
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.
STAFF RECOMMENDATION	Staff recommends approval of this petition. The petition is inconsistent with the <i>Steele Creek Area Plan</i> ; however, the proposed industrial land use is consistent with the general industrial development pattern in the area and is part of the Shopton Road Industrial Activity Center.
PROPERTY OWNER	ATAPCO Steele Creek, Inc.
PETITIONER	East Group Properties, LP
AGENT/REPRESENTATIVE	John Carmichael
COMMUNITY MEETING	Meeting is required and has been held. Report available online.

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 that 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.

- **Existing Zoning and Land Use**

The subject site is currently vacant. However, two streets have been constructed on the site in association with the previous development scenario. Properties to the north are zoned B-1 and are vacant or contain commercial uses. East of the site are parcels zoned both B-1 and R-3. The majority of these properties are vacant; however, there are some commercial uses and a fire station. Interstate 485 and vacant R-3 zoned properties are south of the subject site. Single family homes and vacant parcels within the R-3 zoning category are west of the petitioned site across Gable Road.

- **Rezoning History in Area**

- There have been a number of recent rezonings in this area other than the recent case for the subject property which was denied. The majority of the rezonings have been located south of the subject site near the intersection of Dixie River Road and Steele Creek Road to allow for

office and commercial uses. There was one recent rezoning approximately a quarter mile north of the petitioned site along Steele Creek Road to allow for a hotel.

- There are also two sites currently being considered for rezoning in close proximity to the subject site. One is approximately a half mile south of the site along Steele Creek Road for a 525,000 square foot commercial development and a hotel with up to 120 rooms. The second rezoning is approximately a half mile southeast of the property at I-485 and Sandy Porter Road for 255,000 square feet of office, office/distribution, and light industrial uses.
- **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.

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.
 - **Vehicle Trip Generation:**
Current Zoning: 12,700 trips per day.
Proposed Zoning: 3,300 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.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.
- **Urban Forestry:** No issues.

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

- No issues.

Attachments Online at www.rezoning.org

- Application
- 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
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

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