



Charlotte-Mecklenburg Planning Department

DATE: December 14, 2017

TO: Donald Moore
Zoning Supervisor

FROM: Ed McKinney
Interim, Planning
Director

SUBJECT: Administrative Approval for Petition No. 2016-009 Eastgroup Properties, L.P.

Attached is the revised site plan for the petition above. This request allows the modification of the proposed site plan as listed below. Since these changes do not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

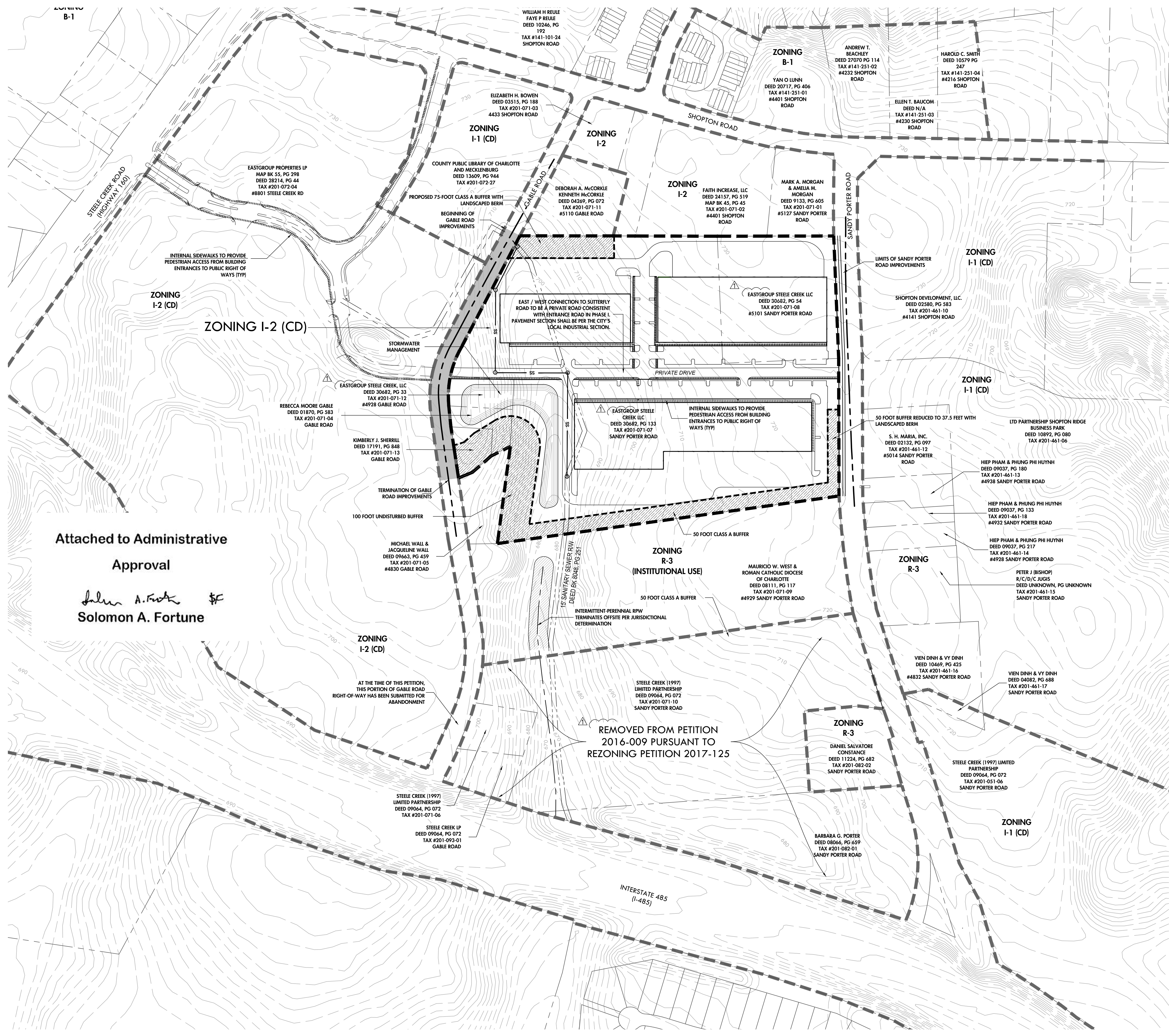
- Modification of square footage since part of the original site governed by this petition was rezoned under petition 2017-125.

Reasons for Staff's support of the request:

- The site plan complies with the conditional notes and still meets the intent of the original approval by the City Council.

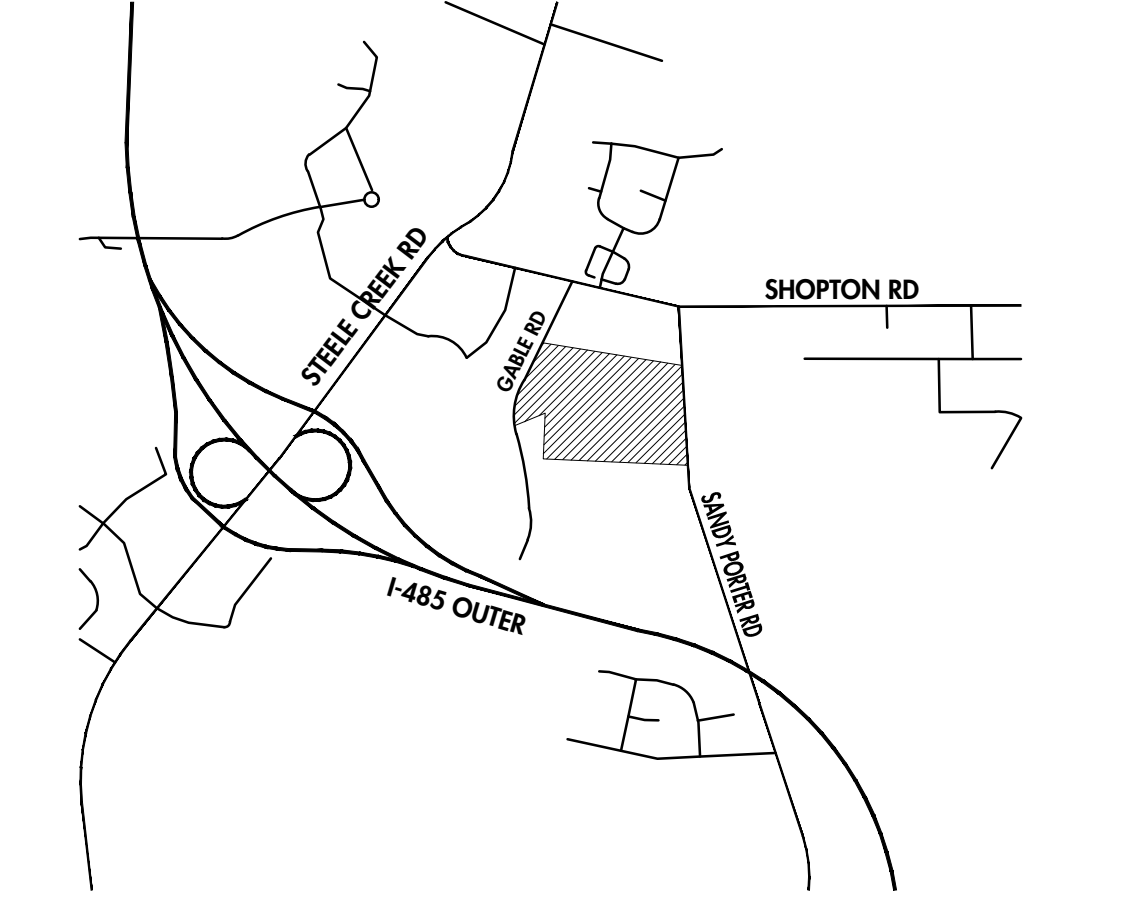
Note: All other Zoning, Subdivision, Tree Ordinances and conditional requirements still apply.

Signage was not reviewed as part of this request.



Attached to Administrative
Approval
Solomon A. Fortune
Solomon A. Fortune

VICINITY MAP



SITE DEVELOPMENT TABLE

ADMINISTRATIVE AMENDMENT TO PETITION NUMBER	2016-009
SITE ACREAGE	± 26.67 AC.
TAX PARCELS	201-071-07 201-071-08 201-071-12 201-071-13 201-071-04
EXISTING ZONING	I-1 (CD)
PROPOSED ZONING	I-1 (CD)
EXISTING USE	VACANT
PROPOSED USE	INDUSTRIAL / OFFICE (MAX 10% / DISTRIBUTION)
MAXIMUM GROSS SF OF DEV.	THE MAXIMUM FLOOR AREA RATIO FOR I-1 (CD) IS 0.80. THIS SITE MAY BE DEVELOPED TO ≤ 359,520 SF OF FLOOR AREA. A MAXIMUM OF 10%, OR 35,952 SQUARE FEET, MAY BE DEVOTED TO OFFICE USES.
MAXIMUM BUILDING HEIGHT	NOT TO EXCEED 40 FEET
PARKING	AS REQUIRED BY THE ORDINANCE
OPEN SPACE	AS REQUIRED BY THE ORDINANCE

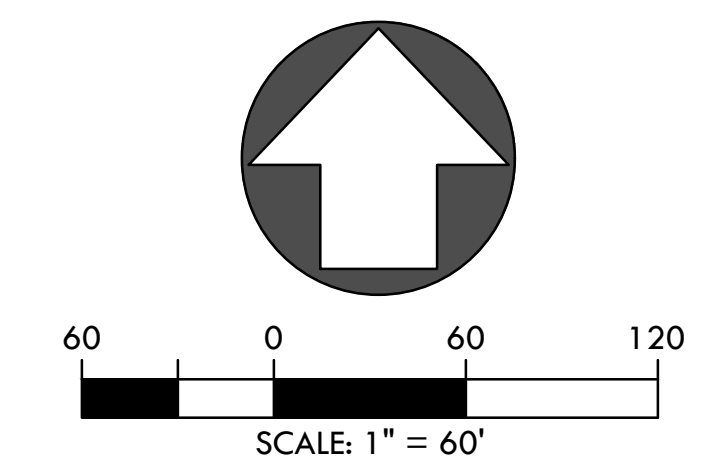
LEGEND

EXISTING ZONING BOUNDARIES	---
PROPOSED ZONING BOUNDARIES	----
BUILDING/PARKING ENVELOPE	---
PROPOSED BUFFERS	▨

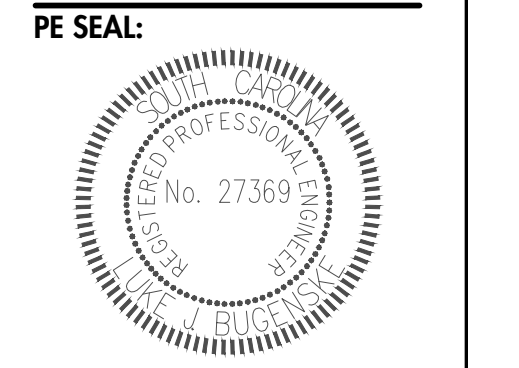
PETITIONER

EASTGROUP
PROPERTIES
4725 ENTRANCE DRIVE, SUITE G
CHARLOTTE, NORTH CAROLINA 28273
(704) 625-4030

DRAWING INFORMATION



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ENGINEERING
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CORPORATE SEAL:

STEELE CREEK COMMERCE PARK PHASE III
SANDY PORTER ROAD
CITY OF CHARLOTTE, NORTH CAROLINA
EASTGROUP PROPERTIES, LP
REZONING PLAN PETITION 2016-009

REVISIONS:
1. 11/13/2017 - ADMINISTRATIVE AMENDMENT
2. 12/04/2017 - PLANNING COMMENTS

ENGINEER: GTW
DRAWN BY: GTW
CHECKED BY: LJB
PROJECT #: 017.006
SHEET
RZ.01
SHEET 1 OF 2

STEELE CREEK COMMERCE PARK - PHASE III

DEVELOPMENT STANDARDS

NOVEMBER 13, 2017

ADMINISTRATIVE AMENDMENT TO REZONING PETITION NO. 2016-009

I. GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the request for an administrative amendment to the approved conditional rezoning plan relating to Rezoning Petition No. 2016-009, which Rezoning Petition was filed by Eastgroup Properties, LP (the "Petitioner") and approved by the Charlotte City Council on February 15, 2016. The purposes of this administrative amendment are, among other things, to reduce the size of the site subject to Rezoning Petition No. 2016-009 and to reduce the maximum gross floor area that may be developed on the site. The site that is subject to this administrative amendment request and that will continue to be subject to Rezoning Petition No. 2016-009 is an approximately 26.67 acre site located on the west side of Sandy Porter Road and the east side of Gable Road, south of Shopton Road, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site").
- B. The Site is comprised of Tax Parcel Nos. 201-071-08, 201-071-07, 201-071-12, 201-071-13 and 201-071-04.
- C. Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
- D. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the I-1 zoning district shall govern all development taking place on the Site.
- E. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard and buffer requirements set forth on this Rezoning Plan and the development standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan. Alterations and modifications shall be in accordance with Section 6.207 of the Ordinance.
- F. The development of the Site proposed under this Rezoning Plan shall be considered to be a planned/unified development. Therefore, side and rear yards, buffers, building height separation requirements and other similar zoning standards shall not be required internally between improvements, uses and other site elements located on the Site. Furthermore, the Petitioner and/or owner of the Site reserve the right to subdivide portions or all of the Site and to create lots within the interior of the Site without regard to any such internal separation standards and public/private street frontage requirements, provided, however, that the development of the Site shall be required to meet any applicable setback, side yard, rear yard and buffer requirements with respect to the exterior boundaries of the Site.
- G. Pursuant to Section 1.110 of the Ordinance and Section 160A-385.1 of the North Carolina General Statutes, the Rezoning Plan, if approved, shall be vested for a period of 5 years due to the size and phasing of the development, the level of investment, economic cycles and market conditions.
- H. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

II. PERMITTED USES/DEVELOPMENT LIMITATIONS

- A. Subject to the limitations set out below, the buildings to be located on the Site may be devoted to any use or uses allowed by right or under prescribed conditions in the I-1 zoning district, together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in the I-1 zoning district.
- B. Notwithstanding the terms of paragraph A above, the following uses shall be prohibited on the Site:
 - (1) Automobiles, truck and utility trailer rental.
 - (2) Automotive repair garages.
 - (3) Automotive service stations.
 - (4) Barber and Beauty shops.
 - (5) Financial institutions.
 - (6) Eating, Drinking and Entertainment Establishments (Type 1 and Type 2).
 - (7) Retail establishments, shopping centers and business, personal and recreational services.
 - (8) Adult establishments.

C. A maximum of 359,520 square feet of gross floor area may be developed on the Site.

D. Notwithstanding the foregoing, of the allowed 359,520 square feet of gross floor area that may be developed on the Site, a maximum of ten percent of such allowable gross floor area, or 35,952 square feet, may be devoted to office uses.

III. TRANSPORTATION

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of each access point are subject to any minor modifications required by the Charlotte Department of Transportation and/or the North Carolina Department of Transportation.
- B. The alignments of the internal drives to be located on the Site are subject to any minor modifications or alterations required during the construction permitting process.
- C. Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan.
- D. Petitioner shall, as each portion of the Site is developed, install curb and gutter along the Site's frontage on Sandy Porter Road. The back of the curb and gutter shall be located 19 feet from the existing centerline of Sandy Porter Road, and Petitioner shall pave the area located between the lip of the newly installed gutter and the existing pavement on Sandy Porter Road.
- E. In lieu of a bike lane and a concrete sidewalk, Petitioner, as each portion of the Site is developed, install an 8 foot planting strip and a 12 foot wide asphalt multi-use path along the Site's frontage on Sandy Porter Road behind the back of curb described above in paragraph D.
- F. The internal private street to be constructed within the Site that will provide vehicular connectivity between Gable Road and Sandy Porter Road as depicted on the Rezoning Plan shall be constructed to a local industrial cross section. A public access easement shall be provided to allow public vehicular traffic to utilize this street.

IV. ARCHITECTURAL STANDARDS

- A. The maximum height of any building constructed on the Site shall be 45 feet.
- B. The improvements proposed to be developed on the Site are additional phases of Steele Creek Commerce Park, which is located on a site on Steele Creek Road across Gable Road from the Site (the "Steele Creek Commerce Park Site"). The Steele Creek Commerce Park Site was rezoned to accommodate the development of Steele Creek Commerce Park by the Charlotte City Council pursuant to Rezoning Petition No. 2013-021 and Rezoning Petition No. 2014-051. Petitioner is the developer of Steele Creek Commerce Park.

The buildings to be constructed on the Site shall be compatible to and complementary and consistent with the buildings constructed on the Steele Creek Commerce Park Site in terms of architectural style and character, types and colors of exterior building materials and fenestration.

V. STREETScape/LANDSCAPING/BUFFERS

- A. Buffers shall be established on the Site as required by the Ordinance and as depicted on the Rezoning Plan, and such buffers shall conform to the standards of Section 12.302 of the Ordinance. Pursuant to the Ordinance, Petitioner may reduce the required width of any buffer (other than that portion of the buffer designated as undisturbed on the Rezoning Plan) by 25% by installing a berm that meets the standards of Section 12.302(8A) of the Ordinance.
- B. With respect to that portion of the buffer designated as undisturbed on the Rezoning Plan, Petitioner may install supplemental plantings to satisfy the tree and shrub requirements of a Class A buffer.
- C. In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the Site, Petitioner may reduce or eliminate, as the case may be, the relevant buffer areas accordingly.
- D. As noted above, an 8 foot planting strip and a 12 foot wide asphalt multi-use path shall be installed along the Site's frontage on Sandy Porter Road as depicted on the Rezoning Plan.

VI. ENVIRONMENTAL FEATURES

- A. Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- B. The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

VII. LIGHTING

- A. All freestanding lighting fixtures installed on the Site (excluding street lights, lower, decorative lighting that may be installed along the driveways and sidewalks and landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
- B. The maximum height of any freestanding lighting fixture installed on the Site shall be 30 feet.
- C. Any lighting fixtures attached to the buildings to be constructed on the Site shall be decorative, capped and downwardly directed.

VIII. CONSTRUCTION ACTIVITIES

- A. Petitioner shall prohibit construction vehicles serving the Site from utilizing Gable Road for ingress to and egress from the Site.
- B. Construction activities may only be conducted on the Site daily from 7 AM to 7 PM. Notwithstanding the foregoing, the slabs for the buildings proposed to be constructed under this Rezoning Plan may be poured prior to 7 AM or after 7 PM as a result of the need to pour the slabs in cooler temperatures.

IX. SUBDIVISION/GABLE ROAD

- A. To satisfy the requirements of the City of Charlotte Subdivision Ordinance, the Petitioner shall, at its sole cost and expense and prior to the issuance of a certificate of occupancy for the second and final building to be constructed on the site comprised of Tax Parcel Nos. 201-071-10, 201-082-02 and 201-082-01, improve that portion of Gable Road located between that point designated on the Rezoning Plan as "Beginning of Gable Road Improvements" and that point designated on the Rezoning Plan as "Termination of Gable Road Improvements" to the local industrial street section as set out in the City of Charlotte Land Development Standards Manual. The improvements associated with the local industrial street section include 2 foot, 6 inch standard curb and gutter, an 8 foot planting strip, street trees and a minimum 5 foot sidewalk on both sides of the relevant portion of Gable Road. Notwithstanding the foregoing, a planting strip and sidewalk shall not be required to be installed by Petitioner along the frontage of Tax Parcel No. 201-073-27 on Gable Road if Tax Parcel No. 201-072-27 is not owned by Petitioner or a subsequent developer of the Site at the time that the Gable Road improvements are installed.
- B. In the event that the relevant portion of the Gable Road right of way is abandoned so that the relevant portion of Gable Road is no longer a public street, Petitioner shall not be required to install the improvements to Gable Road that are described above in paragraph A.
- C. Notwithstanding the terms of paragraph A above, Petitioner may request that CDOT approve a lesser pavement standard for the relevant portion of Gable Road than the standard specified for the local industrial street section. If CDOT approves such lesser pavement standard, than such lesser pavement standard may be utilized by Petitioner.

X. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- A. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.

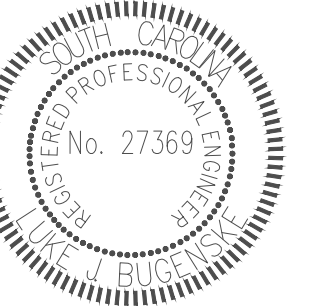
**Attached to Administrative
Approval**

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CORPORATE SEAL:

STEELE CREEK COMMERCE PARK PHASE III

SANDY PORTER ROAD
CITY OF CHARLOTTE, NORTH CAROLINA
EASTGROUP PROPERTIES, LP

REZONING PLAN PETITION 2016-009

REVISIONS:
1. 11/13/2017 - ADMINISTRATIVE AMENDMENT

ENGINEER: GTW
DRAWN BY: GTW
CHECKED BY: LJB
PROJECT #: 017.006

SHEET
RZ.02
SHEET 2 OF 2

PETITIONER



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