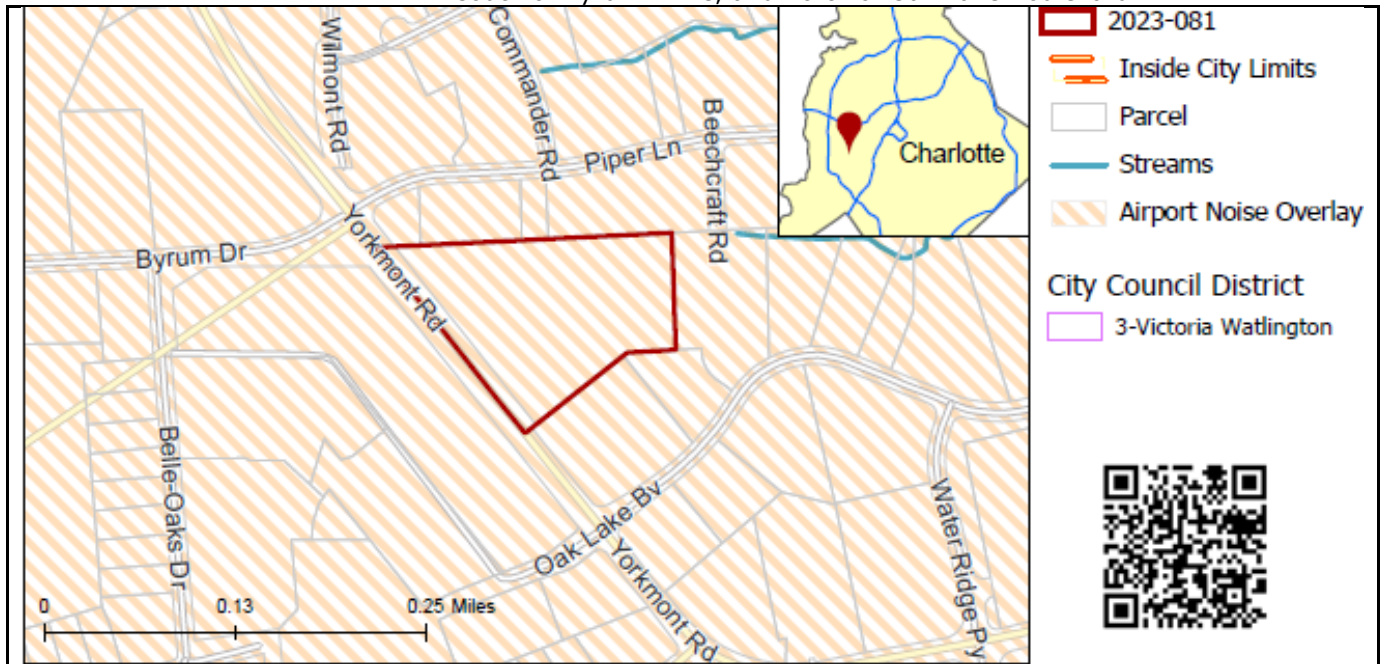


REQUEST

Current Zoning: ML-1 ANDO (Manufacturing and Logistics 1, Airport Noise Disclosure Overlay)
Proposed Zoning: ML-2 ANDO (Manufacturing and Logistics 2, Airport Noise Disclosure Overlay)

LOCATION

Approximately 8.869 acres located along the east side of Yorkmont Road, south of Byrum Drive, and north of Oak Lake Boulevard.



SUMMARY OF PETITION

The petition proposes all uses permitted by right and under prescribed conditions in the ML-2 (manufacturing and logistics, 2) zoning district.

PROPERTY OWNER

M Industrial Property - Charlotte II LLC

PETITIONER

M Industrial Property - Charlotte II LLC

AGENT/REPRESENTATIVE

John Carmichael; Robinson Bradshaw

COMMUNITY MEETING

Meeting is required and has been held. Report will be available online when received.

Number of people attending the Community Meeting: 0

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

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

Rationale for Recommendation

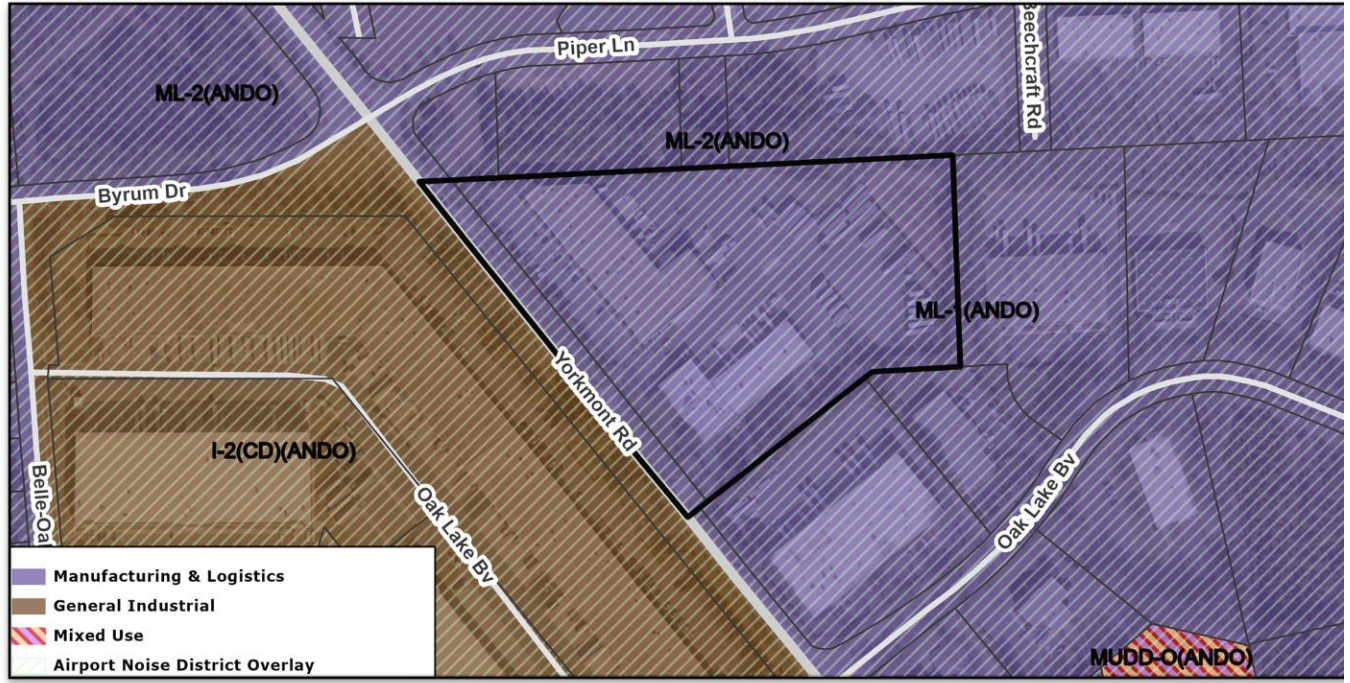
- The site is currently zoned for and developed as a facility for light industrial uses.
- The site is within an area designated by the *2040 Policy Map* for the Manufacturing and Logistics Place Type.
- Abutting properties are zoned ML-1 and ML-2.
- The site does not abut single family neighborhoods, therefore a change to ML-2 will not pose negative impacts on residents.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 8: Diverse & Resilient Economic Opportunity

- **Proposed Request Details**

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

- The petition proposes all uses permitted by right and under prescribed conditions in the ML-2 (manufacturing and logistics, 2) zoning district.

- **Existing Zoning**



- The area surrounding the site is zoned for manufacturing and logistics with a legacy zoning across from the site (General Industrial) with a mixed use development near the site. The site is located in the Airport Noise Disclosure Overlay.



- The site is denoted by the star. The area surrounding the site is predominantly industrial uses with some restaurants close by.



- The site is along the east side of Yorkmont Road with an industrial building existing on site.



- North of the site is an intersection with some industrial use buildings.

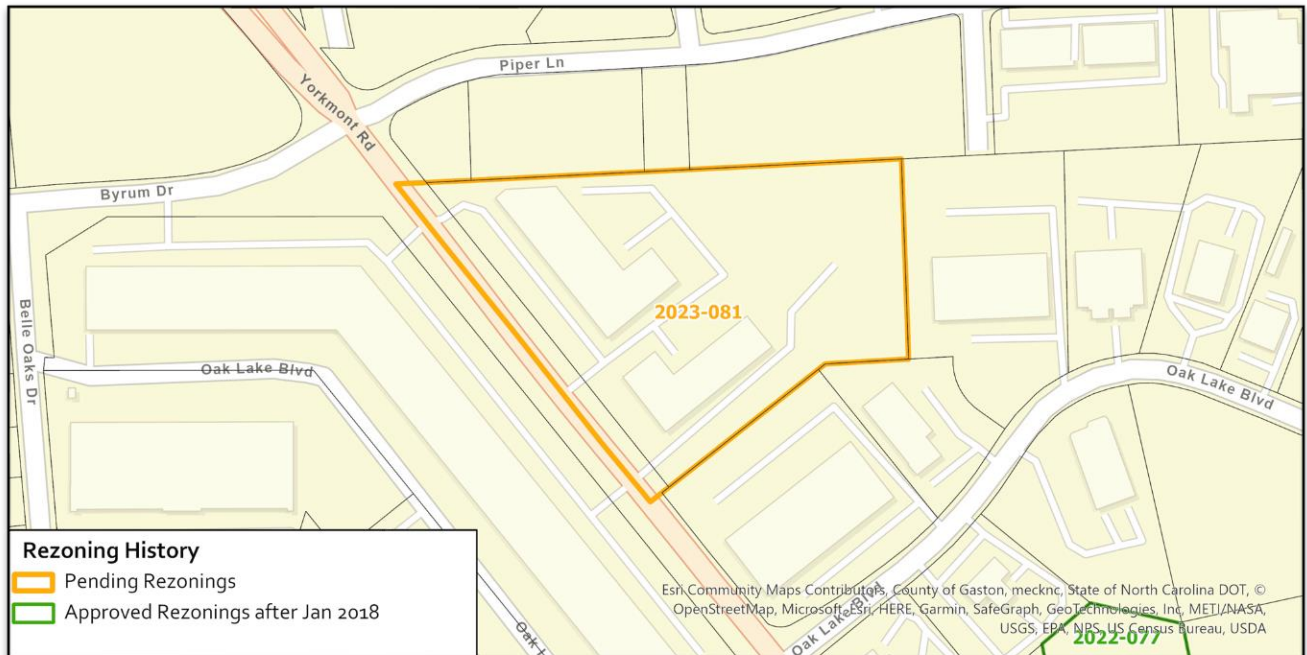


- South of the site are smaller buildings zoned for industrial use.



- West of the site is a large industrial building.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2022-077	3.64 acres; I-1 AIR to MUDD-O AIR	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) calls for Manufacturing and Logistics Place Type.

• **TRANSPORTATION SUMMARY**

- The site is located adjacent to Yorkmont Road, a State-maintained minor arterial, south of Piper Lane, a City-maintained local street. The petition is located in the old coliseum activity center outside of Route 4, within the Westside Strategy Plan Land Use Changes.

• **Active Projects:**

- HomeWood Suites:
 - Commercial project constructing a 145-room hotel located on the south side of Oak Lake Boulevard.
 - Project is currently under review.
- 2770 Yorkmont Sidewalk:
 - Commercial project constructing sidewalk on parcel frontage located at 2770 Yorkmont Road

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 185 trips per day (based on Warehousing).

Entitlement: 180 trips per day (based on ML-1).

Proposed Zoning: 650 trips per day (based on ML-2).

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 comments submitted.
 - **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.
-

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