

REQUEST

Current Zoning: I-2(CD) (General Industrial, Conditional)
Proposed Zoning: ML-2(CD) (Manufacturing & Logistics 2, Conditional)

LOCATION

Approximately 9.89 acres located on the west side of Cedarvale Road, north of Performance Road, and south of Devonwood Lane.



SUMMARY OF PETITION

The petition proposes to allow development of a vacant site with a contractor office with outdoor storage, office, industrial light, and indoor precast concrete production.

PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE

HK Cedarvale, LLC
HK Cedarvale, LLC
Paul Pennell and Brian Smith, Urban Design Partners

COMMUNITY MEETING

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

STAFF RECOMMENDATION

Staff does not recommend 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 petition requests to expand industrial uses on a property that abuts residential uses.
- The site is currently entitled for I-1 (Light Industrial) uses and solely a contractor office with outdoor storage as permitted in I-2 (General Industrial). Staff does not support increasing the number or intensity of industrial uses, and specifically concrete production, adjacent to residential uses.
- As stated in the *2040 Comprehensive Plan*, new development should minimize environmental hazards and exposures to established neighborhoods.

- The petition would maintain or enhance buffers from the previously approved plan in the form of an 85' to 100' Class A landscape yard along the northern property boundary and 50' Class A landscape yard along the Cedarvale Road frontage.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 8: Diverse & Resilient Economic Opportunity

PLANNING STAFF REVIEW

• Background

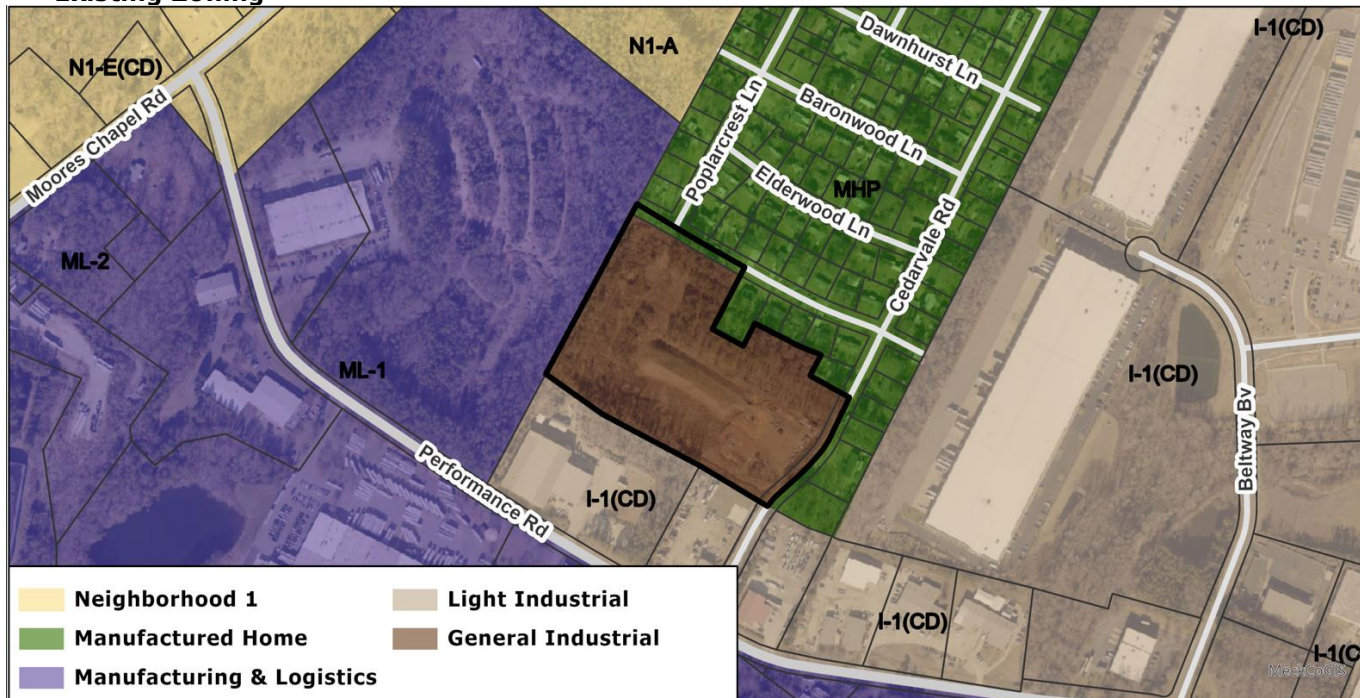
- This site was rezoned via petition 2019-033 to allow uses permitted in the I-1 (Light Industrial) zoning district as well as a contractor office with outdoor storage as permitted in the I-2 (General Industrial) zoning district.

• Proposed Request Details

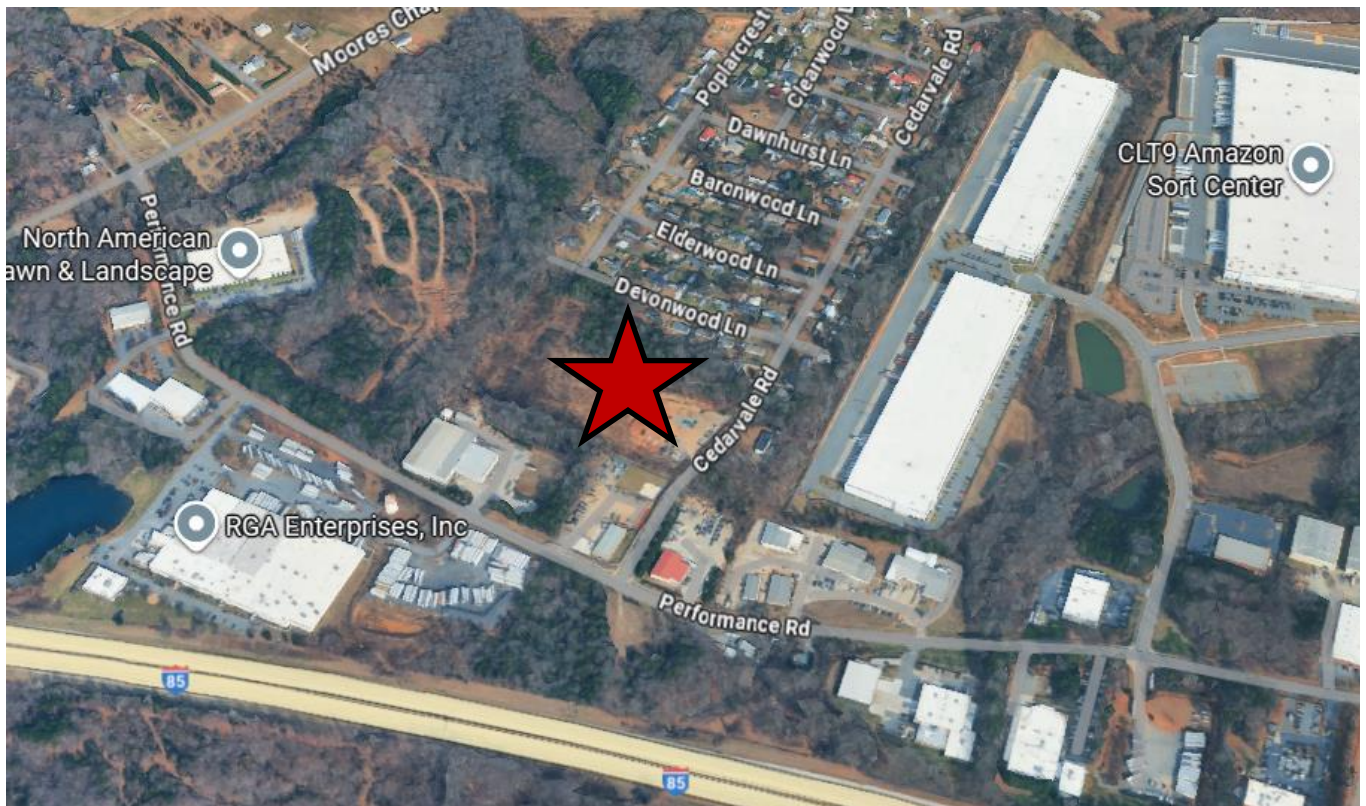
The site plan accompanying this petition contains the following provisions:

- Allows for a contractor office with outdoor storage, office, industrial light, and industrial general for the sole purpose of indoor precast concrete production.
- Maintains or enhances buffers from the previously approved rezoning in the form of an 85' to 100' Class A landscape yard along the northern property boundary and 50' Class A landscape yard along the Cedarvale Road frontage.
- Illustrates a 25,000 square foot building envelope in the southeastern corner of the property with a parking and outdoor storage envelope in the rear of the site.
- Commits to installing and maintaining signage prohibiting left turn movements from the driveway to Cedarvale Road.
- Limits freestanding lighting to 30' in height and specifies that lighting cannot be installed within 100' of residentially zoned properties.

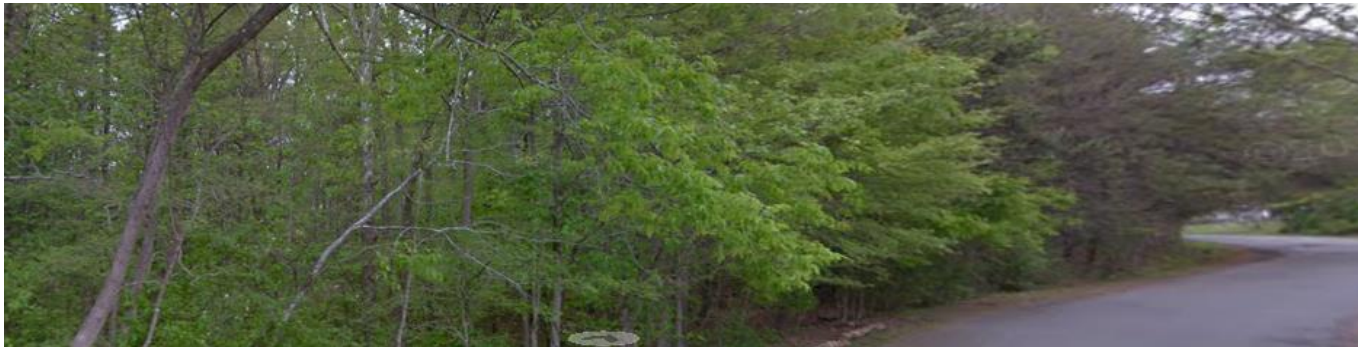
• Existing Zoning



- The site is zoned I-2(CD) (General Industrial, Conditional) and is abutted by MHP (Manufactured Home Park) to the north, I-1(CD) (Light Industrial, Conditional) to the east and south, and ML-1 (Manufacturing & Logistics 1) to the west.



The site, marked by a red star, is located between residential uses to the north and commercial and industrial uses to the east, south, and west.



Street view of the site as seen from Cedarvale Road.



Street view of single family detached residential uses to the north of the site along Devonwood Lane.



Street view of detached single family residence to the east of the site across Cedarvale Road.

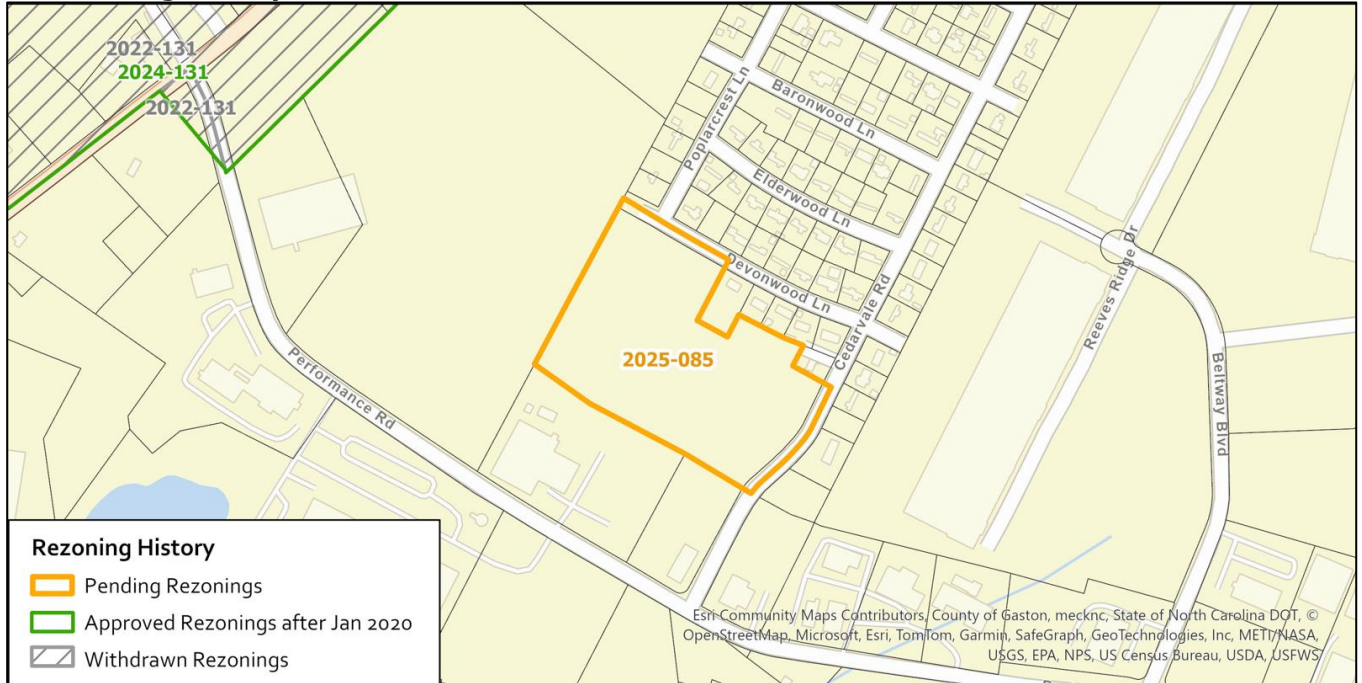


Street view of commercial and industrial uses to the south of the site along Cedarvale Road and Performance Road.



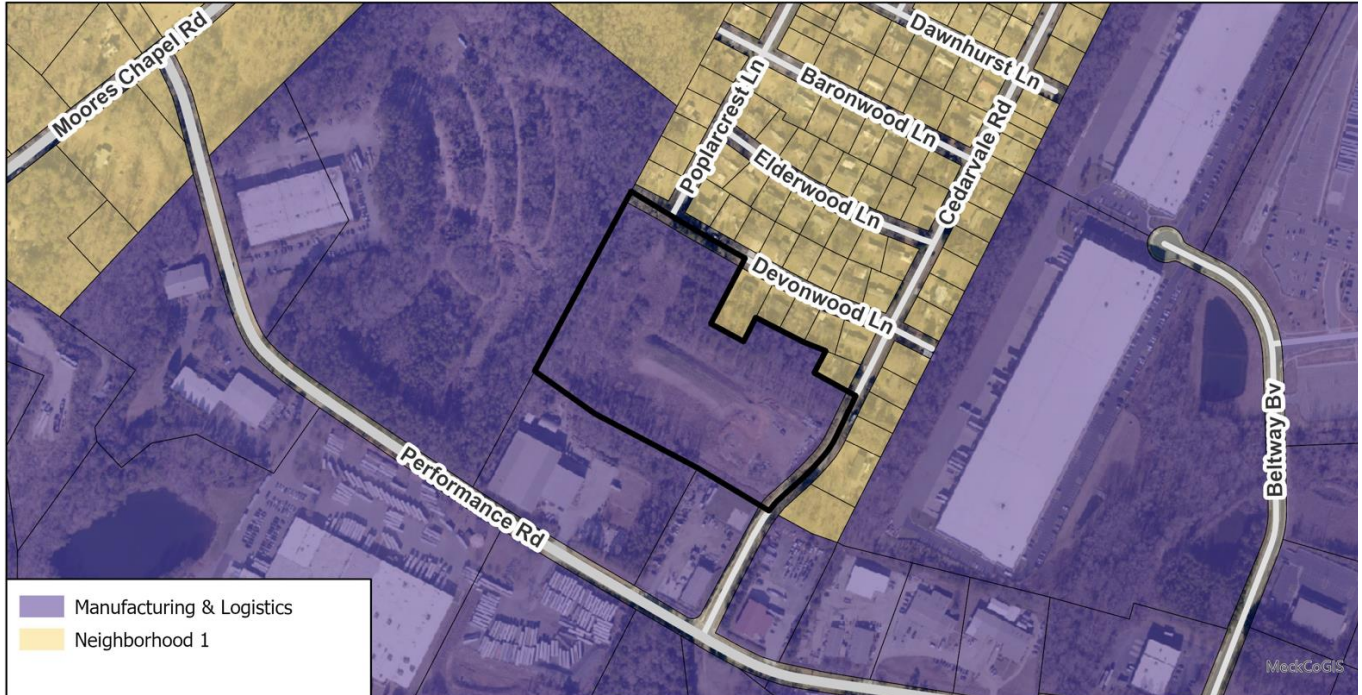
Street view of commercial and industrial uses to the west of the site along Performance Road.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2024-131	Request to rezone 35.26 acres to N1-E(CD) (Neighborhood 1-E, Conditional) to allow 78 triplex dwelling units and 79 single family dwelling units.	Approved
2022-131	Request to rezone 35.26 acres to R-8MF(CD) (Multi-Family Residential, Conditional) to allow 170 attached dwelling units.	Withdrawn

- Public Plans and Policies**



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

• TRANSPORTATION SUMMARY

- The site is located adjacent to Cedarvale Road, a State-maintained major collector, south of Devonwood Lane, a State-maintained local street. A Traffic Impact Study (TIS) is not required for the site due to the development generating site trips under ordinance thresholds and not meeting additional TIS triggers. Site plan and/or conditional note revisions are needed to commit to update the site plan to label and dimension the future curb and gutter as well as the dedication right of way along Cedervale Road and Devonwood Lane in accordance with the UDO. Further details are listed below.
- **Active Projects:**
- N/A
- **Transportation Considerations**
 - See Outstanding Issues, Notes 4-8.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant land).
 - Entitlement: 101 trips per day (based on 40,000 SF warehouse).
 - Proposed Zoning: 78 trips per day (based on 25,000 SF warehouse).

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.
- **Charlotte Water:** Charlotte Water currently does not have water system accessible for the rezoning boundary under review. The closest water distribution main is approximately 450 feet south of the rezoning boundary along Performance Rd. A developer donated project will be required in cases there is not direct service. The applicant should contact Charlotte Water's New Services at (704) 432-2854 for more information regarding access to water system connections. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. The closest sewer gravity main is approximately 450 feet south of the rezoning boundary along Performance Rd. A developer donated project will be required in cases there is not direct service. The applicant should contact Charlotte Water's New Services at (704) 432-2854 for more information regarding access to sewer system connections. See advisory comments at www.rezoning.org
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at 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 outstanding issues.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARINGLand Use

1. Remove the proposed indoor precast concrete production use from permitted uses.

Site and Building Design

2. Revise note 2 under Amenities, Streetscape, and Landscaping to match the 50' Class A landscape yard shown on the site plan.
3. Revise note 3 under Amenities, Streetscape, and Landscaping to state 85'-100' Class A landscape yard to match the site plan.

Transportation

4. Remove "existing improvements to remain" and "existing curb to remain" from call outs.
 5. Include typical section U-07A in labeling for Cedervale Road and Devonwood Lane.
 6. Add a conditional note specifying "the Petitioner shall dedicate and convey in fee simple all rights-of-way to the City before the site's first building certificate of occupancy is issued. CDOT requests rights-of-way set at 2' behind back of sidewalk where feasible."
 7. Add conditional note specifying "All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad north western Mecklenburg area, by way of a private/public partnership effort or other public sector project support."
 8. Revise site plan and conditional note(s) to construct 8-foot planting strips and 6-foot sidewalks on Cedarvale Road and Devonwood Lane. The site plan shall label and dimension both items from the roadway centerline. Add conditional note(s) stating the entire facility will be outside of the right of way and within a public access easement. Add additional conditional note committing to the construction and the maintenance of the 6-foot sidewalks on Cedarvale Road and Devonwood Lane.
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Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Joe Mangum (704) 353-1908