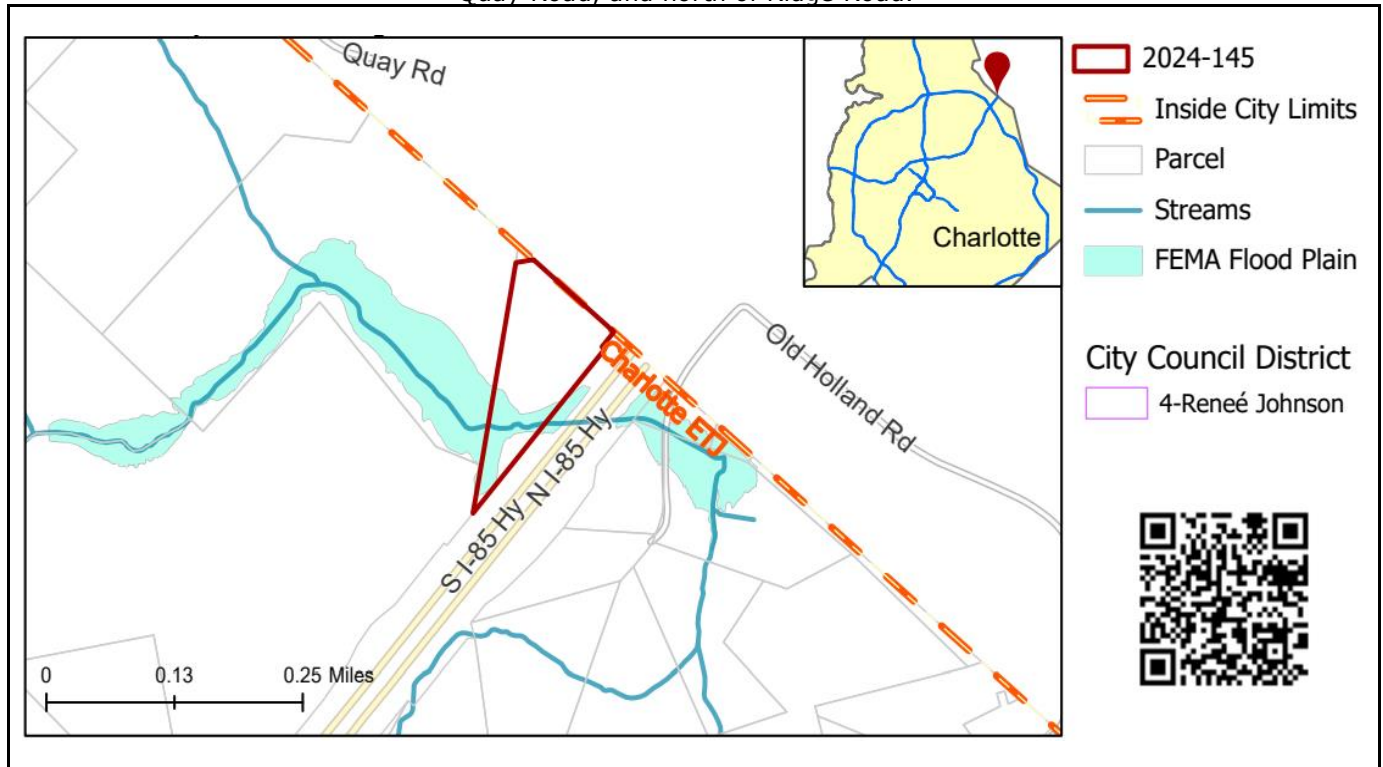


REQUEST

Current Zoning: N1-A (Neighborhood 1-A)
Proposed Zoning: ML-1(CD) (Manufacturing and Logistics-1, Conditional)

LOCATION

Approximately 8.85 acres located along the west side of I-85, south of Quay Road, and north of Ridge Road.



SUMMARY OF PETITION

The petition proposes to allow all uses permitted by right and under prescribed conditions in the ML-1 zoning district. The site is vacant.

PROPERTY OWNER

DavidLand, LLC

PETITIONER

DavidLand, LLC

AGENT/REPRESENTATIVE

Collin Brown and Brittany Lins, Alexander Ricks, PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 0

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map recommendation for the Neighborhood 1 Place Type.

Rationale for Recommendation

- The site is located adjacent to a large I-1 site that was rezoned by petition 2021-028 with development area 1 (274.33 acres) proposing 2,750,000 square feet of warehousing, warehouse distribution, logistics, office, manufacturing, and all other uses permitted by right as allowed in the I-1 zoning district. This rezoning changed the scale and context of the land uses in the broader area. This site will add to that continuation of uses.

- The site doesn't directly abut existing residential uses or share boundaries with other N1 place types, so the current N1-A zoning district is not reflective of the surrounding development, place type, or zoning districts.
- The site borders Cabarrus County and the adjacent area is zoned Limited Industrial, so this site will continue the land use pattern.
- Access to Employment Opportunity is one of the highest priority needs for this area according to the Equitable Growth Framework.
- The petition has the potential to increase access to employment opportunities with introduction of jobs relating to uses permitted in the ML-1 zoning district.
- 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 the Neighborhood 1 Place Type to the Manufacturing and Logistics Place Type for the site.

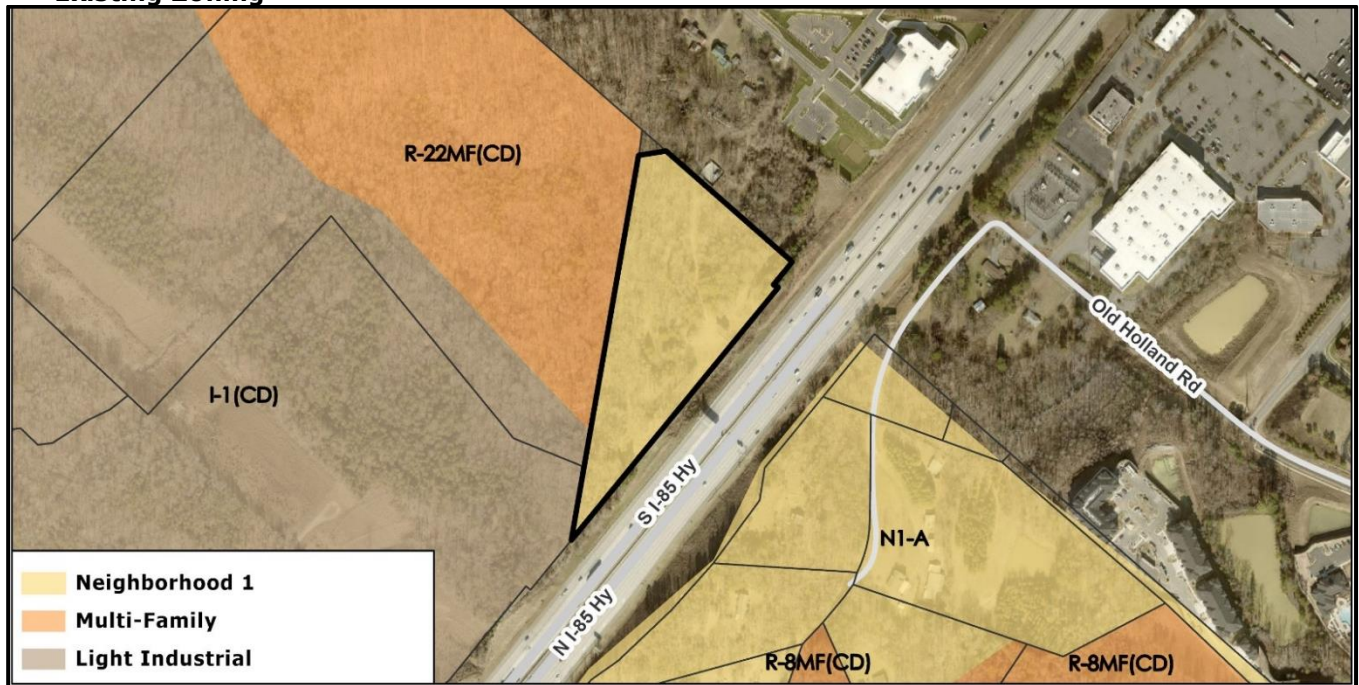
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- The Site may be devoted to any uses permitted by right or under prescribed conditions in the ML-1 zoning district, together with any incidental or accessory uses.
- Driveway access to the site shall be limited to the Cabarrus County side.
- Existing outdoor advertising sign shall remain on the site.

• Existing Zoning



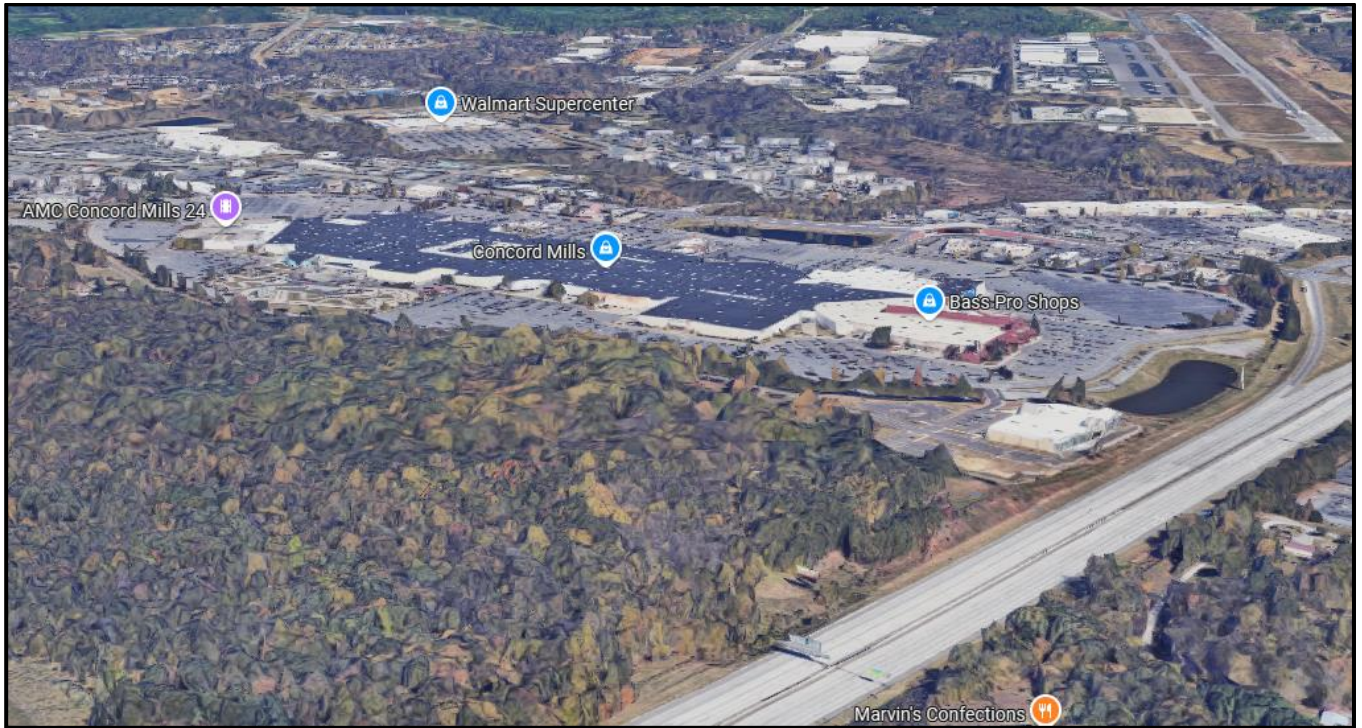
- The site is zoned N1-A. The abutting zoning districts are R-22MF(CD), I-1(CD), and in Cabarrus County the zoning district LI (Limited Industrial).



The subject property is denoted with a red star. The surrounding land uses include vacant land, retail, and commercial uses including Concord Mills and Concord Marketplace and a limited number of single family homes.



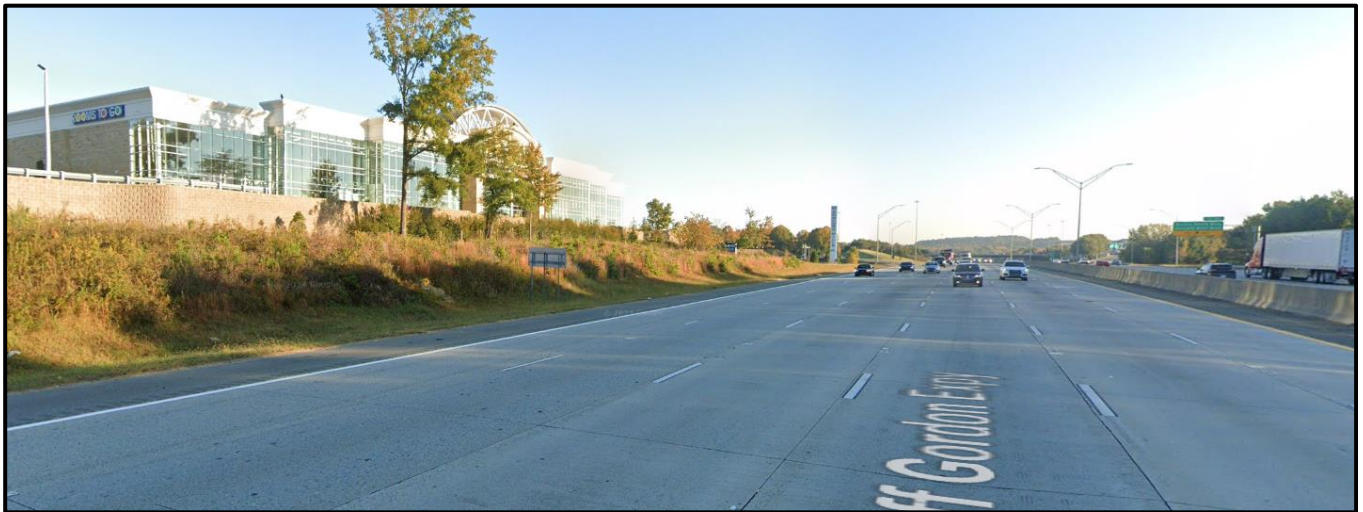
The property to the northwest along Quay Road in Cabarrus County is developed with single family homes.



Concord Mills Shopping Center is to the north of the site.



The property to the northeast along Interstate 85 is a Rooms To Go furniture store.

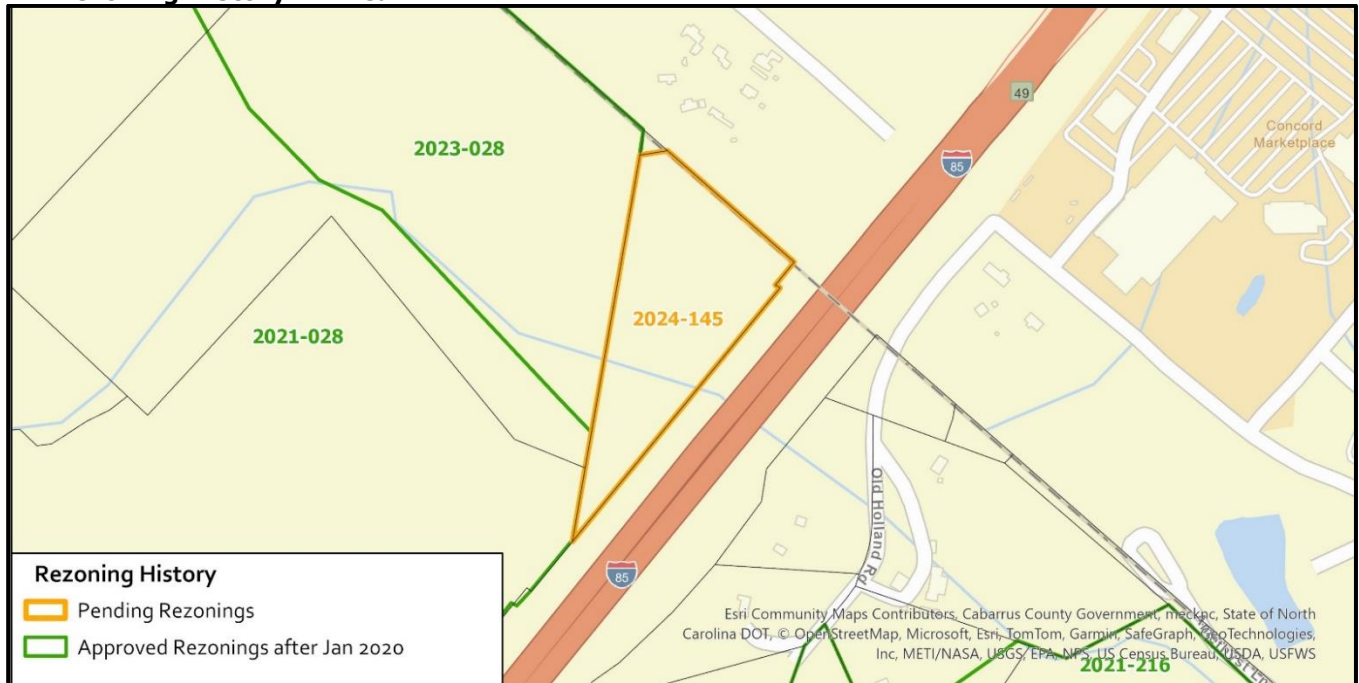


Interstate 85 borders the site to the south and east.



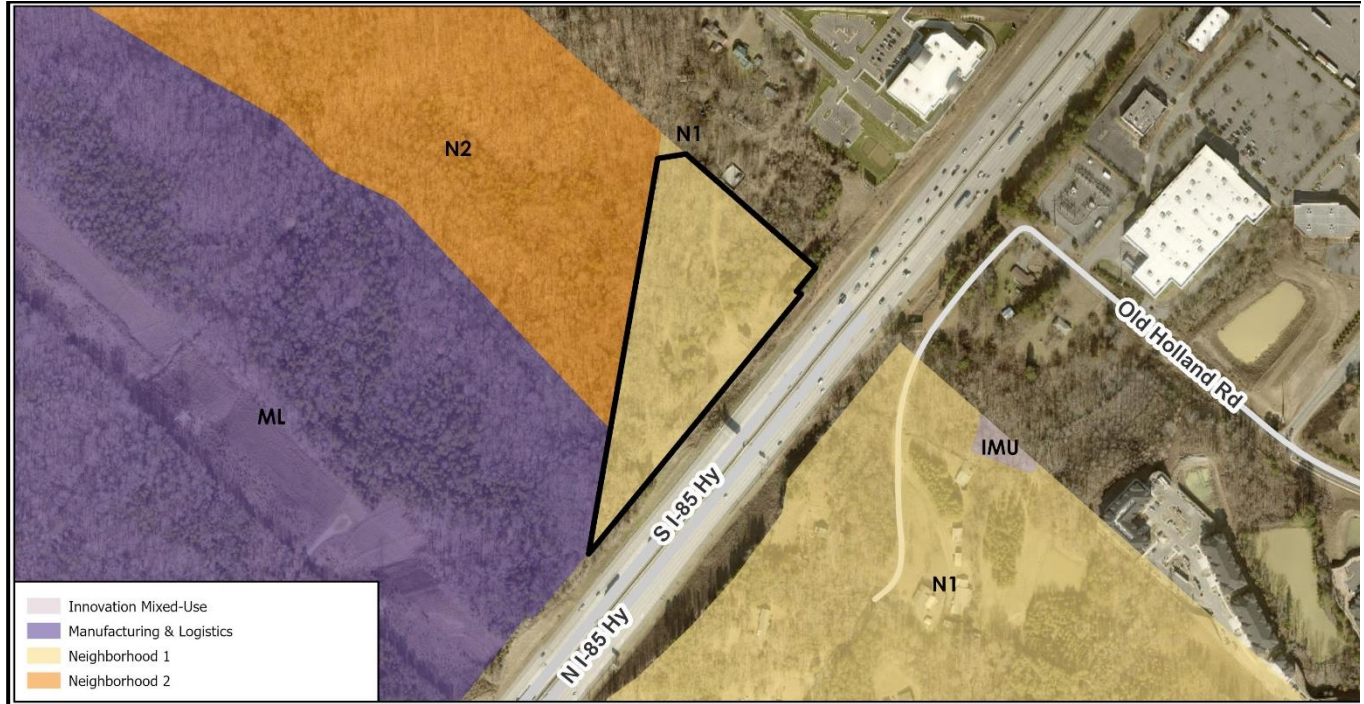
Their property to the west is currently undeveloped but has been rezoned by petition 2023-028.

• Rezoning History in Area



Petition Number	Summary of Petition	Status
2021-028	Rezoned 287 acres from CC, R-8MF(CD) to I-1(CD), R-22MF(CD) to allow two development areas. Development area 1 (274.33 acres) proposes 2,750,000 square feet of warehousing, warehouse distribution, logistics, office, manufacturing, and all other uses permitted by right as allowed in the I-1 zoning district. Development area 2 (36.67 acres) allows up to 488 multi-family residential units.	Approved
2021-216	Rezoned 41 acres from R-3 to R-8MF(CD) to allow up to 198 multi-family attached dwelling units and up to 50 duplex dwelling units	Approved
2023-028	Rezoned 48 acres from R-22MF and C-2 (Concord portion) to R-22MF(CD) SPA and R-22MF(CD) to allow up to 700 multi-family dwelling units.	Approved

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood 1 Place Type.

- **TRANSPORTATION SUMMARY**

- The site is located on parcel ID 02959101 south of Quay Road, a state-maintained road, and west of Interstate 85. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the minor conditional 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. The petitioner will work with NCDOT regarding access to the site that will be limited to Cabarrus County.

- **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: 323 trips per day (based on 29 single family dwelling units).

Proposed Zoning: 178 trips per day (based on 88,500 square-feet of industrial uses).

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 Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Charlotte Water currently does not have water system accessible for the rezoning boundary under review. A developer donated project will be required in cases there is not direct service. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. See advisory comments at www.rezoning.org
- **Erosion Control:** No outstanding issues.

- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **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
Planner: Michael Russell (704) 353-0225