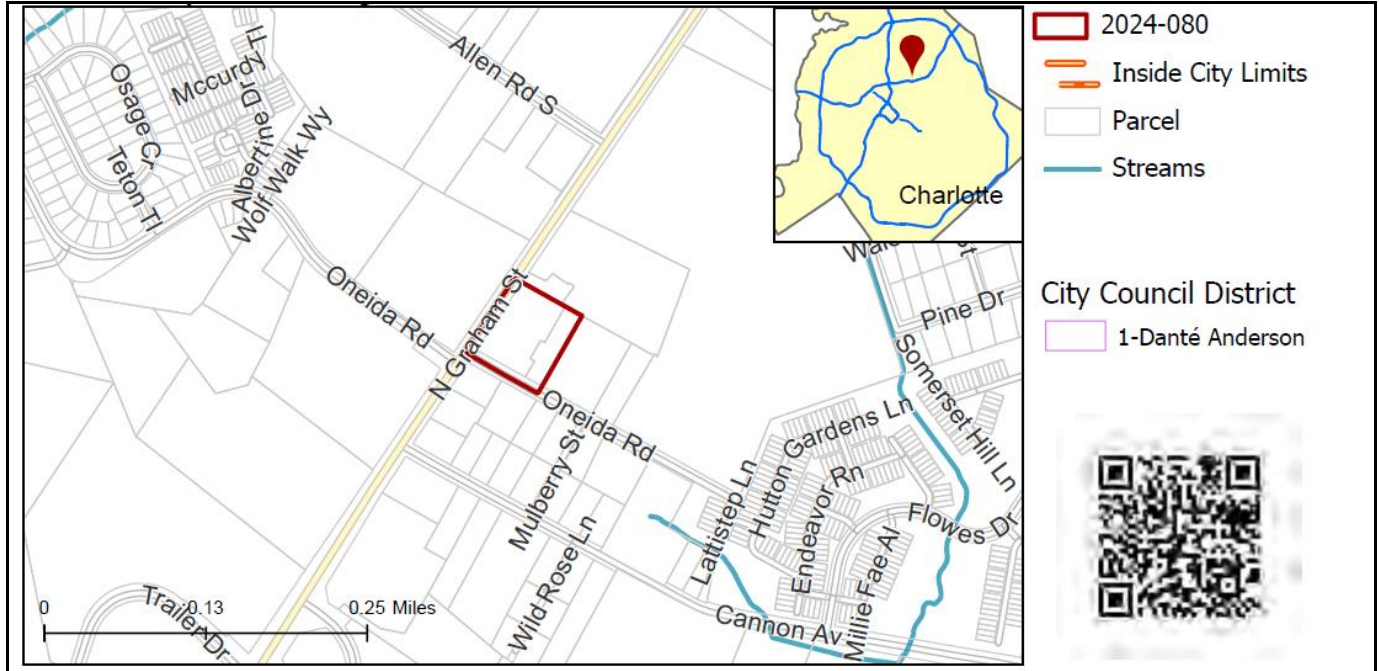


REQUEST

Current Zoning: I-1(CD) (Light Industrial, Conditional)
 Proposed Zoning: ML-1 (Manufacturing and Logistics-1)

LOCATION

Approximately 1.658 acres located along the east side of North Graham Street and the north side of Oneida Road.



SUMMARY OF PETITION

The petition proposes to allow all uses permitted by-right and under prescribed conditions in the ML-1 zoning district on the parcels currently developed with a trucking facility.

**PROPERTY OWNER
 PETITIONER
 AGENT/REPRESENTATIVE**

Diallo Mamdou Korka
 Diallo Mamdou Korka
 Matt Fullen; Cooper Builders LLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
 Number of people attending the Community Meeting: 6

**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 ML-1 zoning district is suitable for the subject property because it accommodates light industrial uses, including warehousing, distribution, and logistics. These uses are compatible with the site's proximity to similarly zoned ML-1 and ML-2 districts, allowing for a consistent continuation of industrial development.
- Consistent with UDO requirements, a 25' Class B landscape yard will be provided along the site's frontage as the site is located across from the N1 Place Type.
- The site has direct access to North Graham Street, a major arterial road.

- This petition supports contiguity with existing Manufacturing & Logistics zones, aligning with the surrounding land use pattern and maintaining a cohesive industrial corridor along North Graham Street. The proposed rezoning enhances the area's economic development potential by encouraging job growth and supporting logistics operations.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - Goal 8: Diverse & Resilient Economic Opportunity.

PLANNING STAFF REVIEW

• **Background**

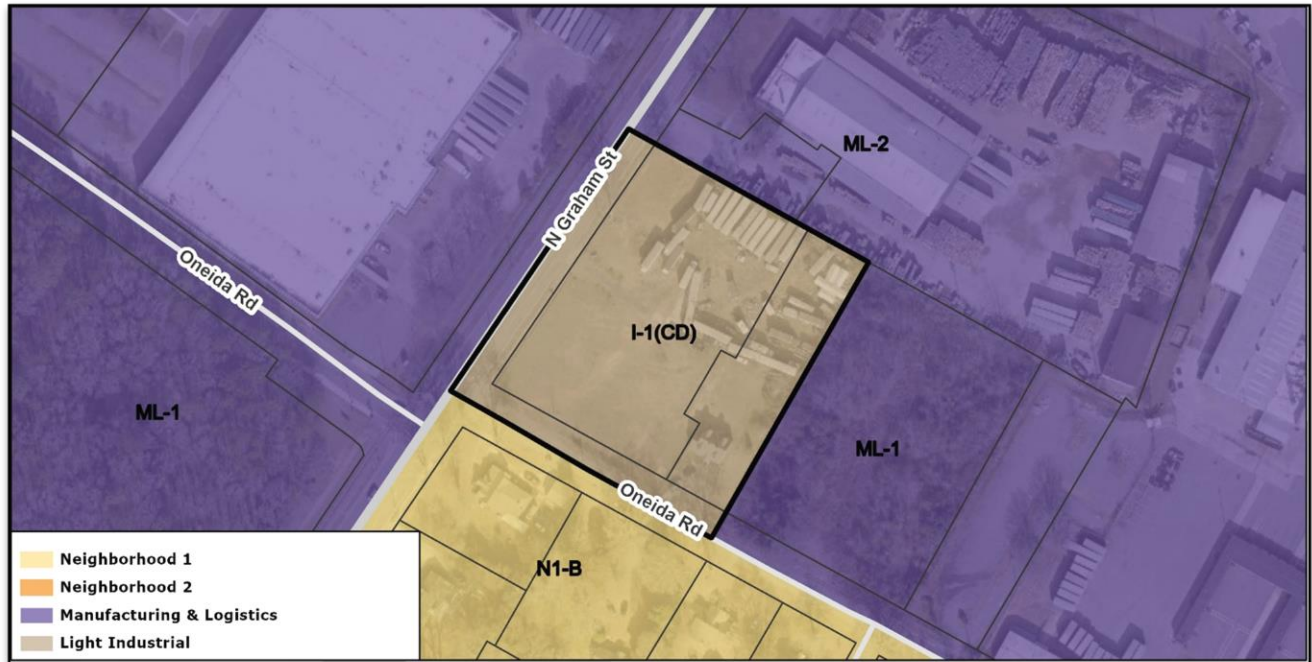
- The site was rezoned in 1999 from R-4 to I-1(CD) to allow for the development of residential mobile homes. The site was rezoned again (2006-121) which approved 81,195 sq feet of light industrial and warehouse (no automobile sales, hotels or motels permitted).

• **Proposed Request Details**

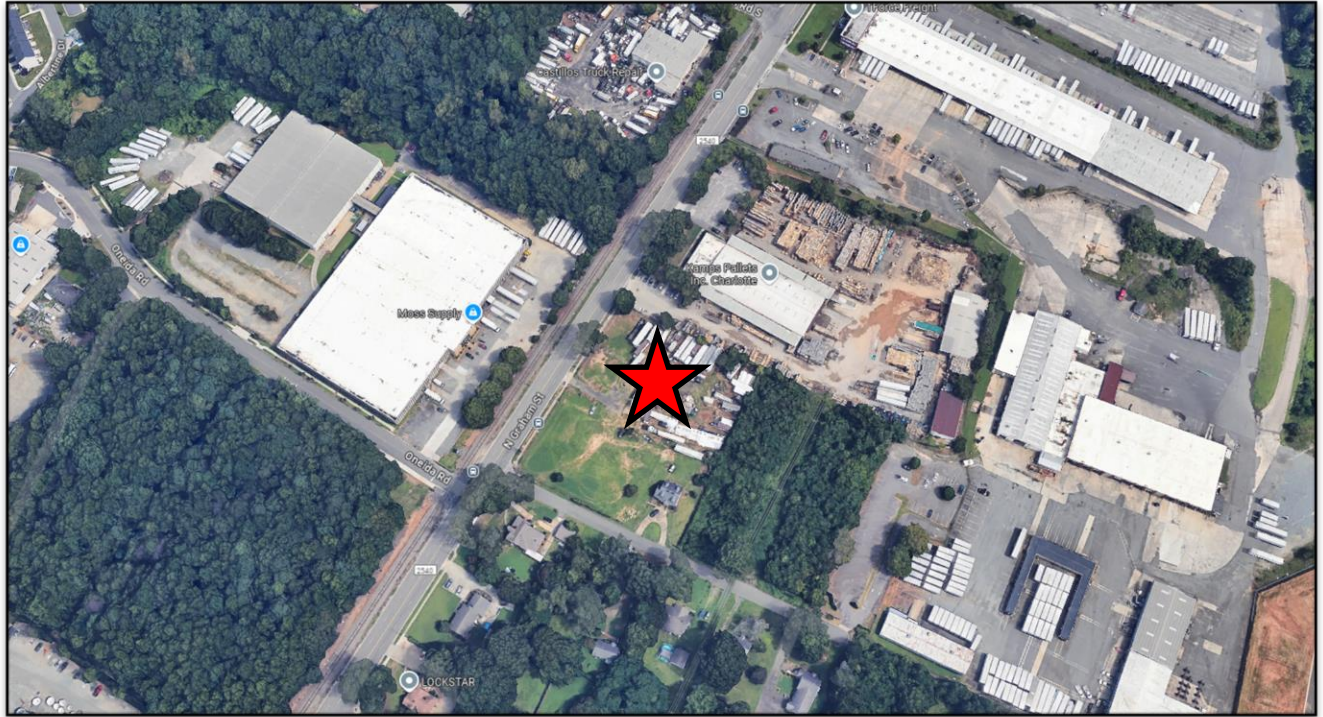
This is a conventional rezoning petition with no associated site plan.

- The petition proposes to allow all uses permitted by-right and under prescribed conditions in the ML-1 zoning district.

• **Existing Zoning**



- The site is located within a primarily industrial area with ML-1 and ML-2 zoning to the north, east, and west. To the south, there is N1-B zoning developed with single family homes.



- The immediate vicinity is predominantly industrial with large warehouses and commercial businesses, with a small pocket of residential land use directly to the south.



- This site is primarily industrial along North Graham Street with truck parking and vacant land.



- North of the site are businesses and industrial uses.

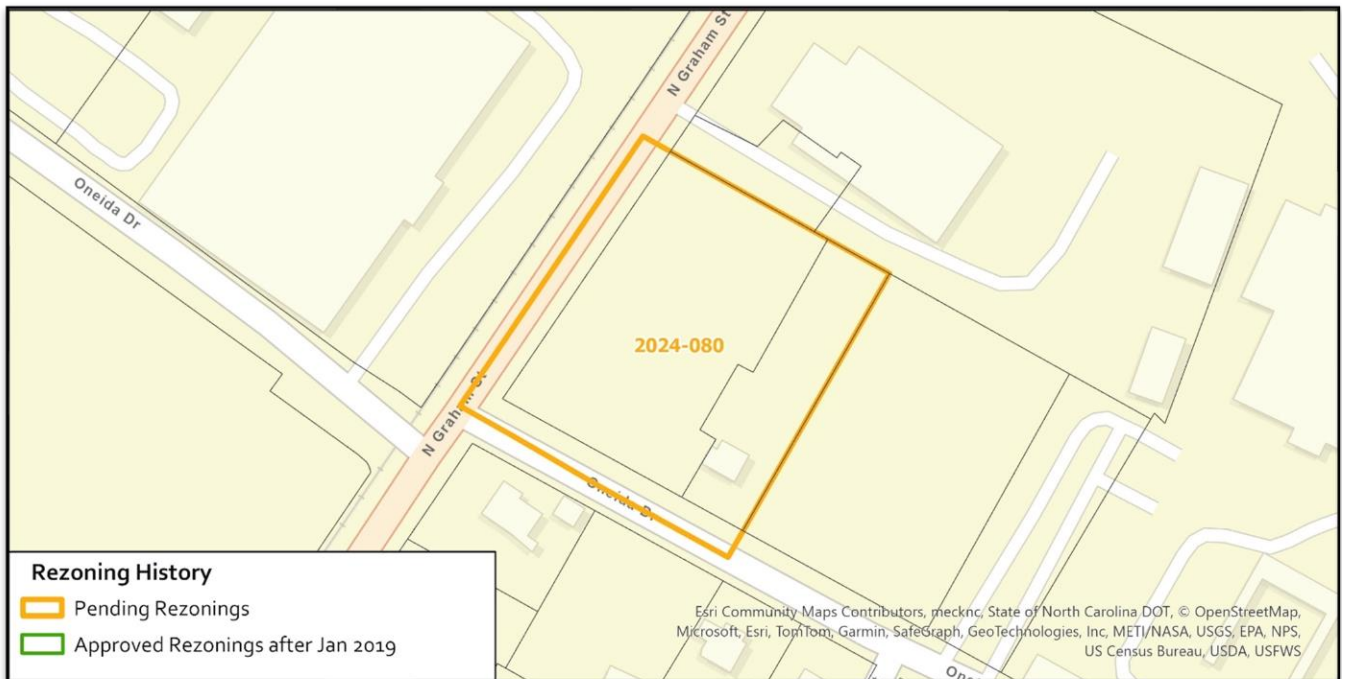


- South of the site are residential homes.



- West of the site is industrial warehousing.

• **Rezoning History in Area**



- There have been no recent rezonings in this area.

• **Public Plans and Policies**



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

• **TRANSPORTATION SUMMARY**

- The site is located at the intersection of Graham Street, a State-maintained major arterial, and Oneida Road, a City-maintained local street. 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:**

- There are no known active projects near the site.

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: Trip generation unavailable (based on Truck Parking).

Entitlement: 356 trips per day (based on Light Industrial (I-1(CD))).

Proposed Zoning: Too many uses to determine the number of trips per day (based on ML-1). Trip generation will be determined at the time of permitting based upon the development proposed.

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** See advisory comments at www.rezoning.org
- **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 Schools:** Nonresidential petitions do not impact the number of students generated.

- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary around parcel 04509112 via an existing 8-inch water distribution main located along N Graham St. Charlotte Water has accessible water system infrastructure for the rezoning boundary around parcel 04509112 via an existing 8-inch water distribution main located along N Graham St. Charlotte Water has accessible sewer system infrastructure for the rezoning boundary around parcel 04509112 via an existing 8-inch gravity sewer main located along Oneida Rd. Charlotte Water has accessible sewer system infrastructure for the rezoning boundary around parcel 04509112 via an existing 8-inch gravity sewer main located along Oneida Rd. See advisory comments at www.rezoning.org
 - **Erosion Control:** No comments submitted.
 - **Long Range Planning:** See advisory comments at www.rezoning.org
 - **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at 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
Planner: Emma Knauerhase (704)-432-1163