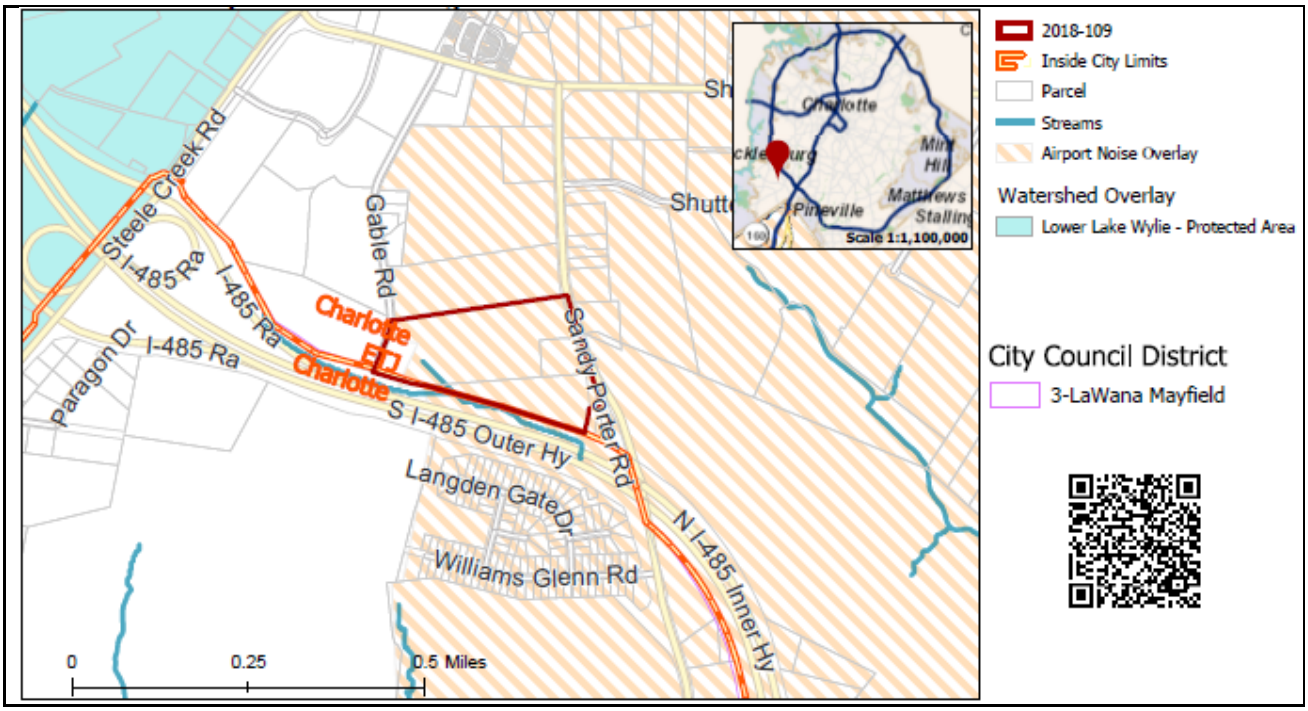
CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2018-109
Pre-Hearing Staff Analysis
November 19, 2018

REQUEST	Current Zoning: I-1(CD) AIR (light industrial, conditional, airport noise overlay) Proposed Zoning: I-1(CD) SPA AIR (light industrial, conditional, site plan amendment, airport noise overlay)
LOCATION	Approximately 24.23 acres located on the west side of Sandy Porter Road, north of Interstate 485. (Outside City Limits)



SUMMARY OF PETITION	The petition proposes to amend an approved site plan to allow a maximum of two buildings for office, warehouse, and distribution uses and other uses allowed in the I-1 (light industrial) zoning district, on a site that was previously developed with a single family home and an automotive repair shop and is now vacant.
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	Eastgroup Properties, LP Eastgroup Properties, LP John Carmichael and Ty Shaffer, Robinson Bradshaw & Hinson, P.A.
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 1

STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of the outstanding issue pertaining to environment. <u>Plan Consistency</u> The petition is consistent with the *Steele Creek Area Plan* recommendation for industrial land use. <u>Rationale for Recommendation</u> • The site is currently zoned I-1(CD) and recommended for industrial uses by the *Steele Creek Area Plan*. The property is

	located north of Charlotte-Douglas International Airport and within the "Combined 1996 Noise Exposure/Noise Compatibility Program Noise Contours" which identifies the day/night average sound level at 65 decibels, and which is not conducive to residential development. • The site is being developed as part of a larger industrial business park, which runs from Sandy Porter Road to Steele Creek Road and between Shopton Road and the interchange at Interstate 485. • The proposed site plan amendment is being requested to provide flexibility in the number and placement of the buildings. • The proposed site plan provides a Class A buffer along the northern edge of the property adjacent to an existing church, and a Class C buffer along the southern edge of the property adjacent to Interstate 485.

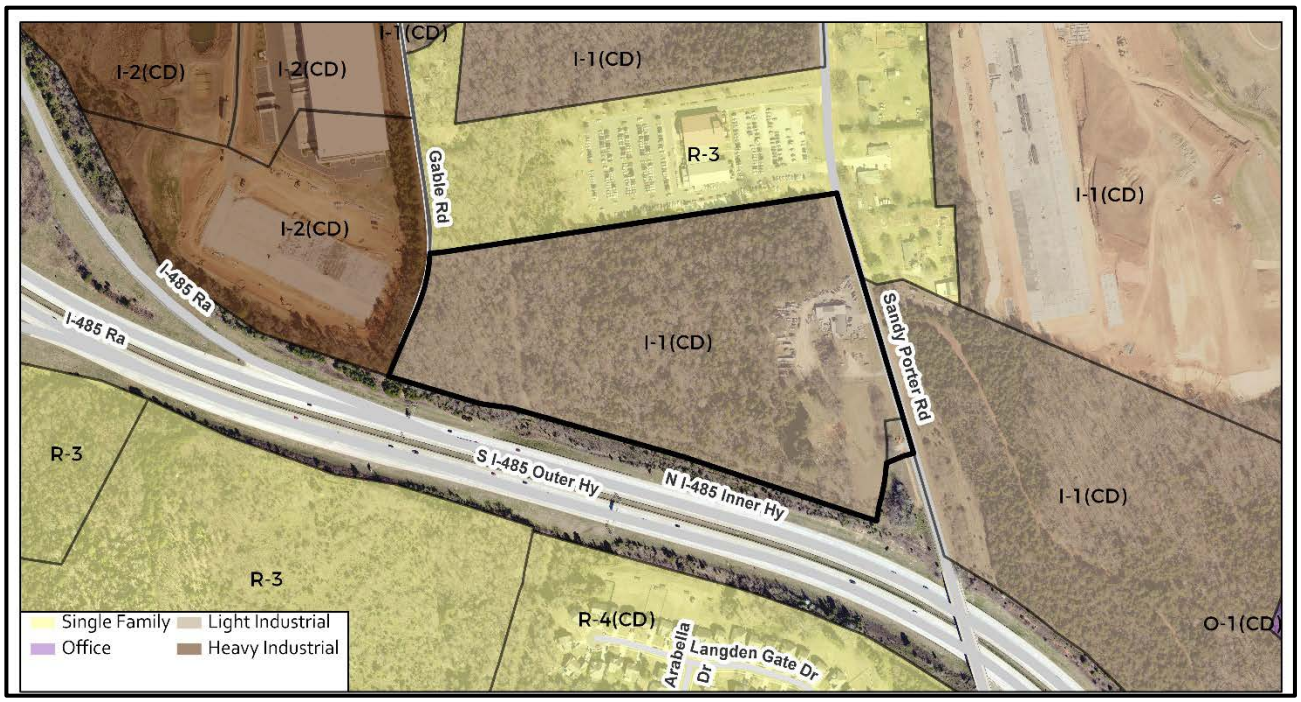
PLANNING STAFF REVIEW

- **Proposed Request Details**

  <u>The site plan amendment contains the following changes:</u>
  - Removes two building footprints and shows a single building/parking area in which two buildings may be constructed.
  - Removes architectural standards language regarding eastern elevation designated as Building 1.
  - Adds architectural standards note that states entrances will be architecturally differentiated using elements such as canopies, transparent glass and other elements.

  <u>Retains the following development rights:</u>
  - Allows all uses in the I-1 zoning district, with the following exceptions: automobiles, truck and utility trailer rental; automotive repair garages; automotive service stations: barber and beauty shops; financial institutions; eating drinking and entertainment establishments (type 1 and type 2); retail establishments, shopping centers and business, personal and recreational services; and adult establishments.
  - Limits the site to 255,750 square feet of gross floor area, with a maximum of 10% allowed to be devoted to office uses.
  - Commits to the following transportation improvements:
    - Curb and gutter along the site's frontage on Sandy Porter Road, located 19 feet from the existing centerline.
    - An eight-foot planting strip and a 12-foot wide asphalt multi-use path along the site's frontage in lieu of a bike lane and a concrete sidewalk.
    - Notes that prior to the issuance of the first certificate of occupancy for a new building constructed on the site, petitioner will pay the sum of $25,000 to CDOT for future planned improvements to Sandy Porter Road.
  - Limits building height to 45 feet.
  - Provides 50-foot Class A buffer along the north property line and a portion of the east property line, and a 50-foot Class C buffer along the south property line.
  - Limits height of freestanding lighting to 31 feet.

- **Existing Zoning and Land Use**



- The rezoning site was previously developed with a single family home and an automotive repair garage that have since been demolished. The property is now vacant.
- Rezoning petition 2017-125 rezoned the subject site from R-3 AIR (single family residential, airport noise overlay) and I-1(CD) AIR (light industrial, conditional, airport noise overlay) in order to allow the development of two buildings for up to 255,750 square feet of office, warehouse, and distribution uses. The approval allows devoting a maximum 10% (25,575 square feet) of the gross floor area for office.
- The site is surrounded by an institutional use, retail uses, office/warehouse/distribution uses and a small number of residential uses.

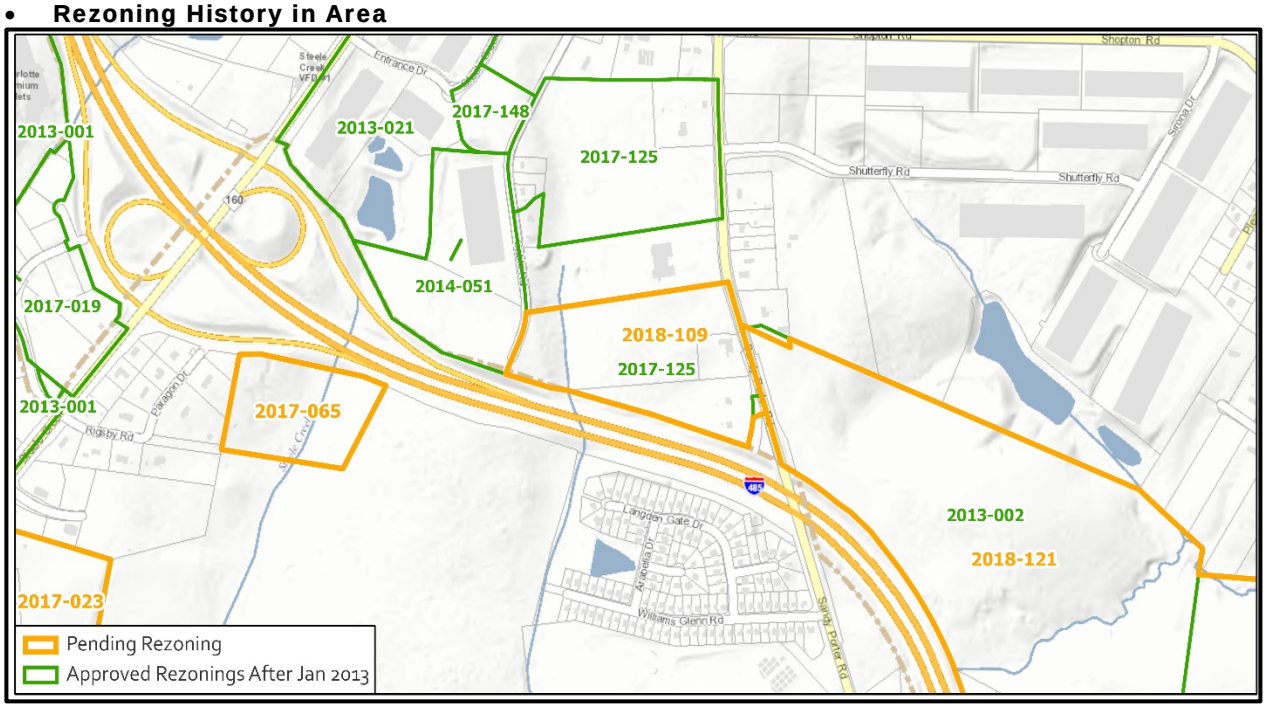
The subject property is vacant.

A portion of the property along Sandy Porter Road was developed with an automotive body shop, which has been demolished.

Property to the east along Sandy Porter Road is vacant.

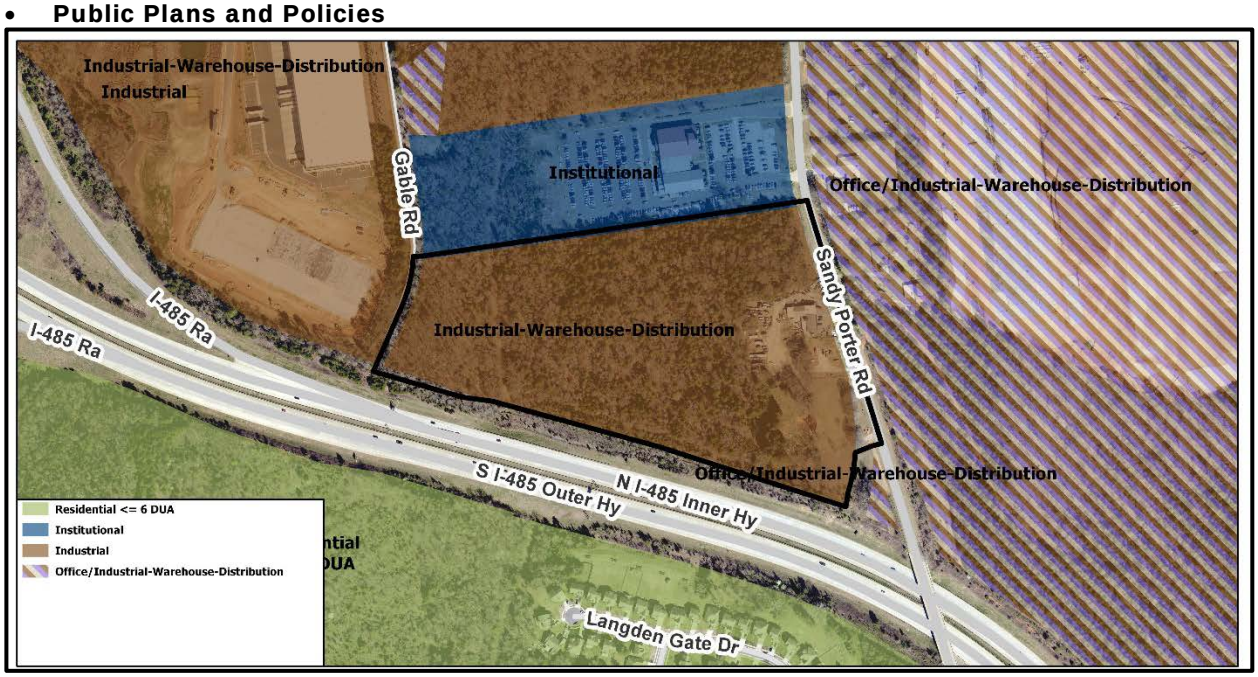
Property to the west along Entrance Drive is developed with warehouse/distribution uses.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-121	Rezone 265 acres from I-1(CD) (light industrial, conditional), O-1(CD) (office, conditional), and R-3 (single family residential) to MUDD-O (mixed use development, optional) and I-1(CD) (light industrial, conditional) to allow residential and non-residential uses in the MUDD-O and warehouse, distribution, and other permitted uses in I-1(CD).	Pending
2017-148	I-2(CD) SPA (general industrial, conditional, site plan amendment) on 3.96 acres to revise orientation and layout proposed building in an existing industrial business park, and to eliminate a buffer.	Approved
2017-065	Rezone 11.98 acres from R-3 (single family residential) to R-22MF(CD) (multi-family residential) to allow up to 240 residential units.	Pending
2017-023	Rezone 16.2 acres from R-3 (single family residential) to MUDD-O (mixed use development, optional) and NS (neighborhood services) to allow up to 45,000 square feet of commercial uses and up to 230 multi-family residential units.	Pending
2017-019	Rezoned 15.481 acres from R-3 (single family residential and CC (commercial center) to O-2(CD) (office, conditional) and NS (neighborhood services) to allow hotel, retail and office uses	Approved
2014-051	Rezoned 20.316 acres from R-3 (single family residential) 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 industrial/office/distribution uses.	Approved
2013-002	Rezoned 114 acres from R-3 (single family residential) to O-1(CD) (office, conditional) and I-1(CD) (light industrial, conditional) to allow the construction of a business park with office uses, limited industrial uses and certain other permitted uses.	Approved
2013-001	Rezoned 82 acres from R-3 (single family residential), I-1(CD) (light industrial, conditional), CC (commercial center), and CC SPA (commercial center, site plan amendment) to CC (commercial center), CC SPA (commercial center, site plan amendment) and MUDD-O (mixed use development, optional) to allow a 525,000-square foot of commercial development and a hotel up to 120 rooms.	Approved

- **Public Plans and Policies**



  - The *Steele Creek Area Plan* (2012) recommends industrial uses for this site and surrounding area.

- **TRANSPORTATION CONSIDERATIONS**
  - The site is located on a minor thoroughfare. The petition is a site plan amendment to the approved 2017-125 rezoning and does not change the vehicle trips generated.
  - **Vehicle Trip Generation:**
    Current Zoning:
    Existing Use: 100 trips per day (based on 2,300 car care center, single family home).
    Entitlement: 910 trips per day (based on 255,750 square feet warehouse; petition 2017-125).
    Proposed Zoning: 910 trips per day (based on 255,750 square feet warehouse; site plan).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** No comments submitted.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main and an existing 16-inch transmission main located along Sandy Porter Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main running through the western portion of the rezoning boundary.
- **Engineering and Property Management:**
  - **Arborist:** See Outstanding Issues, Note 1.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Environment

1. Submit a tree survey for all trees two inches in diameter at breast height (DBH) or larger located in the public right of way. Tree survey may be completed by landscape architect, surveyor, or

other land development professional.

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
  - Charlotte Area Transit System Review
  - Charlotte Department of Housing and Neighborhood Services Review
  - Charlotte Fire Department Review
  - Charlotte Water Review
  - Engineering and Property Management Review
    - City Arborist
    - Erosion Control
    - Land Development
    - Storm Water
    - Urban Forestry
  - Mecklenburg County Land Use and Environmental Services Agency Review
  - Mecklenburg County Parks and Recreation Review
  - Transportation Review

Planner: Claire Lyte-Graham (704) 336-3782