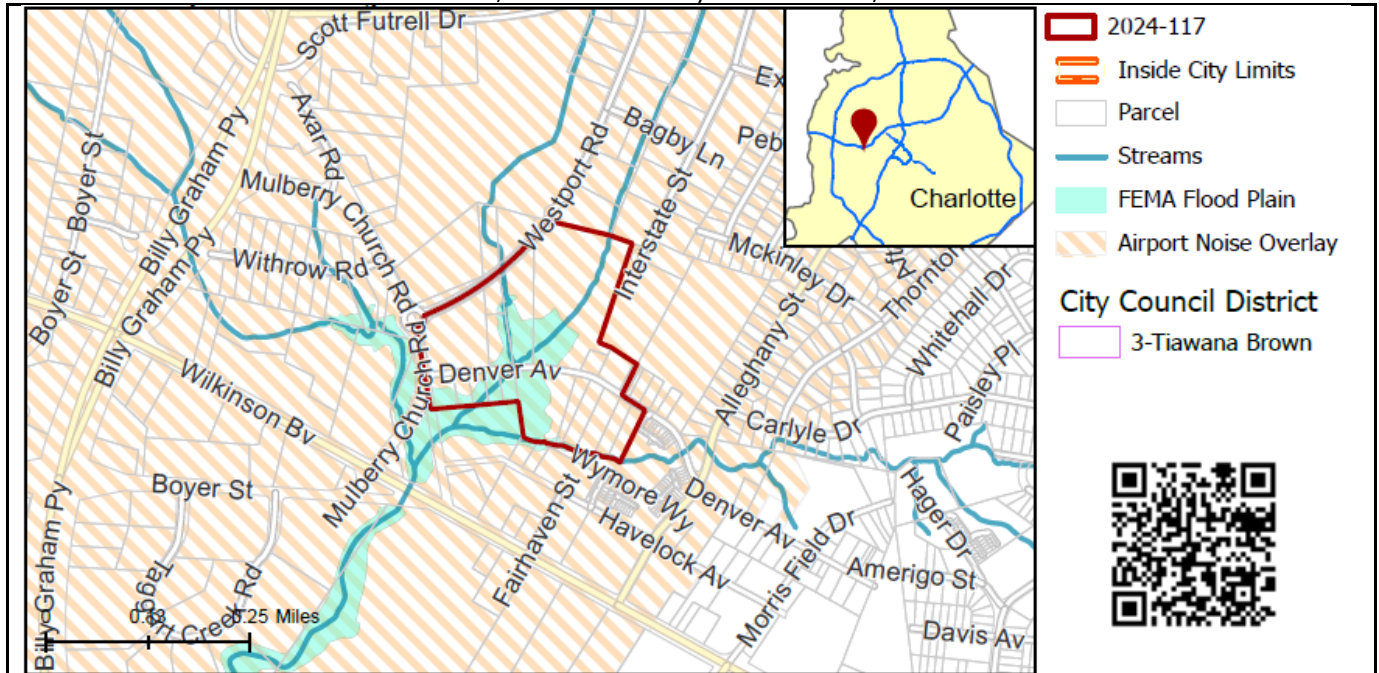


**REQUEST**

Current Zoning: ML-1(ANDO) (Manufacturing and Logistics-1 (Airport Noise Disclosure Overlay)), N2-B ANDO (Neighborhood 2-B (Airport Noise Disclosure Overlay))  
Proposed Zoning: OG (General Office)

**LOCATION**

Approximately 29.80 acres located along the north and south side of Denver Avenue, east of Mulberry Church Road, and north of Wilkinson Boulevard.



**SUMMARY OF PETITION**

The petition proposes to allow all uses permitted by-right and under prescribed conditions in the OG zoning permitted in the district on a parcel that is mostly vacant with one building on site.

**PROPERTY OWNER**

Steelfab, Inc.

**PETITIONER**

Steelfab, Inc.

**AGENT/REPRESENTATIVE**

Adam S. Webb; Culp, Elliott & Carpenter, PLLC

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting:0

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

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

Rationale for Recommendation

- The area around the site is undergoing significant changes in land use and development trends. While historically focused on manufacturing and logistics, there is a shift to include office spaces, light industrial operations, and mixed-use developments.
- While the petition is inconsistent with the 2040 Policy Map recommendation for the Manufacturing and Logistics Place Type, it aligns with the changing land use trends in the area, such as the increasing

demand for business spaces and mixed-use developments supporting light industrial and commercial activities.

- The shift to the General Office zoning is consistent with adjacent developments, including business parks to the east and recent rezoning petitions favoring light industrial and commercial uses.
- The site’s location near the airport supports office uses, contributing to economic activity and employment opportunities.
- 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 Manufacturing and Logistics recommended Place Type to Campus recommended Place Type for the site.

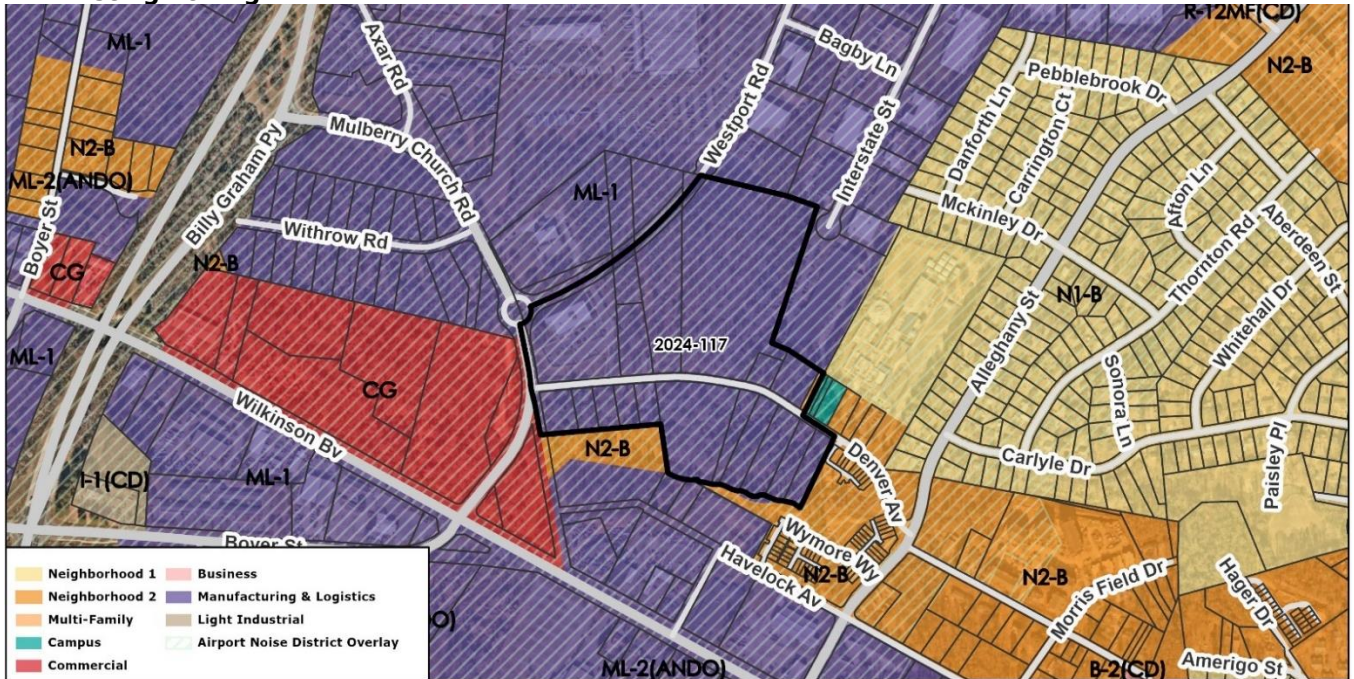
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

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

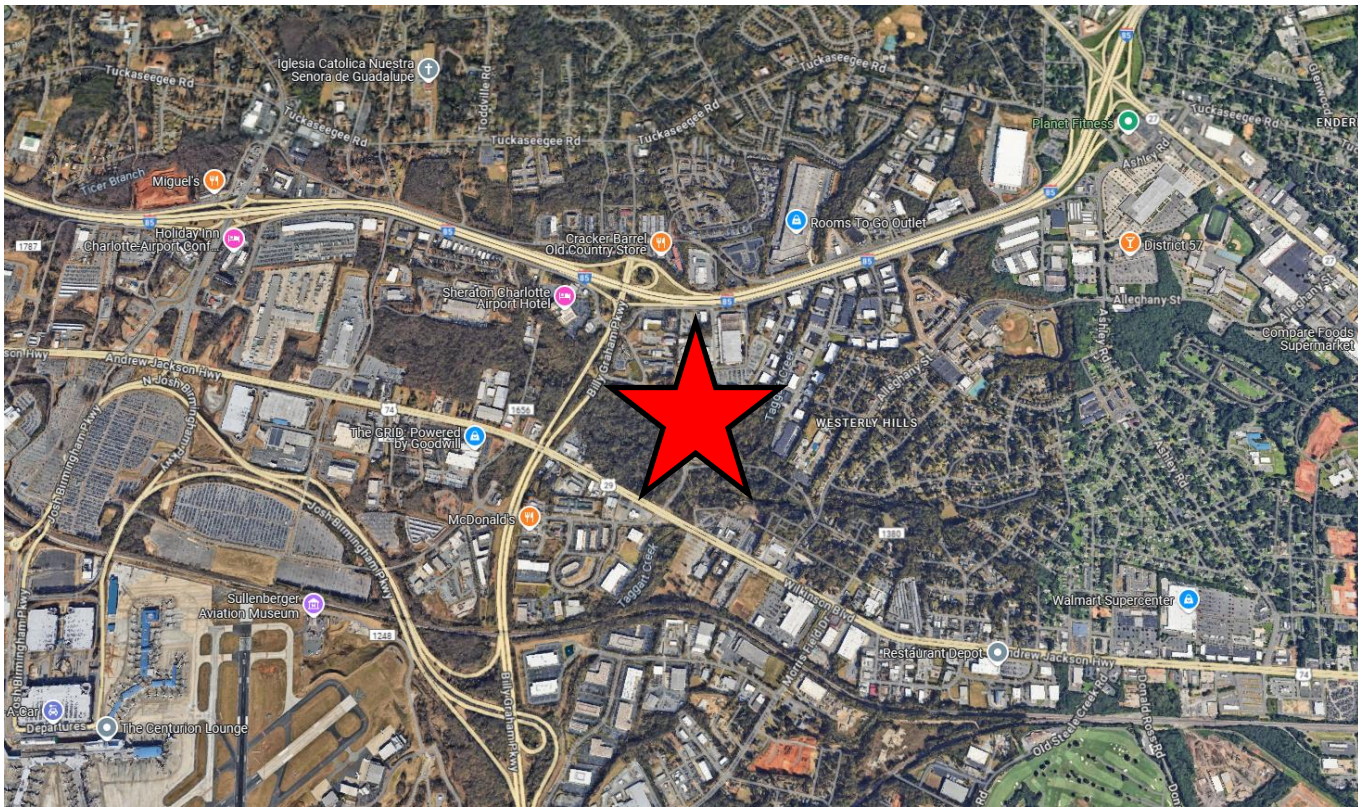
- The petition proposes to allow all uses permitted by-right and under prescribed conditions in the OG zoning district on a parcel that is mostly vacant with one building on site.

• **Existing Zoning**



- Most of the site is currently zoned ML-1 (Manufacturing and Logistics-1) with a small portion zoned N2-B (Neighborhood 2-B) The site is surrounded by light industrial and commercial zones, the eastern area near the site transitions into residential zoning and the Airport Noise Overlay spans the entire area.





- The subject site is denoted with a red star. The site is surrounded by vacant parcels to the south and west, industrial and commercial uses to the east, and a mix of vacant land and industrial uses to the north.

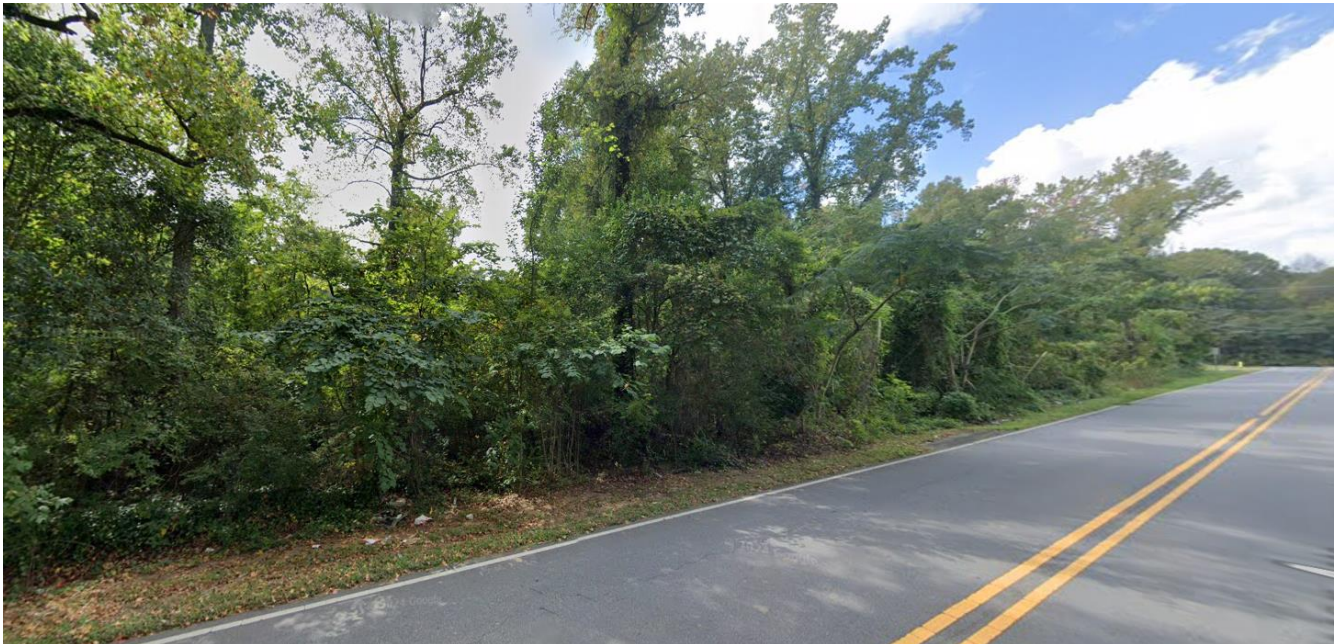


- The site is mostly vacant with one office building on the north side of Denver Avenue.





- North of the site is a credit union with mostly large lots surrounding the area.



- South of the site are vacant parcels.





- East of the site is a business park.



- West of the site are vacant parcels.

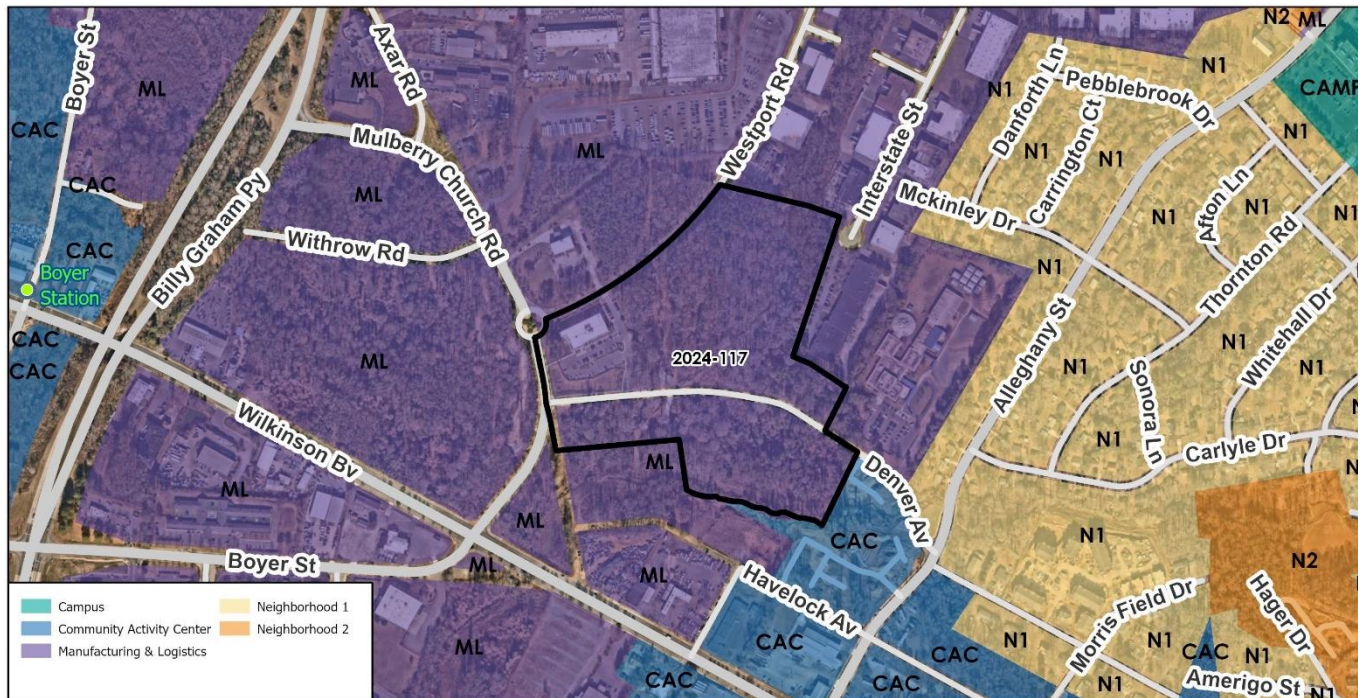


• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-205	Rezoned 5.70 acres from B-D AIR (distributive business, airport noise overlay) and R-22MF AIR (multi-family residential, airport noise overlay) to I-1 AIR (light industrial, airport noise overlay) for permitted by-right and under prescribed conditions in the I-1 district.	Approved
2022-074	Rezoned 2.40 acres from I-1 AIR (light industrial, airport noise overlay) to R-22MF AIR (multi-family residential, airport noise overlay) to allow all uses permitted by-right and under prescribed conditions in the R-22MF district.	Approved

• **Public Plans and Policies**



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

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- **TRANSPORTATION SUMMARY**

- The site is located adjacent to Westport Road, a City-maintained major collector, east of Mulberry Church Road, a State-maintained minor arterial. 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:**

- There are no known active projects.

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 469 trips per day (based on General Office).

Entitlement: 515 trips per day (based on ML-1AND0 (Manufacturing and Logistics-1(Airport Noise Disclosure Overlay)) and N2-B ANDO (Neighborhood 2-B) (Airport Noise Disclosure Overlay)).

Proposed Zoning Trip generation will be determined at the time of permitting based upon the development proposed. (based on OG (General Office)).

#### 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 Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along Denver Ave and an 8-inch water distribution main located along Westport Rd. Charlotte Water has accessible sewer system infrastructure for the rezoning boundary via an existing 8-inch and a 12-inch gravity sewer main located inside the zoning boundary. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://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.

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