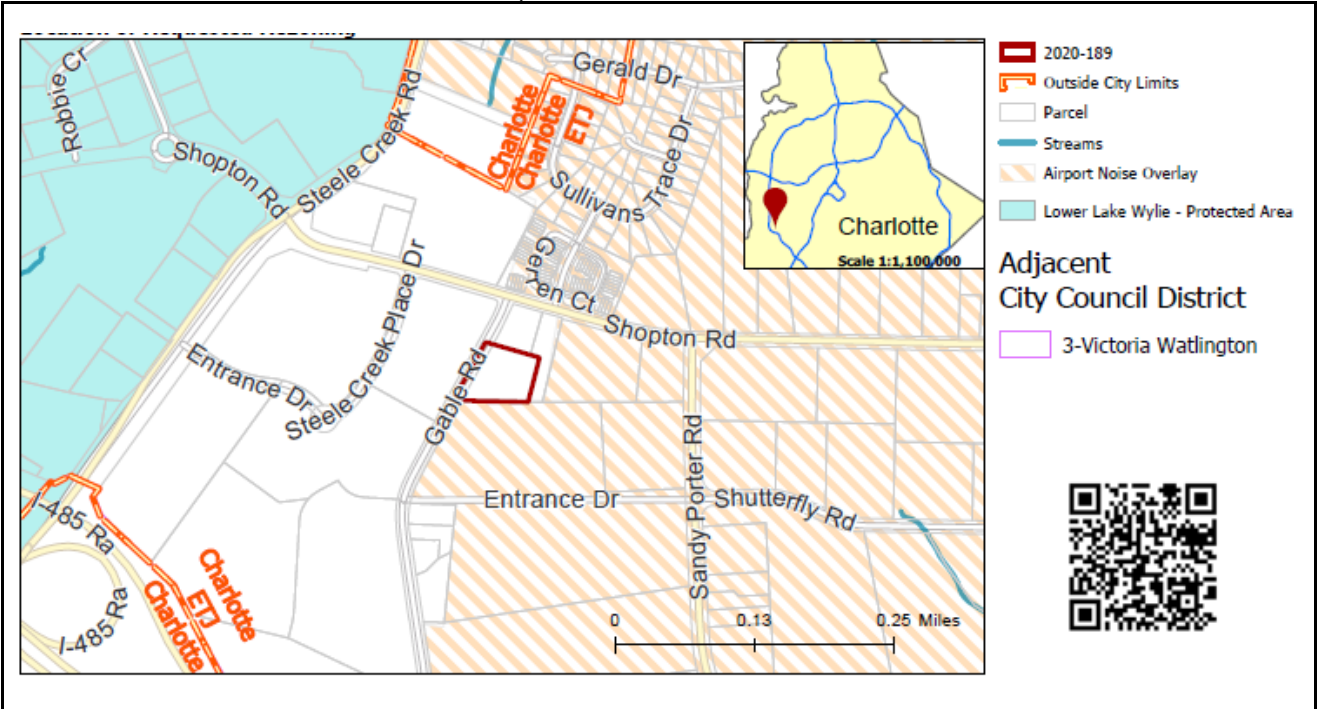


REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: I-2 (general industrial)

LOCATION

Approximately 2.66 acres located east of Gable Road and south of Shopton Road.



SUMMARY OF PETITION

The petition proposes to rezone a portion of a parcel developed with one single family home to conventional I-2 to bring the entire parcel under industrial zoning.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE
COMMUNITY MEETING

5110 Gable Road LLC
5110 Gable Road LLC
Matthew Ohmann, The Morgan Landscape Group
Meeting is not required.

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the office, industrial, warehouse-distribution land use for this site as per the *Steele Creek Area Plan*.

Rationale for Recommendation

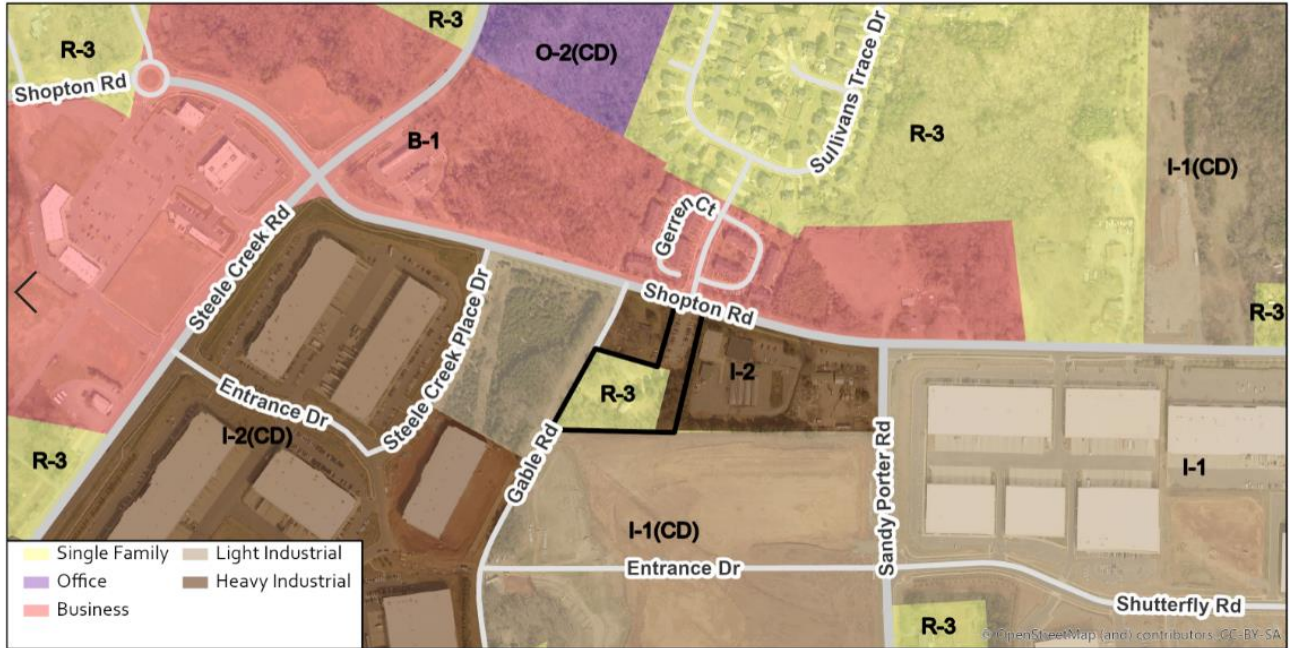
- The proposed rezoning is consistent with the adopted land use recommendations for this site and surrounding area.
- The site is located within the Shopton Road Industrial Activity Center as per the *Centers, Corridors and Wedges Growth Framework*.
- The surrounding parcels are all zoned for industrial uses.

PLANNING STAFF REVIEW

- **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.

- **Existing Zoning and Land Use**



The existing site is zoned R-3 and I-2. The surrounding land uses include industrial and business zoned properties.



The site is surrounded by a mix of uses including warehouses, a landscaping contractor, and a garden center. The site is marked by a red star.



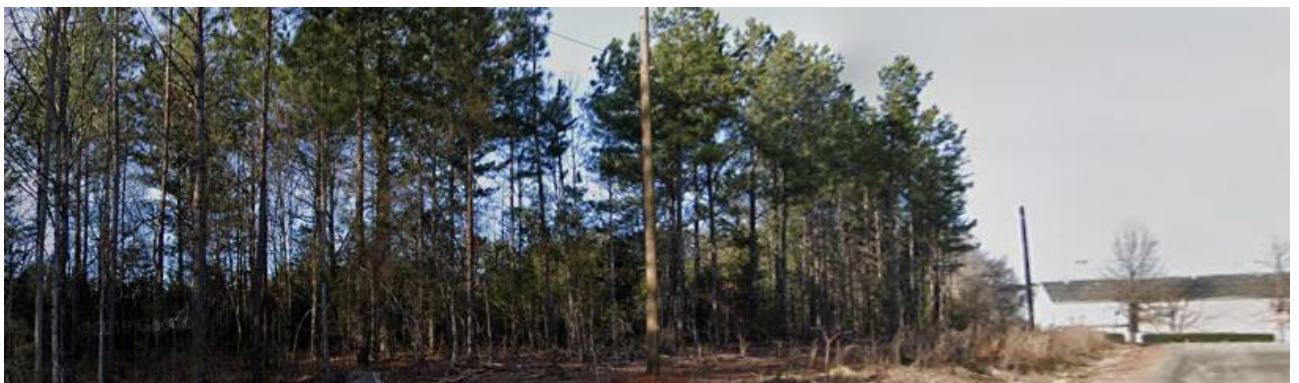
The property to the north is developed with one single family home.



The property to the east is developed with a garden center.

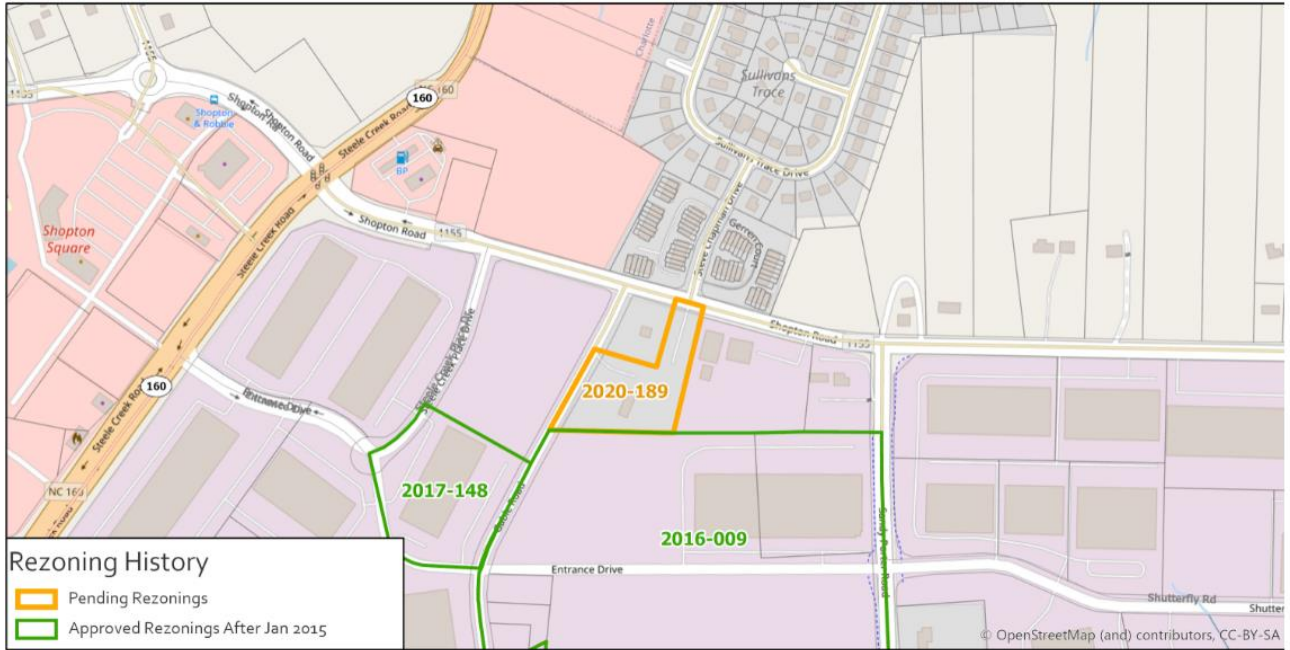


The property to the south is being developed with up to 525,000 square feet of industrial, office, and distribution uses.



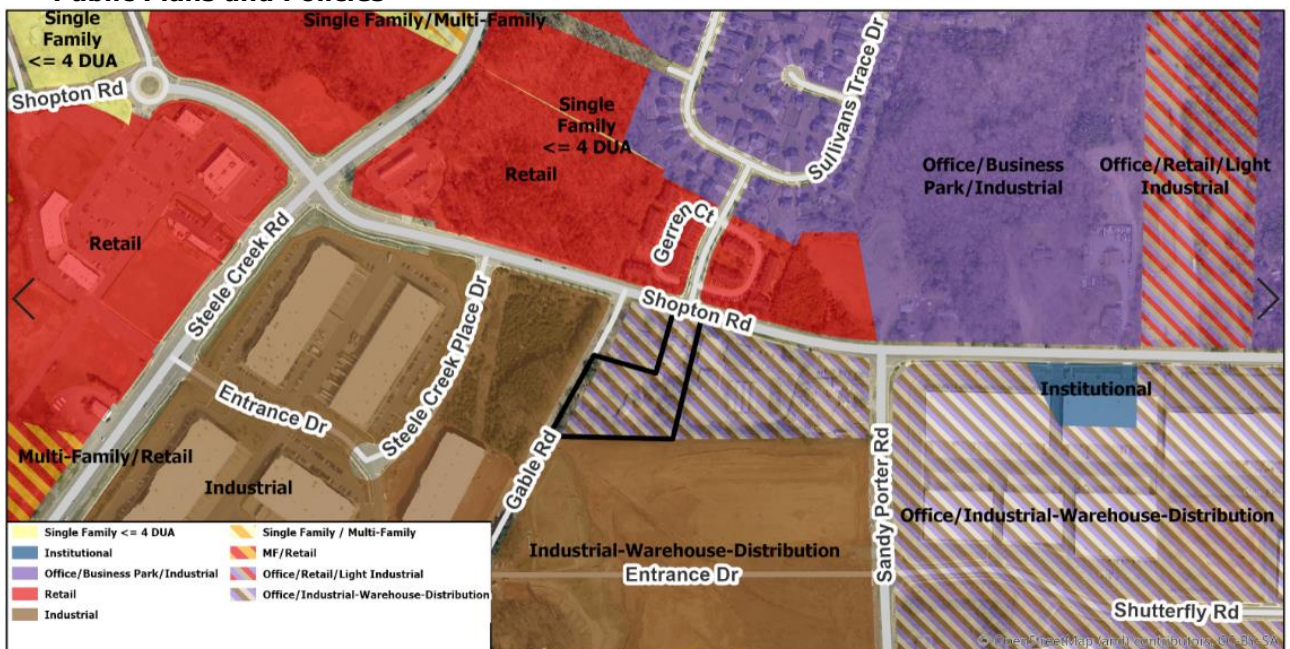
The property to the west is vacant wooded land.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-148	The petition amended an approved I-2(CD) plan to revise the orientation and layout of a proposed building located in an existing industrial business park and eliminated a buffer due to a change in zoning classification of an adjacent parcel.	Approved
2016-009	The petition rezoned 48.8 acres to I-1(CD) to allow the development of up to 525,000 square feet of industrial, office, and distribution uses.	Approved

• **Public Plans and Policies**



- The *Steele Creek Area Plan* recommends office, industrial, warehouse-distribution land uses for this site.

- **TRANSPORTATION SUMMARY**

- This site is located on Gable Road, an existing State-maintained collector road, in between Steele Creek Road and Sandy Porter Road. In accordance with the City's Ordinances and Policies, CDOT will work with the petitioner during permitting to contribute to and improve the existing pedestrian and vehicular network associated with the surrounding industrial-zoned area as applicable.
- **Active Projects:**
 - CIP Project: Sandy Porter Road and South Tryon Street Intersection Improvements
 - This project will make improvements to multiple intersections along Sandy Porter Road and South Tryon Street. Potential improvements include additional lanes, medians, bicycle facilities, planting strips and other amenities.
 - Currently in real estate acquisition phase.
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**

Current Zoning:
Existing Use: 10 trips per day (based on one single family dwelling).
Entitlement: 95 trips per day (based on 7 single family dwellings).
Proposed Zoning: 110 trips per day (based on 39,900 square feet of warehouse).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
 - **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
 - **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org
 - **Charlotte-Douglas International Airport:** No comments submitted.
 - **Charlotte Fire Department:** See advisory comments at www.rezoning.org
 - **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
 - **Charlotte-Mecklenburg Police Department:** No comments submitted.
 - **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
 - **Charlotte Water:** Water and sewer service is accessible for this rezoning boundary. See advisory comments at www.rezoning.org
 - **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No comments submitted.
 - **Land Development:** No comments submitted.
 - **Storm Water Services:** See advisory comments at www.rezoning.org
 - **Urban Forestry:** No comments submitted.
 - **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
 - **Mecklenburg County Parks and Recreation Department:** No comments submitted.
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See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: Joe Mangum (704-353-1908)