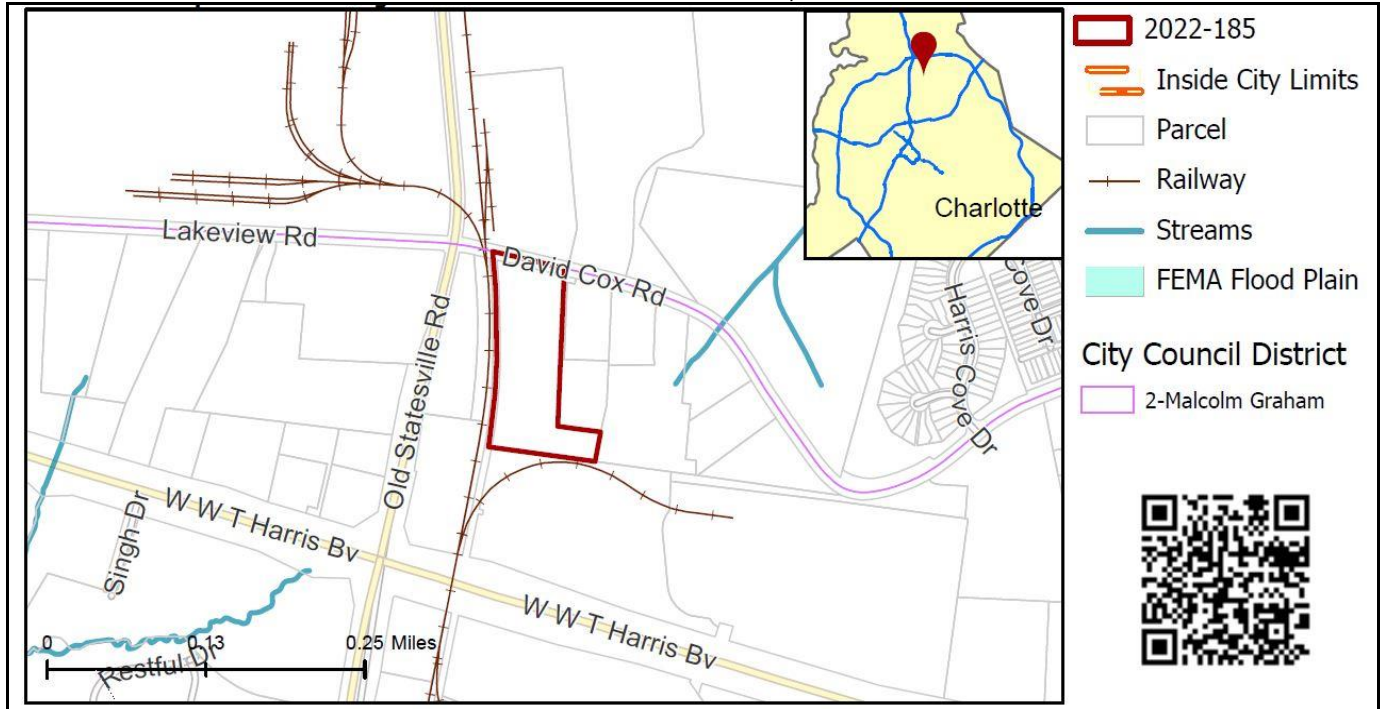


**REQUEST**

Current Zoning: ML-1 (manufacturing and logistics)  
Proposed Zoning: ML-2 (manufacturing and logistics)

**LOCATION**

Approximately 6.01 acres located on the south side of David Cox Road, east of Old Statesville Road, and north of West W.T. Harris Boulevard.



**SUMMARY OF PETITION**

The petition proposes to allow all uses in the ML-2 zoning districts on a parcel currently developed with a self-storage facility.

**PROPERTY OWNER**

MSC West WT Harris, LLC

**PETITIONER**

Kathryn Hennigan, Morningstar Properties, LLC

**AGENT/REPRESENTATIVE**

John Carmichael, Robinson Bradshaw

**COMMUNITY MEETING**

Meeting is not required.

**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 light industrial uses and surrounded by other properties zoned for and developed as light and general industrial uses.
- The site is within an area designated by the *2040 Policy Map* for the Manufacturing and Logistics Place Type.
- The site is located abutting a heavy freight railroad line along an existing minor throughfare.
- The site has access to I-77 and I-485 within two miles along existing major throughfares.

- The site is located within a ½ mile of the future Clarks Creek Tributary greenways and adjacent to the route of the proposed Charlotte to Mooresville trail.
- The site is located along the route of the number 21 Statesville Avenue local bus providing service to the Charlotte Transportation Center.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 8: Diverse & Resilient Opportunity

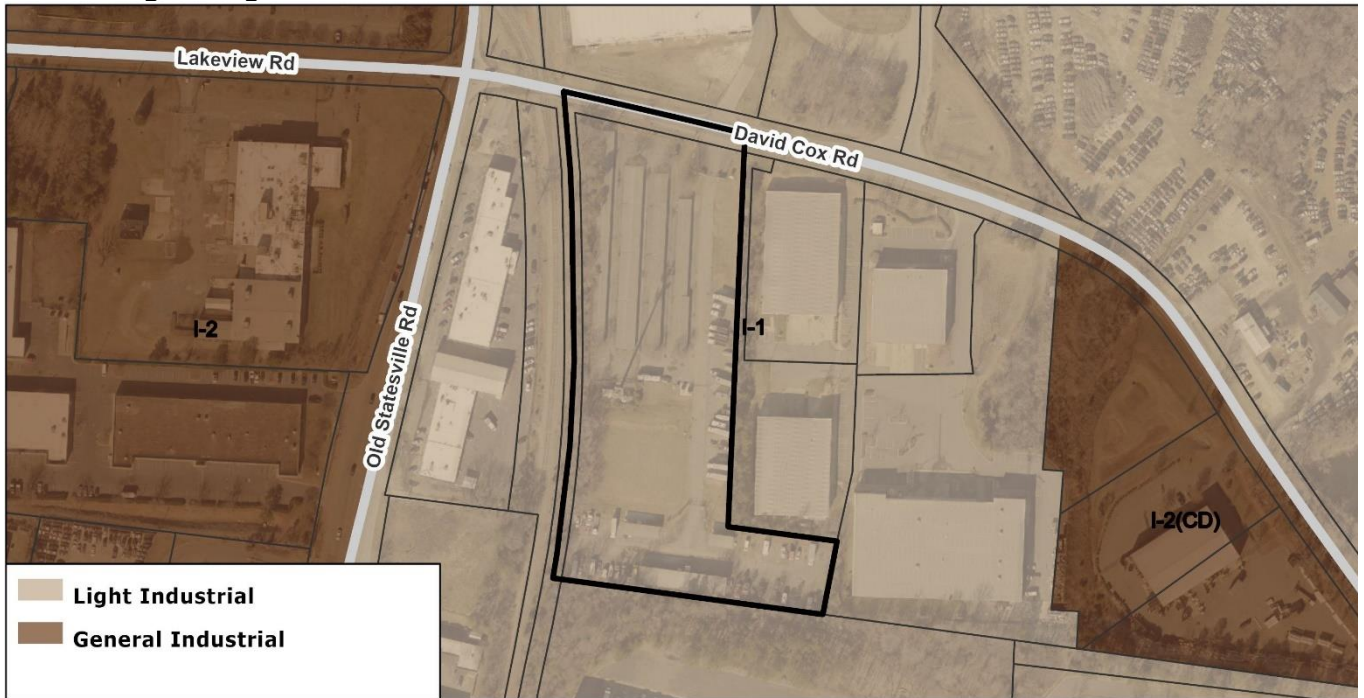
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.

- Allows all uses in the ML-2 (manufacturing and logistics) zoning district.

• **Existing Zoning**



- The property is currently zoned ML-1 manufacturing and logistics and is abutting properties zoned manufacturing and logistics/industrial on all sides.



The site (indicated by red star above) is located on the south Side of David Cox Road, east of Old Statesville Road. The site adjacent to retail uses across a railroad line to the west and warehousing and other industrial uses on all other sides.



View of the site looking south from the David Cox Road. The property is currently developed with a self-storage facility.



View looking east towards the site from the O-Line railroad line. A warehousing/industrial use is at the left of the image and the site is at the right of the image.



View of warehouse/industrial properties west of site on the south side of David Cox Road.

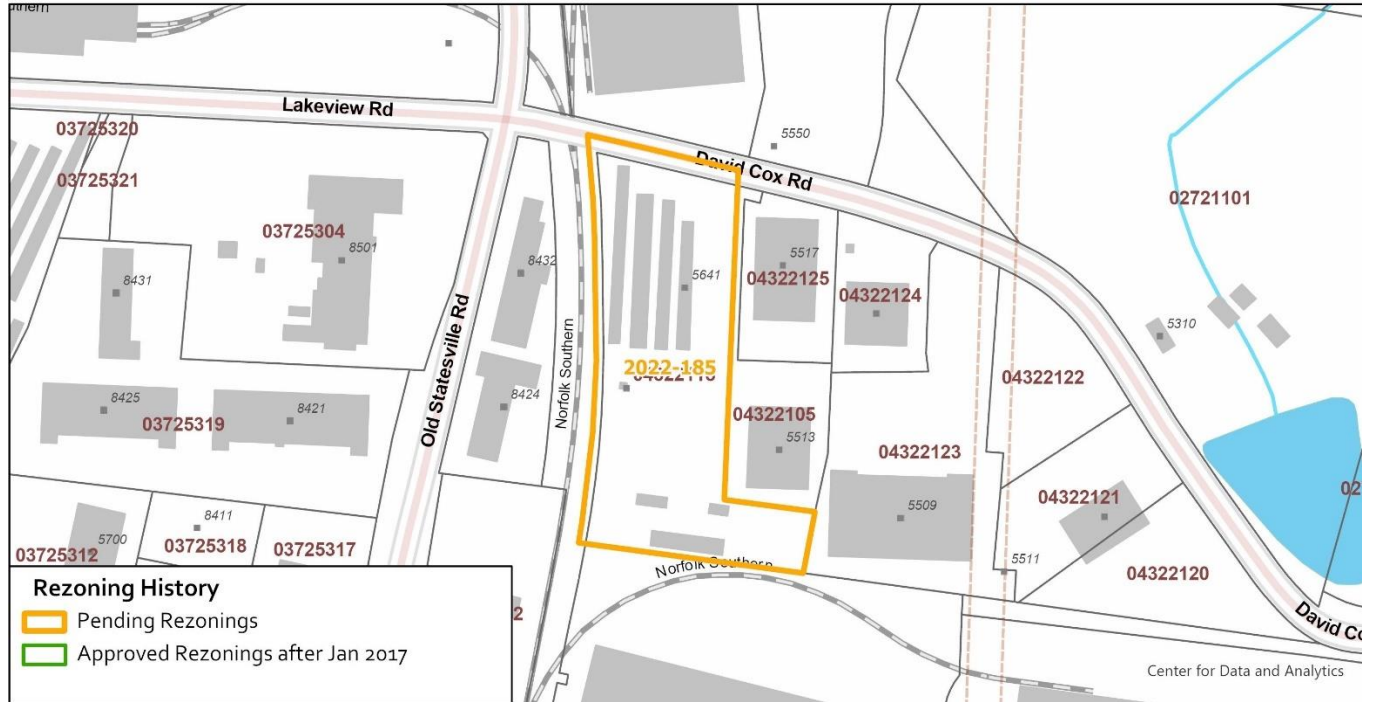


View salvage yards northeast of the site across David Cox Road.



View of retail uses along the west side of Old Statesville Road.

• **Rezoning History in Area**



- There have not been any rezoning petitions in the area of the site since January 2017.

• **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 adjacent to David Cox Road, a State-maintained minor throughfare, and east of Old Statesville Road, a State-maintained minor throughfare. A Traffic Impact Study (TIS) is not necessary for the complete review of this petition due to the conventional rezoning. CDOT will work with the petitioner during the permitting process to ensure all required streetscape and transportation related ordinance requirements are complied with for adequate access and connectivity to the site and surrounding network.

- **Active Projects:**
- Lakeview Road Improvements
  - The project will improve Lakeview Road from Cushing Drive to Old Statesville Road including intersection upgrades, additional lanes, and pedestrian/bicycle facilities.
  - Anticipated completion late 2024
- **Transportation Considerations**
  - No Outstanding Issues.
- **Vehicle Trip Generation:**
  - Current Zoning: I-1
  - Existing Use: 195 trips per day (based on warehousing use).
  - Entitlement: 135 trips per day (based on warehousing use).
  - Proposed Zoning: 185 trips per day (based on 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.
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main on David Cox Rd. Charlotte Water currently does not have sanitary sewer system accessible for the rezoning boundary under review. The closest gravity sewer main is approximately 560 feet east of the rezoning boundary at David Cox Rd. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No comments submitted.
- **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:** Maxx Oliver 704-336-3818