

<b>REQUEST</b>	Current Zoning: R-3 (single family residential) Proposed Zoning: I-1(CD) (light industrial, conditional) with five-year vested rights.
<b>LOCATION</b>	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)
<b>SUMMARY OF PETITION</b>	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.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Steele Creek (1997) Limited Partnership, et. al Eastgroup Properties, L.P. John Carmichael
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 6

<b>STAFF RECOMMENDATION</b>	<p>Staff recommends approval of this petition upon resolution of the outstanding issues related to street improvements.</p> <p><u>Plan Consistency</u> The petition is consistent with the <i>Steele Creek Area Plan</i> recommendation for office/industrial-warehouse distribution land uses.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> <li>• The request is supported by the <i>Steele Creek Area Plan</i>.</li> <li>• The site is located within the Shopton Road Industrial Activity Center according to the <i>Centers, Corridors &amp; Wedges Growth Framework</i>.</li> <li>• The proposal provides additional phases to the Steele Creek Commerce Park, which is currently developed with phases 1 and 2.</li> <li>• 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.</li> </ul>
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**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 the construction and installation of a six-foot multi-use path and an eight-foot planting strip along the site's frontage on Sandy Porter Road.
- 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.
- 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.
- **Existing Zoning and Land Use**
  - The subject site currently contains single family residential homes and vacant land zoned R-3 (single family residential).
  - The property directly abuts a religious institution, nonconforming automotive repair business use, single family homes, and office/industrial uses zoned R-3 (single family residential) and I-2 (general industrial).
  - Along the east side of Sandy Porter Road are scattered residential homes and office/industrial/warehouse uses zoned R-3 (single family residential) and I-1(CD) (light industrial, conditional).
  - West are Phases I and II of Steele Creek Commerce Park and undeveloped acreage zoned I-1(CD) (light industrial, conditional) and I-2(CD) (general industrial, conditional).
- **Rezoning History in Area**
  - Petition 2014-051 rezoned approximately 20.3 acres on the west side of Gable Road between Shopton Road and Interstate 485 from R-3 (single family residential), I-2 (general industrial) and I-2(CD) (general industrial, conditional) to I-2(CD) (general industrial conditional) and I-2(CD) SPA (general industrial, conditional, site plan amendment) to allow the development of Phase II of Steele Creek Commerce Park, consisting of up to 310,000 square feet of industrial, office distribution, and warehouse uses.
  - Petition 2013-021 rezoned approximately 43.29 acres on the southeast corner of the intersection of Steele Creek Road and Shopton Road from R-3 (single family residential) and I-1(CD) (light industrial, conditional) to I-2(CD) (general industrial, conditional) to allow the development of Phase I of Steele Creek Commerce Park, consisting of 525,000 square feet of office/distribution and light industrial uses.
  - Petition 2013-002 rezoned approximately 114 acres on the east side of Interstate 485 at the intersection of Sandy Porter Road and Interstate 485 from R-3 (single family residential) to O-1(CD) (office, conditional) to allow the construction up to 255,000 square feet of business park with office uses, limited industrial uses and certain other permitted uses.
- **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. CDOT is therefore requesting the petitioner to commit to widening Sandy Porter to one half of its permanent future cross-section and provide a multi-use path for pedestrians and bicyclists including completing the gap in front of the existing Catholic church. The Subdivision Ordinance and Chapter 19 of City code will require improvements to existing and proposed streets, within the boundaries of the site.
- See Outstanding Issues, Notes 1 and 2.

- **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.
- **Harm**
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Fire Department:** No comments received.
- **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
- **Charlotte-Mecklenburg Storm Water Services:** See Requested Technical Revisions, Notes 2 and 3.
- **Charlotte Water:** Charlotte Water noted that through the 12-inch water main located along Sandy Porter Road, the water availability is only accessible to parcels 201-071-07, 201-07-08, and 201-071-10. This issue will be resolved during the permitting of the proposed development.
- **Engineering and Property Management:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.

**OUTSTANDING ISSUES**Transportation

1. CDOT requests the back of the required curb and gutter be located 19 feet from the centerline of Sandy Porter Road along the frontage of the site as well as in front of the church property on parcel 201-07-109. In lieu of bike lanes and a concrete sidewalk, CDOT requests the petitioner provide an eight-foot planting strip and 12-foot asphalt multi-use path along these same limits.
2. Modify the following note 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.

**REQUESTED TECHNICAL REVISIONS**

1. Note on Sheet RZ-1 that the proposed zoning is I-1(CD), five year vested rights.
2. Delineate the Post Construction Storm Water ordinance stream buffers and also include these on Sheet RZ-1.
3. Add 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."

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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Site Plan
- Locator Map
- 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
  - Engineering and Property Management Review
  - Mecklenburg County Land Use and Environmental Services Agency Review
  - Mecklenburg County Parks and Recreation Review
  - Transportation Review