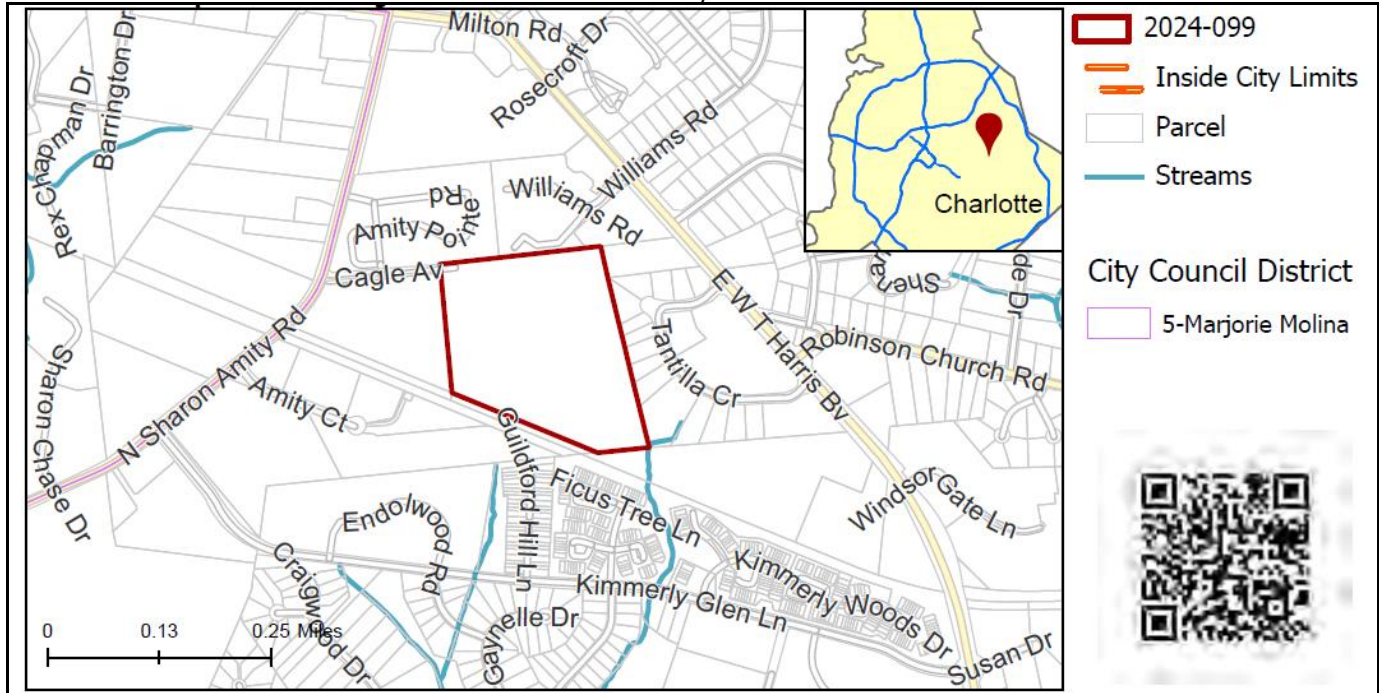


**REQUEST**

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

**LOCATION**

Approximately 24.75 acres located at the eastern end of Cagle Avenue, east of Sharon Amity Road and west of WT Harris Boulevard.



**SUMMARY OF PETITION**

The petition proposes to allow all uses permitted in the IC-2 district on a vacant property in east Charlotte.

**PROPERTY OWNER**

Mecklenburg County

**PETITIONER**

Mecklenburg County

**AGENT/REPRESENTATIVE**

John Carmichael, Robinson Bradshaw

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 4.

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *2040 Policy Map* recommendation for the Manufacturing & Logistics place type.

Rationale for Recommendation

- The IC-2 zoning district is intended to address the needs of large-scale institutional campuses that could provide governmental, educational, medical, and social services as well as supportive uses.
- The petition would allow Mecklenburg County to provide public services on the site to serve eastern parts of Charlotte and Mecklenburg County.
- The development standards associated with the petition limit height to 80' to minimize visual impact to adjacent properties.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 1: 10 Minute Neighborhoods

- 6: Healthy, Safe & Active Communities
- 8: Diverse & Resilient Economic Opportunity
- 10: Fiscally Responsible

The approval of this petition will revise the recommended place type as specified by the 2040 Policy Map, from Manufacturing & Logistics place type to Campus place type for the site.

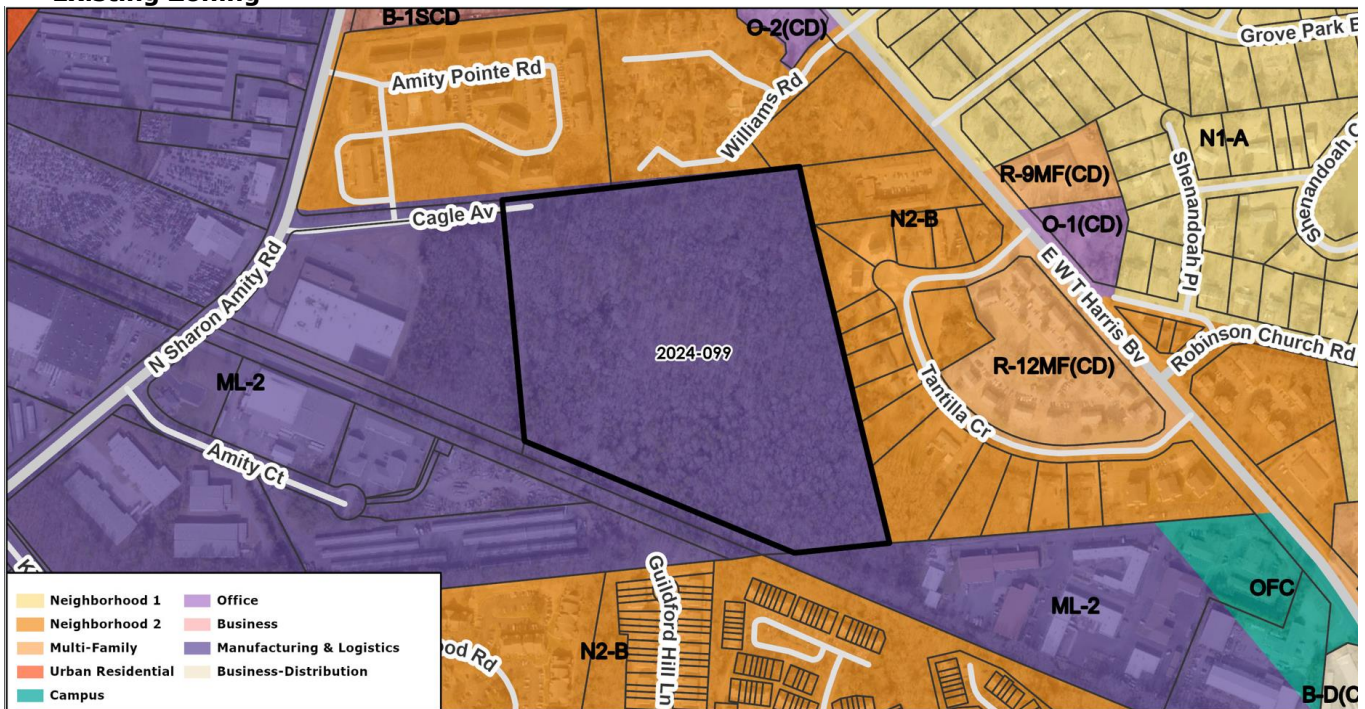
**PLANNING STAFF REVIEW**

- **Proposed Request Details**

The development standards accompanying this petition contain the following provisions:

- Allows for all uses permitted in the IC-2 zoning district.
- Limits building height to 80’.
- Limits freestanding lighting fixture height to 25’ and requires that they be fully capped, shielded, and downwardly directed.

- **Existing Zoning**



- The property is split zoned ML-1 and ML-2 and is surrounded by a mix of zoning districts with ML-2 to the west and southeast, and N2-B to the north, east, and south.



The site, marked by a red star, is surrounded by a mix of uses including multifamily residential, single family residential, industrial, and commercial.



Street view of the site as seen from the dead end of Cagle Avenue.



Street view of multi-family residential use to the north of the site across Cagle Avenue.



Street view of single family detached residential use to the east of the site along Tantilla Circle.

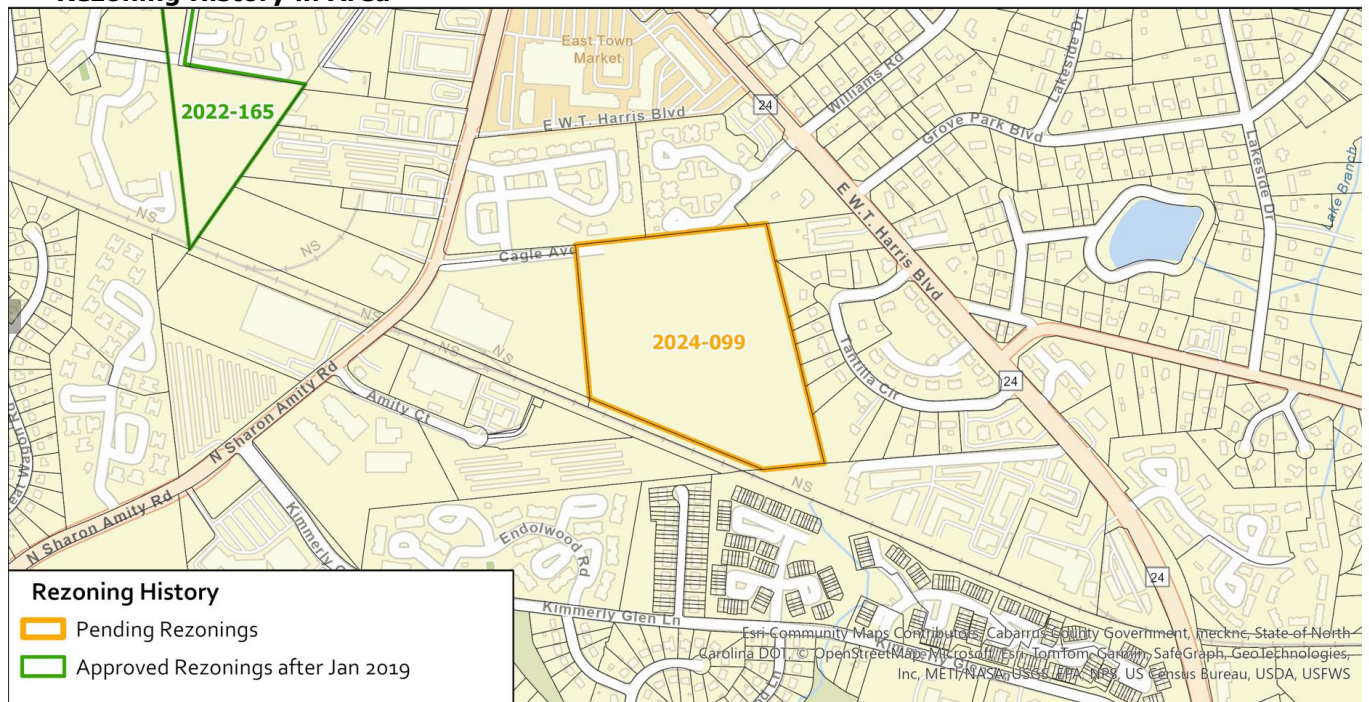


Street view of multi-family attached residential use to the south of the site along Guildford Hill Lane.



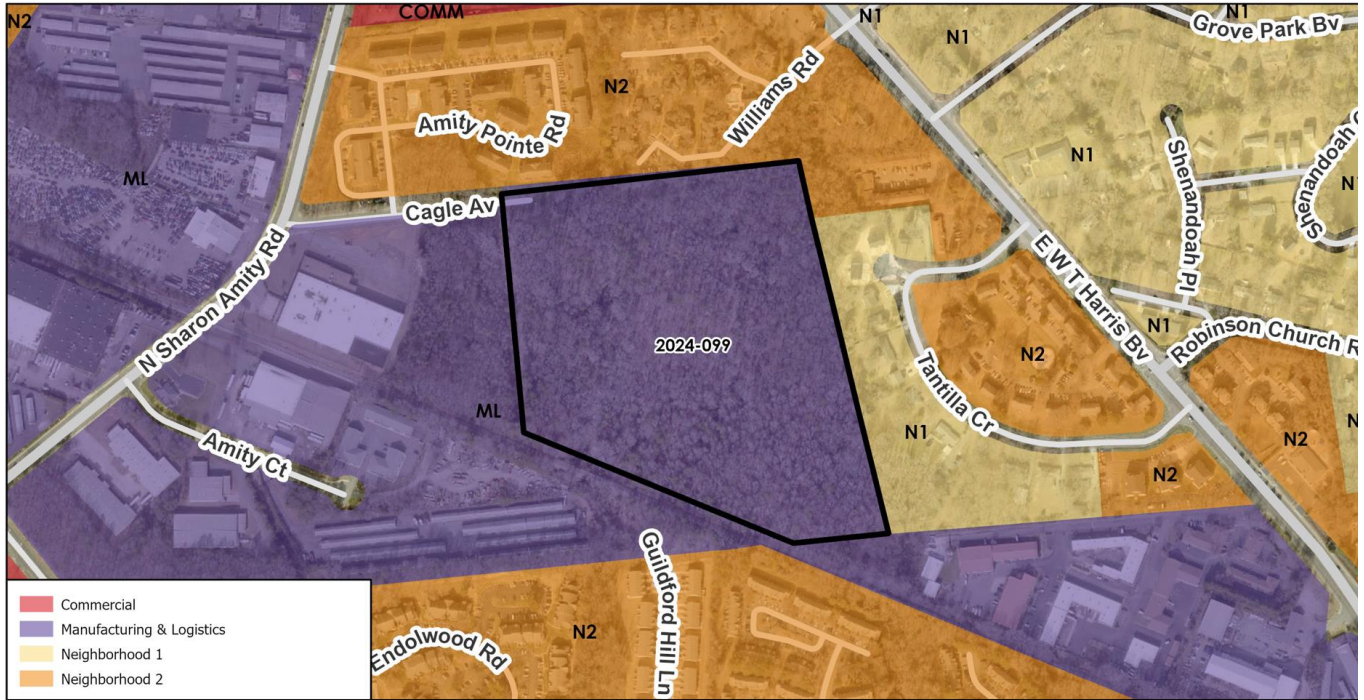
Street view of industrial uses to the west of the site along Sharon Amity Road.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2022-165	Petition to rezone 10.3 acres to UR-2(CD) to allow for 168 multi-family residential dwelling units.	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Manufacturing & Logistics place type for the site.

• **TRANSPORTATION SUMMARY**

- The site is located on Cagle Avenue, a Privately maintained, local road. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the nature of this 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:**

- N/A

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant land).

Entitlement: 1,742 trips per day (based on 1,078,114 SF warehouse).

Proposed Zoning: Trip generation will be calculated during permitting based on the specific square footage of uses proposed.

**DEPARTMENT COMMENTS**

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.

- **Charlotte Water:** Only Sewer is accessible for this rezoning boundary. Charlotte Water currently does not have water system accessible for the rezoning boundary under review. The development will need to donate pipeline infrastructure to CLTWATER to serve this parcel. The applicant should contact Charlotte Water's New Services at (704) 432-2854 for more information regarding access to water system connections. 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:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
  - **Stormwater Services Land Development Engineering:** No outstanding issues.
  - **Storm Water Services:** 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:** Joe Mangum (704) 353-1908