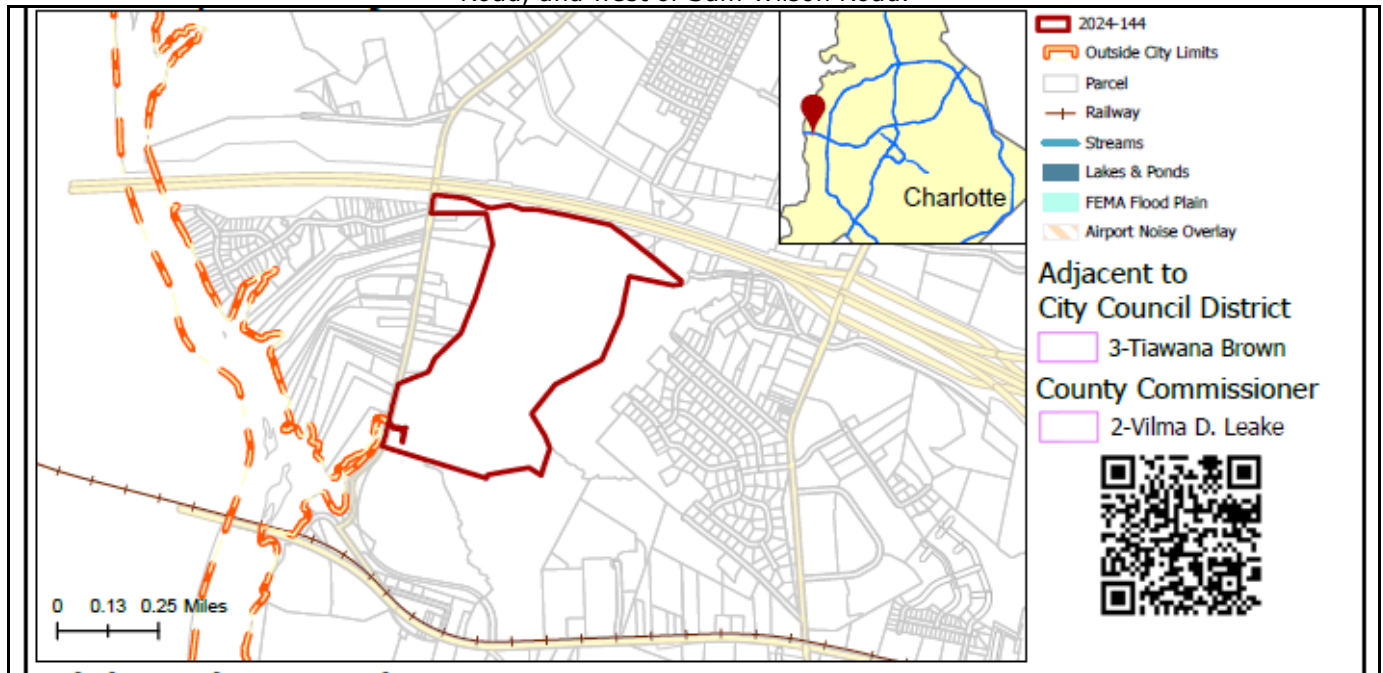


REQUEST

Current Zoning: I-2(CD) (General Industrial, Conditional)
Proposed Zoning: I-2(CD) SPA (General Industrial, Conditional, Site Plan Amendment)

LOCATION

Approximately 156.23 acres located south of I-85, east of Moores Chapel Road, and west of Sam Wilson Road.



SUMMARY OF PETITION

The petition proposes a site plan amendment to existing I-2(CD) plans allowing up to 3,000,000 square feet for telecommunications and data storage facilities on a vacant site.

PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE

Digital Moores Chapel LLC
Digital Moores Chapel LLC
Collin Brown, Alexander Ricks

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 16

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for the Manufacturing & Logistics Place Type.

Rationale for Recommendation

- This petition requests to amend rezoning petition 2020-049, approved on November 16, 2020. 2020-049 rezoned approximately 156.23 acres from R-3(Single Family) to I-2(CD) to allow for up to 1,530,000 square feet of warehousing and industrial uses. The petition would maintain the already approved building footprint but would allow for up to 3,000,000 square feet for telecommunications and data storage uses.
- The proposed changes limit the proposed gross square footage increase for telecommunication data center facilities uses only. The proposed changes will also reduce total building phases to 2.

- The proposed site plan will provide buffers between the industrial development and the adjacent residential neighborhoods.
- The proposed site plan amendment retains all other commitments on the previously approved plan.
- This area has seen many industrial projects and would maintain continuity with current trends.
- The location of the site near I-85, Wilkinson Blvd, and the Charlotte-Douglas International Airport provides regional access which makes this site desirable for larger scale industrial development.
- Access to employment is the highest priority need in this area according to the EGF (Equitable Growth Framework) community reports.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 8: Diverse & Resilient Economic Opportunity

PLANNING STAFF REVIEW

• Background

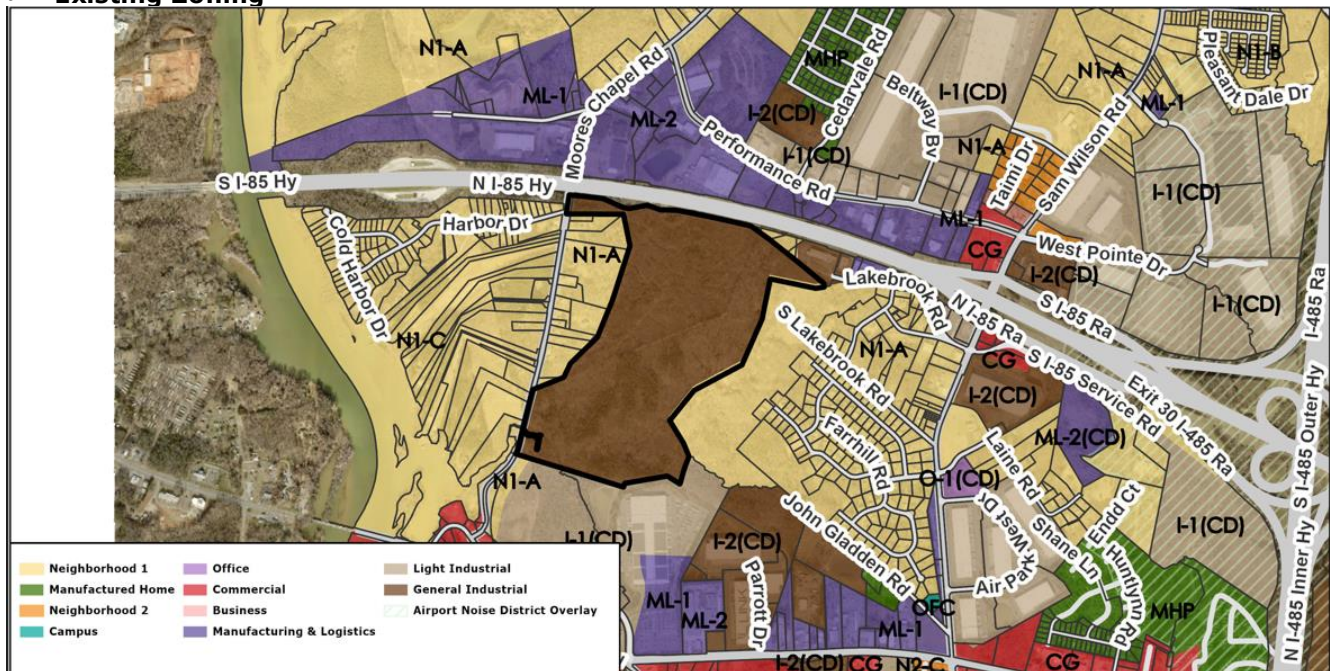
- In 2020 (RZP-2020-049) the site was rezoned from R-3(Single-family) to I-2(CD) (General Industrial, Conditional) to allow for the development of 1,530,000 square feet of warehousing and industrial uses, not to include more than 5 principal structures.

• Proposed Request Details

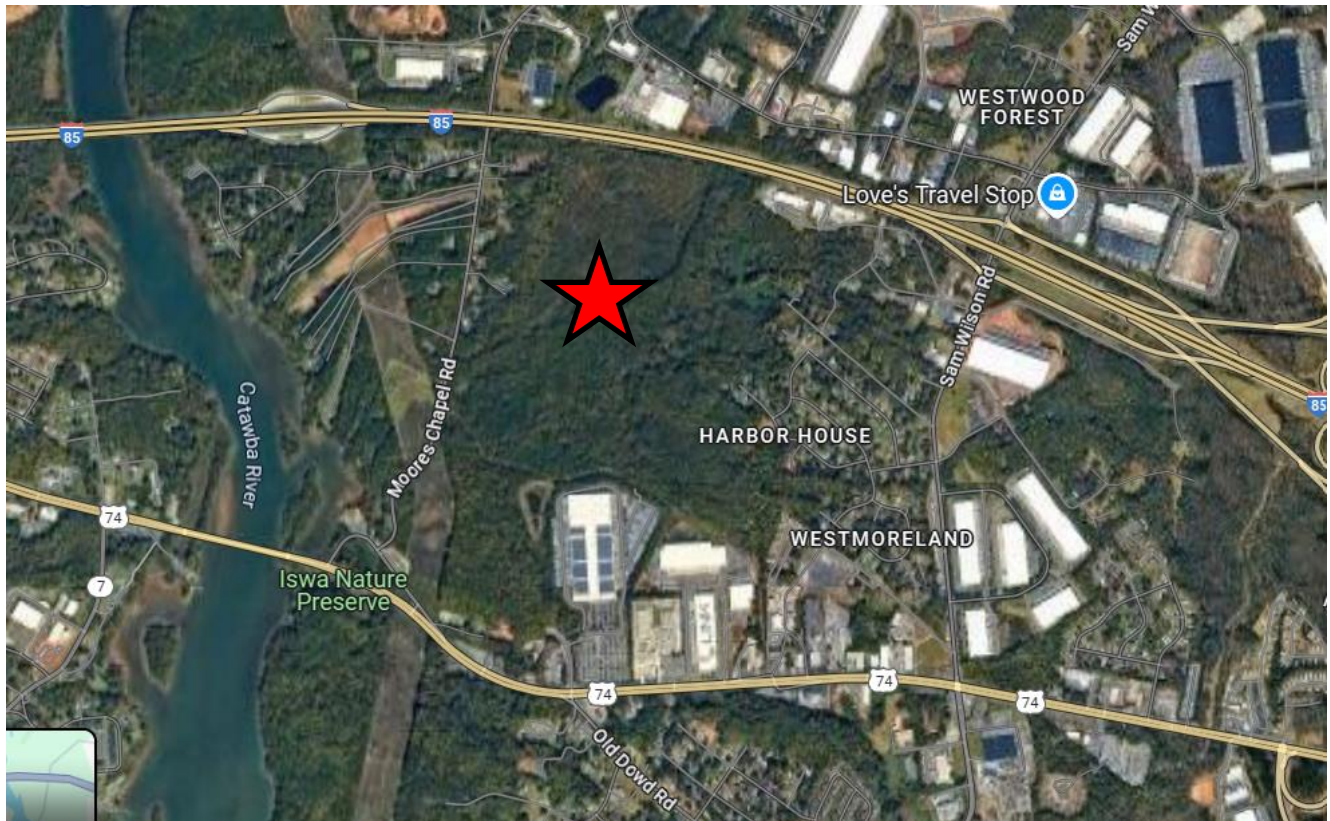
The site plan amendment contains the following changes:

- Proposes 3,000,000 square feet for a telecommunications and data storage facility.
- The proposed square footage may be developed in up to two phases in any combination of building area, up to the allowable limit.
- Commits to constructing all buildings to a LEED Silver minimum (or equivalent) standard.
- Commits to a closed-loop cooling system for the data center use.

• Existing Zoning



- The site is currently zoned I-2(CD), and the surrounding area is zoned N1-A (Neighborhood 1-A) and ML-2 (Manufacturing & Logistics-2).



The site (denoted by the red star) is undeveloped wooded land. The surrounding land is comprised of single-family residential and industrial land uses.



The site is currently undeveloped wooded land.



The north portion of site is bordered by Highway-85.



The east portion of the site is undeveloped wooded land.

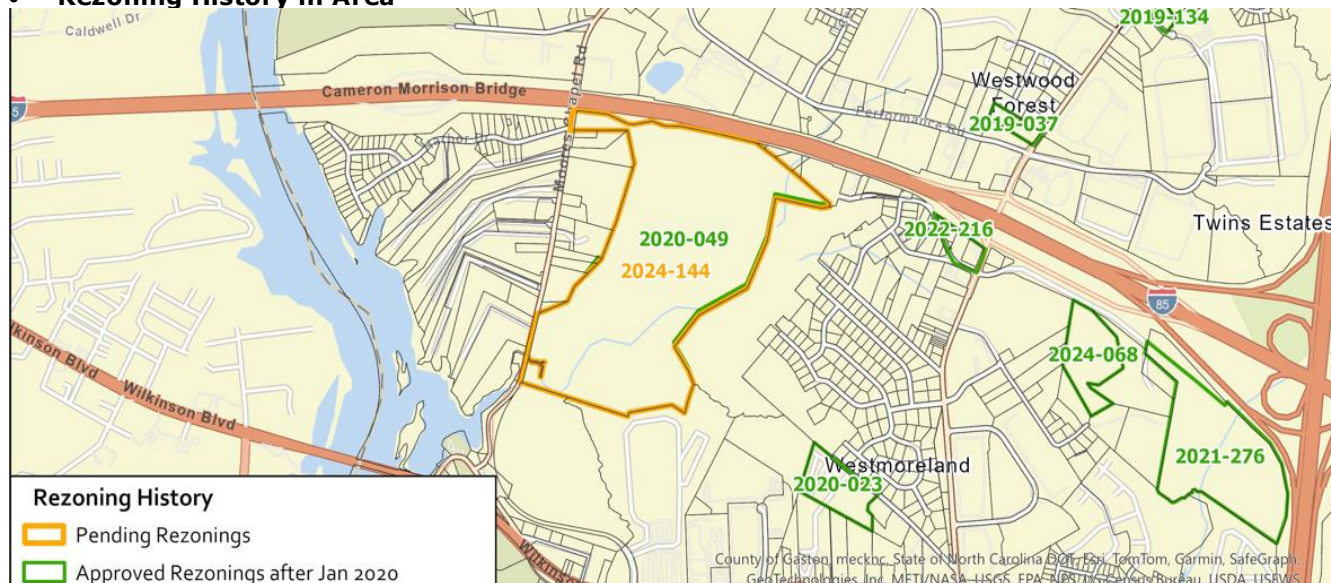


Street view of the large warehouse facility to the south of the site.



Street view of the single-family homes to the west of the site.

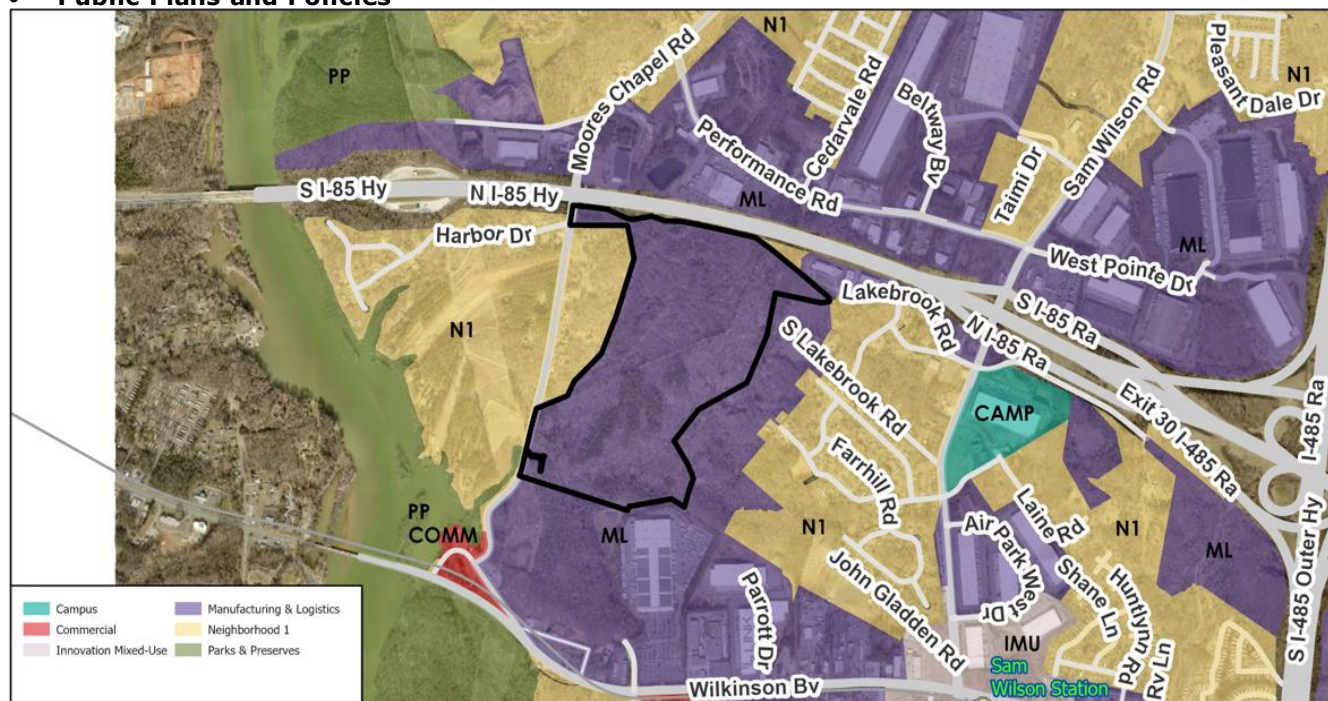
• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-037	Rezoned 3.08 acres from R-17MF LWPA (Multifamily Residential, Lake Wylie Protected Area) to B-2(CD) LWPA (General Business, Conditional, Lake Wylie Protected Area) to allow for the limited uses of health care, institutions, schools, religious institutions, 10,000 square feet of retail, hotels and motels, 40,000 square feet of office, banks, daycares, restaurants, neighborhood food and beverage services.	Approved
2019-134	Rezoned 1.27 acres from R-3 LLWPA (Single-Family Residential, Lower Lake Wylie Watershed Protected Area) to I-1 LLWPA (Light Industrial, Lower Lake Wylie Watershed Protected Area) to allow all uses permitted by-right in the I-1 zoning district.	Approved
2020-023	Rezoned 10.918 acres from R-MH LWPA LLWPA (residential manufactured housing, Lake Wylie Protected Area, Lower Lake Wylie Protected Area) to I-2(CD) LWPA LLWPA (General Industrial, Conditional, Lake Wylie Protected Area, Lower Lake Wylie Protected Area) for off-site parking and outdoor storage uses only.	Approved
2020-049	Rezoned 156.32 acres from R-3 (Single-Family Residential) to I-2(CD) (General Industrial, Conditional) to allow for up to 1,530,00 square feet of gross floor area of warehousing and industrial uses permitted by-right in the I-2 zoning district.	Approved

2021-276	Rezoned 44.95 acres from R-3 AIR LLWPA (single family residential, airport noise overlay, Lower Lake Wylie Protected Area) to I-1 (CD) AIR LLWPA (Light Industrial, Conditional, Airport Noise Overlay, Lower Lake Wylie Protected Area) to allow for up to 335,000 square feet of all uses permitted by-right in the I-1 zoning district.	Approved
2022-216	Rezoned 3.55 acres from N1-A (Neighborhood 1-A), CG (General Business) to I-1(CD) (Light Industrial, Conditional) to allow for the development of convenience store with gas and diesel fuel pumps.	Approved
2024-068	Rezoned 14.1 acres from N1-A (Neighborhood 1-A) to ML-2(CD) (Manufacturing & Logistics-2, Conditional) to allow up to 75,000 square feet of uses permitted by-right in the ML-2 zoning district.	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Manufacturing & Logistics Place Type.

• **TRANSPORTATION SUMMARY**

- The site is located adjacent to Moores Chapel Road, a State-maintained minor arterial, north of Wilkinson Boulevard, a State-maintained major arterial. A previous Traffic Impact Study (TIS) was completed in conjunction with rezoning 2020-049. Rezoning commits to all offsite improvements from the previously approved TIS. All outstanding CDOT issues have been addressed.

• **Active Projects:**

- N/A

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

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

Entitlement: 2,465 trips per day (based on 1,530,000 SF of warehouse land use).

Proposed Zoning: 2,465 trips per day (based on 1,530,000 SF of warehouse land use); or
1,970 trips per day (based on 3,000,000 SF of data center land use).

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 Fire Department:** See advisory comments at www.rezoning.org

- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Only water service is accessible for this rezoning boundary. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main along Moores Chapel Rd. 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:** See advisory comments at www.rezoning.org
- **Urban Forestry / City Arborist:** No outstanding issues.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING

Transportation

- ~~1. Clarify TIS requirements with CDOT.~~ Addressed
- ~~2. Add conditional note that includes all off-site improvements from previously approved TIS.~~ Addressed

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Stuart Valzonis (704)353-1930