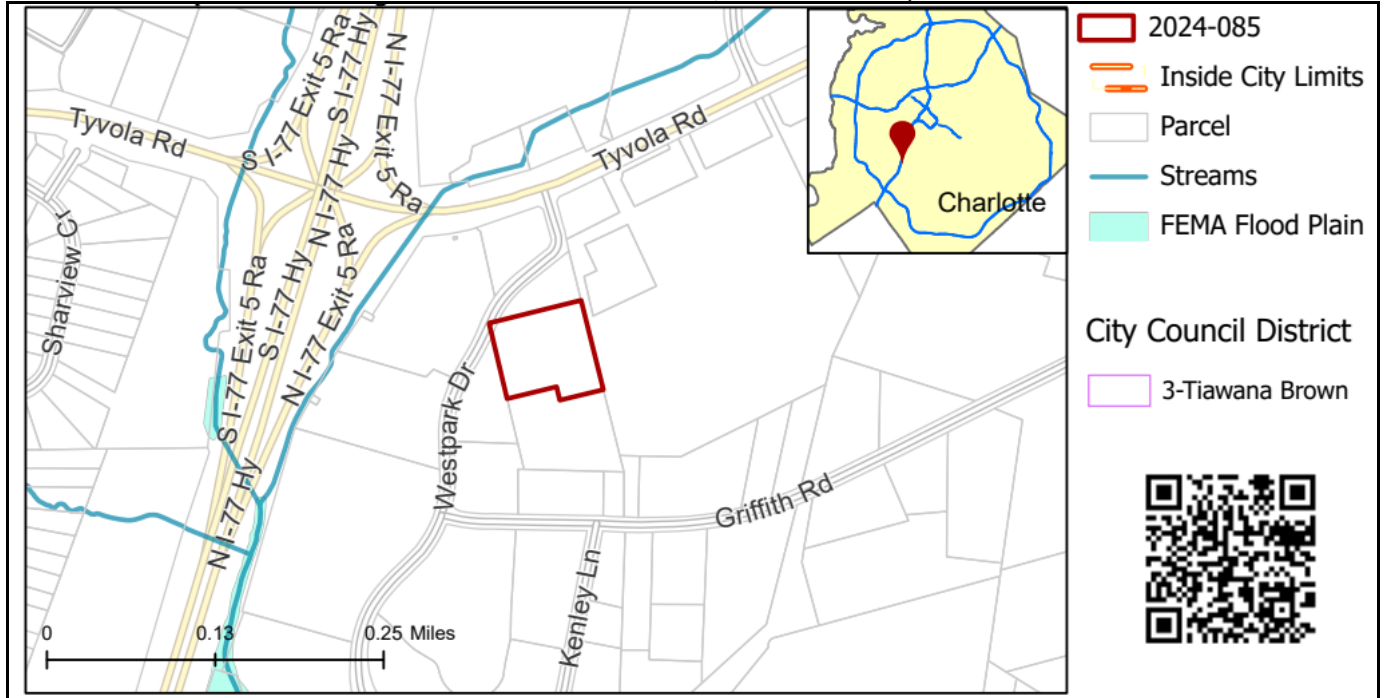


**REQUEST**

Current Zoning: ML-2 (Manufacturing and Logistics-2)  
Proposed Zoning: CG (General Commercial)

**LOCATION**

Approximately 2.85 acres located along the east side of Westpark Drive, north of Griffith Road, and south of Tyvola Road.



**SUMMARY OF PETITION**

The petition proposes to allow all uses permitted by-right and under prescribed conditions in the CG district. The parcel is currently developed with a large warehouse building used for retail; the building is now vacant.

**PROPERTY OWNER  
PETITIONER  
AGENT/REPRESENTATIVE**

Sam Ash Properties Corp  
AAAA Holdings, LLC  
Keith MacVean; Moore & Van Allen

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 2

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *2040 Policy Map* recommendation for Manufacturing and Logistics.

Rationale for Recommendation

- Rezoning from Manufacturing & Logistics (ML-2) to General Commercial (CG) reflects a shift in this area from industrial uses to commercial uses. The area surrounding the site is trending towards commercial uses including restaurants, hotels, and auto-related uses. The proposed CG zoning would be consistent with the general development pattern in the area.
- The site’s proximity to major roadways such as Tyvola Road and Westpark Drive provides convenient access for customers and employees.

- The proposal will allow for the adaptive re-use of the existing building with commercial uses such as retail or restaurant, and could improve access to Essential Amenities, Goods & Services.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended Place Type as specified by the *2040 Policy Map*, from the Manufacturing and Logistics Place Type to the Commercial Place Type.

**PLANNING STAFF REVIEW**

• **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 CG district.

• **Existing Zoning**



- The site is zoned for Manufacturing & Logistics-2 (ML-2) but is surrounded by General Commercial (CG) and Community Activity Center (CAC-2) zoning.



- The area surrounding the site has a diverse mix of commercial, office, and industrial/logistics uses, benefitting from proximity to major roadways.



- The site is currently occupied by a large commercial business.



- North of the site is Tyvola Road with access to highways, gas stations, and other commercial uses.

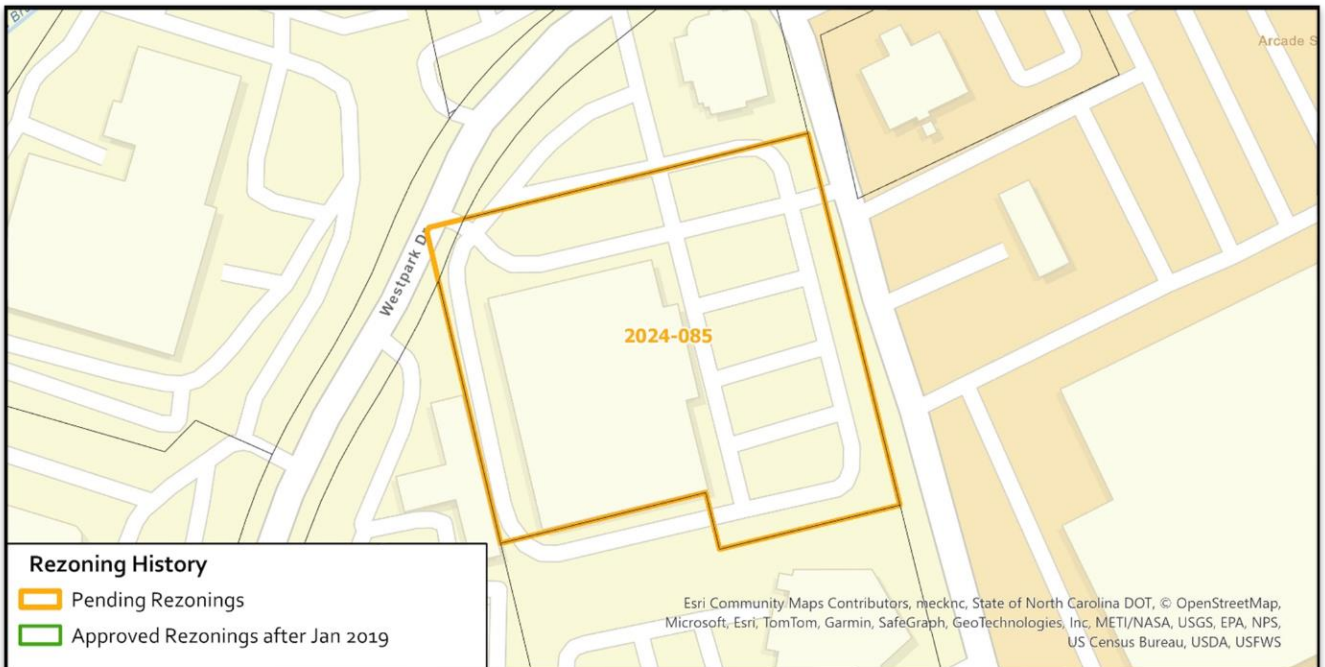


- South of the site are industrial buildings.



- West of the site is a large shopping center and gas station.

• **Rezoning History in Area**



- There have been no recent rezonings in the area.

• **Public Plans and Policies**



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

• **TRANSPORTATION SUMMARY**

- The site is located adjacent to Westpark Drive, a City-maintained major collector, south of Tyvola Road, a City-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: 0 trips per day (based on Retail).

Entitlement: 235 trips per day (based on ML-2 uses).

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

**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 Schools:** Nonresidential petitions do not impact the number of students generated See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary around parcel 16914118 via an existing 8-inch water distribution main located along Westpark Dr. Charlotte Water has accessible water system infrastructure for the rezoning boundary around parcel

16914118 via an existing 8-inch water distribution main located along Westpark Dr. Charlotte Water has accessible sewer system infrastructure for the rezoning boundary around parcel 16914118 via an existing 8-inch gravity sewer main located along Westpark Dr. Charlotte Water has accessible sewer system infrastructure for the rezoning boundary around parcel 16914118 via an existing 8-inch gravity sewer main located along Westpark Dr. 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 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](http://www.rezoning.org)**  
**Planner:** Emma Knauerhase (704)-432-1163