

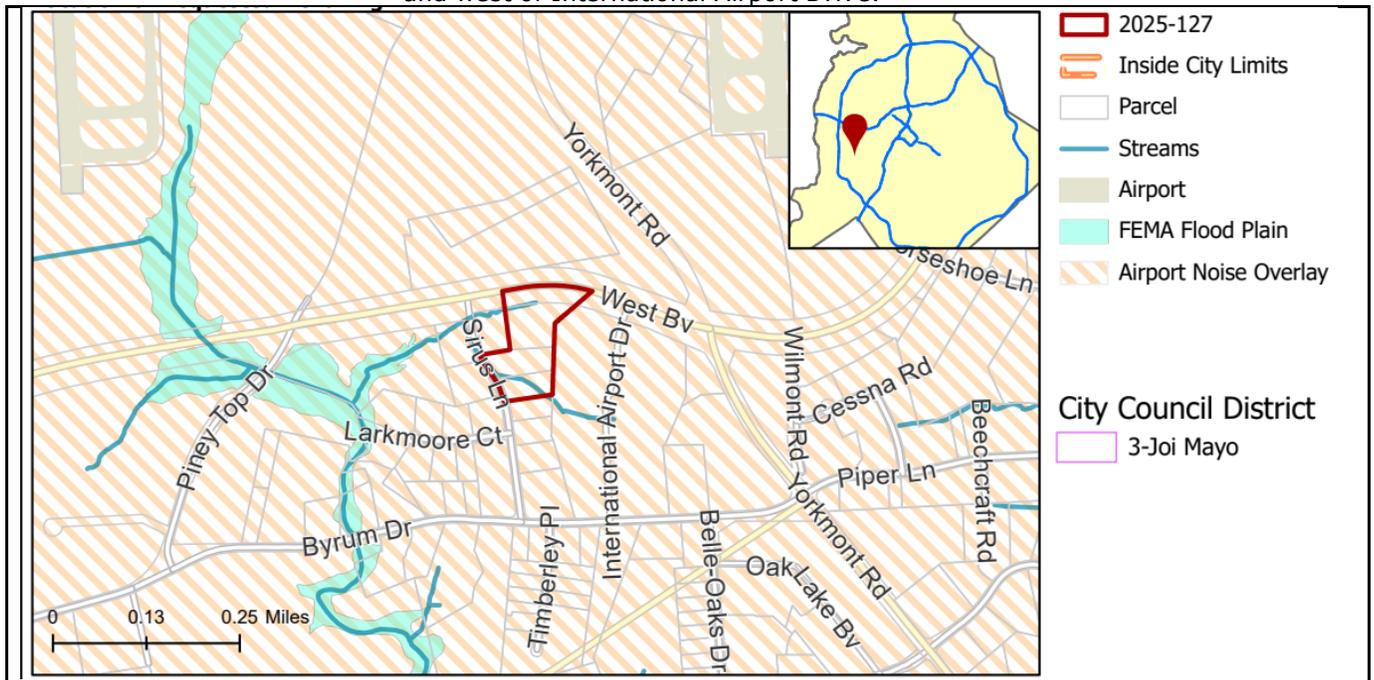
REQUEST

Current Zoning: ML-2 ANDO (Manufacturing and Logistics-2, Airport Noise District Overlay)
Proposed Zoning: IMU(CD) ANDO (Innovative Mixed Use, Conditional, Airport Noise District Overlay)

LOCATION

Address: 4749 West Boulevard, Charlotte, NC, 28208

Approximately 5.35 acres located south of West Boulevard east of Sirius Lane, and west of International Airport Drive.



SUMMARY OF PETITION

The petition proposes to allow for all uses permitted by-right and under prescribed conditions in the IMU district except for residential uses. The site is occupied by a warehouse.

PROPERTY OWNER

4749 West Blvd, LLC

PETITIONER

4749 West Blvd, LLC

AGENT/REPRESENTATIVE

Susanne Todd; Johnston Allison and Hord

COMMUNITY MEETING

The community meeting was held on December 2, 2025 and 2 people from the community attended.

The community meeting report notes that items discussed at the meeting included a discussion on the proposed project involving construction of additional office space on Parcel #14101403 to comply with development regulations. The agent discussed that any increase in traffic is expected to come solely from additional employees entering and exiting the site, with no anticipated traffic impacts from customers or contractors. The rezoning is being requested to allow the applicant to expand its business to include a call center, which is classified as an office use under the UDO and is currently limited to 40% of a building in ML zoning. The full meeting report is available online.

**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 for this site.

Rationale for Recommendation

- The surrounding area is characterized primarily by Manufacturing and Logistics zoning, with legacy ordinance conditional industrial zoning located along portions of the rezoning boundary. Given the site’s proximity to the airport, the site and surrounding area exhibit a predominantly industrial character, including warehouse, distribution, and light industrial uses.
- The site is currently occupied by a warehouse and office building.
- This petition conditions that residential uses would be prohibited while allowing all other IMU zoning district uses. Residential development would not be appropriate at this site given the industrial context it sits in and lack of amenities.
- Although this proposal is out of alignment with the Manufacturing and Logistics Place Type, the Innovation Mixed Use Place Type and associated zoning district is a preferred adjacency and compatible with the surrounding zoning and uses which are largely office spaces and warehousing facilities.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 8: Diverse & Resilient Economic Opportunity may be facilitated with the general uses allowed in the IMU zoning district on this 5.4 acre site.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Manufacturing and Logistics Place Type to the Innovation Mixed Use Place Type for the site.

PLANNING STAFF REVIEW

• **Background and Zoning District Summary**

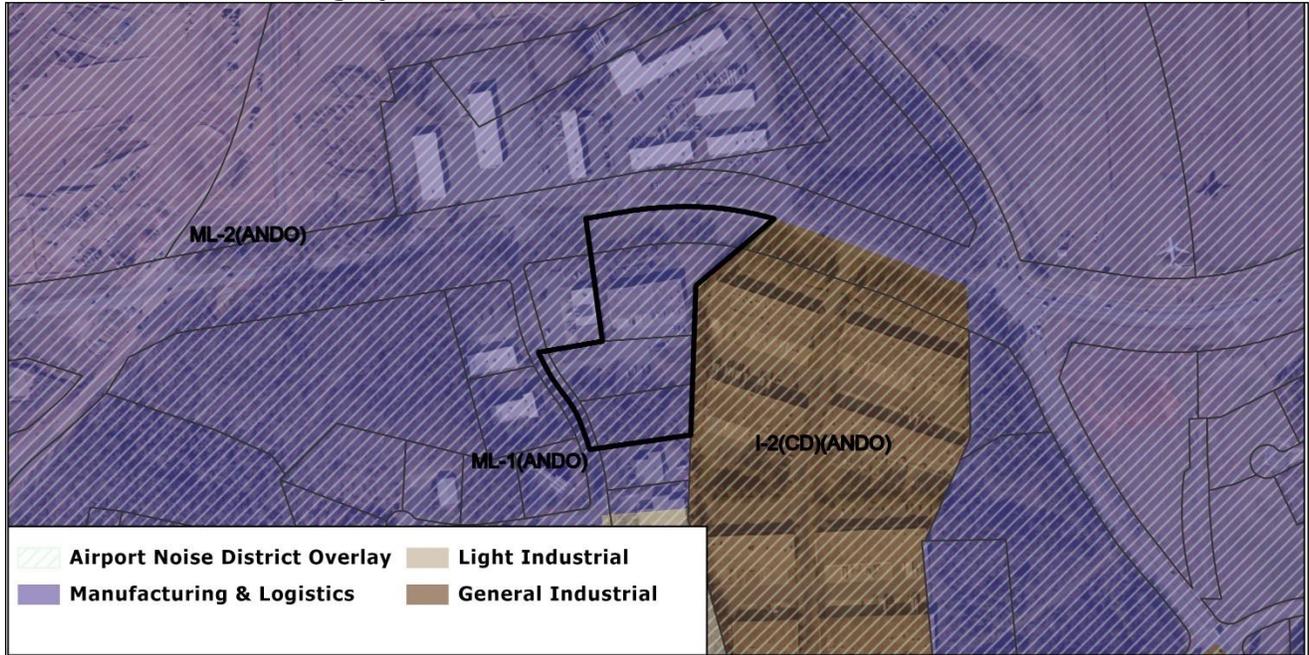
- Existing Zoning:
 - ML-2: This district is intended to accommodate industrial uses, including those uses that may be hazardous or noxious. Such uses may have significant external impacts and may include large areas of outdoor storage or operation. The ML-2 Zoning District is generally located in areas readily accessible by arterials and interstates, as well as freight rail.
 - ANDO: The Airport Noise Disclosure Overlay provides notice to property owners that the use and enjoyment of the property is subject to over flights and noise consistent with airport operations.
- Proposed Zoning:
 - IMU: This district is intended to accommodate those areas that have typically developed as industrial areas but are transitioning from an exclusively industrial orientation to a broader mix of light industrial, artisan industrial, commercial, and moderate density residential uses. The district prioritizes adaptive reuse of existing structures within a more walkable environment.
 - Conditional (CD): This petition proposes site-specific commitments that further restrict the use of the site.

• **Proposed Request Details**

The development standards accompanying this petition contain the following provisions:

- The petition proposes to allow for all uses permitted by-right and under prescribed conditions in the IMU district except for all residential uses which are prohibited.

• **Site Context and Imagery**



- The site is predominantly surrounded by Manufacturing and Logistics zoning, with legacy ordinance General Industrial and Light Industrial zoning located along portions of the rezoning boundary. The Airport Noise District Overlay applies to the subject site and surrounding area.



The subject site is located within a predominantly industrial area characterized by Manufacturing and Logistics and office uses, including warehouses, distribution facilities, and light industrial operations.



The site is occupied by a warehouse and office.



North of the site, there is office space, with some offices having warehouse and distribution uses located toward the rear of the site.



East of the site are office and warehouse uses.



South of the site are office uses.



West of the site are office uses.

• **Rezoning History in Area**



- There have been no rezonings in the past 5 years around the subject site.

• **Infrastructure and By-Right Development**



- This map depicts infrastructure projects, rezonings, and projects occurring by-right in the vicinity of the subject rezoning. By-right development is development that without exception complies with all standards of the zoning district in which the development is taking place. A project occurring by-right denotes that the development is allowed on the property and needs only to show that the development will meet the ordinance standards).
- More information on the specific projects in this area can be found using [Development Near Me](#)

• **Public Plans and Policies**



- The 2040 Policy Map recommends the Manufacturing and Logistics Place Type. The proposed rezoning is not in alignment with the adopted Manufacturing and Logistics Place Type. If the rezoning is approved, the adopted place type for the site would be revised to the Innovation Mixed Use Place Type.
 - Manufacturing and Logistics places are employment areas that provide a range of job types, services, and wage levels in sectors such as production, manufacturing, research, distribution, and logistics.

- Innovation Mixed-Use places are vibrant areas of mixed-use and employment, typically in older urban areas, that capitalize on history and industry with uses such as light manufacturing, office, studios, research, retail, and dining.

- **INFRASTRUCTURE COMMENTS**

- **Charlotte Department of Transportation**

- The site is located adjacent to West Boulevard, a State-maintained major arterial, east of Sirius Lane, a City-maintained local street. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the minor conditional 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:**
 - CIP - West Blvd Realignment
 - External Project Description: Widen existing Piney Top Dr and a portion of Byrum Dr to become the future West Blvd alignment. Realignment of existing West Blvd from Piney Top Dr to Steele Creek Rd will make room for airport's South End Around Taxiway expansion project.
 - Limits From: Piney Top Dr
 - Limits To: Steele Creek Rd
 - Project Number: N/A
 - Project Phase: Construction
 - Estimated Completion Date: Q4 2025
 - PM: Corey Watt
- **Transportation Considerations:**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current:
 - Existing Use: 78 trips per day (based on Warehouse).
 - Existing Zoning Entitlements: 165 trips per day (based on Industrial).
 - Proposed Zoning: Trip generation will be determined at the time of permitting based upon the development proposed.

- **Storm Water Services**

- **Considerations:**
 - No comments submitted.

- **Charlotte Water**

- Water and sewer service is accessible for this rezoning boundary. Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along West Blvd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Sirius Ln.
- **Considerations:**
 - See advisory comments at www.rezoning.org

- **Charlotte-Mecklenburg Schools**

- Nonresidential petitions do not impact the number of students generated.
- **Considerations:**
 - Reviewed, no comments.

- **Charlotte Area Transit System**

- **Considerations:**
 - No comments submitted.

CITY DEPARTMENT COMMENTS

- **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.
- **Erosion Control:** No comments submitted.

- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Urban Forestry:** No comments submitted.

MECKLENBURG COUNTY COMMENTS

- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
 - **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
 - **Mecklenburg County Park and Recreation Department:** No comments submitted.
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Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Emma Knauerhase (704)-432-1163