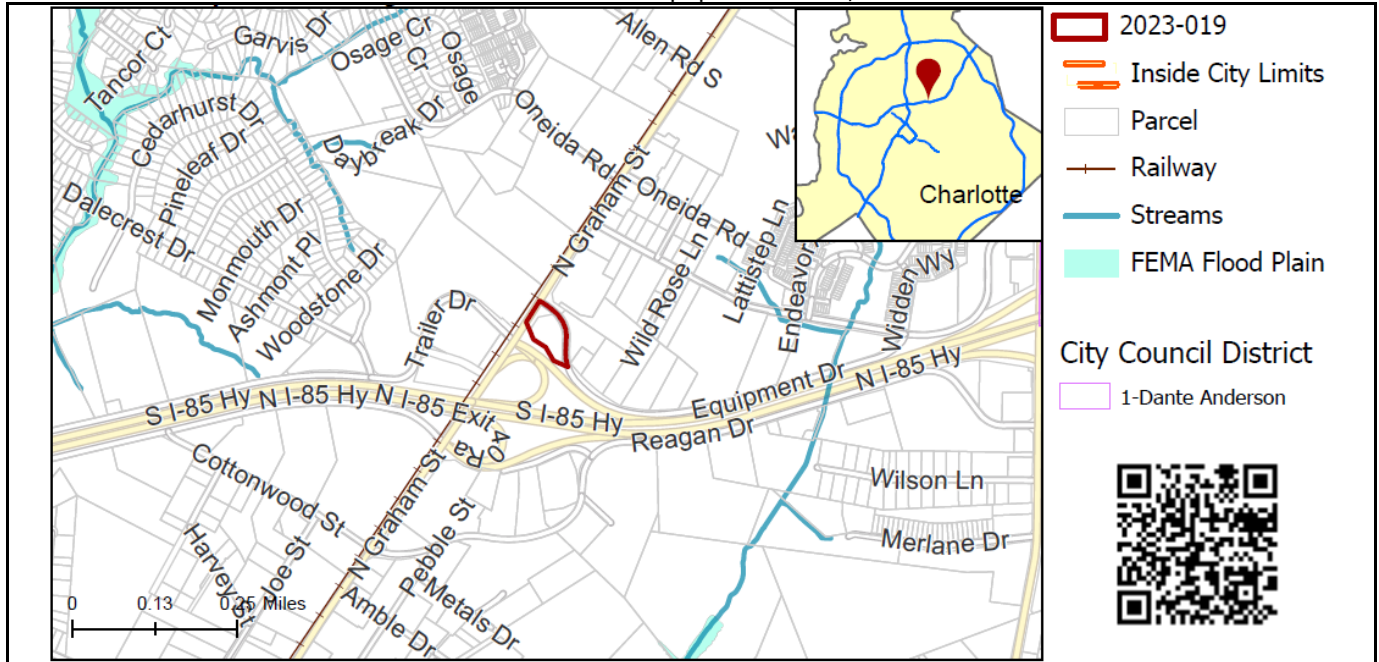


REQUEST

Current Zoning: ML-2 (Manufacturing & Logistics)
Proposed Zoning: ML-1 (Manufacturing & Logistics)

LOCATION

Approximately 1.45 acres located at the southeast intersection of North Graham Street and Equipment Drive, north of Interstate 85.



SUMMARY OF PETITION

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

PROPERTY OWNER

National Retail Properties LP

PETITIONER

Charlotte Truck Center, Inc

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 Manufacturing & Logistics.

Rationale for Recommendation

- The site is located at the Interstate 85 interchange with N. Graham Street in an area predominately developed with industrial uses.
- The ML-1 Zoning District is generally located in areas readily accessible by arterials and interstates, as well as freight rail.
- The proposed ML-1 zoning district requires significant screening and buffering to ensure adequate separation and mitigation of potential impacts on surrounding areas.
- Abutting properties are zoned ML-1 and ML-2
- The site does not abut single family neighborhoods, therefore a change to ML-1 will not pose negative impacts on residents.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 8: Diverse & Resilient Economic Opportunity

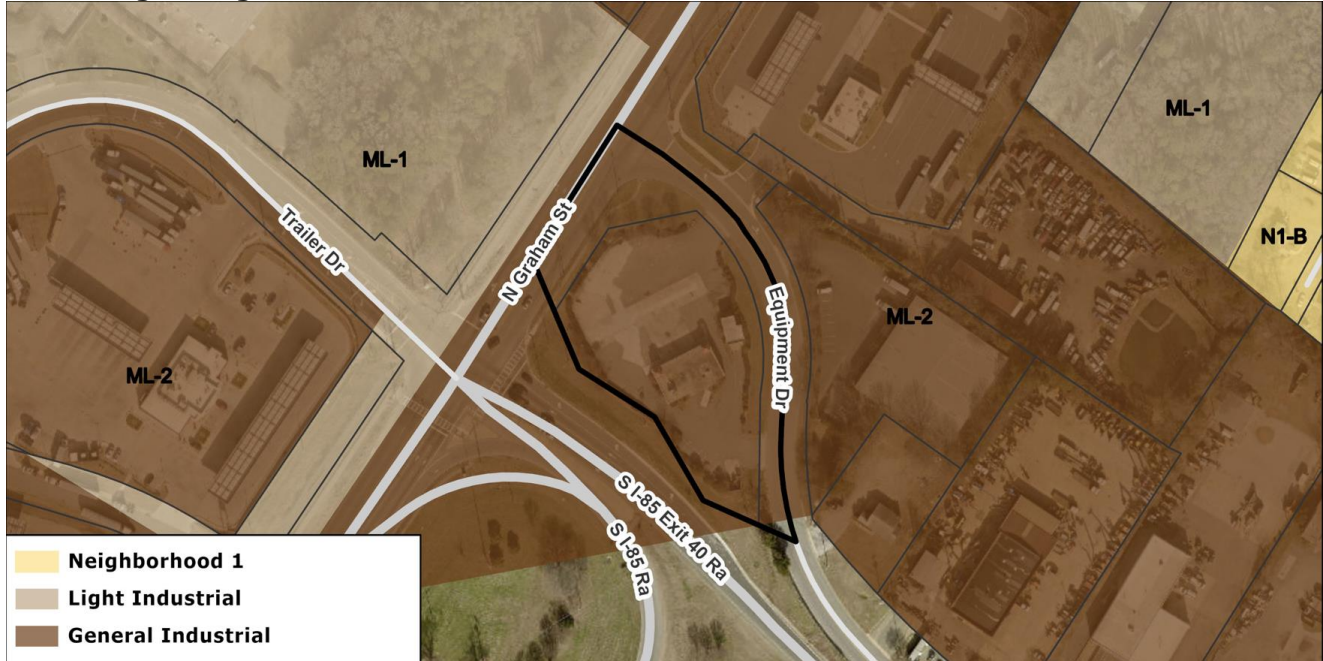


- **Proposed Request Details**

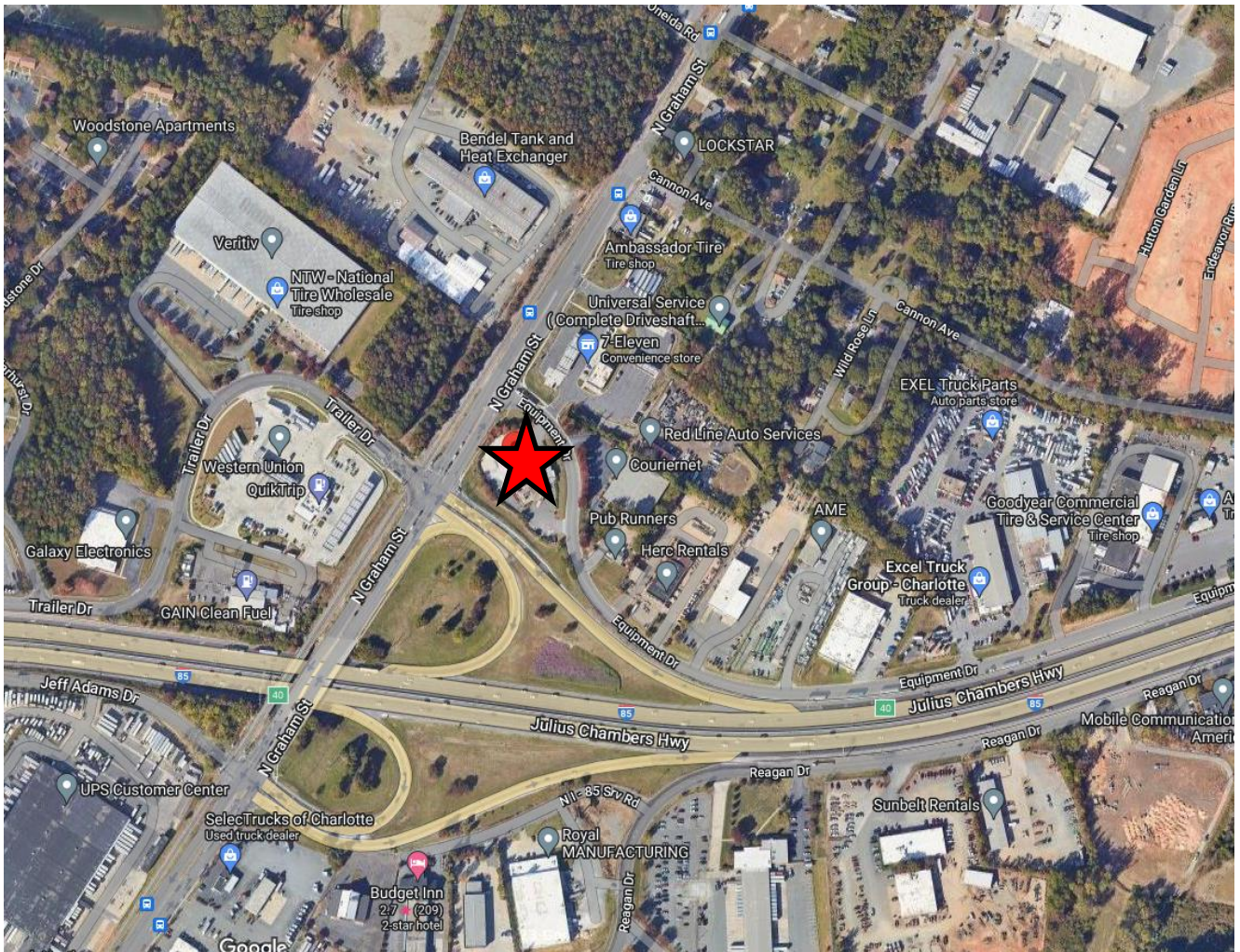
This is a conventional rezoning petition with no associated site plan.

- The petition allows all uses permitted by right or under prescribed conditions in the ML-1 district.

- **Existing Zoning**



- The area to the northeast of the site is zoned Manufacturing and Logistics 1 & 2, and Neighborhood 1-B, to the east of the site, the parcels are zoned Manufacturing and Logistics 2, and to the west of the site the area is zoned Manufacturing and Logistics 1 & 2.



The subject property is developed with an existing building.



The site currently has a warehouse structure on the property with some small outdoor storage areas.



To the north of the site there is a warehouse/distribution center.

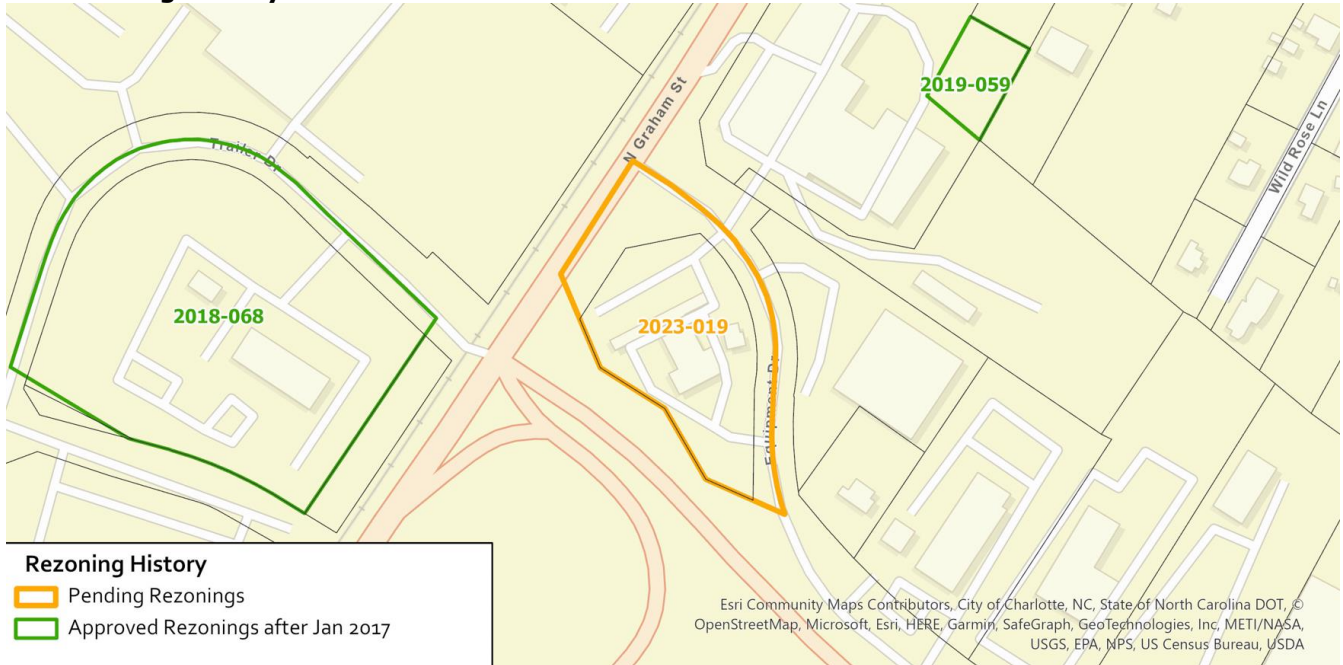


East of the site is a property with a gas station.



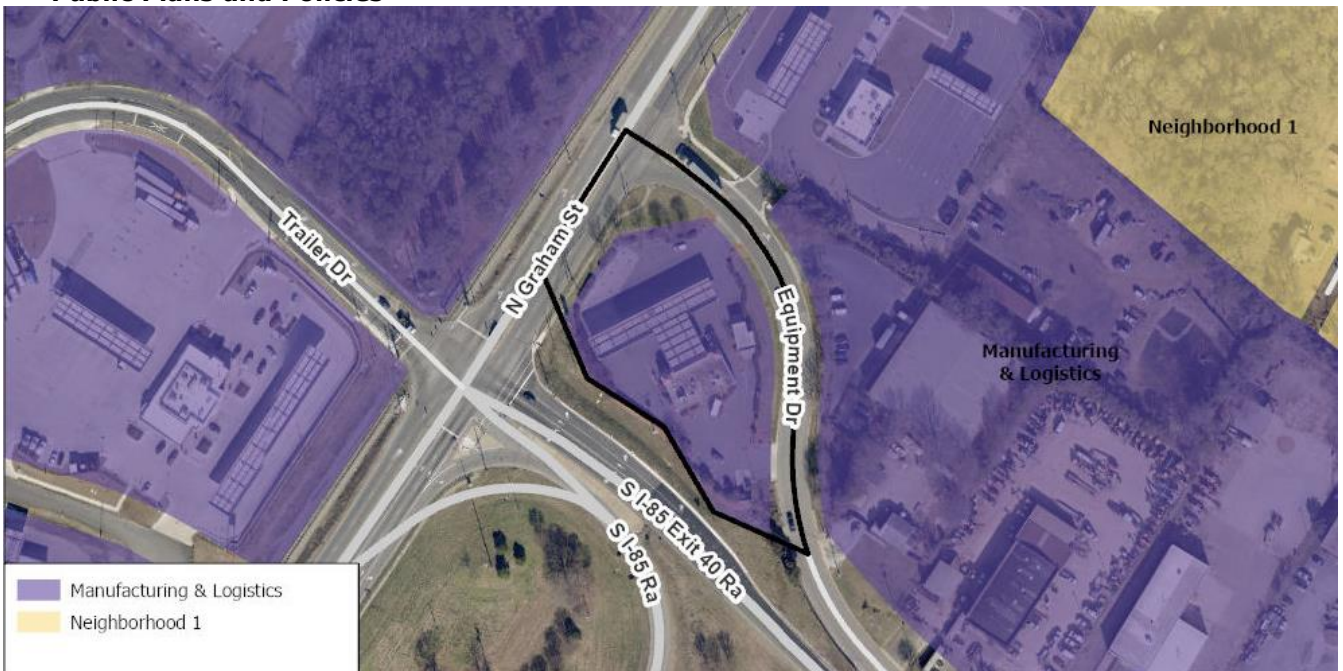
The properties/area to the west of the site have industrial/warehouse developments, such as a FedEx distribution center.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-068	4.41 acres from I-1 to I-2	Approved
2019-059	0.34 acres from I-1 to I-2	Approved

• **Public Plans and Policies**



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

- **TRANSPORTATION SUMMARY**

- The site is located at the intersection of Graham Street, a State-maintained major throughfare, and Equipment Drive, a State-maintained major collector. The petition is located in a north corridor outside of Route 4.
- **Active Projects:**
 - Beacon-4923 N Graham Street
 - Commercial project constructing a warehouse. The project is located at 4923 North Graham Street.
 - Towns at Cannon Ave
 - Subdivision project constructing a multifamily development. The project is located at 1515 Cannon Avenue.
 - The project is currently under construction.
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: undetermined number of trips per day (based on Existing Use).
 - Entitlement: 140 trips per day (based on ML-2).
 - Proposed Zoning: 65 trips per day (based on ML-1).

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:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** No comments submitted.
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at 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
Planner: Emma Knauerhase (704)-432-1163