

**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*. The petition may facilitate the following priority goals of the area plan:

- 8: Diverse & Resilient Economic Opportunity may be facilitated by the hotel use generating a range of jobs across different skill levels, as well as indirectly supporting the tourism economy and Charlotte Douglas International Airport.

Rationale for Recommendation

- The site is adjacent to both CG zoning and the Commercial Place Type and meets minor map amendment criteria for a change to the Commercial Place Type from the current recommended Manufacturing and Logistics Place Type.
- The proposed hotel and CG zoning are contextually appropriate given the site's location in the Little Rock Road commercial corridor, near Interstate 85 and Charlotte Douglas International Airport. The site is within the Airport Noise Disclosure Overlay and less than one mile from the airport.
- The proposed hotel use is less intense and impactful to the adjacent residential uses than many uses permitted by right under the existing ML-1 zoning.
- Development under the CG zoning district triggers a 25' Class B landscape yard where adjacent to residential uses.

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

PLANNING STAFF REVIEW

- **Background and Zoning District Summary**

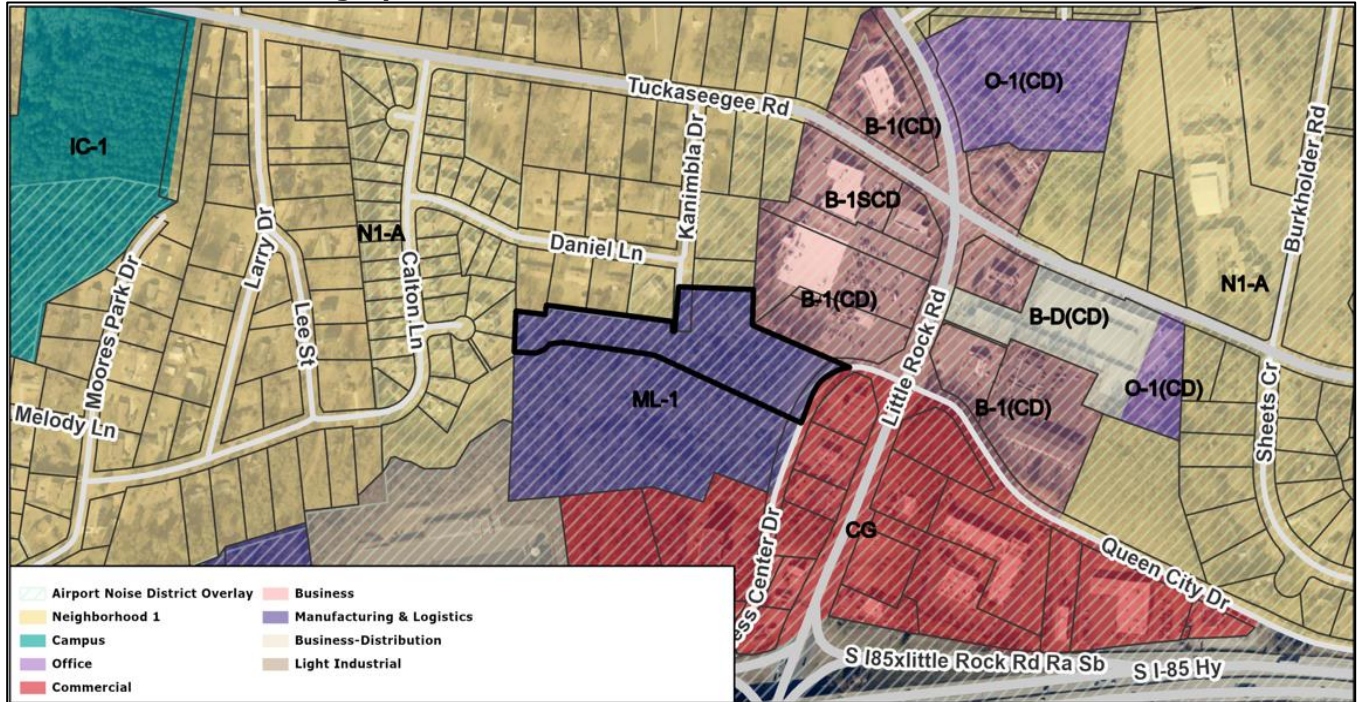
- Existing Zoning:
 - ML-1: This district is intended to accommodate a range of warehouse/distribution and light industrial uses, including a variety of light manufacturing and assembly. Limited commercial uses are allowed in the district, and it is generally located in areas readily accessible by arterials and interstates, as well as freight rail.
 - 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:
 - CG: This district allows for general commercial uses along intersections and arterial streets, accommodating auto access while also encouraging improvement of the pedestrian environment.
 - 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.
 - Conditional (CD): This petition includes a site plan and proposes site-specific commitments that further restrict the use of the site.

- **Proposed Request Details**

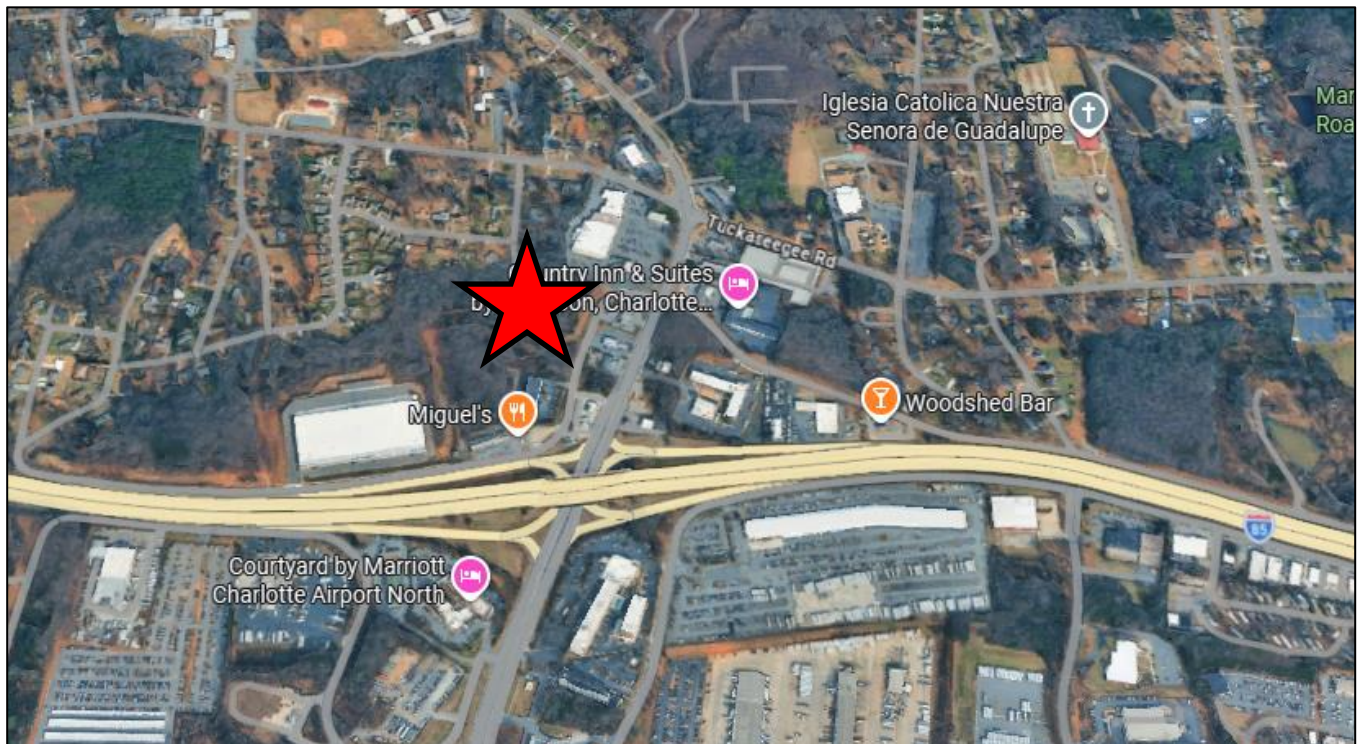
The site plan accompanying this petition contains the following provisions:

- Allows for the development of the site with a hotel including a maximum of 160 rooms.
- Illustrates the building location along Business Center Drive, with parking areas to the north, south, and west of the building.
- Provides a 25' Type B landscape yard along the northern boundary where adjacent to residential uses.
- Illustrates an extension of Kanimbla Drive through the site, while noting an intent to abandon a portion of the right-of-way and not construct the extension.
- Identifies potential public open space areas adjacent to the building along Business Center Drive.
- Commits to common open space standards to include at least four of the following: enhanced plantings, specialty paving materials, shading elements, seating, a minimum open space dimension of 50' in diameter, public art, interactive elements, and decorative lighting.
- Provides 8' planting strip and 6' sidewalk along the Business Center Drive right-of-way.
- Acknowledges the requirement for a CTR (Comprehensive Transportation Review) during the permitting phase, to be coordinated with CDOT.

- **Site Context and Imagery**



- The site and the property to the south are zoned ML-1 with properties to the north and west zoned N1-A (Neighborhood 1-A). Properties to the south and east are zoned for commercial uses with most properties zoned CG (General Commercial) and B-1(CD) (Neighborhood Business, Conditional). The subject property and properties to the east and south are within the ANDO (Airport Noise Disclosure Overlay).



The site, marked by a red star, is wooded and surrounded by a mix of uses including residential to the north and west, and commercial to the south and east.



Street view of the vacant, wooded site as seen from Business Center Drive



Street view of single family residential use to the north of the site along Kanimbla Drive and Daniel Lane.



Street view of commercial uses to the east of the site along Little Rock Road.



Street view of commercial uses, including a hotel, to the south of the site along Business Center Drive.



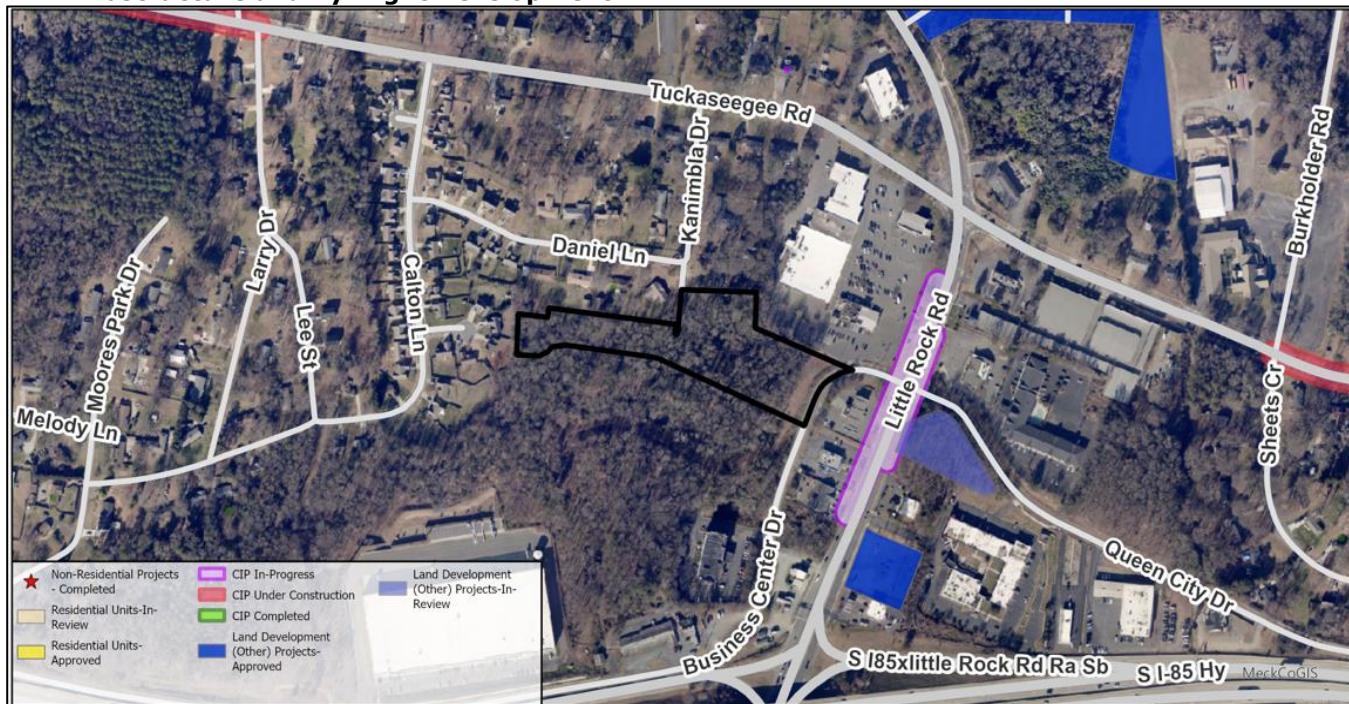
Street view of single family residential use to the west of the site along Crystal Erica Lane.

• **Rezoning History in Area**



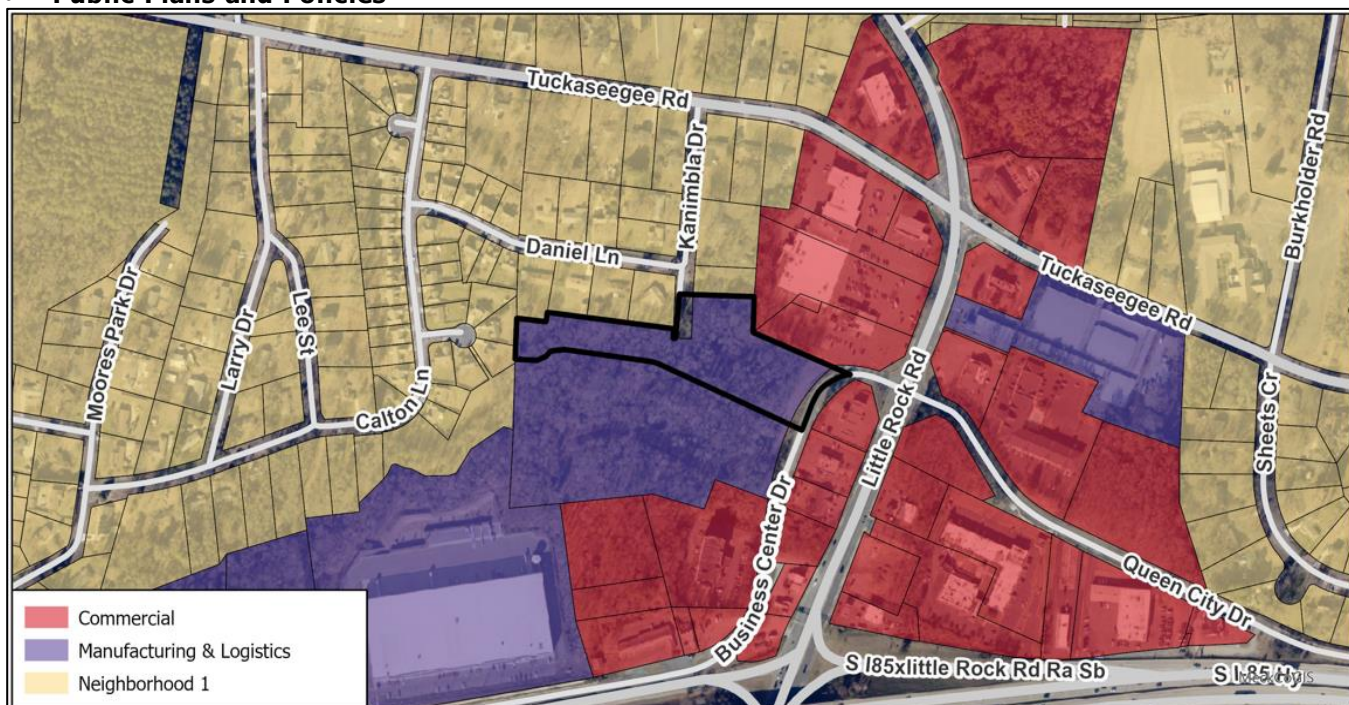
Petition Number	Summary of Petition	Status
2025-054	Rezoned 1.08 acres from N1-A ANDO to CG ANDO to allow for all uses permitted in the CG zoning district.	Rezoning approved, permit (LDGP-2025-00811) under review for vehicle parts store.

• 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 & Logistics Place Type. The proposed rezoning is not in alignment with the adopted Manufacturing & Logistics Place Type. If the rezoning is approved, the adopted place type for the site would be revised to the Commercial 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.
- Commercial places are primarily car-oriented destinations for retail, services, hospitality, and dining, often along major streets or near interstates.
- This site is within the *West Middle Community Area Plan*. The rezoning petition may help facilitate priority goal 8 given its commitment to constructing a hotel on the site, which may generate a range of jobs across at various skill levels while indirectly supporting the tourism industry and Charlotte Douglas International Airport. The site is within one mile of the airport.
- Petitions that are out of alignment with the recommended place type for the site are assessed using the Minor Map Amendment Criteria to provide consideration in determining compatibility with the vision and goals of the *2040 Comprehensive Plan*. The criteria is not an exhaustive list and additional factors such as site-specific conditions, context of the area, capital investments, and changes in development patterns may be considered when reviewing rezonings. Below is a table summarizing the criteria for a request that would change a site's place type to Commercial.

Criteria for Changes to the Commercial Place Type	Description	Does the petition meet the criteria?
Minimum Acreage Preferred (Includes adjacent parcels of the same Place Type)	10 Acres	Yes, the subject property is over 15 acres and surrounded by existing Commercial properties
Preferred Place Type Adjacency	N2; CAC; RAC; CAMP; IMU; ML	The subject property is adjacent to other sites with a commercial PT designation; however it is also adjacent to N1 designated property, which is not ideal; though the plan limits the permitted use to a hotel only.
Locational Criteria	All considered: • Not within Uptown • Not within 1 mile walkshed of high-capacity transit station or within ½-mile of major transportation corridor • Within Access to Amenities Gap (EGF)	The petition is not within uptown. The site is within a quarter mile of a bus stop, providing multi-modal transit options.

• INFRASTRUCTURE COMMENTS

• Charlotte Department of Transportation

- The site is located adjacent to Business Center Drive, a State-maintained local street, west of Little Rock Road, a State-maintained major arterial. A Comprehensive Transportation Review (CTR) is required for this site due to the site falling within the low intensity development. Based on the 1,311 daily trips, this will trigger a Tier 1 multimodal assessment. Site plan and/or conditional notes commit to extending Kanimbla Drive into site per UDO requirements and coordination with subdivision and adding conditional notes. There are no further outstanding Transportation issues.
- **Active Projects:**
 - There are no known active projects in the vicinity.
- **Transportation Considerations:**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current:
 - Existing Use: 0 trips per day (based on vacant land).
 - Existing Zoning Entitlements: 101 trips per day (based on 39,720 SF of industrial uses).
 - Proposed Zoning: 1,311 trips per day (based on 160 hotel rooms).

- **Storm Water Services**
 - **Considerations:**
 - No comments submitted.
- **Charlotte Water**
 - Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along Business Center Dr.
 - Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located inside the property boundary.
 - **Considerations:**
 - No outstanding issues.
- **Charlotte-Mecklenburg Schools**
 - Nonresidential petitions do not impact the number of students generated.
- **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 outstanding issues.

MECKLENBURG COUNTY COMMENTS

- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Park and Recreation Department:** No comments submitted.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING

Transportation

1. ~~Update the site plan and note related to abandoning the right of way to existing Kanimbla Drive to add "if approved by CDOT". The existing portion of Kanimbla Drive is part of the network for the road and is also the reason why it is required to be extended. It is unlikely that this will be allowed to be abandoned if it is found constructable, but the petitioner does have the right to make the request.~~

ADDRESSED

Environment

2. ~~Revise the tree survey to identify applicable trees within the Business Center Drive right of way.~~

ADDRESSED

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Joe Mangum (704) 353-1908