

REQUEST

Current Zoning: I-1(CD) (Light Industrial)
Proposed Zoning: ML-1 (Manufacturing and Logistics-1)

LOCATION

Address: 4529 Sunset Road, Charlotte, NC 28216

Approximately 1.50 acres located north of Sunset Road, west of Reames Road, and east of Northpark Boulevard.



SUMMARY OF PETITION

The petition proposes to allow all uses permitted by-right and under prescribed conditions in the ML-1 zoning district on a lot currently developed with a restaurant/bar.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE

CHARLOTTE PIPE AND FOUNDRY CO
COLLABDEV6 LLC
Collin Brown and Brittany Lins, Alexander Ricks PLLC

COMMUNITY MEETING

The community meeting was held on April 2nd, 2026 and 0 people from the community attended.

The community meeting report notes that the petitioner mailed notices and coordination of a virtual meeting held on April 2, 2026. Although two adjacent property representatives registered, there were no attendees from the community to participate in the meeting. The petitioner later provided the registrants with additional information, and no follow-up questions or community feedback were received.

The full meeting report is available online.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the goals and policies of the *West Middle Community Area Plan*.

Rationale for Recommendation

- The surrounding area is an established industrial and commercial district, with existing entitlements that support its employment-focused character. The subject property's current commercial use and infill location fit within this broader industrial context.
- The site's direct access to Sunset Road and Reames Road provide strong connectivity to major transportation corridors, which is essential for Manufacturing & Logistics operations and supports continued employment-oriented development.
- The property is presently zoned for light industrial entitlements, and this petition simply updates the zoning to the corresponding ML-1 district under the UDO, maintaining consistency with its longstanding industrial designation.

PLANNING STAFF REVIEW

- **Background and Zoning District Summary**

- Existing Zoning:
 - I-1 (CD): This conditional district was intended for the development of a 2,200,000 square foot business/industrial park and shopping center from rezoning petition 1985-12(C).
- Proposed Zoning:
 - ML-1: This district is intended to accommodate a range of warehouse/distribution and light industrial uses, including a variety of light manufacturing and assembly. Limited commercial uses are allowed in the district, and it is generally located in areas readily accessible by arterials and interstates, as well as freight rail.

- **Proposed Request Details**

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

- **Site Context and Imagery**



- The site is currently zoned I-1(CD) (Light Industrial, conditional). Surrounding properties to the north and east are zoned I-1(CD) and I-2(CD) (Heavy Industrial, conditional). To the west, zoning transitions to N1-A (Neighborhood 1-A). South of Sunset Road, the zoning shifts to CG (General Commercial), creating a commercial corridor along the roadway. Additional districts, including ML-2 (Manufacturing & Logistics – 2) and B-1(CD) (Neighborhood Business, conditional), are present east of the site near the interstate interchange.



- The site, indicated by a red star, is located within an area characterized by a mix of commercial and industrial uses. Nearby parcels along Sunset Road and the I-77 interchange host several commercial uses, including restaurant/bar establishments, retail goods establishments, financial institutions, hotel/motel uses, vehicle fueling facilities, and drive-through establishments. Surrounding industrial districts to the north and east support light-industrial and general-industrial activities, while Neighborhood 1 residential areas to the west provide a transition to lower-intensity single-family development.



- This is a street view of the site facing east from Banner Elk Drive. The site is currently developed with a restaurant/bar establishment.



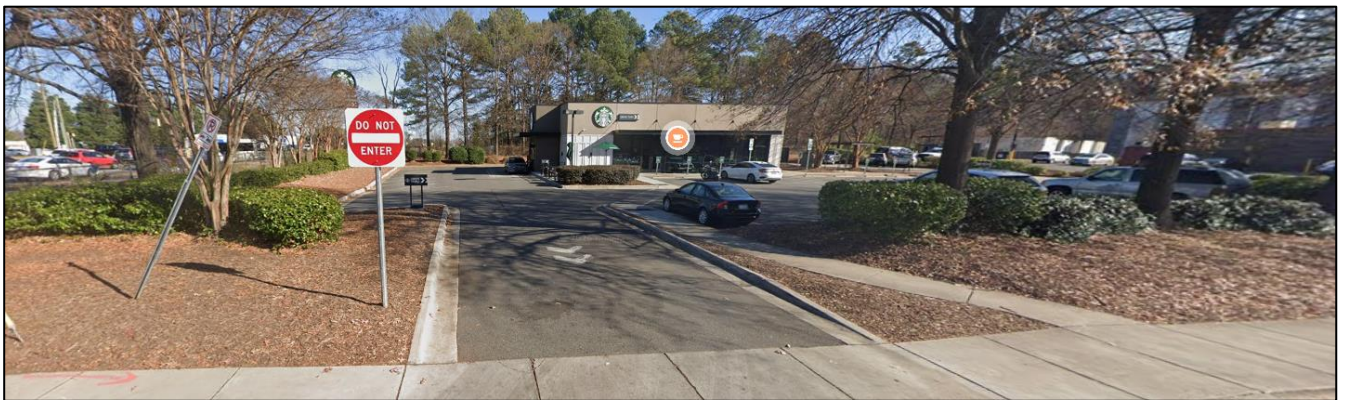
- This is a street view west of the site, illustrating a financial institution.



- This is a street view east of the site, showing a vehicle fueling station.

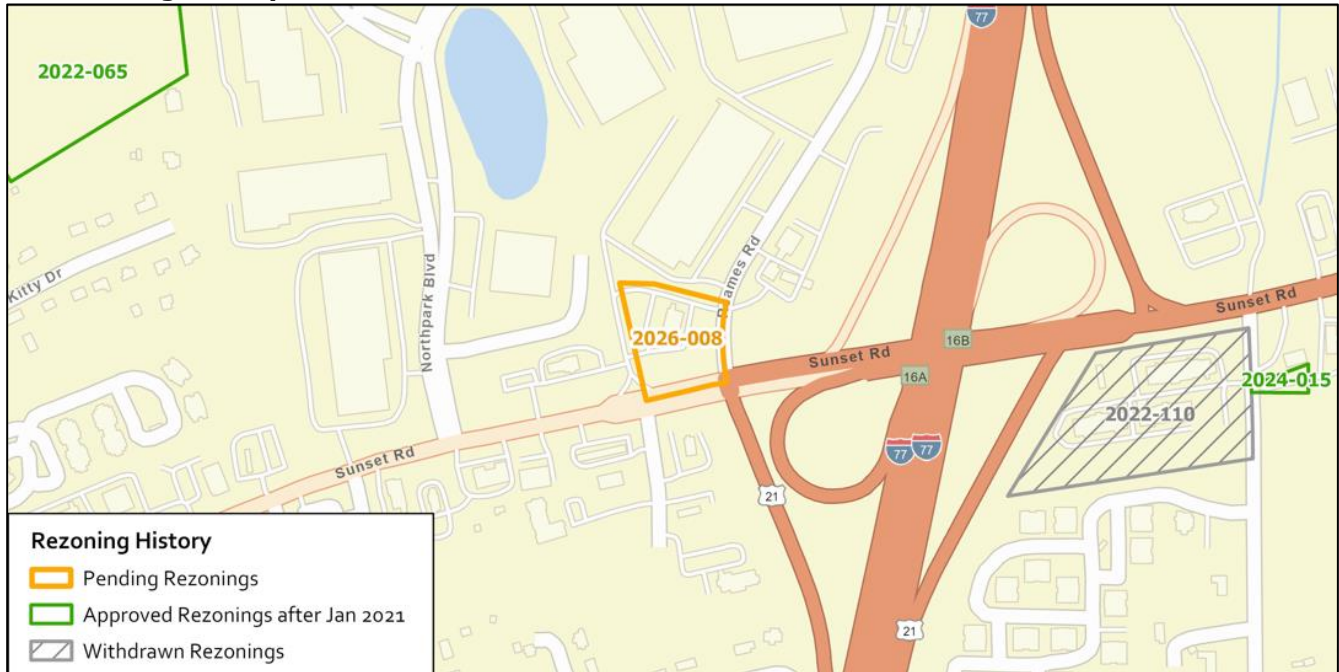


- This is a street view north of the site, showing a warehouse.



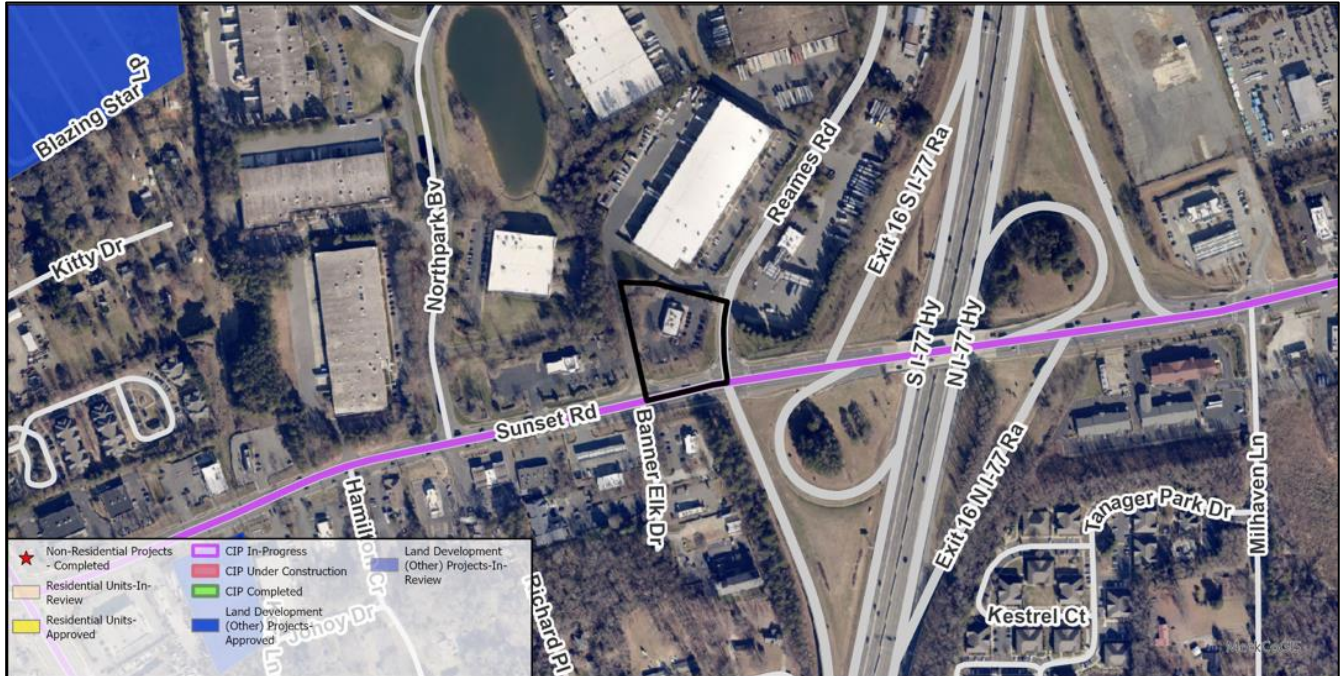
- This is a street view south of the site, showing a drive through establishment.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2022-065	Petitioned to rezone approximately 37.10 acres from R-3 (Residential) to UR-2(CD) (Urban Residential, conditional) to allow for the development of a residential community with up to 236 single-family attached townhome units.	Rezoning approved, permit application submitted and approved (LDGP-2023-00093), construction being completed).
2022-110	Petitioned to rezone 5.99 acres from CG (General Commercial) and N1-B (Neighborhood 1-B) to R-43MF(CD) (multi-family, conditional) to allow for the redevelopment of two motel properties for use as multi-family housing.	Rezoning withdrawn
2024-015	Rezoned 0.243 acres from I-1(CD) (Light Industrial) to CG (General Commercial) district to allow for all uses permitted by right and under prescribed conditions in the CG (General Commercial) zoning district.	Rezoning approved, no permit applications submitted.

• 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 *West Middle Community Area Plan* and accompanying *2040 Policy Map* recommends the Manufacturing and Logistics Place Type. The proposed rezoning is in alignment with the adopted Manufacturing and Logistics 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.

- This site is within the *West Middle Community Area Plan*. The rezoning petition is a conventional request, and due to the broad range of permitted uses, it is not feasible to determine which priority goals will be facilitated and to what extent at this stage.

- **INFRASTRUCTURE COMMENTS**

- **Charlotte Department of Transportation**

- The site is located at the intersection of Sunset Road, a State-maintained major arterial, and Reames 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:**
 - No active projects near the site
- **Transportation Considerations:**
 - See advisory comments at www.rezoning.org
- **Vehicle Trip Generation:**
 - Current:
 - Existing Use: 525 trips per day (based on Restaurant).
 - Existing Zoning Entitlements: 525 trips per day (based on Restaurant).
 - Proposed Zoning: Cannot be determined due to the wide range of uses permitted in ML-1

- **Storm Water Services:** Reviewed, no comments.

- **Charlotte Water**

- Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main along Sunset Rd.
- Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Sunset Rd.
- **Considerations:**
 - See advisory comments at www.rezoning.org

- **Charlotte-Mecklenburg Schools**

- Nonresidential petitions do not impact the number of students generated.
- **Considerations:**
 - No comments submitted.

- **Charlotte Area Transit System:** Reviewed, no comments.

CITY DEPARTMENT COMMENTS

- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** Reviewed, no comments.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** Reviewed, no comments.
- **Erosion Control:** Reviewed, no comments.
- **Long Range Planning:** Reviewed, no comments.
- **Urban Forestry:** Reviewed, no comments.

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.