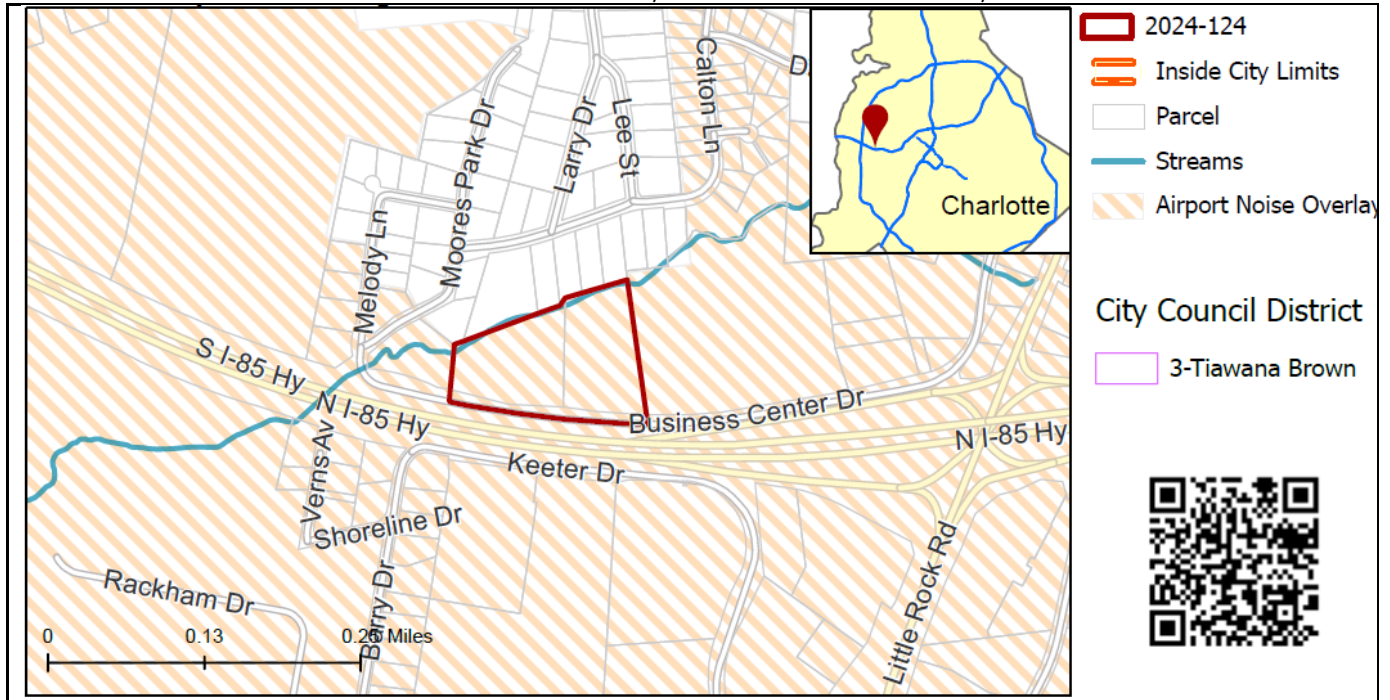


REQUEST

Current Zoning: N1-A ANDO (Neighborhood 1-A, Airport Noise Disclosure Overlay)
Proposed Zoning: ML-1(CD) ANDO (Manufacturing & Logistics 1, Airport Noise Disclosure Overlay)

LOCATION

Approximately 7.32 acres located along Business Center Drive, west of Little Rock Road, east of Moores Park Drive, and north of Interstate 85.



SUMMARY OF PETITION

The petition proposes to develop a vacant, wooded property with up to 70,000 square feet of gross floor area of limited uses permitted in the ML-1 zoning district.

PROPERTY OWNER

CU, LLC

PETITIONER

Aviation Metals of North Carolina, Inc.

AGENT/REPRESENTATIVE

John Carmichael, Robinson Bradshaw

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 10.

STAFF RECOMMENDATION

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation.

Plan Consistency

The petition is **inconsistent** with the *2040 Policy Map* recommendation for Neighborhood 1 Place Type.

Rationale for Recommendation

- The site is located along an interstate frontage road, adjacent to an industrial use to the east, and within the Airport Noise Disclosure Overlay (ANDO). The site could be best suited for nonresidential uses.
- The petition commits to providing a minimum 100' buffer to mitigate impacts to the established single family detached residential uses to the north of the site.

- The petition prohibits many of the most noxious uses permitted in the ML-1 zoning district.
- The site is within 2/3 mile of the Little Rock Road interchange with Interstate 85 and within 2 miles of Charlotte Douglas International Airport.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the 2040 Policy Map, from Neighborhood 1 Place Type to Manufacturing & Logistics Place Type for the site.

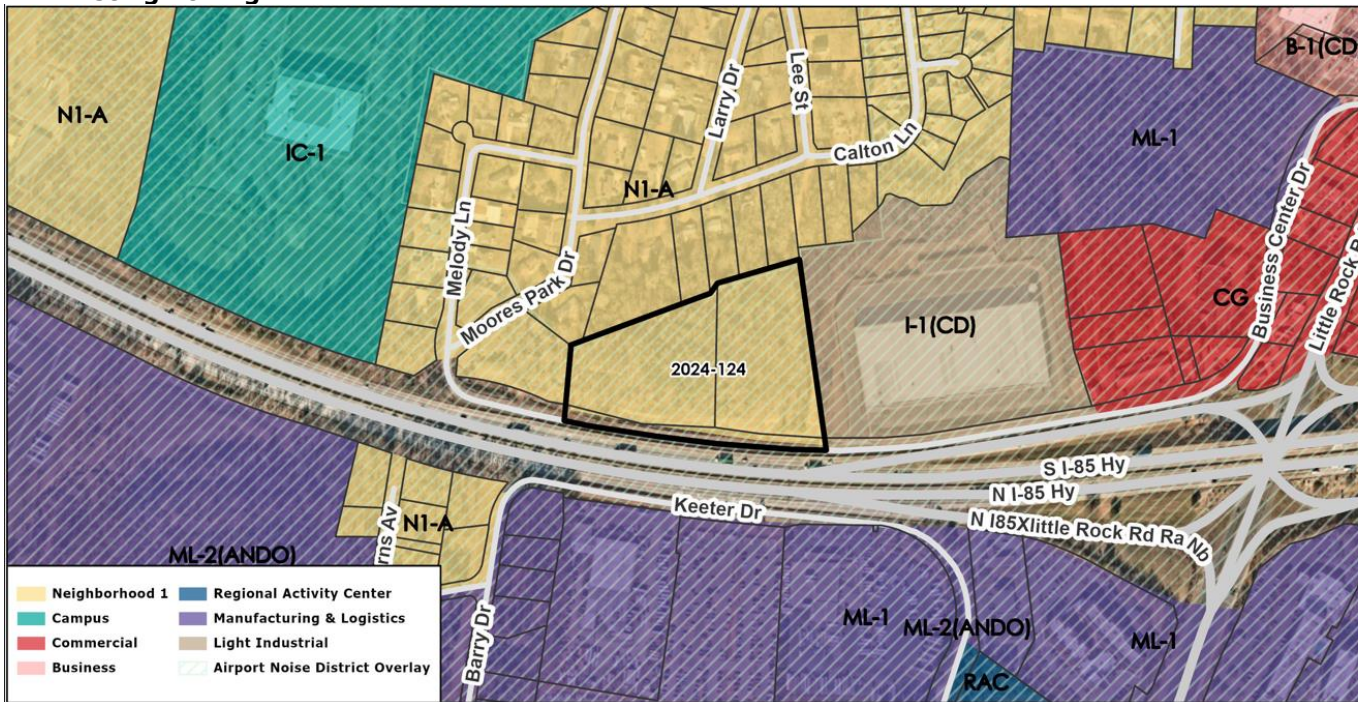
PLANNING STAFF REVIEW

• **Proposed Request Details**

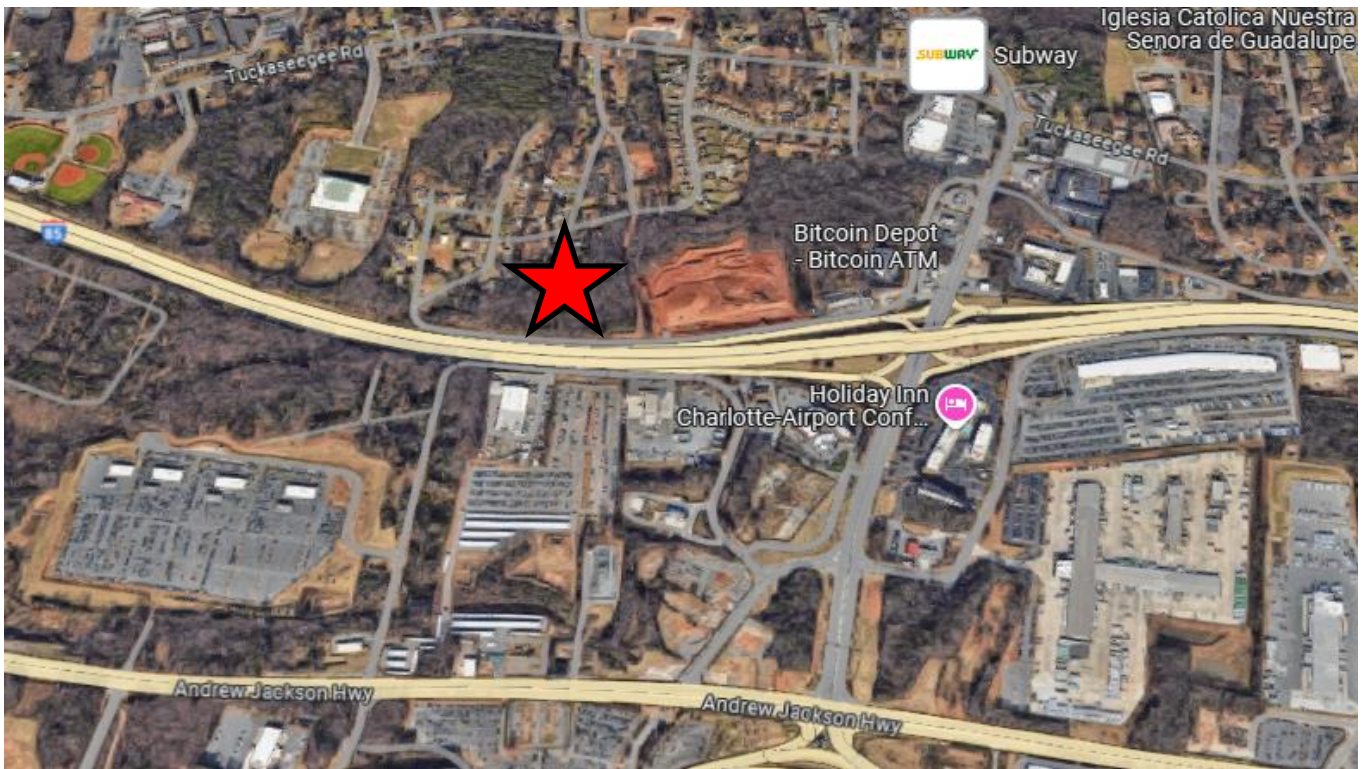
The site plan accompanying this petition contains the following provisions:

- Allows up to 70,000 SF of gross floor area of uses permitted in the ML-1 zoning district.
- Prohibits the following uses: adult electronic gaming establishment, adult use, amusement facility - indoor, amusement facility - outdoor, animal care facility, animal shelter, car wash, drive through establishment, funeral home, kennel, live performance venue-indoor, restaurant/bar, self-storage facility - indoor, vehicle auction facility, vehicle dealership - enclosed, vehicle dealership - outdoor, vehicle fueling facility, vehicle rental - outdoor, vehicle repair facility - major, vehicle repair facility - minor, correctional facility, homeless shelter, beneficial fill site, crematorium, outdoor storage yard, truck stop, accessory drive-through.
- Limits the number of principal buildings to one.
- Allows for up to 40% of the gross floor area to devoted to office uses.
- Commits to a minimum 100' Class A landscape yard.
- Limits building height to 45'.
- Locates the sole driveway near the eastern property boundary, furthest away from adjacent single-family dwellings.
- Commits to an 8' planting strip and 8' sidewalk along the site's frontage of Business Center Drive.

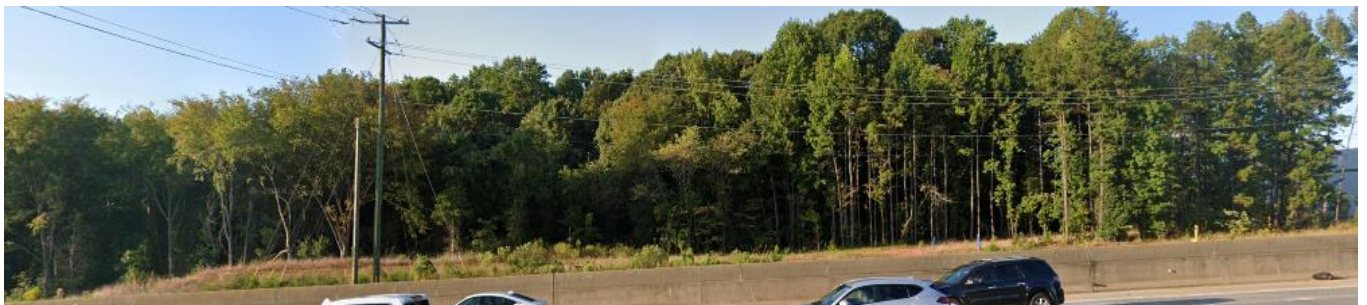
• **Existing Zoning**



- The site, as well as many properties to the north and west are zoned N1-A. Most of the properties along Business Center Drive are non-residentially zoned, including IC-1, I-1(CD), CG, and ML-1.



The site, marked by a red star, is surrounded by a mix of uses including manufacturing and logistics, single family detached residential, and commercial.



Street view of the site as seen from Interstate 85.



Street view of single family detached residential to the north of the site along Calton Lane.



Street view of manufacturing and logistics use to the east of the site along Business Center Drive. This site was rezoned to I-1(CD) via petition 2020-123.

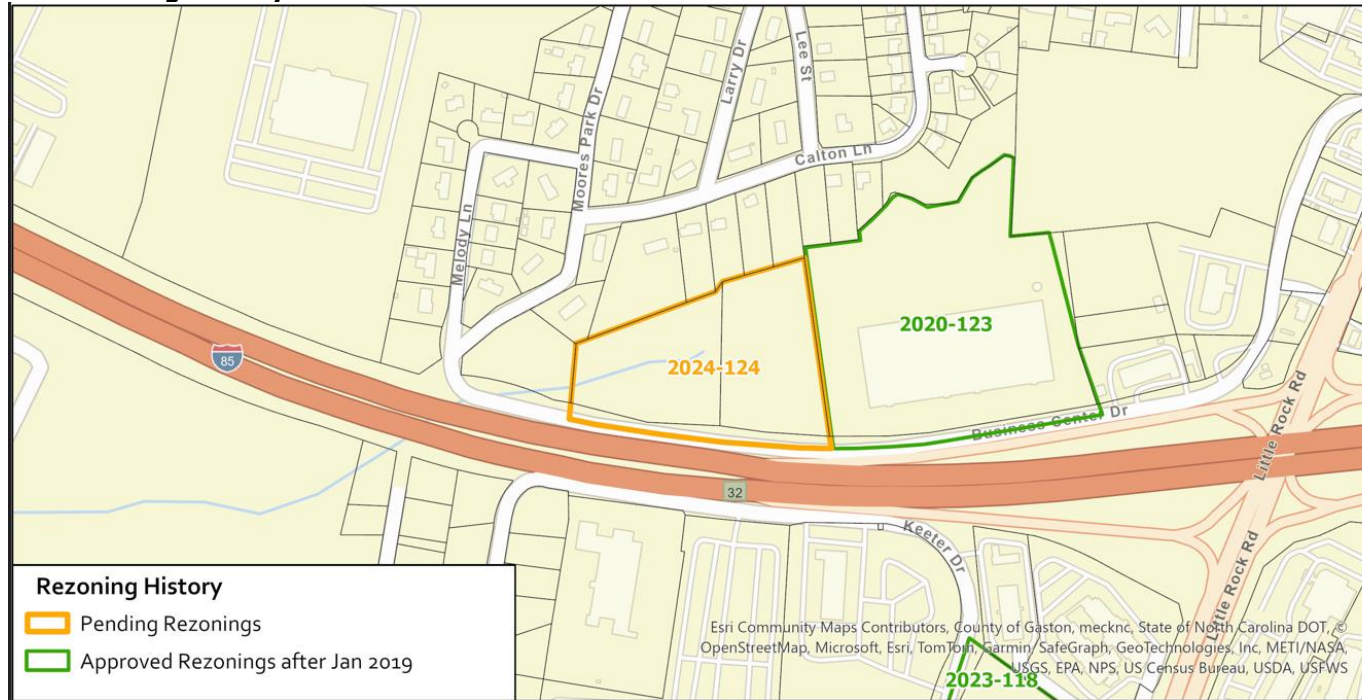


Street view of Interstate 85 and manufacturing and logistics uses to the south of the site as viewed from Business Center Drive.



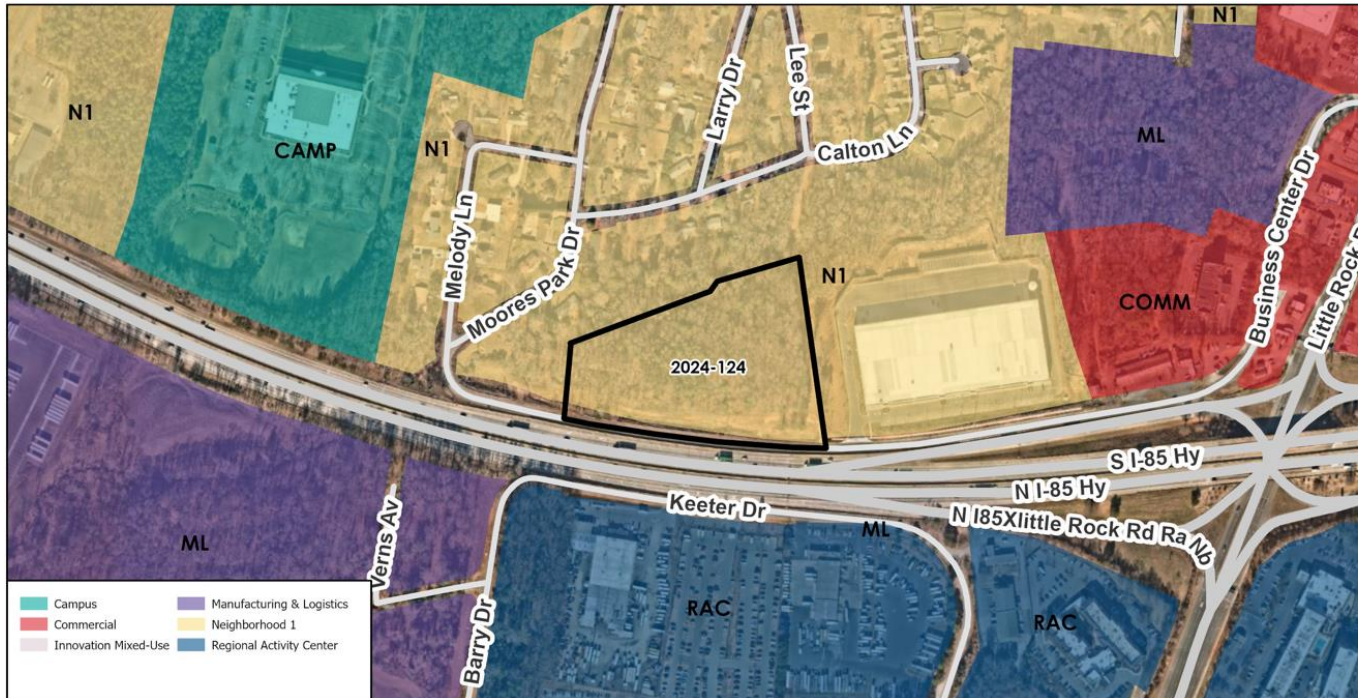
Street view of single family detached residential to the west of the site along Moores Park Drive and Melody Lane.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2023-118	Request to rezone 38 acres to RAC.	Approved
2020-123	Request to rezone 13.22 acres to allow limited uses permitted in I-1(CD).	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Neighborhood 1 Place Type.

• **TRANSPORTATION SUMMARY**

- The site is located adjacent to Business Center Drive, a State-maintained local street, west of Little Rock Road, a State-maintained major arterial. A Traffic Impact Study (TIS) is not required for the site due to the development generating site trips under ordinance thresholds and not meeting additional TIS triggers. Site plan and/or conditional note revisions are needed to labeling public streets and updates to conditional notes. Further details are listed below.

- **Active Projects:**

- N/A

- **Transportation Considerations**

- See Outstanding Issues, Note 1-2.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant land).

Entitlement: 241 trips per day (based on 21 single family dwellings).

Proposed Zoning: 149 trips per day (based on 70,000 SF warehouse).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **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 Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Only Sewer is accessible for this rezoning boundary. Charlotte Water currently does not have water system accessible for the rezoning boundary under review. The development will need to donate pipeline infrastructure to CLTWATER to serve this parcel. The applicant should contact Charlotte Water’s New Services at (704) 432-2854 for more information regarding access to water system connections. See advisory comments at www.rezoning.org
- **Erosion Control:** No comments submitted.

- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARINGTransportation

1. Label and dimension the curb and gutter from the centerline of the street. Label Business Center Drive as U-03A2.
2. Add conditional note specifying "All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad northwestern Mecklenburg area, by way of a private/public partnership effort or other public sector project support."

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Joe Mangum (704) 353-1908