

<b>REQUEST</b>	Current Zoning: R-3, single family residential  Proposed Zoning: O-1(CD), office, conditional and I-1(CD), light industrial, conditional
<b>LOCATION</b>	Approximately 114 acres located on the east side of Interstate 485 at the intersection of Sandy Porter Road and Interstate 485. (Outside City Limits)
<b>SUMMARY OF PETITION</b>	The petition proposes to allow the construction of a business park with office uses, limited industrial uses and certain other permitted uses.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Steele Creek (1997) Limited Partnership Steele Creek (1997) Limited Partnership/Chris Thomas Jeff Brown and Keith MacVean, Moore & VanAllen, PLLC
<b>COMMUNITY MEETING STATEMENT OF CONSISTENCY</b>	Meeting is required and has been held. Report available online. The Zoning Committee found that the <i>Steele Creek Area Plan</i> does not support the industrial use as proposed but that it does support the office component. Further, the Zoning Committee found that the proposed mix of industrial and office uses will blend in and be compatible with the existing land use pattern in the areas. The Zoning Committee found that this petition is reasonable and in the public interest, by a 5-0 vote of the Zoning Committee (motion by Commissioner Walker seconded by Commissioner Eschert).

<b>ZONING COMMITTEE ACTION</b>	The Zoning Committee voted 5-0 to recommend <b>APPROVAL</b> of this petition with the following modification:  1. The petitioner has modified General Provisions Note 1d by eliminating references to the size of accessory buildings and structures, which will be determined by the zoning ordinance.
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<b>VOTE</b>	Motion/Second: Allen/Labovitz Yeas: Allen, Eschert, Johnson, Labovitz, and Walker Nays: None Absent: Lathrop and Nealon Recused: None
<b>ZONING COMMITTEE DISCUSSION</b>	Staff presented this item to the Committee, noting that the outstanding issues had been addressed. There was no discussion of this request.
<b>STAFF OPINION</b>	Staff agrees with the recommendation of the Zoning Committee.

**FINAL STAFF ANALYSIS**  
(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW****• Proposed Request Details**

- The site plan accompanying this petition contains the following provisions:
  - Uses allowed by right and under prescribed conditions in the I-1 and O-1 zoning districts together with accessory uses allowed in the I-1 and O-1 zoning districts.
  - Portion of the site zoned O-1(CD) may be developed with up to 120,000 square feet of gross floor area of principal buildings.
  - Portion of the site zoned I-1(CD) may be developed with up to 135,000 square feet of gross floor area of principal buildings. A maximum of 100,000 square feet gross floor area may be developed with warehouses.
  - Up to two (2) outdoor advertising signs (each of which may have one sign face per side of the sign) may be located on the Site along I-485.
  - List of several uses not permitted on the site.
  - The total number of principal buildings to be developed on the Site will not exceed 17.
  - No limitation on the number of accessory buildings and structures located on Site
  - The building/parking envelope line adjacent to the properties zoned R-3 may be expanded if the adjoining property is rezoned to a non-residential zoning district.
  - Vehicular access to the Site will be from Sandy Porter Road. Access to the Site from other adjoining parcels via the extension of public streets to the Site will also be allowed.
  - As part of the construction of the proposed public street from Sandy Porter road into the Site, petitioner will construct a southbound left turn and a northbound right turn lane on Sandy Porter Road.
  - Prior to issuance of building permit(s) that account in the aggregate for more than 125,000 square feet of gross floor area on the Site, the Petitioner will construct a northbound right turn lane on Sandy Porter Road at Shopton Road with 150 feet of storage and a 150-foot bay taper.
  - Provision regarding ability to make some of the proposed public roadway improvements based upon availability of additional right-of-way.
  - Provision of a 100-foot Class A buffer separating proposed office and industrial from existing R-3 uses and zoning.
  - Provision of a 50-foot landscape area along I-485 pursuant to the following standards:
    - No buildings or parking areas will be allowed within the 50-foot landscape area.
    - Up to two (2) outdoor advertising signs and one (1) project identification sign may be located within the 50-foot landscape area in accordance with the sign regulations.
    - Grading and clearing for development, utilities, and the like, may take place in the landscape area at the Petitioner's discretion provided either the cleared area is re-landscaped to meet Class C buffer standards or an area equal to the portion of the landscape area cleared shall be added adjacent to the landscape area and replanted consistent with a Class C buffer standards (a minimum 50 feet in width of either: existing trees; or existing trees and new landscaping; or new landscaping must be maintained along I-485).
  - Provision of one-half of a Class A buffer along Sandy Porter Road as required by the Ordinance. If the use and zoning district across Sandy Porter Road change to a use and zoning district that no longer require a buffer, then this buffer may be eliminated and replaced with a setback as required by the I-1 zoning district.
  - Principal buildings on the Site will use a variety of building materials and will be a combination of the following: pre-cast concrete, brick, simulated stone, pre-cast stone, stone, stucco, EIFS, and tilt up concrete.
  - Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building(s) located on the same lot or parcel as the accessory building.
  - Warehouse distribution buildings constructed on the site will be designed to avoid long, solid, uninterrupted monochrome building elevations.
  - Provision of schematic building elevations.

- Loading dock doors will be oriented away from I-485 and the internal public street.
  - Parking areas will not be allowed between the buildings constructed on the Site and I-485.
  - Detached lighting on the Site will be limited to 30 feet in height. No wall pak type lighting will be allowed within 500 feet of residential zoning or use.
  - **Public Plans and Policies**
    - The *Steele Creek Area Plan* (2012) recommends a mixture of residential and office land uses for this site, with residential development as a buffer between existing single family development and non-residential development. Although the *Steele Creek Area Plan* does not support the industrial use as proposed in this petition, the plan does support the office component. The proposed mix of industrial and office uses will blend in and be compatible with the existing land use pattern in the area.
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**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No issues.
  - **Charlotte Department of Neighborhood & Business Services:** No issues.
  - **Transportation:** No issues.
  - **Charlotte Fire Department:** No issues.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Engineering and Property Management:** Engineering and Property Management requests delineation of any possible wetlands on the site. (Note: A wetlands determination letter has been submitted for this petition and states that wetlands are likely to be present in several areas of the site. A formal Wetland Delineation will be conducted according to and consistent with the protocol of the US Army Corps of Engineers.)
  - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
  - **Mecklenburg County Parks and Recreation Department:** No issues.
  - **Urban Forestry:** No issues.
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**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.
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**OUTSTANDING ISSUES**

- No issues.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Pre-Hearing Staff Analysis
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review

- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

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