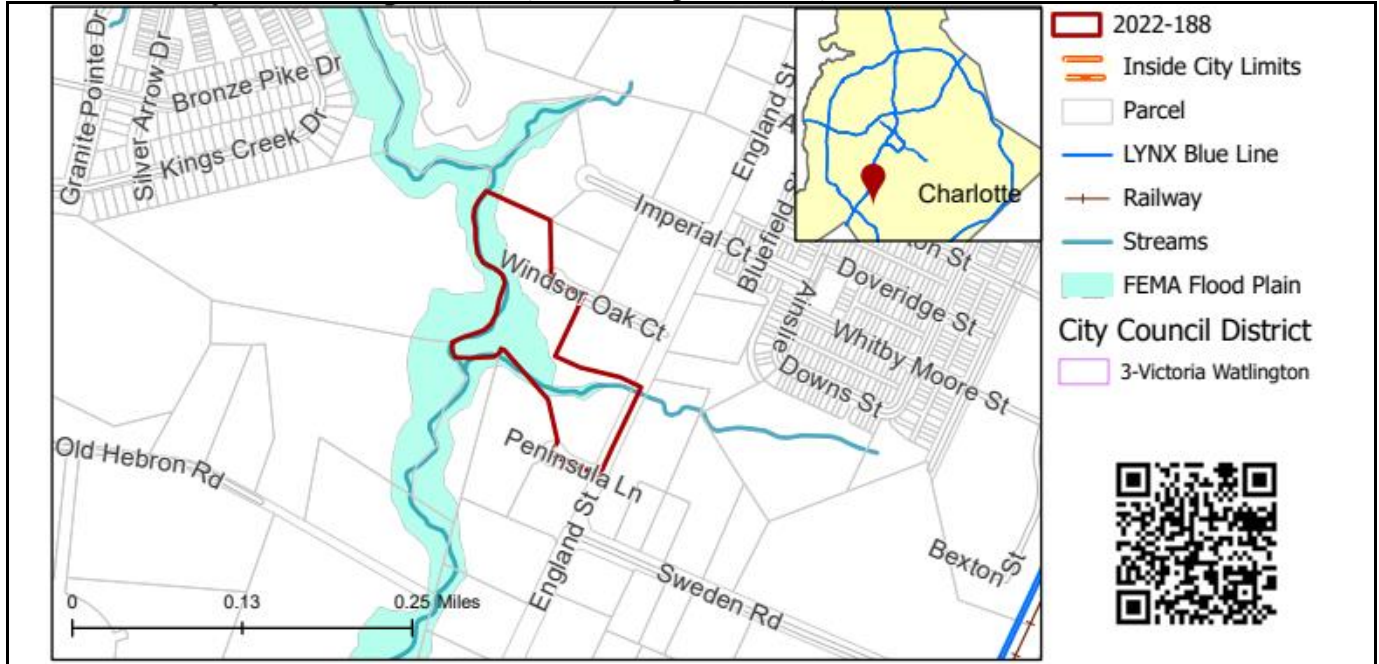


**REQUEST**

Current Zoning: BP (Business Park)  
Proposed Zoning: I-2 (General Industrial)

**LOCATION**

Approximately 6.25 acres located along the south and west side of Windsor Oak Court, west of England Street, and north of East Hebron Street.



**SUMMARY OF PETITION**

The petition proposes uses that are permitted by right or under prescribed conditions in the I-2 (General Industrial) zoning district.

**PROPERTY OWNER**

Northbridge, LLC

**PETITIONER**

Northbridge, LLC

**AGENT/REPRESENTATIVE**

Aaron Shier

**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 site is surrounded by existing office spaces with a vacant lot to the west and a recycling plant abutting the vacant lot with residential units beyond the recycling plant.
- The surrounding properties are zoned mostly with TOD-CC, some BP, as well as I-2 (CD) and I-1 adjacent to the site.
- The I-2 zoning is appropriate for this area according to the policy map and when considering the surrounding zoning districts.
- The Manufacturing and Logistics Place Type from the 2040 Policy Map calls for accommodations for a range of warehouse/distribution and light industrial uses, including a variety of light manufacturing and assembly.
- This proposed zoning creates and protects warehouse and industrial areas.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:

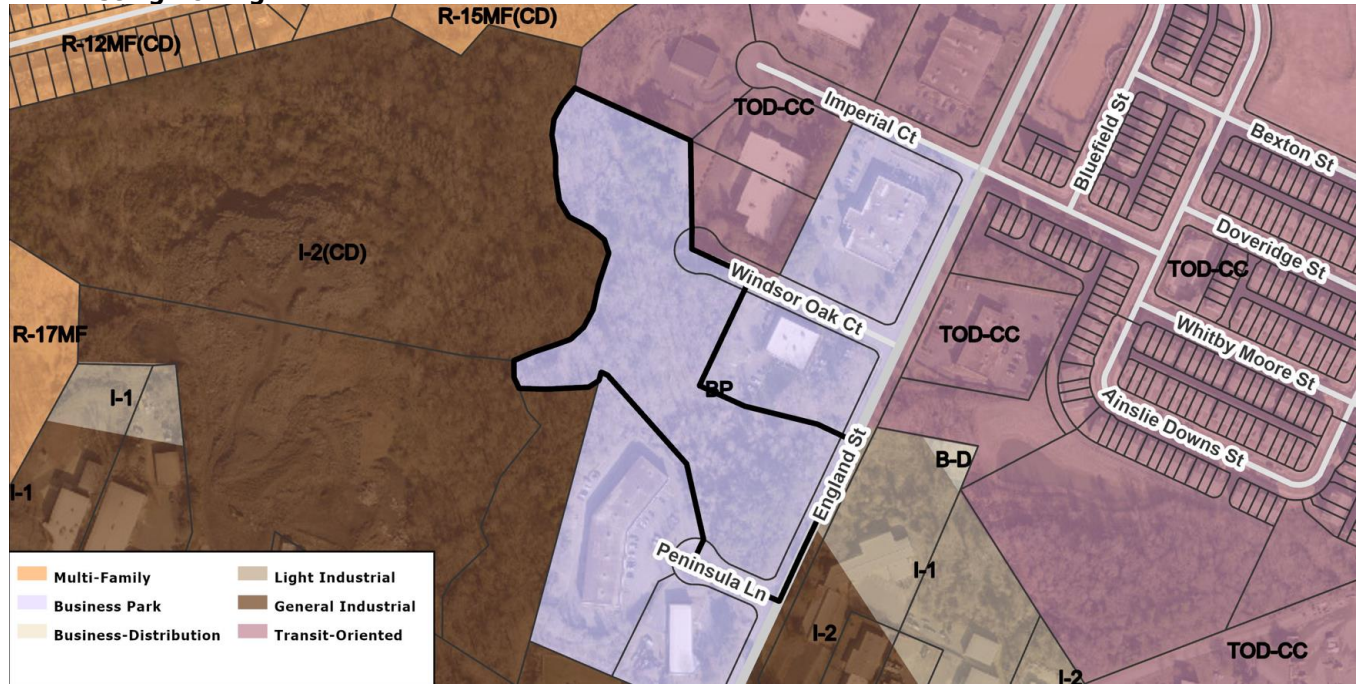
- 8: Diverse & Resilient Economic Opportunity

**PLANNING STAFF REVIEW**

- **Proposed Request Details**

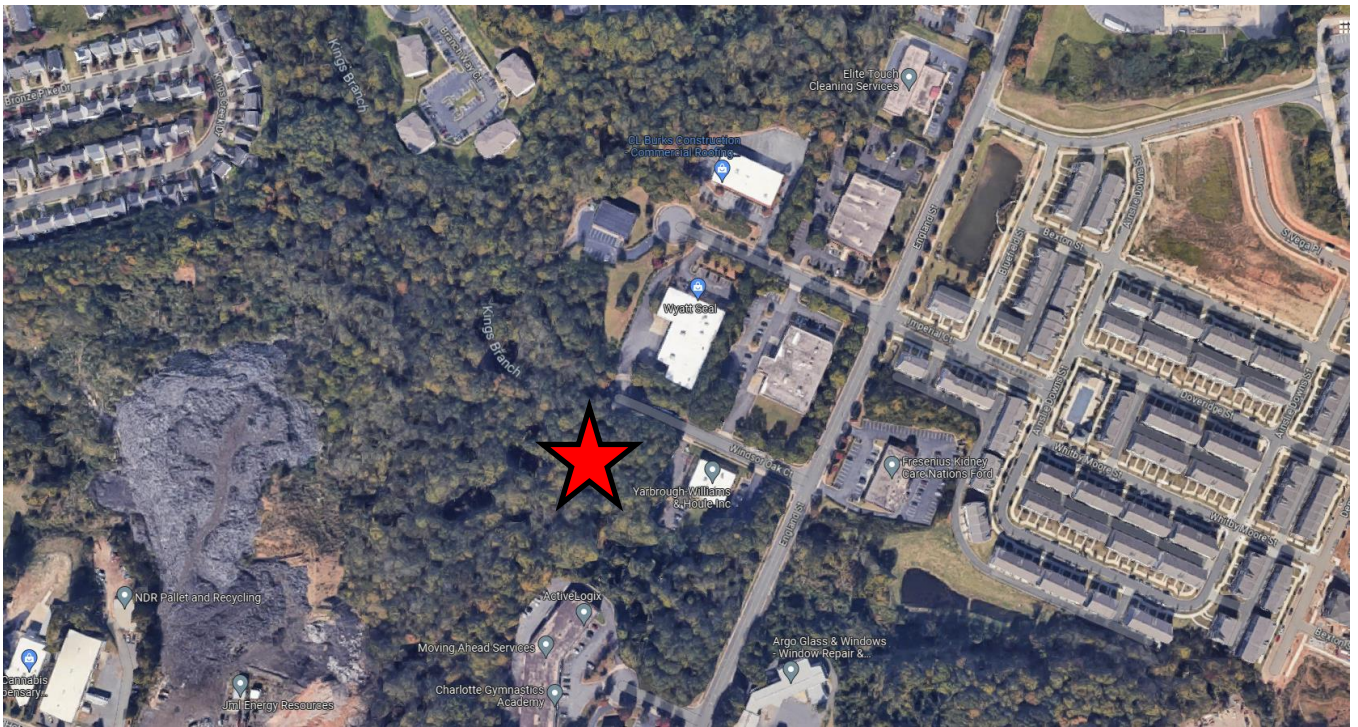
This is a conventional rezoning petition with no associated site plan.

- **Existing Zoning**



- The site is surrounded by mostly general industrial zoning to the west, with transit-oriented zoning to the east allowing for a buffer between the site and residential neighborhoods.

| Existing Zoning | Translated Zoning | Recommended Place Type      |
|-----------------|-------------------|-----------------------------|
| BP              | OFC               | Manufacturing and Logistics |



The site is surrounded by a mostly vacant lot up to the pallet and recycling facility. East of the site are office buildings and small businesses allowing for a buffer between industrial use and residential neighborhoods that are located east and west from the site.



Street view of the site (right side of the picture) looking east of Windsor Oak Ct shows the office space and some outdoor storage buildings for a civil engineering company.



Street view of the site looking north from England Street shows there is a large office building located on the street with no other surrounding buildings close by.



Street view of the site looking east from England Street shows an office building located across from the site with no other surrounding buildings close by.

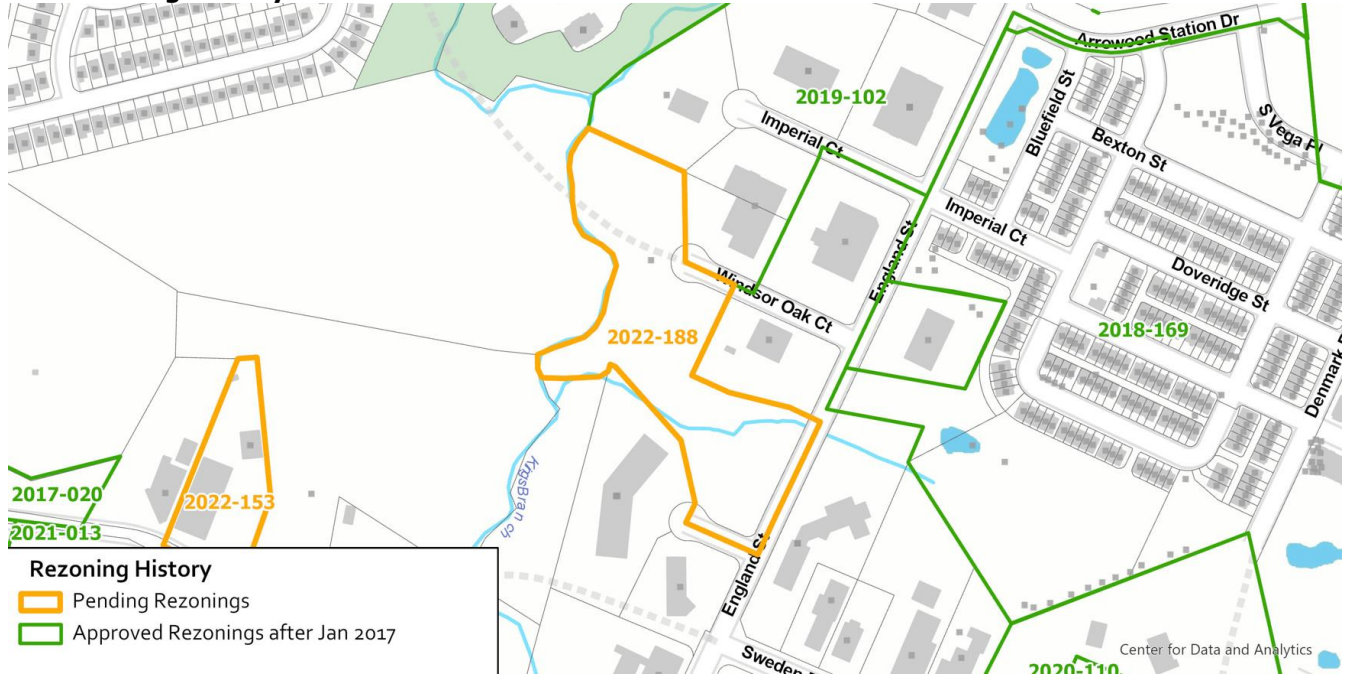


Street view of the site looking south from England Street shows there is a small plaza with multiple businesses including offices, a gymnastics training center, and a moving company.



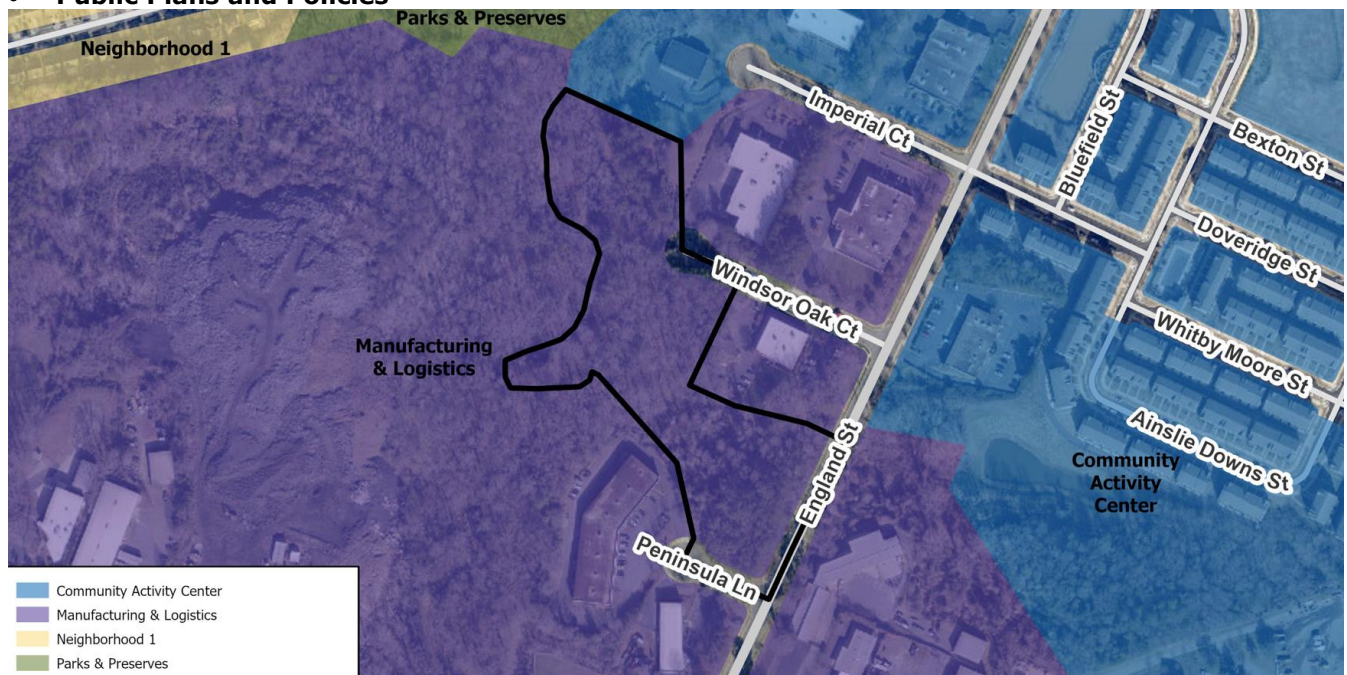
Street view of the site looking west from Windsor Oak Ct shows a cul-de-sac at the end of the street.

**Rezoning History in Area**



| Petition Number | Summary of Petition   | Status   |
|-----------------|---|----------|
| 2017-020        | 4.97 acres from R-17MF to I-1   | Approved |
| 2018-169        | Amendment to the Zoning Ordinance to replace three existing transit oriented development districts with four new transit oriented development districts and regulations.    | Approved |
| 2019-102        | Multiple districts to TOD Urban Center (TOD-UC), TOD Neighborhood Center (TOD-NC), TOD Community Center (TOD-CC), or TOD Transitional (TOD-TR); City TOD alignment rezoning | Approved |
| 2020-110        | 2.5 acres from TOD-CC to I-2  | Approved |
| 2021-013        | 8.25 from I-1 to I-2  | Approved |
| 2022-153        | 0.5 acres from I-1 to I-2   | Pending  |

**Public Plans and Policies**



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

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to England Street, a City-maintained minor throughfare, and north of Sweden Road, a City-maintained major collector.
- **Active Projects:**
  - Bonomi North America Expansion
    - Commercial project located at 750 Imperial Court
    - The project is currently under construction
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 0 trips per day (based on Tax Records).
    - Entitlement: 1,315 trips per day (based on Retail, General office).
    - Proposed Zoning: 470 trips per day (based on Warehouse).

**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:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** No comments submitted.

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