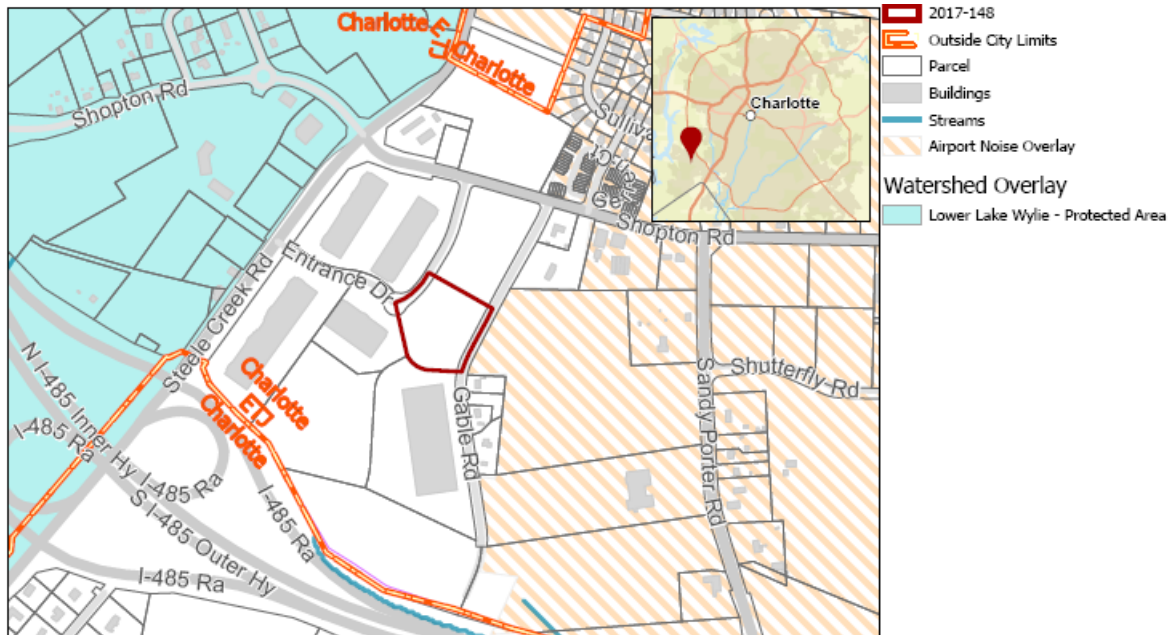


## REQUEST

Current Zoning: I-2(CD) (general industrial, conditional)  
 Proposed Zoning: I-2(CD) SPA (general industrial, conditional, site plan amendment)

## LOCATION

Approximately 3.96 acres located off Steele Creek Place Drive, south of Shopton Road and west of Gable Road.  
 (Outside City Limits)



## SUMMARY OF PETITION

The petition proposes to amend an approved conditional plan to revise the orientation and layout of a proposed building located in an existing industrial business park, and to eliminate a buffer due to a change in the zoning classification of an adjacent parcel of land.

## PROPERTY OWNER

Eastgroup Properties, L.P.

## PETITIONER

Eastgroup

## AGENT/REPRESENTATIVE

John Carmichael, 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.

### Plan Consistency

The petition is consistent with the industrial land use recommended for this site as per the *Steele Creek Area Plan*, as amended by rezoning petition 2013-021

### Rationale for Recommendation

- The site is within an industrial park adjacent to the Steele Creek Road and Interstate 485 interchange, and south of the inter-modal yard at Charlotte-Douglas International Airport.
- The site plan amendment is requested to change the orientation and layout of a building, and to eliminate a buffer requirement due to a change in the zoning classification of an adjacent parcel.
- The adjacent parcel is also part of the same industrial development, and zoned I-1(CD).

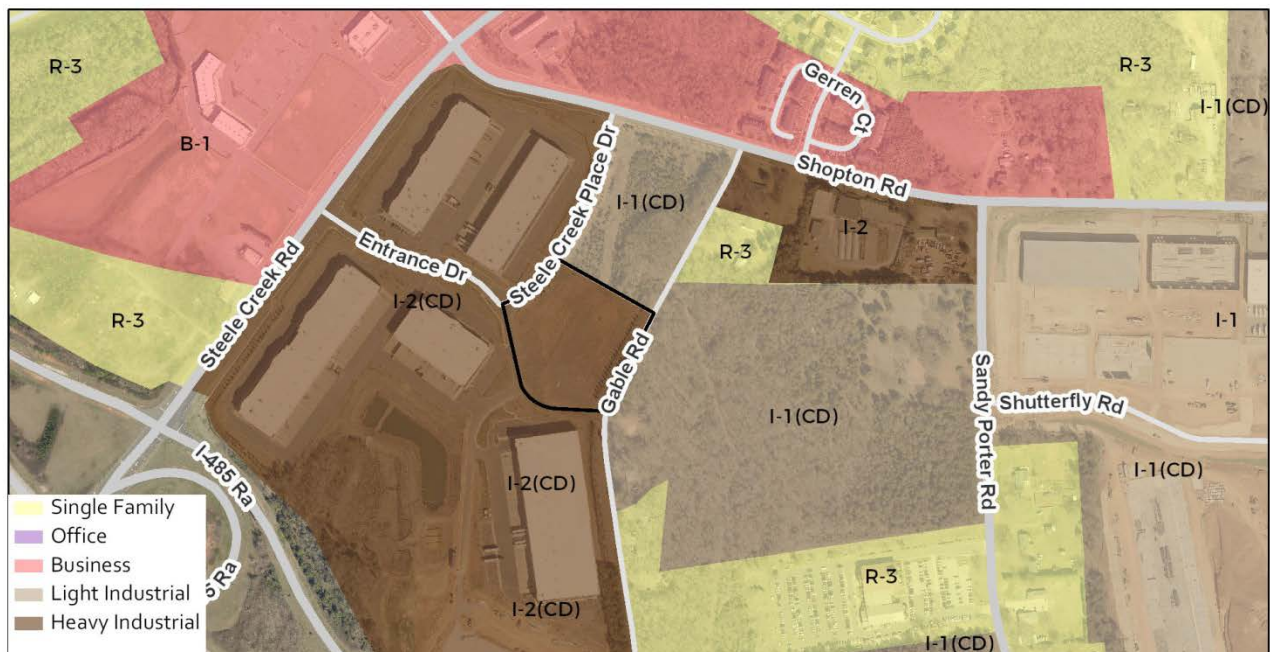
## PLANNING STAFF REVIEW

### • Proposed Request Details

The site plan amendment contains the following changes:

- Reorients proposed Building 5 to allow associated truck court to locate on the Gable Road side of the structure.
- Allows a maximum of 65,000 square feet of gross floor area.
- Limits site to the one building.
- Replaces the 37.5-foot Class A buffer with a four (4) foot berm located between Building 5 and Gable Road with a 20-foot wide setback and landscaped area containing small maturing trees planted 30 feet on center.
- Installs a six-foot planting strip and five-foot sidewalk along the east side of Entrance Drive to match existing planting strip and sidewalk on the west side of Entrance Drive.
- Provides elevations of the building to be constructed including an eastern elevation (facing Gable Road) and western elevation (facing Steele Creek Place).
- Removes buffer notes since a buffer will no longer be required if the rezoning request is approved.
- Removes the note under Environmental Features regarding the location of storm water ponds since storm water ponds will not be located on the site.

### • Existing Zoning and Land Use



- This site is currently undeveloped and part of a larger 43.29-acre tract rezoned from I-1(CD) (light industrial, conditional) and R-3 (single family residential) to I-2(CD) (general industrial, conditional), in order to allow up to 525,000 square feet of office/distribution and light industrial uses. Subsequently, an administrative amendment was approved in 2014, reducing the acreage to 36.26 acres, and square footage from 525,000 square feet to 428,400 square feet.
- The site is immediately surrounded by office/distribution warehouse uses, a religious institution and undeveloped/vacant land. Further away from the site, across Steele Creek and Shopton Roads are single family attached homes and single family detached residences, commercial uses, and undeveloped/vacant land.

- Rezoning History in Area**



| Petition Number  | Summary of Petition  | Status   |
|--|--|----------|
| 2017-125<br>2016-009<br>2014-051<br>2013-021<br>2013-002 | There have been multiple rezonings, as indicated in map above, for the developing industrial park bounded by Steele Creek Road, Gable Road, Shopton Road, and Interstate I-85. | Approved |

- Public Plans and Policies**



- The *Steele Creek Area Plan* (2012) as amended by rezoning petition 2013-021 recommends industrial uses for this site and surrounding area.
- The site is within an existing industrial park located adjacent to the interchange with Interstate 485, and just south of the inter-modal yard at Charlotte-Douglas International Airport.



- **TRANSPORTATION CONSIDERATIONS**

- This petition does not proposed any changes to external transportation conditions.
- No issues.

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Housing and Neighborhood 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 Water:** Charlotte Water has water system infrastructure accessible for the rezoning boundary via an existing eight-inch water distribution main located along Steele Creek Place Drive. Charlotte Water currently does not have sewer system accessibility for the parcel under review. The closest available sewer main is approximately 110 feet northeast of parcel 201-072-29 on Gable Road.
- **Engineering and Property Management:**
  - **Arborist:** If the project remains outside Charlotte City limits, no comments. If the parcel is annexed into the City of Charlotte, no trees can be planted in the right-of-way of any City maintained street without permission of the City Arborist's office. Contact Laurie Reid (704-336-5753) at the City Arborist's office to discuss trees species to be planted in the right-of-way on a City of Charlotte maintained street; species must be approved before planting.
  - **Erosion Control:** No issues.
  - **Land Development:** No issues.
  - **Storm Water Services:** No issues.
  - **Urban Forestry:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.

**REQUESTED TECHNICAL REVISIONS**

- ~~1. Note 2.B. should reflect the allowed square footage for the subject 3.96 acres and not the entire 36 acres originally rezoned.~~ Addressed.
  - ~~2. An administrative amendment that reflects the reduction in the square footage for this property must be submitted prior to this petition being placed on the Zoning Committee Work Session agenda.~~ Addressed.
- 

**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 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