

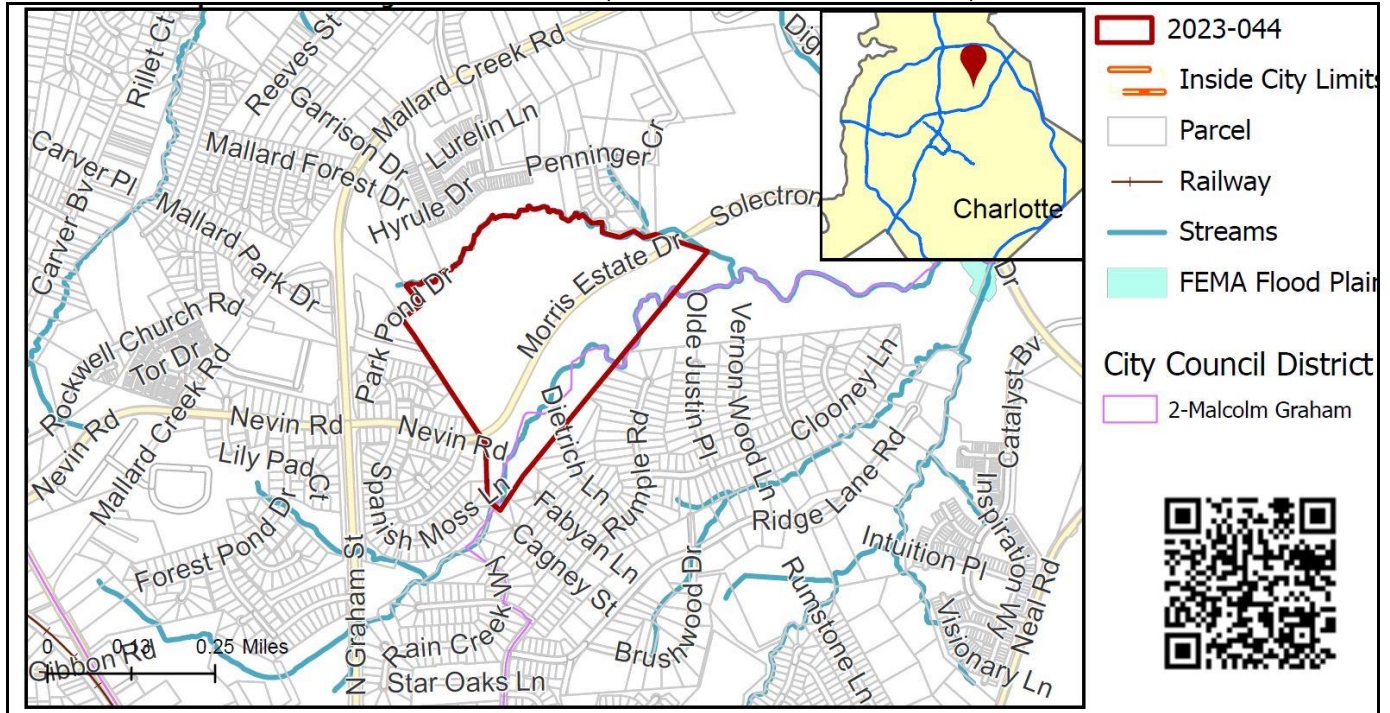
REQUEST

Current Zoning: RE-3 (research)

Proposed Zoning: I-2(CD) (general industrial, conditional)

LOCATION

Approximately 63.22 acres located on the north and south side of Morris Estate Drive, east of North Graham Street, and west of IBM Drive.



SUMMARY OF PETITION

The petition proposes to allow up to 325,000 square feet of light manufacturing, assembly, warehousing, climate controlled self-storage, offices, outdoor storage, and wireless communication as well as other principal and accessory uses permitted in the I-2 district. The site is currently developed with manufacturing and warehousing uses.

PROPERTY OWNER

Morris Holdings II, LLC

PETITIONER

Morris Holdings II, LLC

AGENT/REPRESENTATIVE

Keith MacVean, Moore & Van Allen

COMMUNITY MEETING

Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 12

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

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

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.
- The site has access to four exits of I-85 within two and a half miles along existing major thoroughfares.

- The site is located along the future alignment of the Doby Creek Tributary greenway and is proposing to dedicate an easement for that greenway.
- The site is located along the route of the number 22 Graham Street local bus providing service to the Charlotte Transportation Center and the JW Clay Park and Ride.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 8: Diverse & Resilient Economic Opportunity

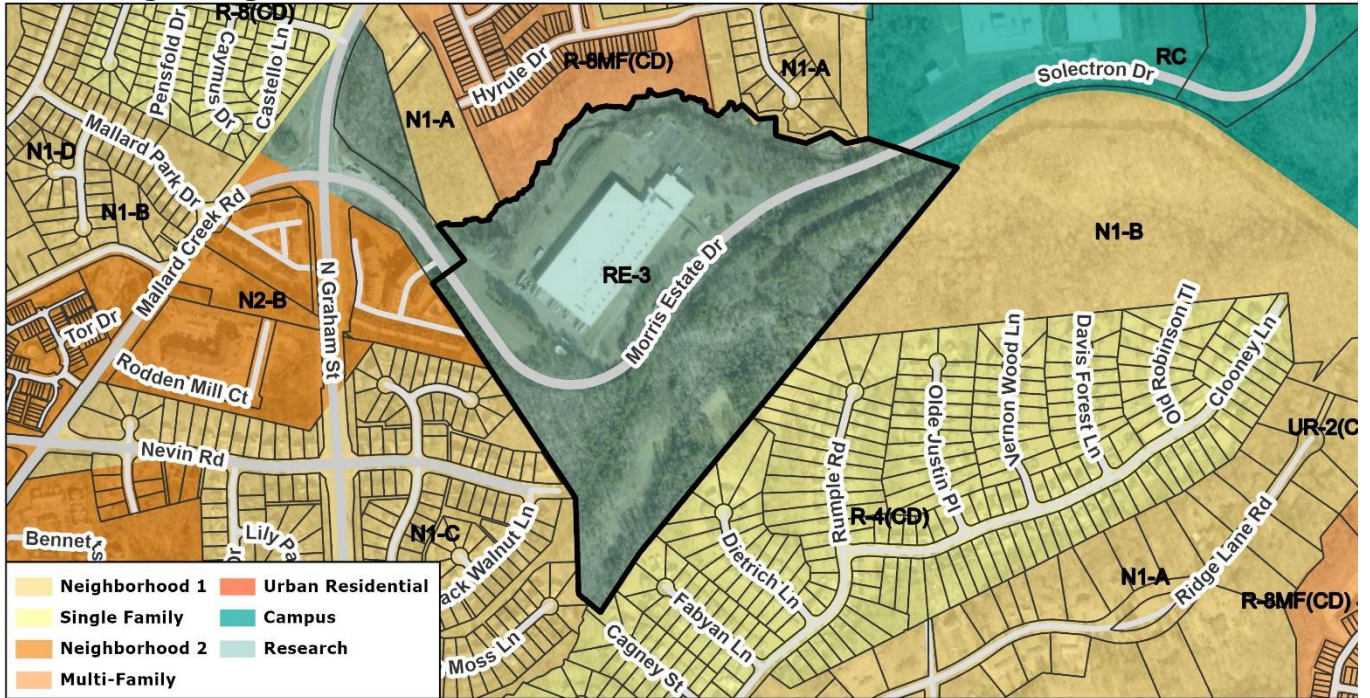
PLANNING STAFF REVIEW

• **Proposed Request Details**

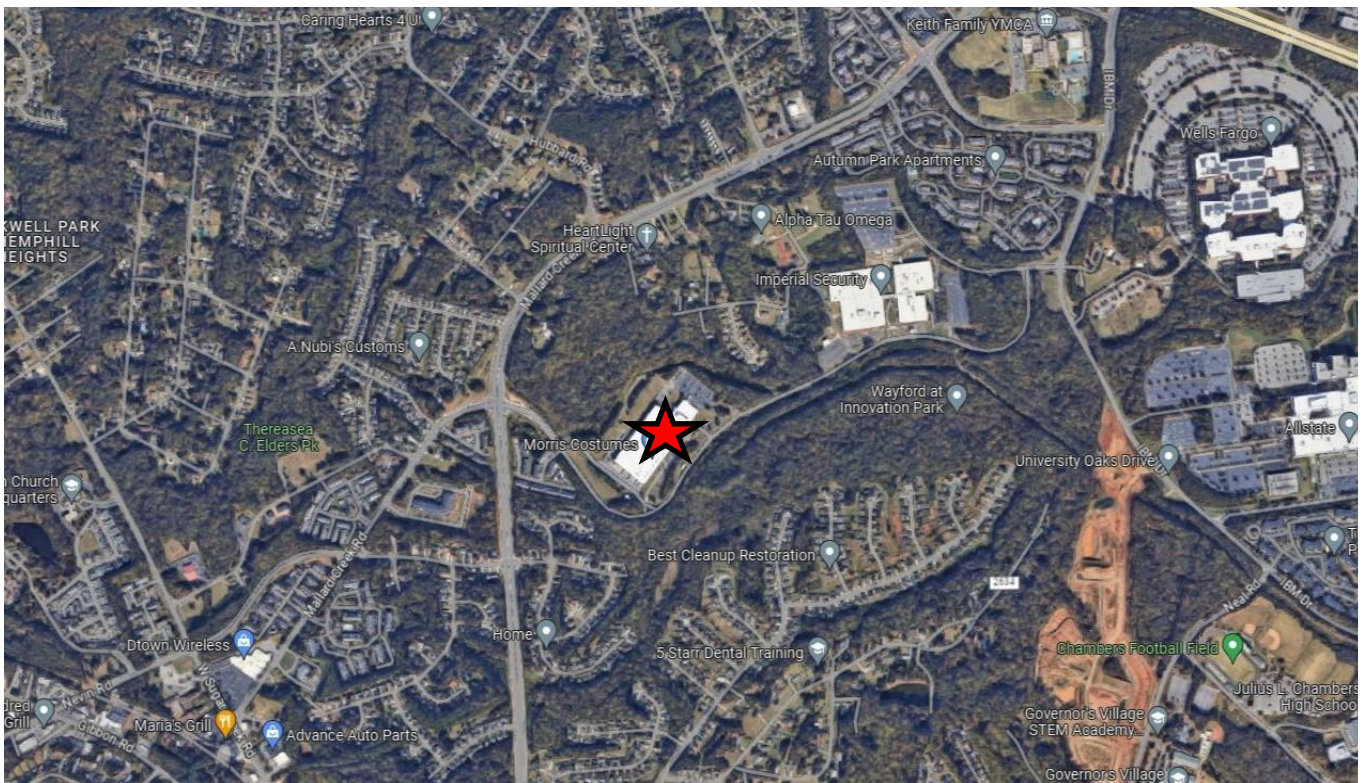
The site plan accompanying this petition contains the following provisions:

- Allows up to 325,000 square feet of light manufacturing, assembly, warehousing, climate controlled self-storage, offices, outdoor storage, cultural facilities, research, EDEEs, breweries, and wireless communication as well as other principal and accessory uses permitted by-right and by-right with prescribed conditions in the I-2 district.
- Prohibits noxious or inappropriate uses such as heavy manufacturing and assembly, truck stops and terminals, automotive services stations, airports and heliports, petroleum storage, landfills, power generation, foundries, abattoirs, crematoriums, lumberyards, junk yards, outdoor commercial activities, etc.
- Limits outdoor storage areas to those generally illustrated on the rezoning site plan.
- The following transportation improvements are proposed:
 - Access to the site will be provided via Morris Estate Drive and access to IBM Drive is also permitted via Solectron Dr./Morris Estate Dr.
 - 80-feet of right-of-way will be reserved for a future extension of Nevin Rd./Morris Estate Dr.
 - Any additional rights-of-way that may be necessary will be dedicated prior to the issuance of the first certificate of occupancy (CO).
- The following site improvements are proposed:
 - The petitioner will dedicate a 50-foot and 100-foot greenway easement to Mecklenburg County Park and Recreation as generally described by the rezoning plan and described in the conditional notes.
 - 20-foot building and parking setbacks will be provided from all future rights-of-way.
 - A 100-foot Class A Buffer will be provided as generally depicted on the rezoning site plan and may be reduced as permitted by the Zoning Ordinance.
 - Outdoor storage areas, HVAC equipment, and solid waste disposal areas will be screened per the requirements of Section 12.303 of the Zoning Ordinance.
 - All new lighting will be full cut-off type except for pedestrian scale fixtures which shall be decorative, capped, and downwardly directed.

• Existing Zoning



- The property is currently zoned RE-3 research and is abutting properties zoned Neighborhood 1, Neighborhood 2, single-family, multi-family, and Research Campus.



The site (indicated by red star above) is located on the north and south side of Morris Estate Drive, east of North Graham Street, and west of IBM Drive. The site adjacent to a research facility as well as single-family and multi-family developments.



View of the site looking north from the Morris Estate Drive. The property is currently developed with a light manufacturing, assembly, and warehousing facility.



View looking east towards the site from the Mallard Creek and Morris Estate Drive intersection. A multi-family apartment development is at the right of the image and the view of the site is obscured by trees at the left of the image.



View of a research facility located to the east of the property along Morris Estate Drive.

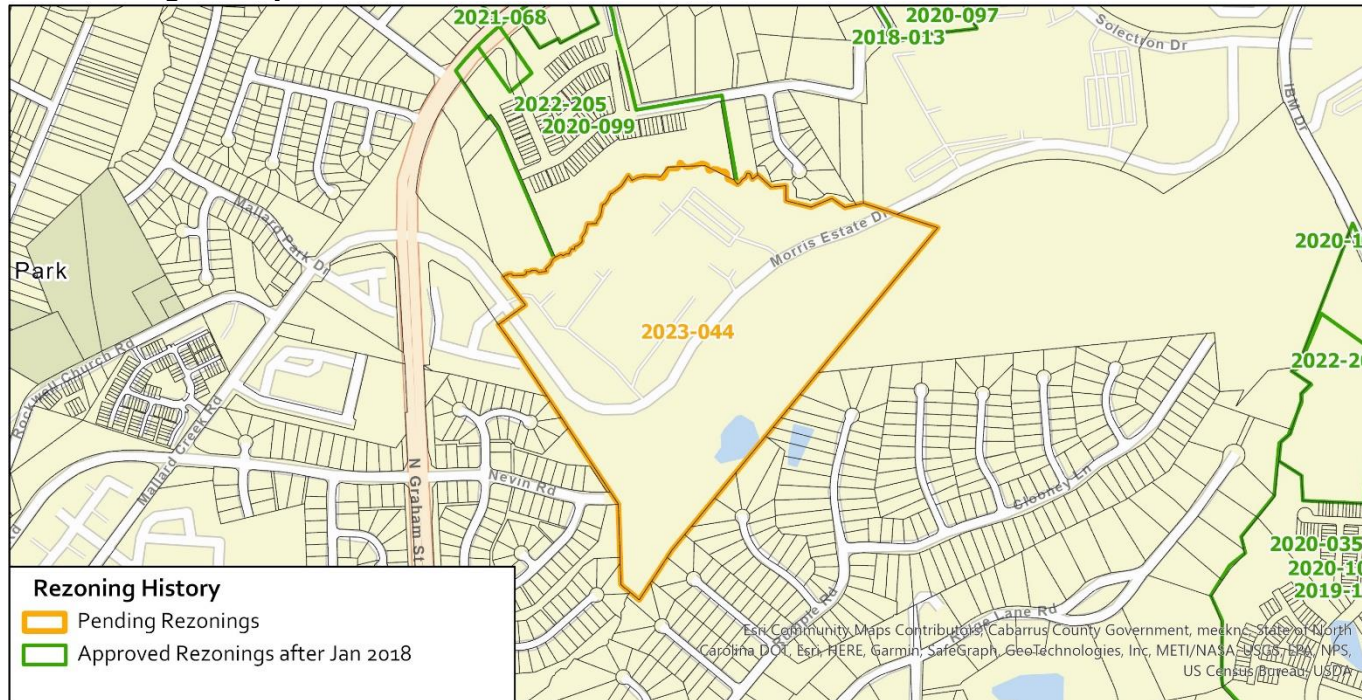


View of a townhome development under construction to the north of the site along Mallard Creek Road.



View of typical single-family developments surrounding the site. Newer subdivisions mixed in with midcentury, larger lot, homes.

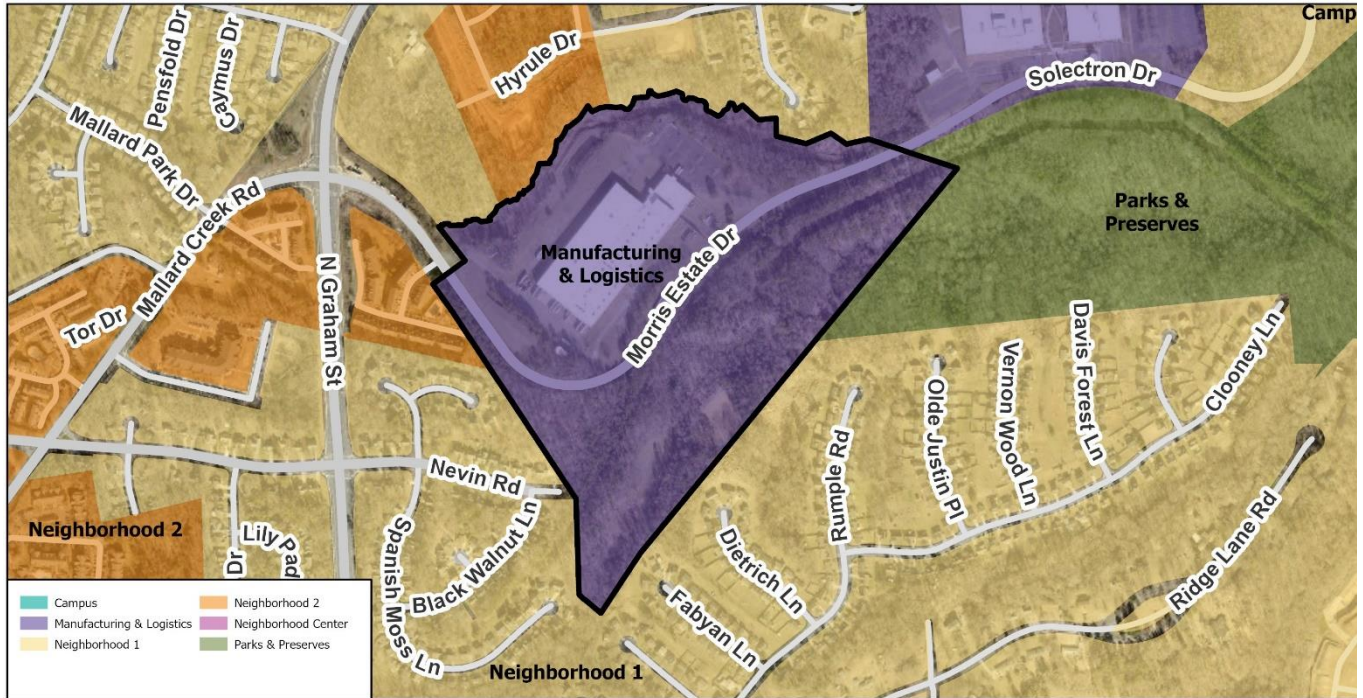
• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-013	6.27 acres located on the east side of Penninger Circle, south of Mallard Creek Road. To RE-1(CD) from INST(CD).	Approved
2020-097	12.40 acres located along the south side of Mallard Creek Road and along the east side of Penninger Circle. To RE-1(CD) SPA and RE-1(CD) from RE-1(CD) to INST(CD).	Approved
2020-099	20.88 acres located along the southeast side of Mallard Creek Road and north of Morris Estate Drive. To R-8MF(CD) from R-3.	Approved

2021-068	5.24 acres located at the northwest intersection of Mallard Creek Road and Hubbard Road, south of W. W.T Harris Boulevard, and east of W. Sugar Creek Road. To INST(CD) from R-3.	Approved
2022-205	21.12 acres located along the southeast side of Mallard Creek Road, west of Penninger Circle, and north of Morris Estate Drive. To R-8MF(CD) SPA from R-8MF(CD).	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Manufacturing and Logistics Place Type for this site.

• **TRANSPORTATION SUMMARY**

- The site is located south of Mallard Creek Road, a State-maintained major arterial, on Morris Estates Drive, a Privately-maintained minor arterial. A Traffic Impact Study (TIS) is not required for this site due to the site generating less than 2,500 daily trips. CDOT has coordinated with the petitioner to reserve 80' of right-of-way for future conversion of Morris Estate Drive to a public street.
- **Active Projects:** N/A

• **Transportation Considerations**

- No Outstanding Issues.

• **Vehicle Trip Generation:**

Current Zoning: RE-3

Existing Use: 390 trips per day based on 222,145 sq.ft. of warehousing use.

Entitlement: 835 trips per day based on 503,208 sq.ft. of warehousing use.

Proposed Zoning: I-2. 555 trips per day based on 325,000 sq.ft. of warehousing use.

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.

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- **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 6-inch water distribution main located along Morris Estate Dr., an existing 8-inch water distribution main located along Nevin Rd. The proposed rezoning is located in an area that Charlotte Water has determined to have limited sanitary sewer system capacity. See advisory comments at www.rezoning.org
 - **Erosion Control:** No comments submitted.
 - **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
 - **Mecklenburg County Parks and Recreation Department:** See Outstanding Issues, Note 1.
 - **Stormwater Services Land Development Engineering:** No comments submitted.
 - **Storm Water Services:** No comments submitted.
 - **Urban Forestry / City Arborist:** No outstanding issues.

OUTSTANDING ISSUES

Environment

- ~~1. The previous submitted site plan identified the 100' greenway easement area adjacent to Morris Estate Drive. MCPR requests that the proposed easement be consistent with this initial proposed area, with the addition of the connection to Nevin Road. Addressed~~

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Maxx Oliver 704-336-3818