

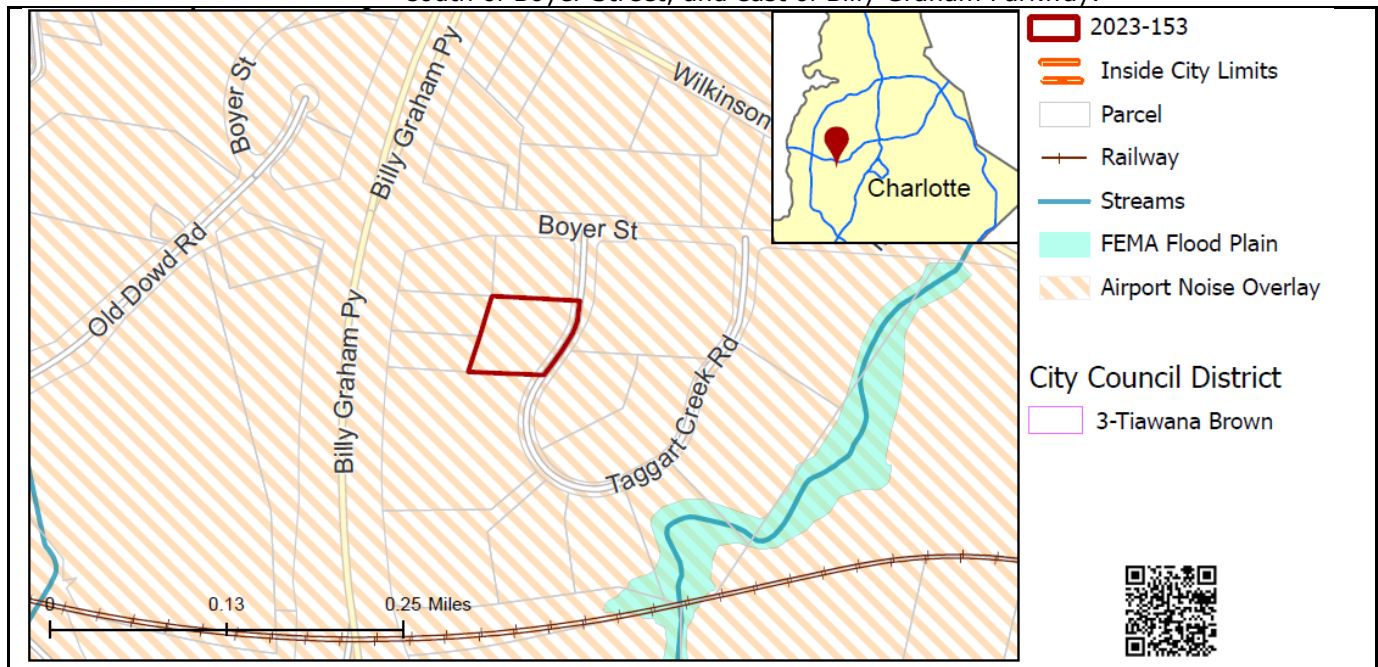
REQUEST

Current Zoning: ML-2(ANDO) (Manufacturing and Logistics-2, Airport Noise District Overlay)

Proposed Zoning: ML-1(ANDO) (Manufacturing and Logistics-1, Airport Noise District Overlay)

LOCATION

Approximately 1.9 acres located on the west side of Taggart Creek Road, south of Boyer Street, and east of Billy Graham Parkway.



SUMMARY OF PETITION

The petition proposes all uses permitted by right and under prescribed conditions in the ML-1 (Manufacturing and Logistics, 1) zoning district.

PROPERTY OWNER

Boyer Street Partners, LLC

PETITIONER

Sterling Development, LLC

AGENT/REPRESENTATIVE

Keith MacVean; Moore & Van Allen

COMMUNITY MEETING

Meeting is required and has been held. Report will be available online when received.

Number of people attending the Community Meeting: (Delete if meeting is not required)

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for Manufacturing and Logistics.

Rationale for Recommendation

- Primary uses include manufacturing, research and development, warehousing, distribution, and other similar uses. Uses in this Place Type also include limited office usually to support primary uses; outdoor storage of materials and vehicles; limited hospitality and restaurants, limited retail, and personal services to serve area workers.
- The Place Type is typically characterized by large scale, low-rise manufacturing or warehouse buildings, and other assembly and distribution facilities.

- The ML-1 Zoning District is generally located in areas readily accessible by arterials and interstates, as well as freight rail.
- The proposed ML-1 zoning district requires significant screening and buffering to ensure adequate separation and mitigation of potential impacts on surrounding areas.
- The site is located near Billy Graham Parkway in an area predominately developed with industrial uses.
- The site does not abut single family neighborhoods, therefore a change to ML-1 will not pose negative impacts on residents.
- Abutting properties are ML-2.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 8: Diverse & Resilient Economic Opportunity

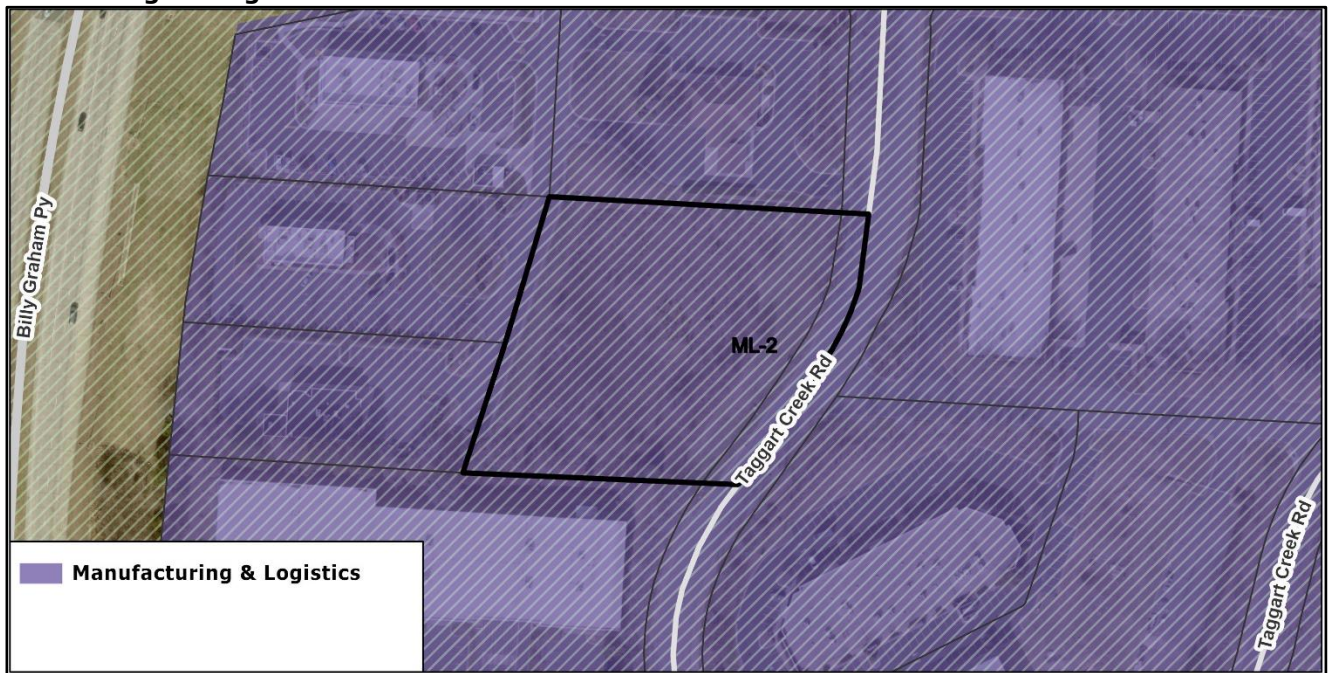
PLANNING STAFF REVIEW

- **Proposed Request Details**

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

- The petition proposes all uses permitted by right and under prescribed conditions in the ML-1 (Manufacturing and Logistics, 1) zoning district.

- **Existing Zoning**



- The zoning surrounding the site and immediate area is Manufacturing and Logistics.



The site is denoted by the star and is surrounded by a mix of industrial uses, doctors office, restaurants, and auto shops.



The site is currently vacant.



North of the site is occupied by a dog care/boarding facility.



East of the site is a building with multiple business occupying different spaces.



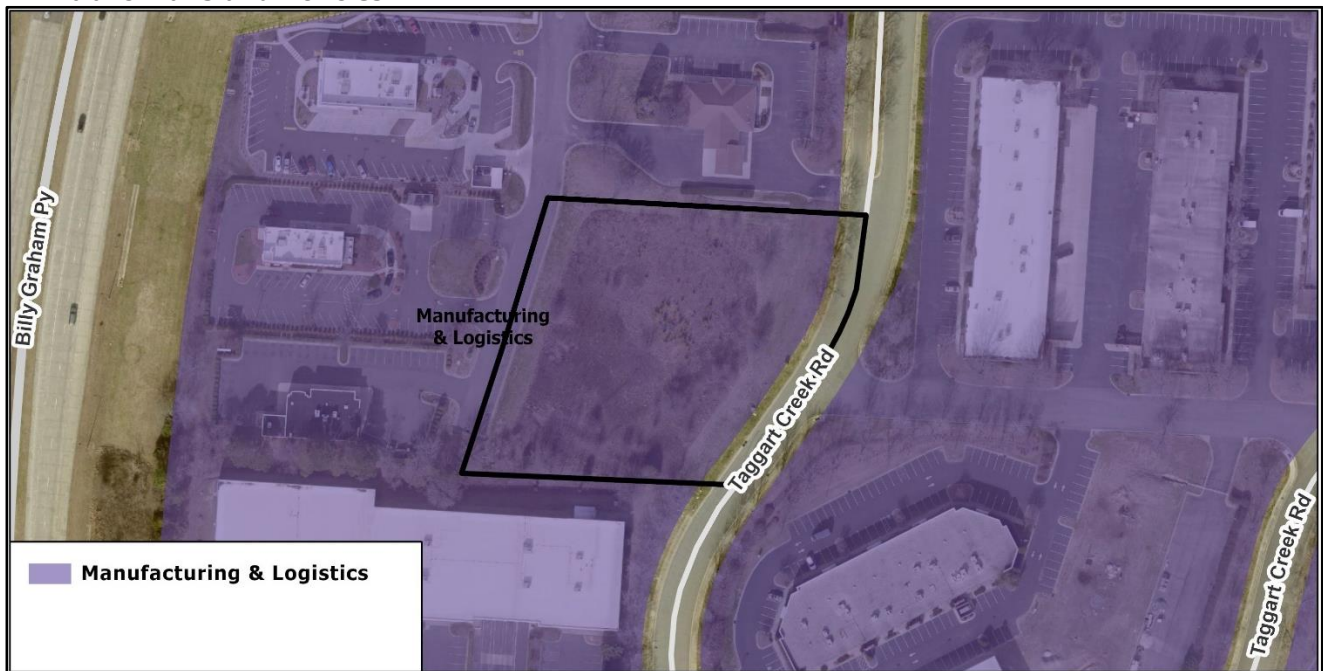
South of the site are industrial buildings.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
	There have been no recent rezonings in the area	

- Public Plans and Policies**



- The 2040 Policy Map (2022) calls for Manufacturing and Logistics Place Type

- TRANSPORTATION SUMMARY**

- The site is located south of Boyer Street, a City-maintained avenue, and adjacent to Taggart Creek Road, a city-maintained local street. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the conventional rezoning. A CTR will be required during permitting if the site generates site trips over ordinance thresholds. The site will be subject to transportation improvements in accordance with the UDO and the adopted CDOT Streets Map. CDOT will work with the petitioner during the permitting process to pursue all options to provide additional forms of connectivity that reflect the types of development associated with this place type and zoning district.

- **Active Projects:**
 - No active projects near the site
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on ML-2).
 - Entitlement: 175 trips per day (based on ML-2).
 - Proposed Zoning: 70 trips per day (based on ML-1).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **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:** No comments submitted.
- **Erosion Control:** 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.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** No comments submitted.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Emma Knauerhase (704)-432-1163