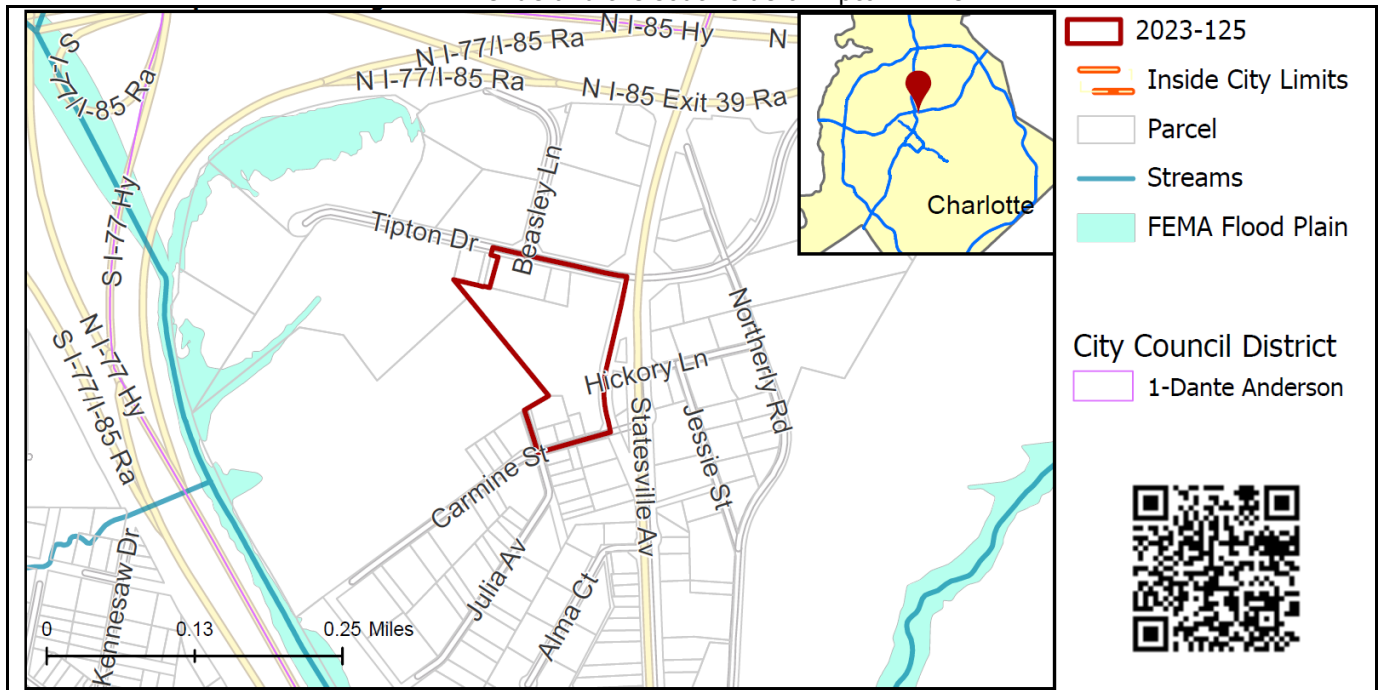


**REQUEST**

Current Zoning: ML-1 (manufacturing and logistics-1) and N2-B (neighborhood 2-B)  
Proposed Zoning: IMU (innovation mixed-use)

**LOCATION**

Approximately 8.035 acres located along the west side of Statesville Avenue and the south side of Tipton Drive.



**SUMMARY OF PETITION**

The petition proposes to allow all uses in the IMU district on parcels currently developed with a warehousing structure.

**PROPERTY OWNER**

VLK Holdings, LLC; ORB Investments, LLC

**PETITIONER**

Clay Robinson, Victory Lane Karting

**AGENT/REPRESENTATIVE**

Dennis Terry and Kevin Wilke-Nadler, V3 Companies

**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 Manufacturing & Logistics and Neighborhood 2.

Rationale for Recommendation

- This site is located at the intersection of Statesville Avenue and Tipton Drive with close proximity to Interstates 77 and 85. The immediate area hosts primarily commercial and industrial uses along the major transportation corridors, with residential areas stemming off collector streets along the west side of Statesville Avenue.
- The parcels within the rezoning area designated as Neighborhood 2 on the *2040 Policy Map* are vacant and are not within an existing residential development.
- Although inconsistent with the *2040 Policy Map* recommendation for Manufacturing and Logistics on the majority of the site, this petition would

establish a better transition between the commercial and industrial uses to the north and east and the residential and institutional uses to the south and west. Shifting the site away from industrial zoning would allow the site to act as a buffer for the more sensitive uses it abuts.

- The application of the innovation mixed-use zoning district is intended for sites such as these that currently have or had industrial developments but are situated in areas that are transitioning to an array of commercial, residential, and artisan industrial uses.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Manufacturing & Logistics and Neighborhood 2 to Innovation Mixed-Use for the site.

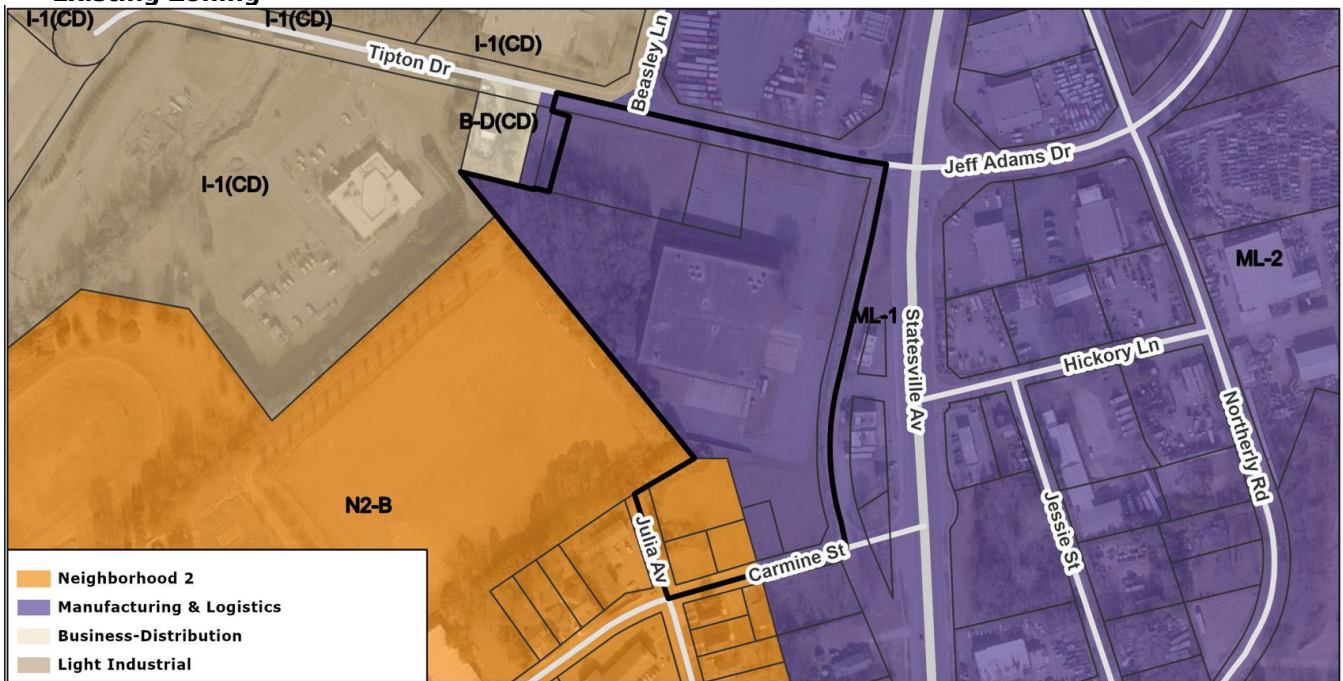
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

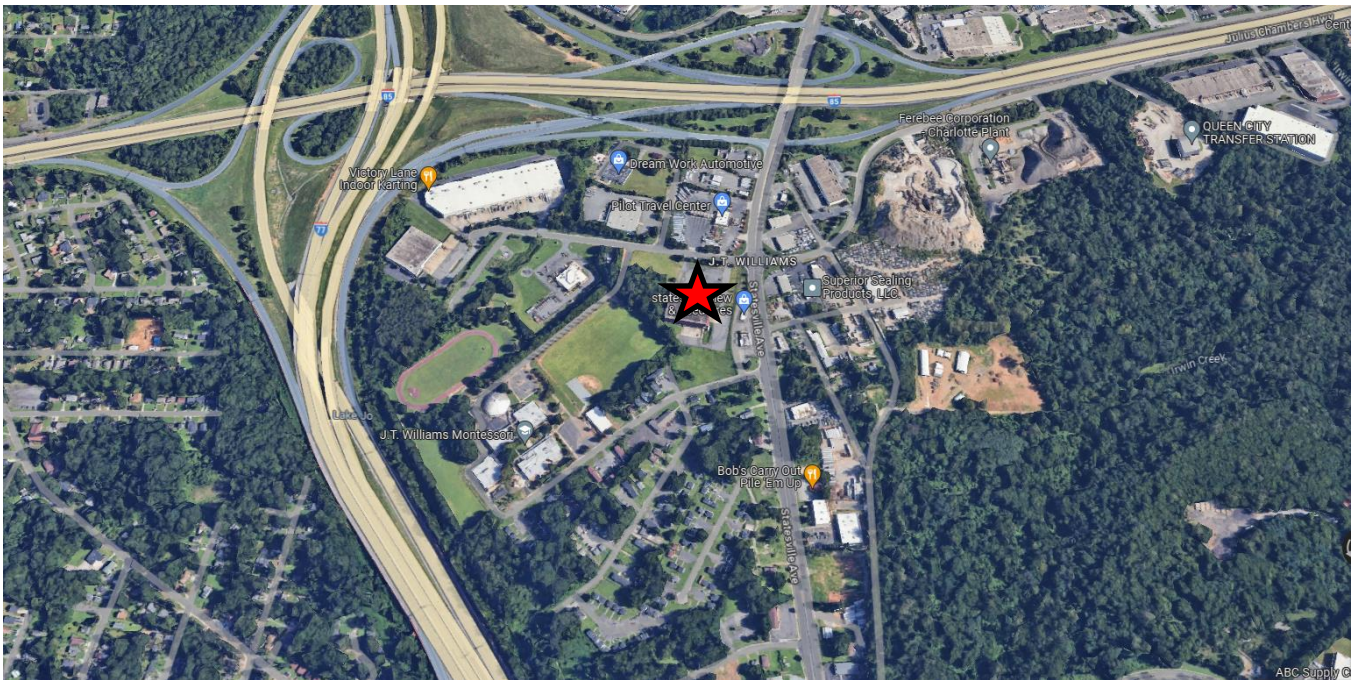
This is a conventional rezoning petition with no associated site plan.

- Allows all uses in the IMU (innovation mixed-use) zoning district.

• **Existing Zoning**



- The site is currently zoned ML-1 and is in an area with ML-1, ML-2, N2-B, I-1(CD), and B-D(CD) zoning.



- The subject site is denoted with a red star and is in an area with light and heavy industrial uses as well as commercial, institutional, single family residential, and multi-family residential.



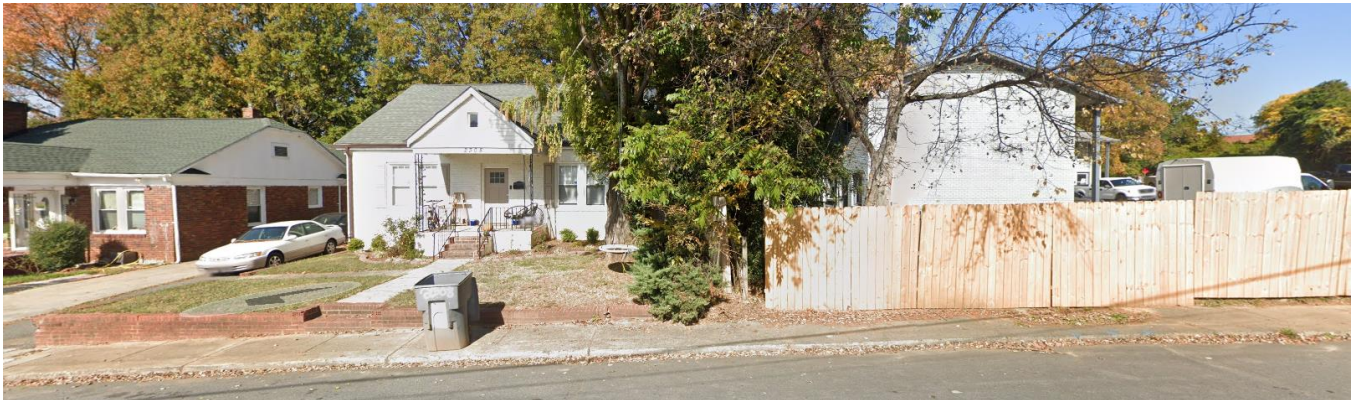
- North of the site is a gas station with an area at the rear used as a truck stop.



- East of the site is an auto parts retailer and vehicle repair facilities.

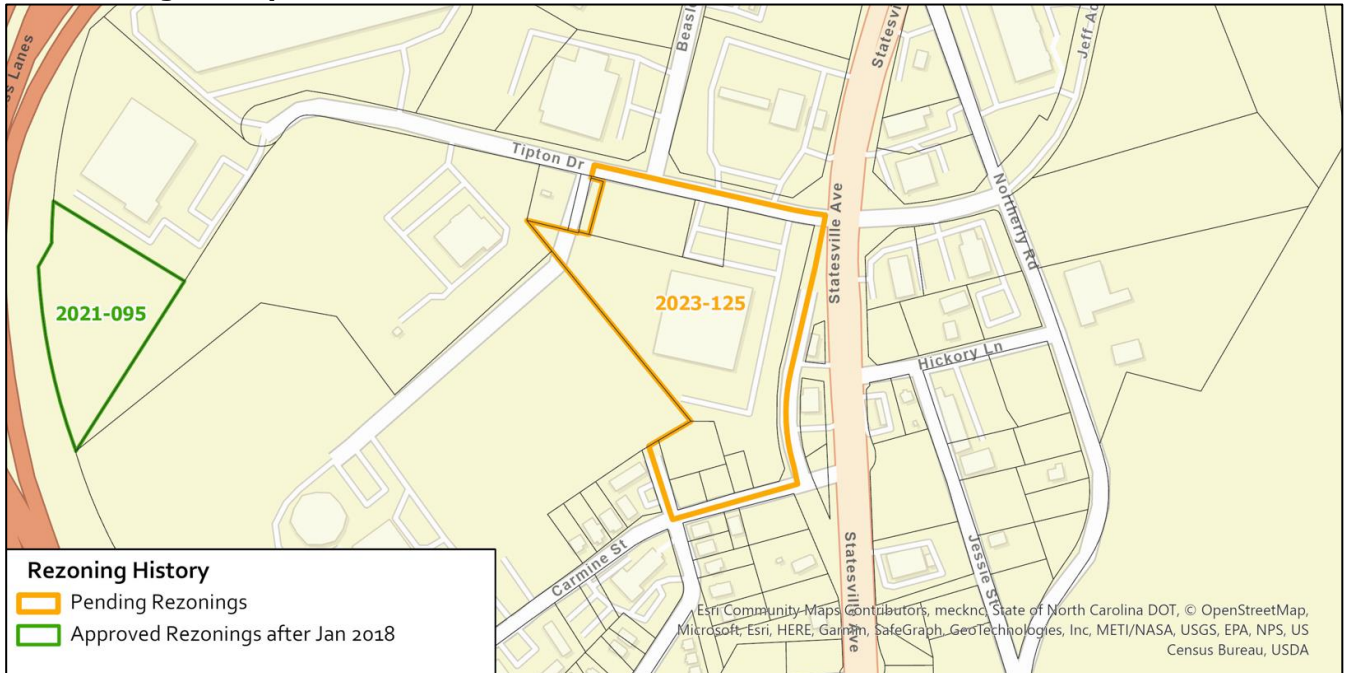


- South of the site are single family residences.



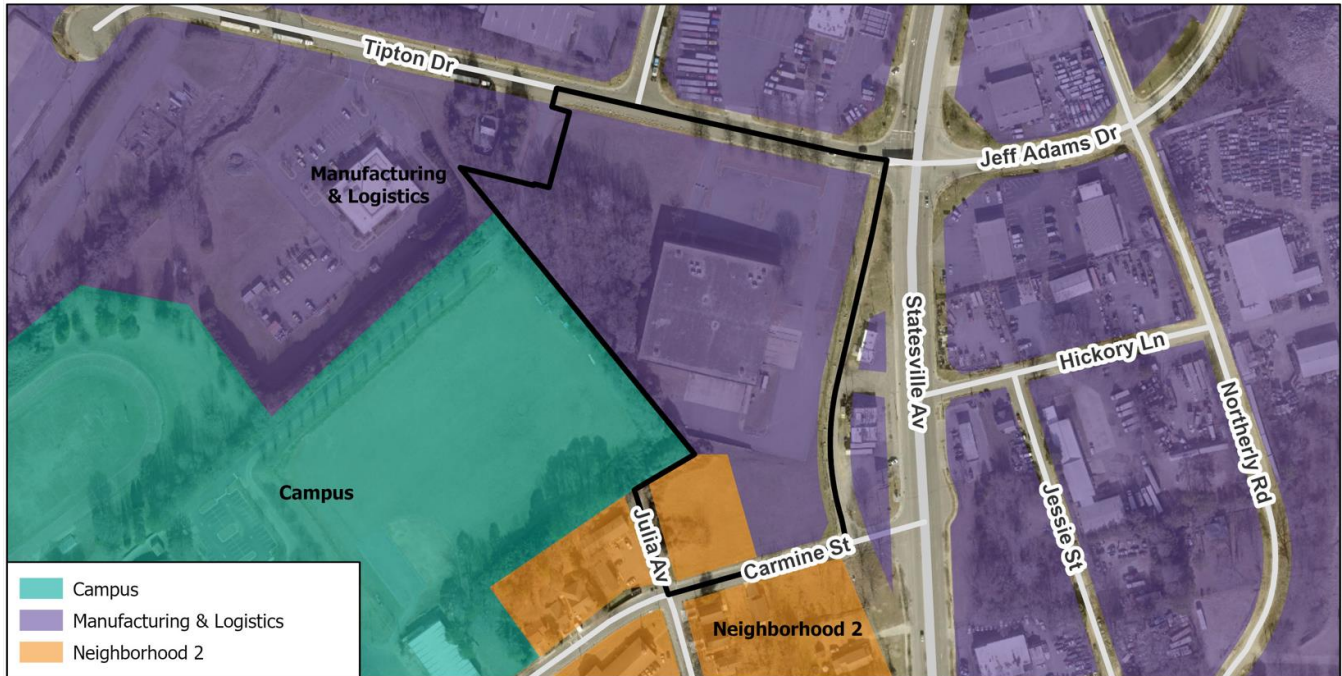
- West of the site is a small multi-family development and single family residences. Recreation areas for the nearby J.T. Williams Montessori school are also directly west of the rezoning site.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-095	Rezoned 2.85 acres from I-1(CD) to I-1.	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) calls for Manufacturing & Logistics and Neighborhood 2.

• **TRANSPORTATION SUMMARY**

- The site is located adjacent to Tipton Drive, a State-maintained local street, west of Statesville Avenue, a State-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:**

- There are no active projects near the site.

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 270 trips per day (based on 143,883 of warehouse uses).

Entitlement: 165 trips per day (based on 8.04 acres of ML-1 and N2-B uses).

Proposed Zoning: Too many uses to determine trip generation.

**DEPARTMENT COMMENTS**

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
  - Druid Hills Academy at 74%
  - West Charlotte at 98%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along Tipton Dr and an existing 6-inch water distribution main along Carmine St. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Julia Ave and an existing 8-inch gravity sewer main located along Old Statesville Rd an existing 8-inch gravity sewer main located along Carmine St. No outstanding issues.

- **Erosion Control:** No comments submitted.
  - **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Stormwater Services Land Development Engineering:** No outstanding issues.
  - **Urban Forestry / City Arborist:** No outstanding issues.
- 

**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**  
**Planner:** Holly Cramer (704) 353-1902