the Shopton Road Industrial Activity Center according to the *Centers, Corridors & Wedges Growth Framework*.
 - **TRANSPORTATION CONSIDERATIONS**
 - Vehicle trips per day will increase under the proposed rezoning, but not enough to require off-site mitigation. Most of the trips generated by the site will be to and from the nearby I-485 / NC 160 interchange. The primary transportation goal for this site is to ensure that Sandy Porter is improved along the limits of the site.
 - **Vehicle Trip Generation:**
Current Zoning: 1,500 trips per day (based on 141 single family residential dwellings)
Proposed Zoning: 2,500 trips per day

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** 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 Water:** 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 issues.
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Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Site Plan
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Neighborhood & Business Services Review
 - Charlotte-Mecklenburg Storm Water Services Review

- Charlotte Water Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Transportation Review

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