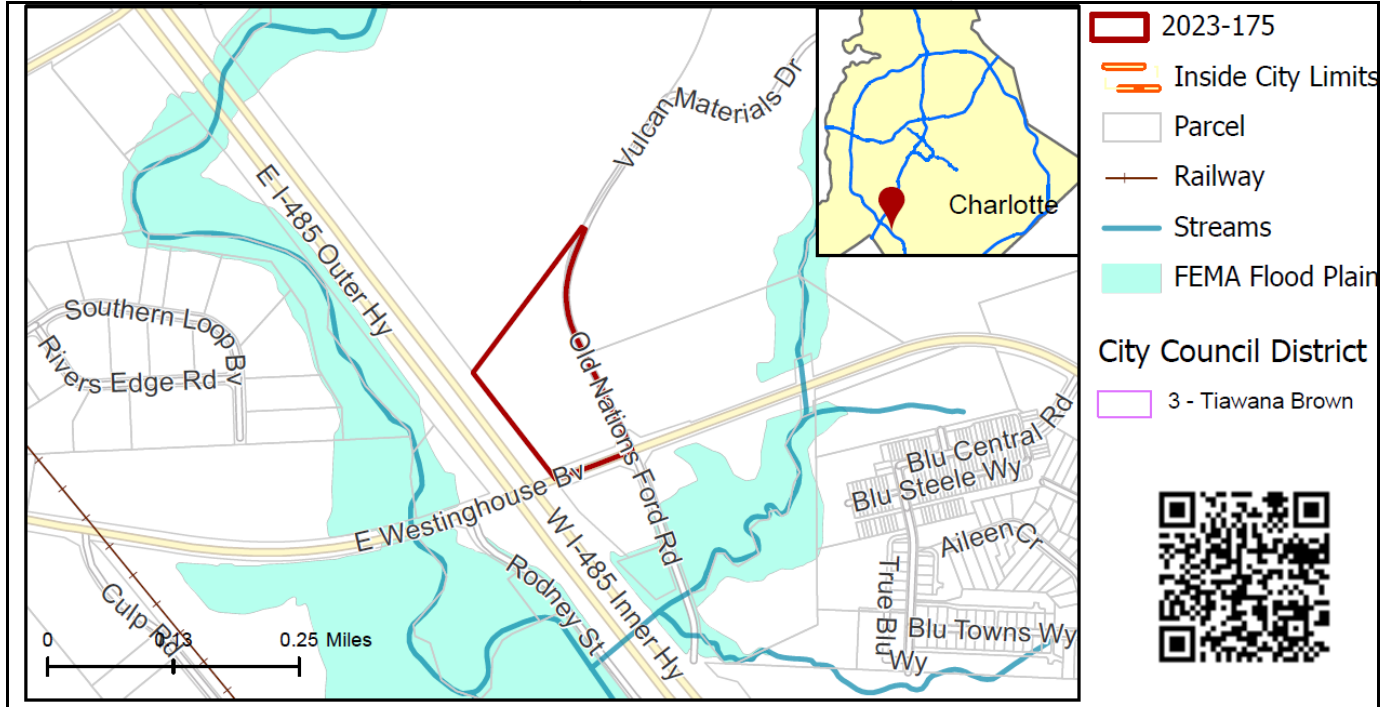


REQUEST

Current Zoning: ML-2 (Manufacturing & Logistics 2)
Proposed Zoning: ML-1(CD) (Manufacturing & Logistics 1, Conditional)

LOCATION

Approximately 9.95 acres located on the north side of Westinghouse Boulevard, west side of Old Nations Ford, and east side of Interstate 485.



SUMMARY OF PETITION

The petition proposes to allow all uses permitted in the ML-1 zoning district and specifically permits both major and minor vehicle repair facilities.

PROPERTY OWNER

Bruce-Shaw Group LLC

PETITIONER

United Rentals (North America) Inc

AGENT/REPRESENTATIVE

Collin Brown & Brittany Lins, Alexander Ricks PLLC

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 **consistent** with the 2040 Policy Map recommendation for Manufacturing & Logistics place type.

Rationale for Recommendation

- The proposed uses of major and minor vehicle repair facilities are only permitted with a conditional zoning.
- The proposed ML-1(CD) district is consistent with the recommended Manufacturing & Logistics place type.
- All adjacent properties are both zoned ML-2 and recommended for Manufacturing & Logistics place type.
- The site is already developed with a manufacturing and logistics use.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 8: Diverse & Resilient Economic Opportunity

PLANNING STAFF REVIEW

• **Proposed Request Details**

The conditional notes accompanying this petition contain the following provisions:

- Allows for all uses permitted in the ML-1 zoning district.
- Specifically permits both major and minor vehicle repair facilities as conditional uses.

• **Existing Zoning**



- The site and all adjacent properties are zoned ML-2 with a few properties in the vicinity zoned I-2(CD), N2-B, and UR-2(CD).



The site, marked by a red star, is surrounded by manufacturing and logistics uses.



Streetview of the site from Old Nations Ford Road.



Streetview of heavy manufacturing and logistics uses to the north site along Old Nations Ford Road.



Streetview of heavy manufacturing and logistics uses to the east of the across Old Nations Ford Road.

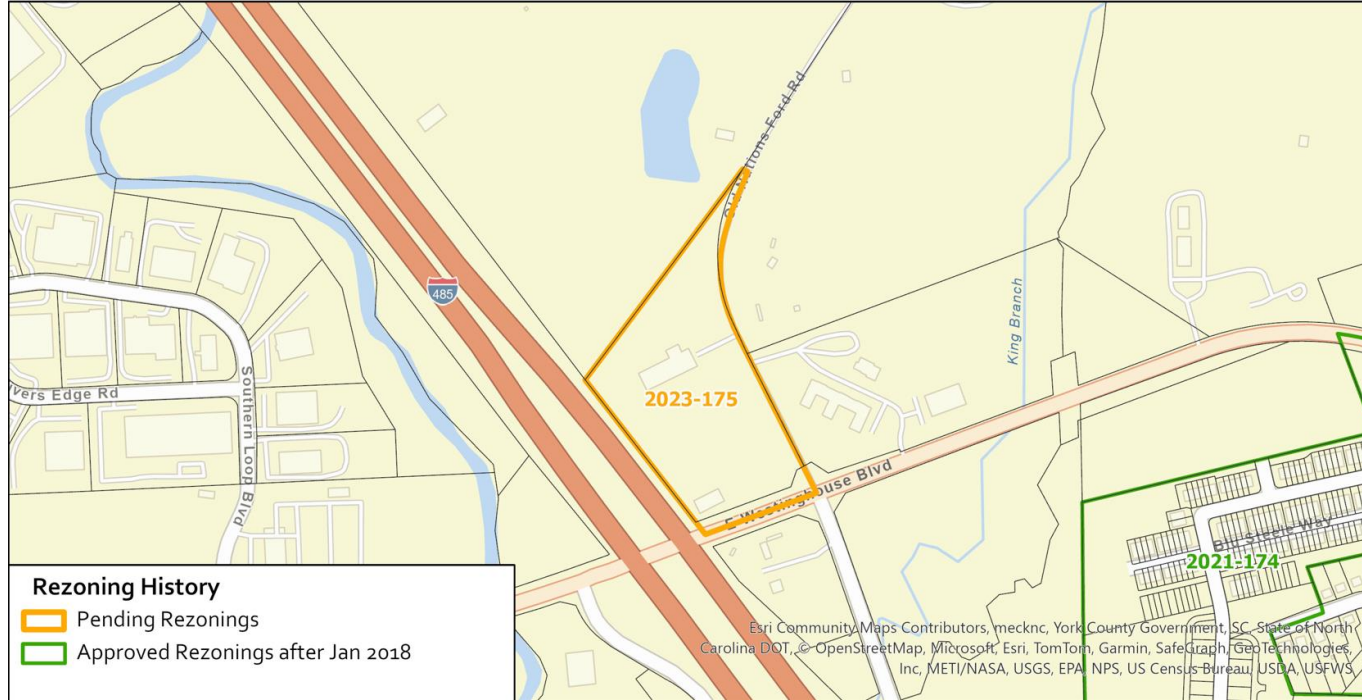


Streetview of manufacturing and logistics uses to the south of the site across Westinghouse Boulevard.



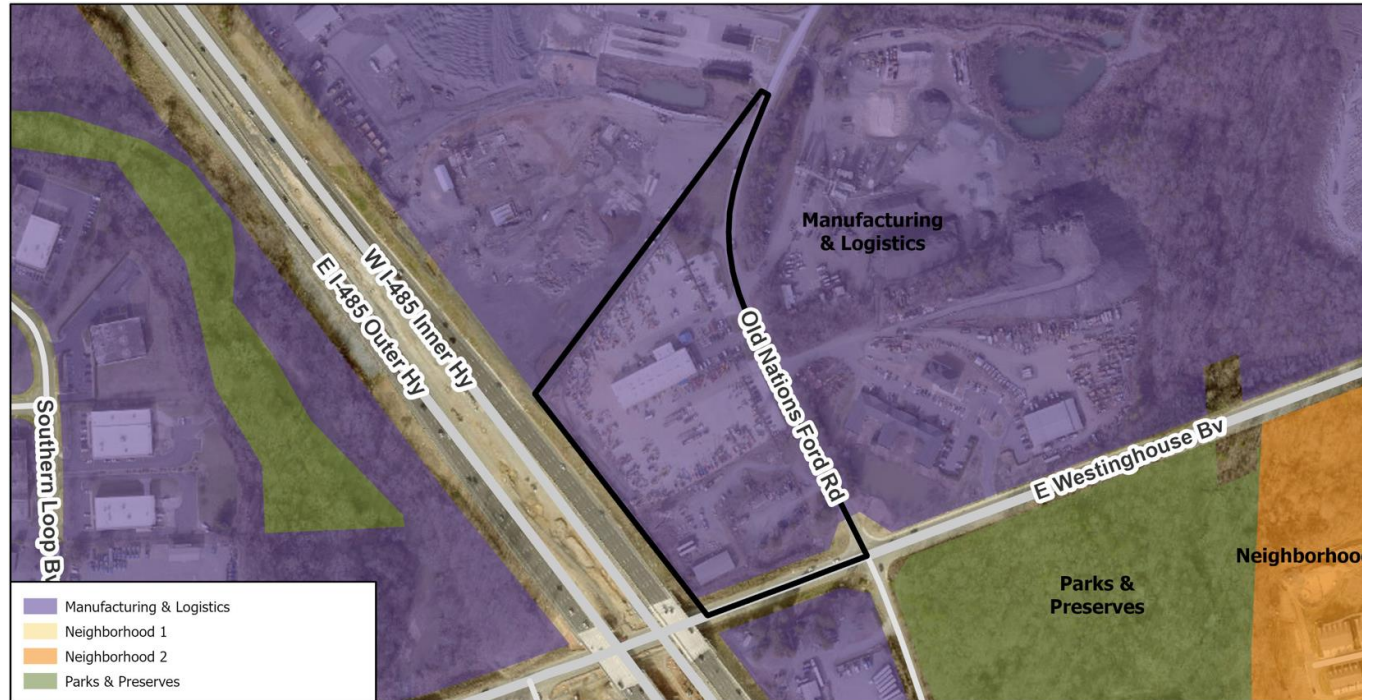
Interstate 485 is immediately west of the site.

Rezoning History in Area



Petition Number	Summary of Petition	Status
2021-174	Petition to rezone 36.06 acres from B-2(CD), R-12MF, and R-4 to UR-C(CD) and UR-2(CD).	Approved

Public Plans and Policies



- The 2040 Policy Map (2022) recommends Manufacturing & Logistics place type for this site and most of the surrounding properties.

- **TRANSPORTATION SUMMARY**
- The site is located adjacent to Westinghouse Boulevard, a City-maintained arterial, and Old Nations Ford Road, a privately maintained local street. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the conditional rezoning only establishing developmental standards for the parcel. 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:**
 - I-485 Widening (TIP #I-5507)
 - I-77 to US 74
 - In construction
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 196 trips per day (based on 5,000 SF warehouse, 15,155 SF construction equipment rental store).
 - Entitlement: 723 trips per day (based on 433,423 SF warehouse).
 - Proposed Zoning: 196 trips per day (based on 99,500 SF warehouse).

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-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** 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 via an existing 6-inch water distribution main located along Old Nations Ford Rd and an existing 12-inch water distribution main located along E Westinghouse Blvd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along E Westinghouse Blvd. 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:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** No outstanding issues.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Joe Mangum (704) 353-1908