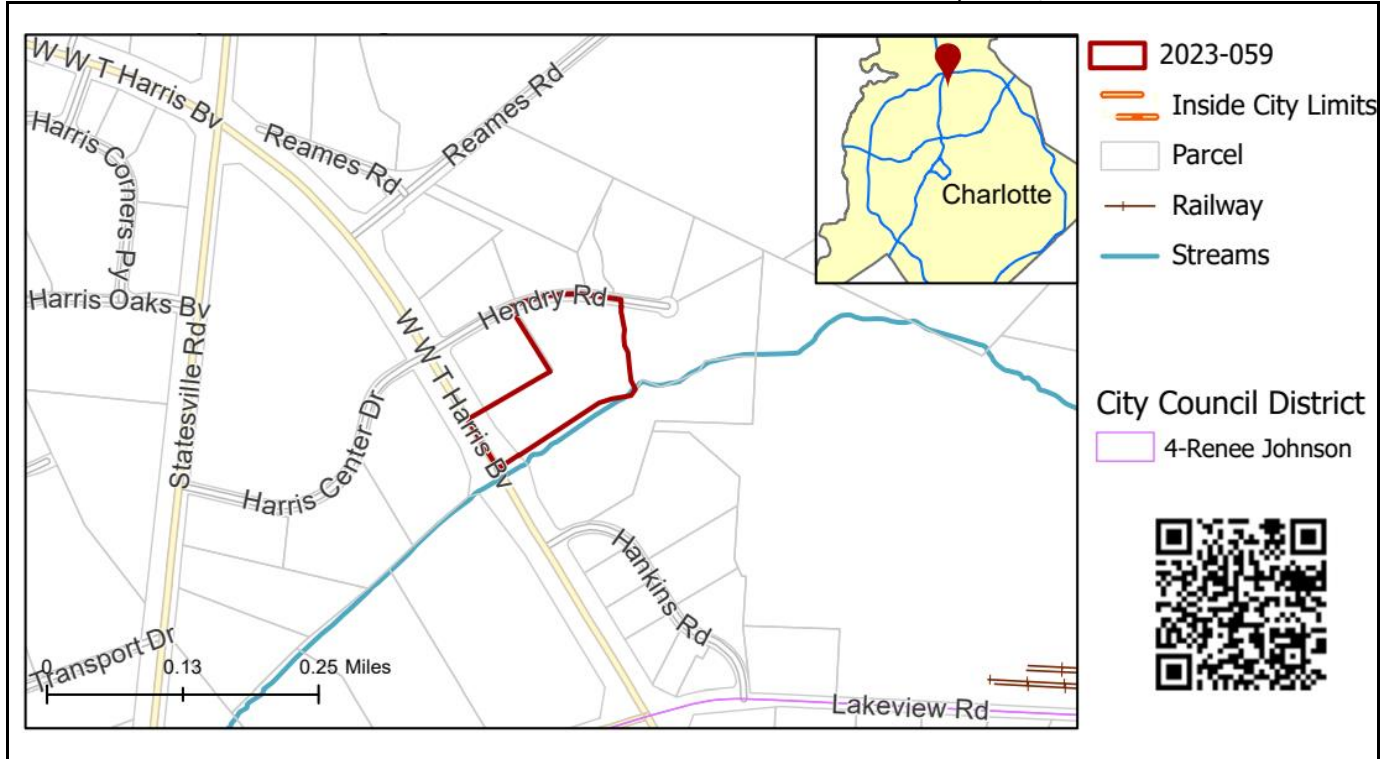


**REQUEST**

Current Zoning: I-1(CD) (light industrial, conditional)  
Proposed Zoning: ML-1 (manufacturing and logistics 1)

**LOCATION**

Approximately 6.85 acres located on the northeast side of West W.T. Harris Boulevard and south side of Hendry Road, north of Lakeview Road.



**SUMMARY OF PETITION**

The petition proposes to allow all uses that are permitted by right or under prescribed conditions in the ML-1 zoning district (manufacturing and logistics).

**PROPERTY OWNER**

Queen City Airstream, LLC

**PETITIONER**

Queen City Airstream, LLC

**AGENT/REPRESENTATIVE**

David Murray, Murray Law Firm, 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 **consistent** with the *2040 Policy Map* recommendation for the Manufacturing & Logistics Place Type.

Rationale for Recommendation

- This petition proposes to align the site with the Manufacturing and Logistics uses in the surrounding area that include industrial, warehouse, office, showrooms, and distribution land uses.
- The proposed change in district would create a cohesive Manufacturing and Logistics Place Type for the area.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 8: Diverse & Resilient Economic Opportunity

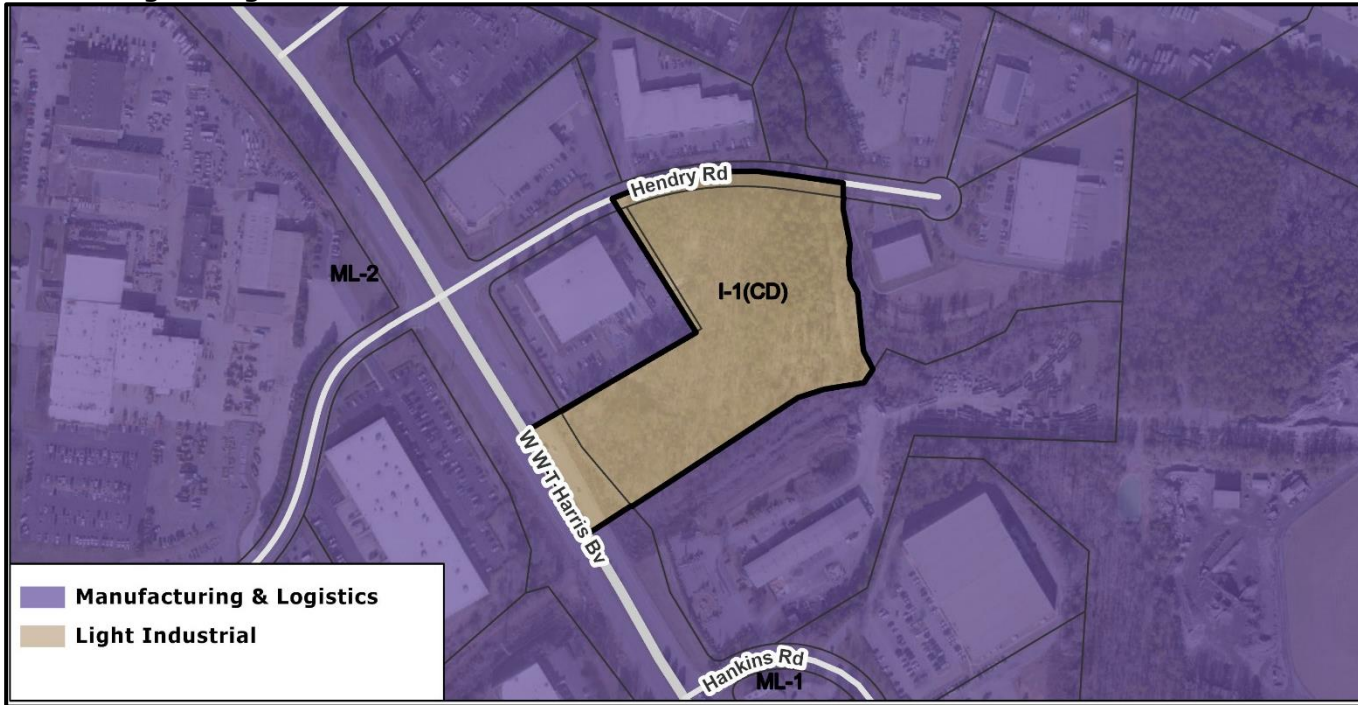
**PLANNING STAFF REVIEW**

- **Proposed Request Details**

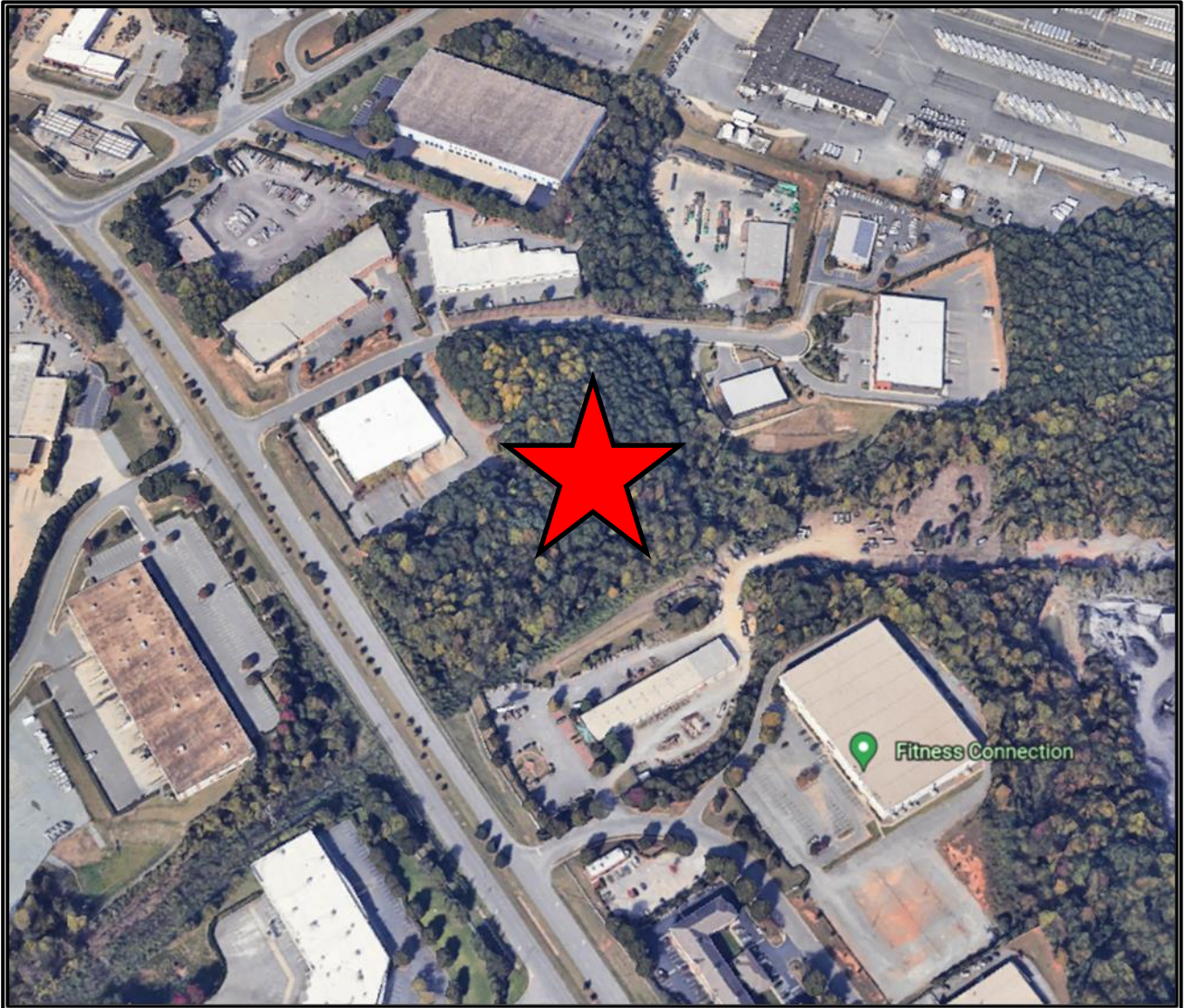
This is a conventional rezoning petition with no associated site plan.

- Primary uses in the Manufacturing and Logistics place type include manufacturing, research and development, warehousing, distribution, and other similar uses.

- **Existing Zoning**



- This site was rezoned in 2021 to allow a recreational vehicle sales/showroom and service/repair facilities. The surrounding land uses include industrial, warehouse, office, showrooms, and distribution use. The surrounding place type is manufacturing and logistics.



The subject site is denoted by a red star.



The property to the north along Hendry Road is a warehouse/office use.



The property to the south along Hankins Road is a warehouse/showroom use.

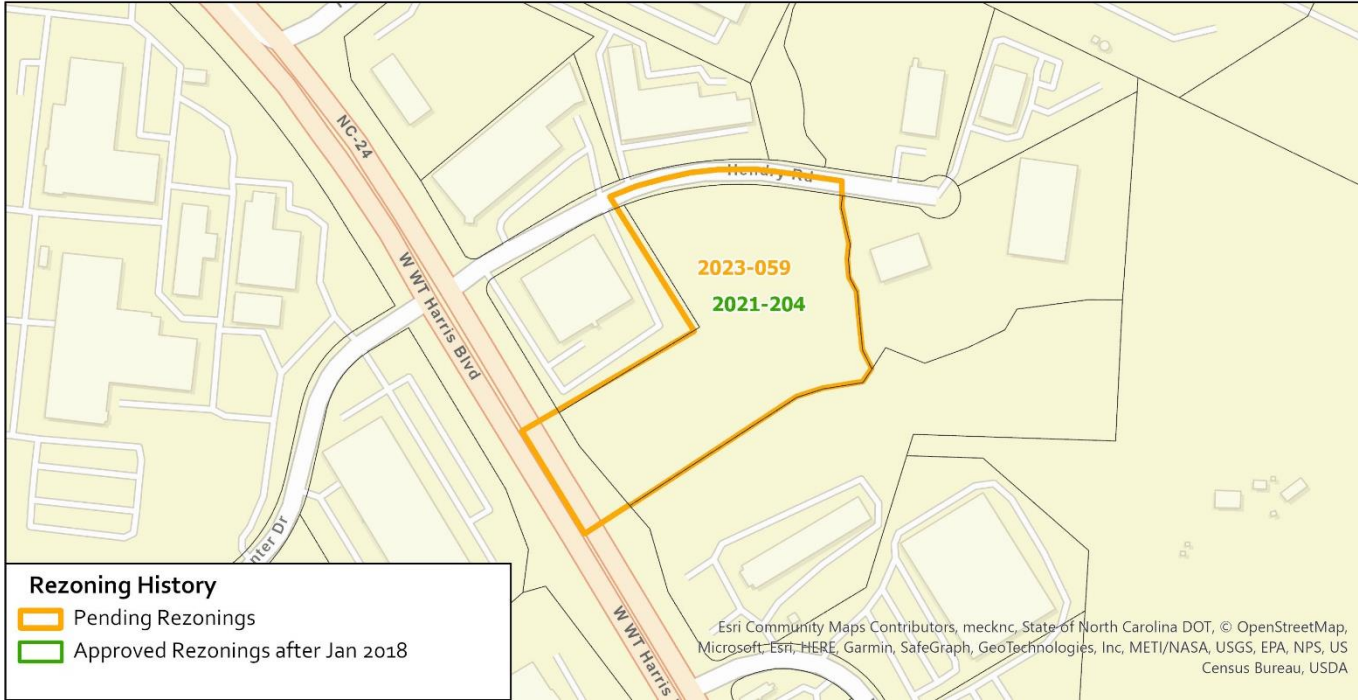


The property to the west along Hendry Road is a showroom use.



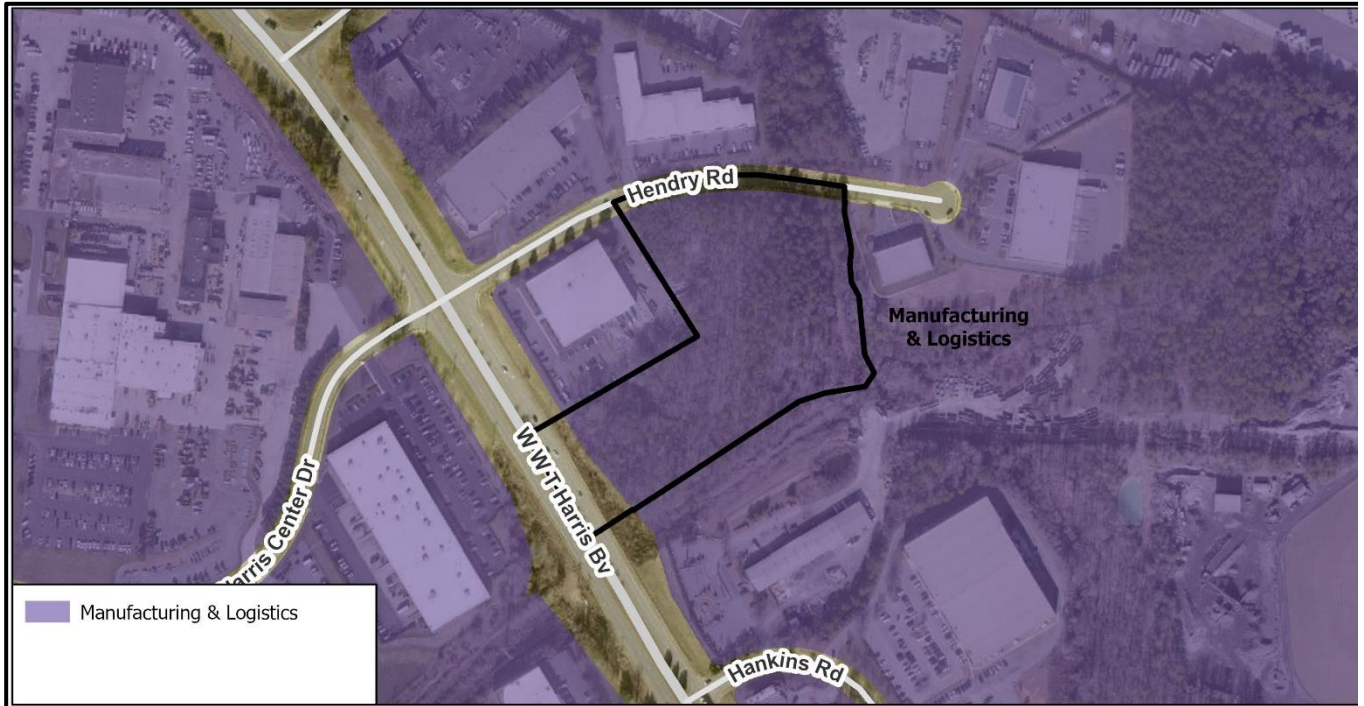
The property to the east along Hendry Road is a warehouse/office use.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-204	Rezoned 6.85 acres from I-2 to I-1(CD) to allow a recreational vehicle sales/showroom and service/repair facilities.	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Manufacturing & Logistics Place Type for this site.

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to WT Harris Boulevard, a State-maintained expressway, south of Hendry Road, a City-maintained local street. 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:**
  - NCDOT STIP WT Harris
    - Install overhead street lighting from Mount Holly Huntersville Road to I-85 North ramp.
    - Currently under construction
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 0 trips per day (based on vacant land).
    - Entitlement: 150 trips per day (based on 68,500 square-feet of warehouse).
  - Proposed Zoning: 150 trips per day (based on 68,500 square-feet of warehouse).

**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:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **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 12-inch water distribution main located along Hendry Road. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located on the east portion of the rezoning boundary within parcel 02501129. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **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:** Michael Russell (704) 353-0225