

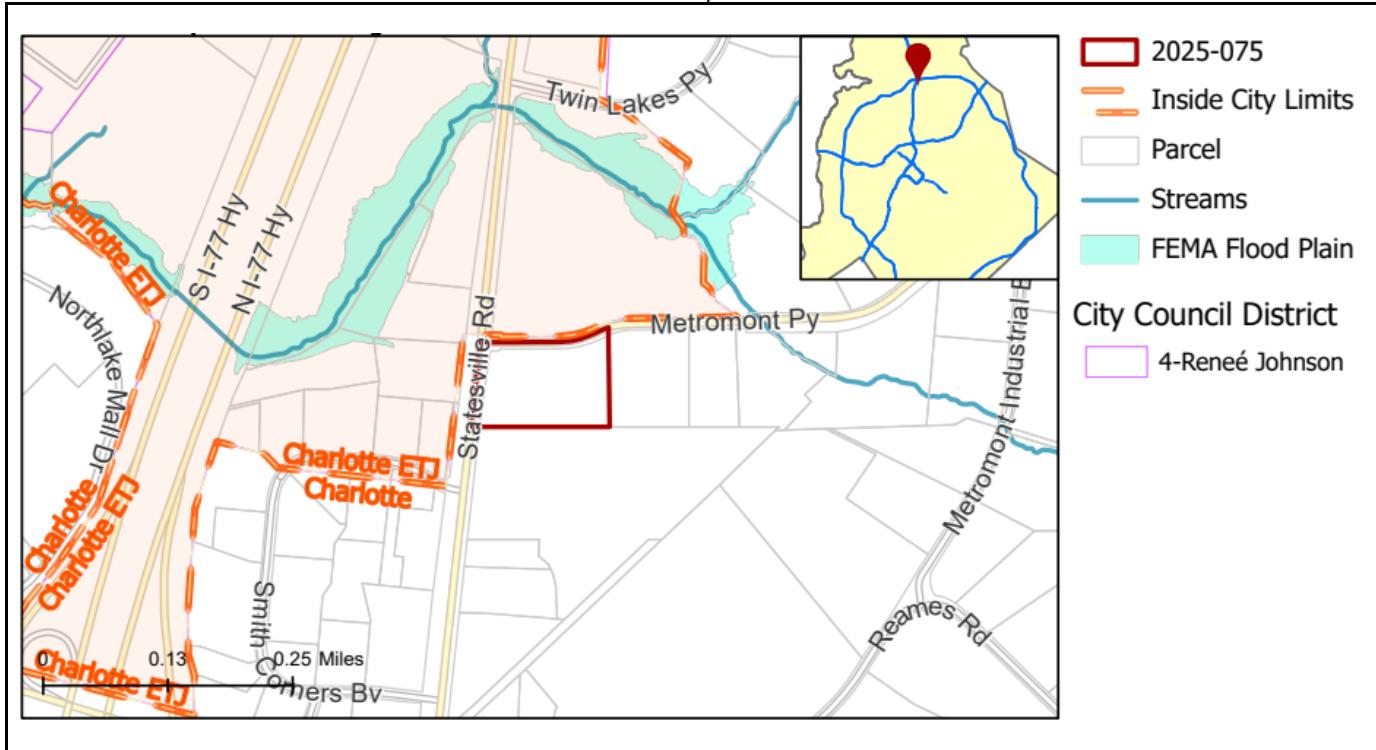


**REQUEST**

Current Zoning: ML-1 (Manufacturing and Logistics-1)  
Proposed Zoning: IMU(CD) (Innovation Mixed-Use, Conditional)

**LOCATION**

Approximately 6.37 acres located southeast corner of Metromont Parkway and Statesville Road, and west of Metromont Industrial Boulevard.



**SUMMARY OF PETITION**

The petition proposes to allow for any non-residential uses permitted in the Innovation Mixed-Use zoning district. The site is developed with office and retail uses.

**PROPERTY OWNER**

Mosaic Church, Inc.

**PETITIONER**

Northlake Pavilion Condominium Association Inc.

**AGENT/REPRESENTATIVE**

Aaron Houck, Robinson Bradshaw & Hinson, PA

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 1

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *2040 Policy Map* recommendation for the Manufacturing and Logistics Place Type.

Rationale for Recommendation

- The *2040 Policy Map* recommends a Manufacturing & Logistics Place Type for the site. The property was originally developed under a legacy industrial zoning district, which permitted the existing office and retail uses. The site is located within an older industrial area that has experienced gradual change over time.
- The Innovation Mixed-Use Place Type supports a broader range of uses, including office, research and development, studios, light manufacturing,

showrooms, and hotels. The proposed zoning would help to facilitate a transition from the ML zoning to the current and evolving uses on the site.

- The petition restricts any residential uses on the site that would not be preferred given the existing industrial and commercial environment of the area.

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

## PLANNING STAFF REVIEW

### • Background

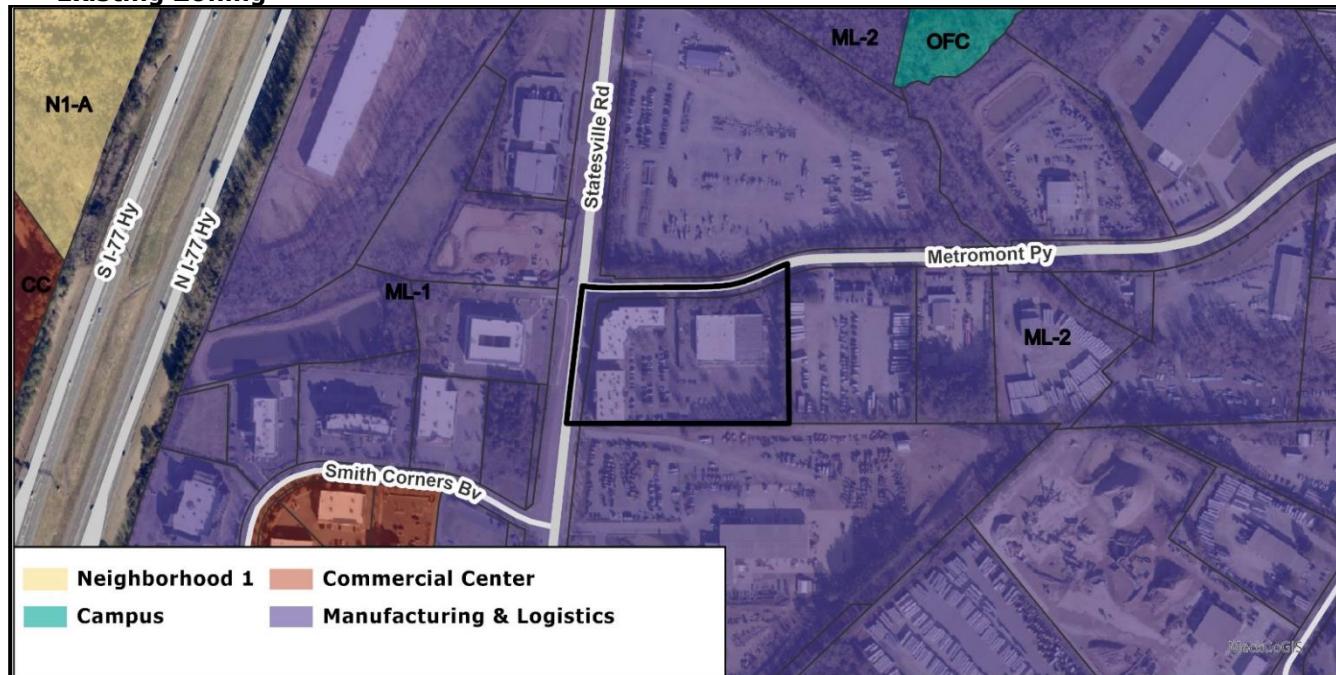
- There is a school operating in one of the buildings that was permitted as an accessory use to the church use but is now operating as a stand-alone use and is not allowed under the current zoning district. This rezoning will allow them to correct the violation if the use continues.

### • Proposed Request Details

The development standards accompanying this petition contain the following provisions:

- Allows for any non-residential uses permitted in the Innovation Mixed-Use zoning district.

### • Existing Zoning



- The site is currently zoned Manufacturing and Logistics-1. The surrounding zoning is Manufacturing and Logistics with a Commercial Center zoning along Smith Corners Boulevard.



The site (denoted by the red star) is located at the southeast corner of Metromont Parkway and Statesville Road, west of Metromont Industrial Boulevard. The surrounding uses include restaurants, hotels, offices, retail, and industrial uses.



The site is occupied by mostly office and specialty retail uses.



The site to the north is developed with an auto parts salvage yard.



The property to the west along Statesville Road is in the Smith Corners shopping center with a mixture of restaurants, hotels, and retail uses.

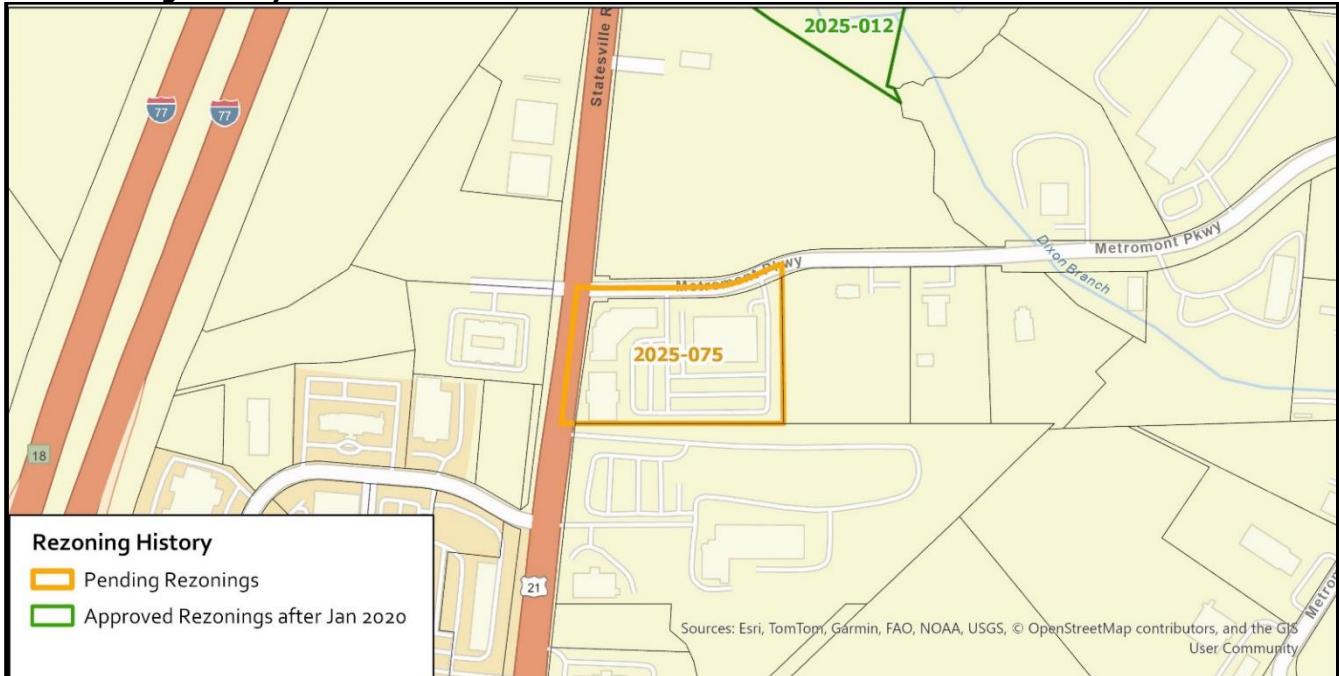


The property to the east along Metromont Parkway is a JB Hunt truck center.



The property to the south of the site along Statesville Road is the James River Equipment Company.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2025-012	Rezoned 6.1 acres from OFC (Office Flex Campus) to ML-2 (Manufacturing and Logistics 2) to allow all uses that are permitted in the ML-2 zoning district.	Approved

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Manufacturing & Logistics Place Type for the site.
- **TRANSPORTATION SUMMARY**
  - The site is located at the intersection of Statesville Road, a State-maintained major arterial, and Metromont Parkway, a City-maintained major 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**
  - No outstanding issues.
- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 57 trips per day (based on 3,098 square feet of office uses ).

Entitlement: 139 trips per day (based on 63,660 square feet of industrial uses.).

Proposed Zoning: Trip generation not provided for this zoning district.

#### 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 Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main along Statesville Road. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Statesville Rd. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No comments submitted.

- **Long Range Planning:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **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](http://www.rezoning.org)**

**Planner:** Michael Russell (704) 353-0225