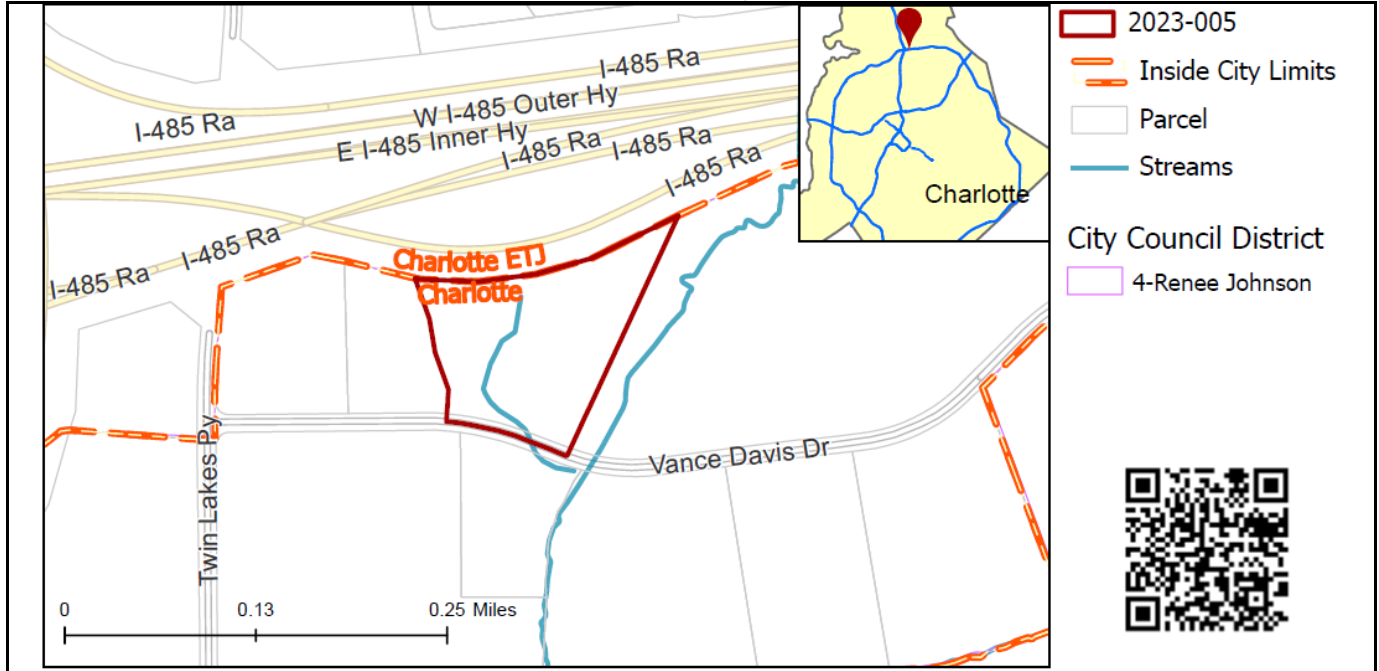


**REQUEST**

Current Zoning: OFC (Office)  
Proposed Zoning: ML-1 (Manufacturing and Logistics)

**LOCATION**

Approximately 8.2 acres located on the north side of Vance Davis Drive and south side of Interstate 485, west of Old Statesville Road.



**SUMMARY OF PETITION**

The petition proposes to allow all uses that are permitted by right or under prescribed conditions in the ML-1 zoning district (Manufacturing and Logistics).

**PROPERTY OWNER**

Sustainable Resources Properties, LLC

**PETITIONER**

Sustainable Resources Properties, LLC

**AGENT/REPRESENTATIVE**

Walter Fields, Walter Fields Group

**COMMUNITY MEETING**

Meeting is not required.

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for Manufacturing and Logistics place type.

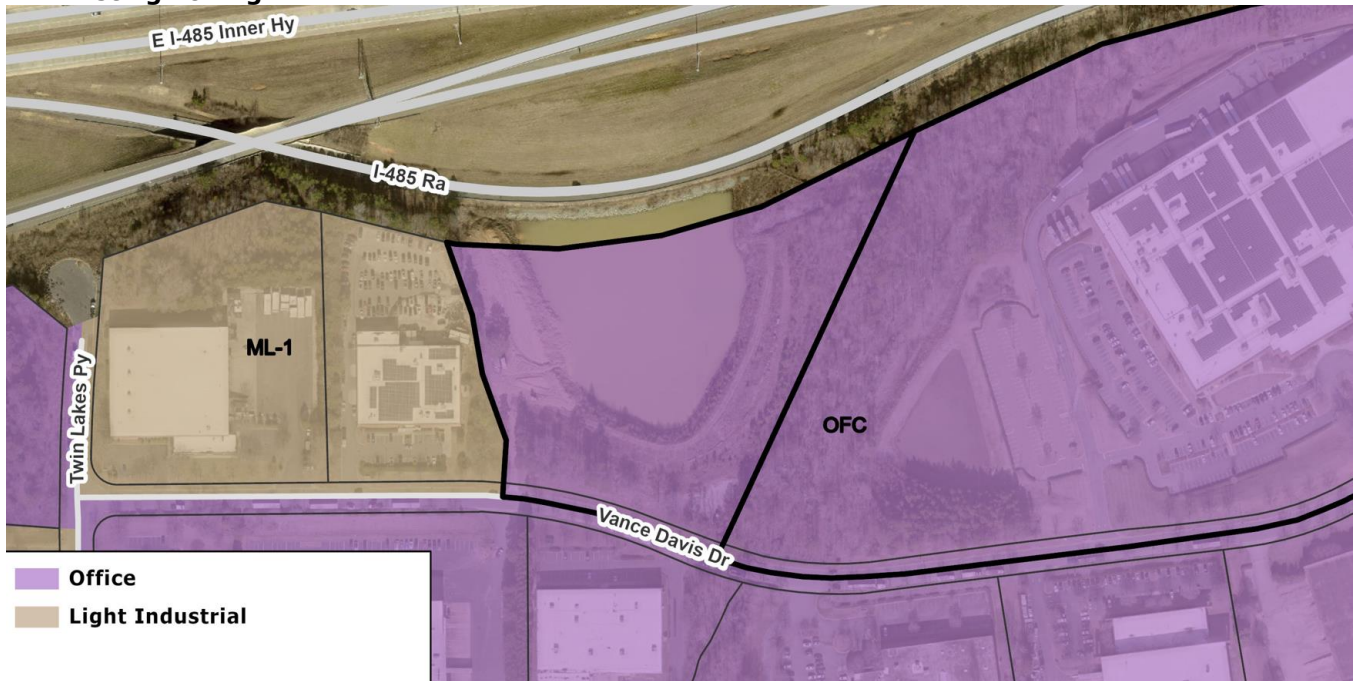
Rationale for Recommendation

- The petition would align the site with the surrounding area and the Manufacturing and Logistics place type recommendation for the area.
- The proposed petition is more compatible than the existing office zoning and helps to achieve what is envisioned for the Manufacturing and Logistics Place type.
- The ML-1 (Manufacturing and Logistics) district will allow some manufacturing and logistics uses that are not allowed in the OFC (office) zoning.

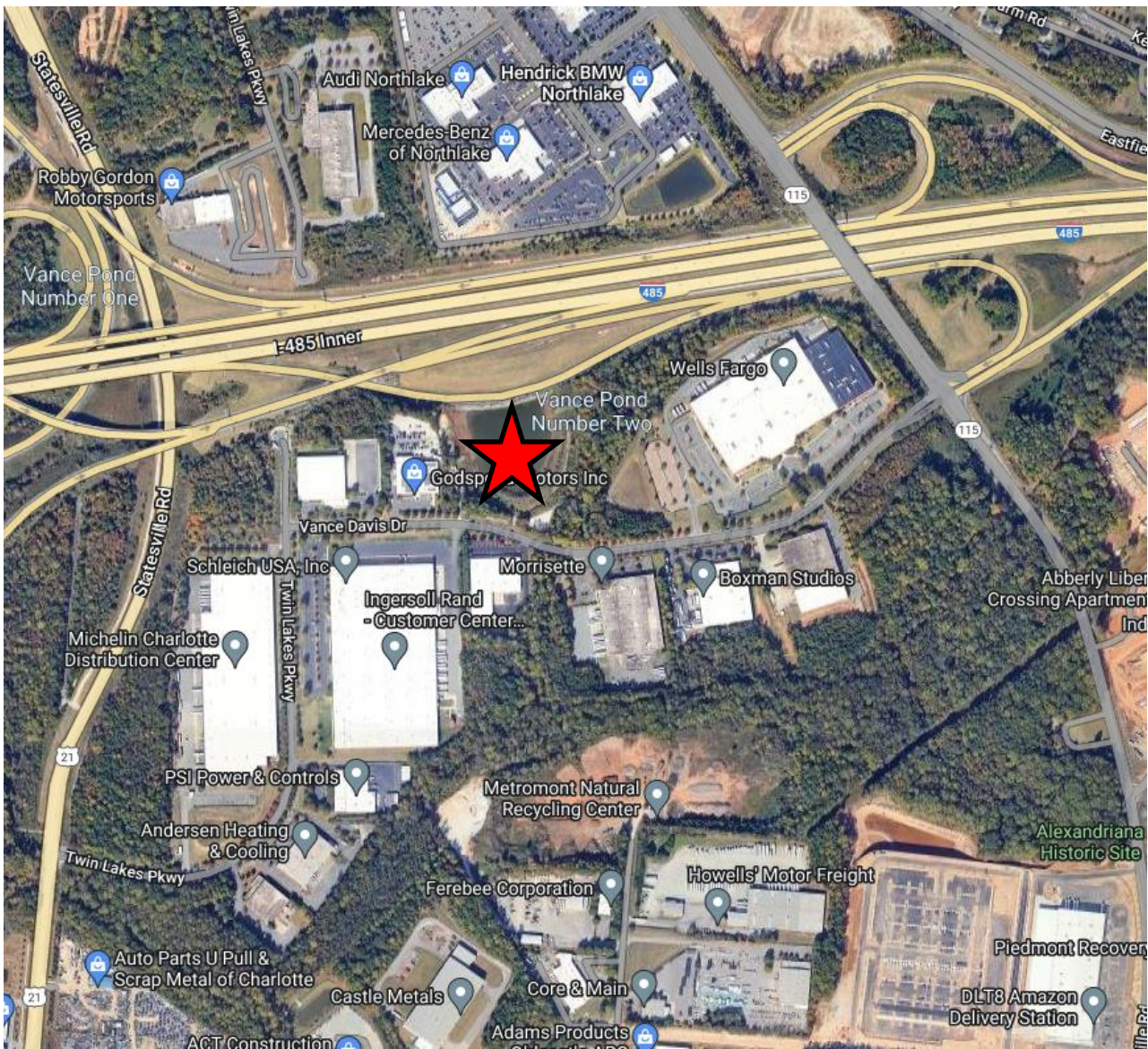
- The ML-1 zoning district is intended to accommodate a range of warehouse/distribution and light industrial uses which aligns with the surrounding area uses.
- The site backs up to I-485, with no residential uses in proximity.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 8: Diverse and Resilient Economic Opportunity

**PLANNING STAFF REVIEW**

- **Proposed Request Details**  
This is a conventional rezoning petition with no associated site plan.
- **Existing Zoning**



- The area around the site is primarily zoned OFC (office) with I-485 backing up to the north side. To the west of the site, the area is zoned ML-1 (Manufacturing and Logistics).



The site is denoted with a star, located on the north side of Vance Davis Drive and south side of Interstate 485, surrounded by industrial and office developments.



The site is currently vacant.

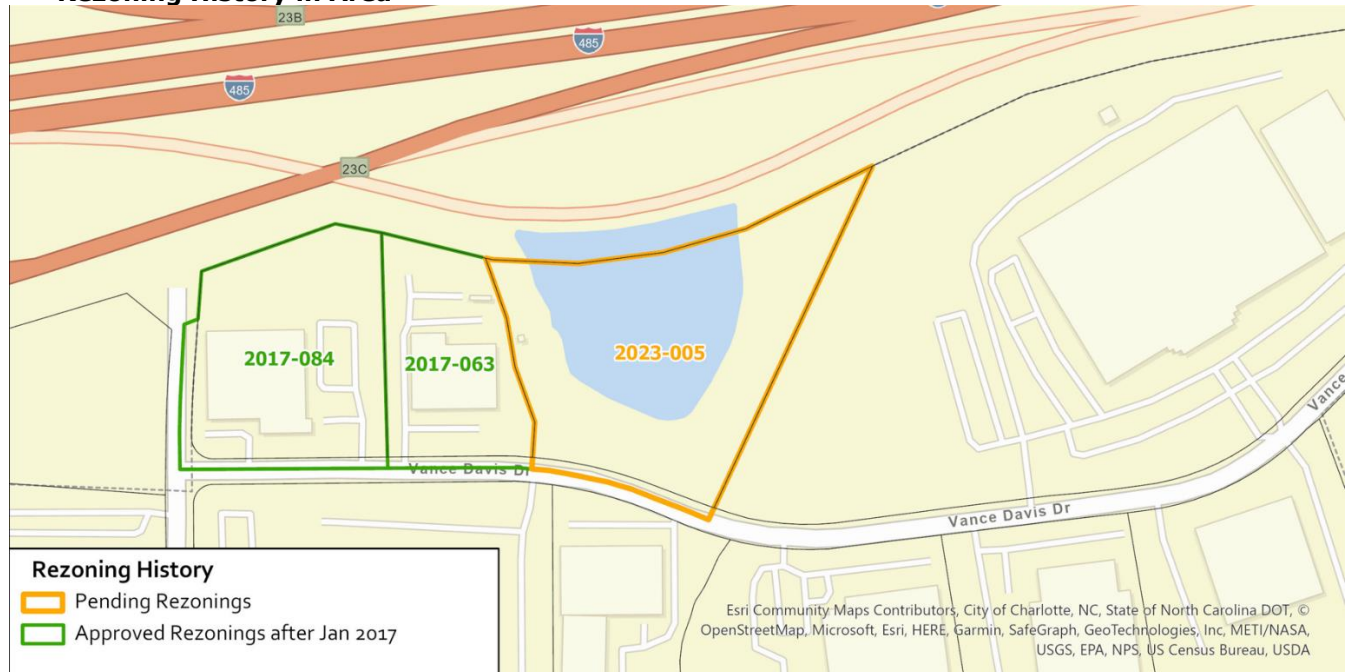


East of the site is an industrial building.



West of the site is an office building.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-063	3.415 acres; from BP (Business Park) to I-1(Light Industrial)	Approved
2017-084	5.14 acres; from BP (Business Park) to I-1 (Light Industrial)	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) calls for the Manufacturing and Logistics place type.

• **TRANSPORTATION SUMMARY**

- The site is located adjacent to Vance Davis Drive, a City-maintained major collector, and west of Old Statesville Road, a State-maintained major arterial. A Traffic Impact Study (TIS) is not necessary for the complete review of this petition due to the conventional rezoning. CDOT will work with the petitioner during the permitting process to ensure all required streetscape and transportation related ordinance requirements are complied with for adequate access and connectivity to the site and surrounding network.
- **Active Projects:**
  - **Traffic Study:**
    - A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition. If during the permitting process the site generates the designated number of trips outlined on Table 3.1 in the Charlotte Streets Manual, then a Comprehensive Transportation Review will be required.
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 0 trips per day (based on OFC).
    - Entitlement: 1,525 trips per day (based on OFC).
  - Proposed Zoning: 605 trips per day (based on ML-1).

**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-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.

- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
  - **Charlotte Water**No comments submitted.
  - **Erosion Control:** No comments submitted.
  - **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