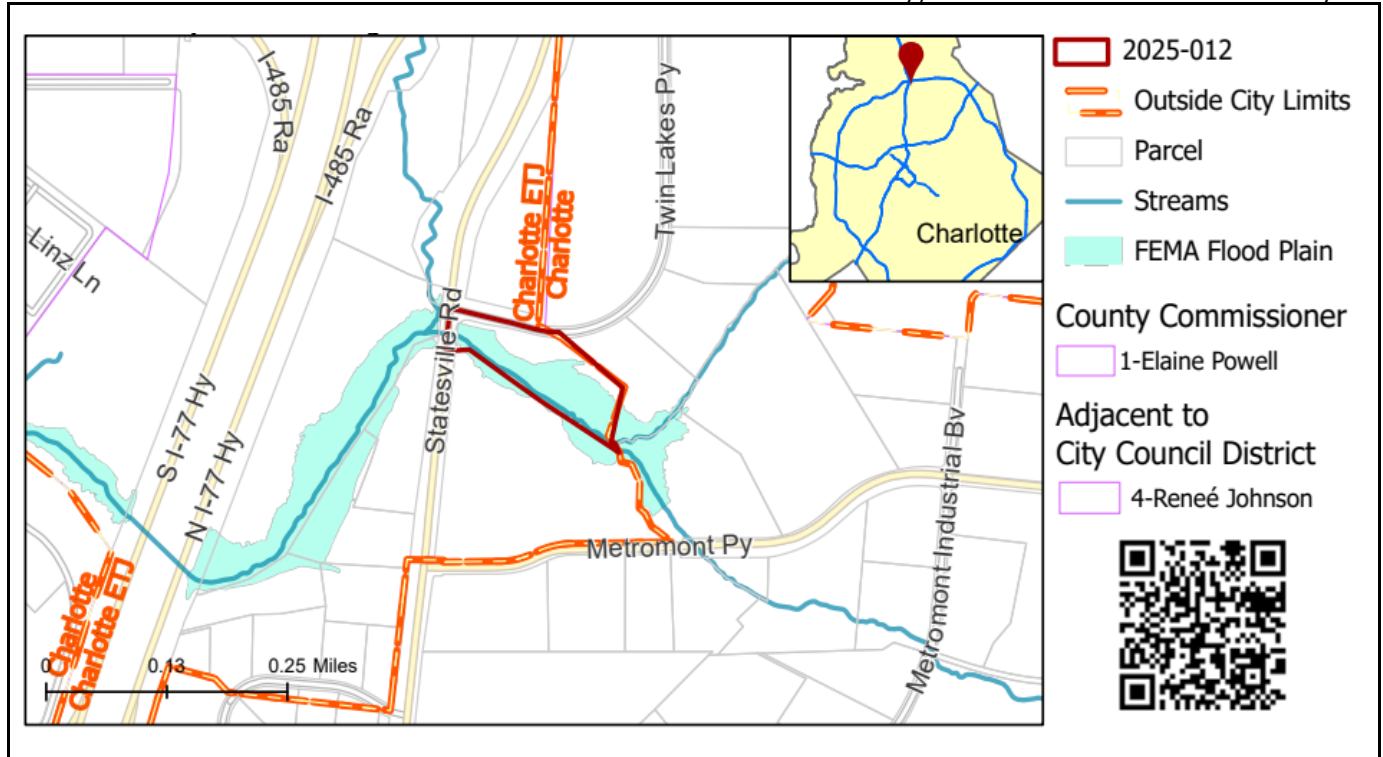


**REQUEST**

Current Zoning: OFC (Office Flex Campus)  
Proposed Zoning: ML-2 (Manufacturing and Logistics-2)

**LOCATION**

Approximately 6.11 acres located on the east side of Statesville Road, on the south side of Twin Lakes Parkway, and north of Metromont Parkway.



**SUMMARY OF PETITION**

The petition proposes to allow all uses that are permitted by-right or under prescribed conditions in the ML-2 zoning district (Manufacturing and Logistics) on vacant land.

**PROPERTY OWNER**  
**PETITIONER**  
**AGENT/REPRESENTATIVE**

OAC TLP, LLC  
Northpointe, LLC  
Colin 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 **consistent** with the 2040 Policy Map recommendation for the Manufacturing and Logistics Place Type.

Rationale for Recommendation

- The petition would align the site with the surrounding area and the Manufacturing and Logistics Place Type recommendation for the area.
- The petition is more compatible than the existing office zoning and helps to achieve what is envisioned for the Manufacturing and Logistics Place Type.

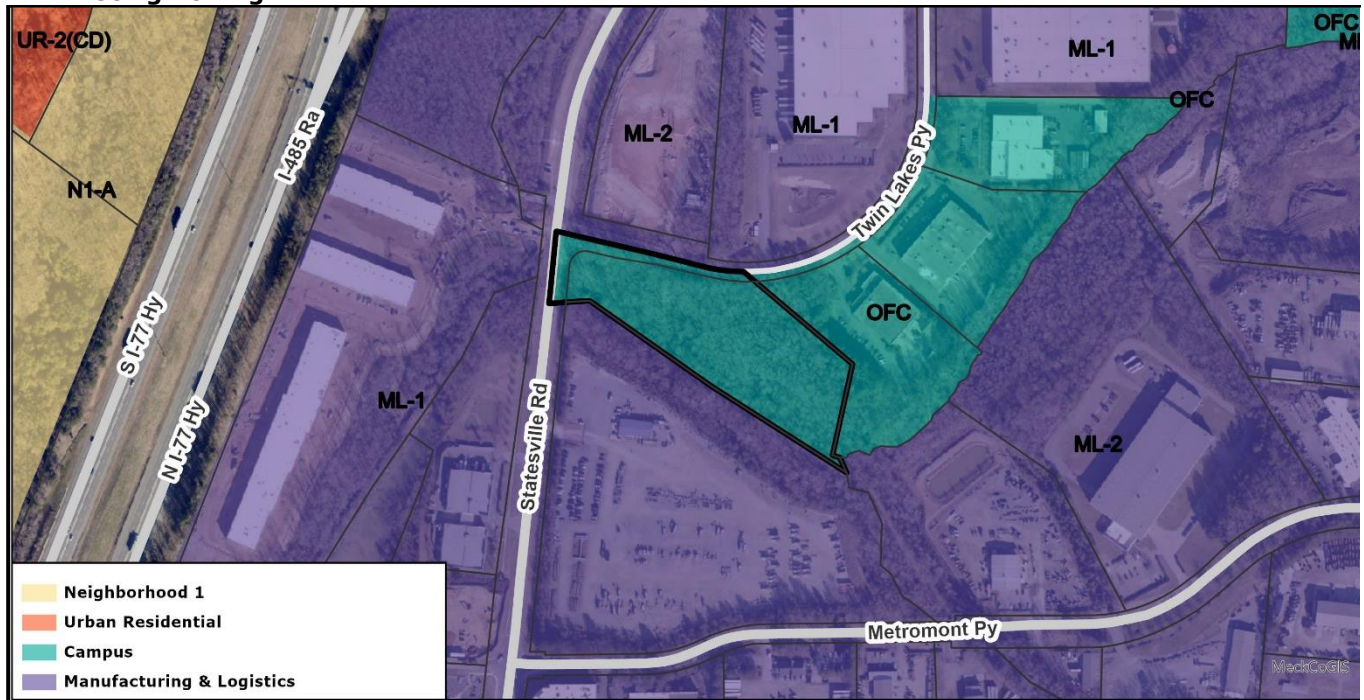
- The site is within the Access to Employment Gap according to the Equitable Growth Framework. Additionally, the petition has the potential to maintain or increase the number of middle skill jobs in the area.
- The ML-1 district will allow some manufacturing, and logistics uses that are not allowed in the OFC (office) zoning.
- 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.

- **Existing Zoning**



- The subject property is zoned OFC. The surrounding zoning is OFC, ML-1 and ML-2.





The site (indicated by the red star above) is located on the east side of Statesville Road, on the south side of Twin Lakes Parkway, and north of Metromont Parkway. The site is undeveloped and surrounded by manufacturing and warehouse uses. It has access to Interstates 77 and 485.



The property to the south along Statesville Road is developed with a scrap metal automobile yard.





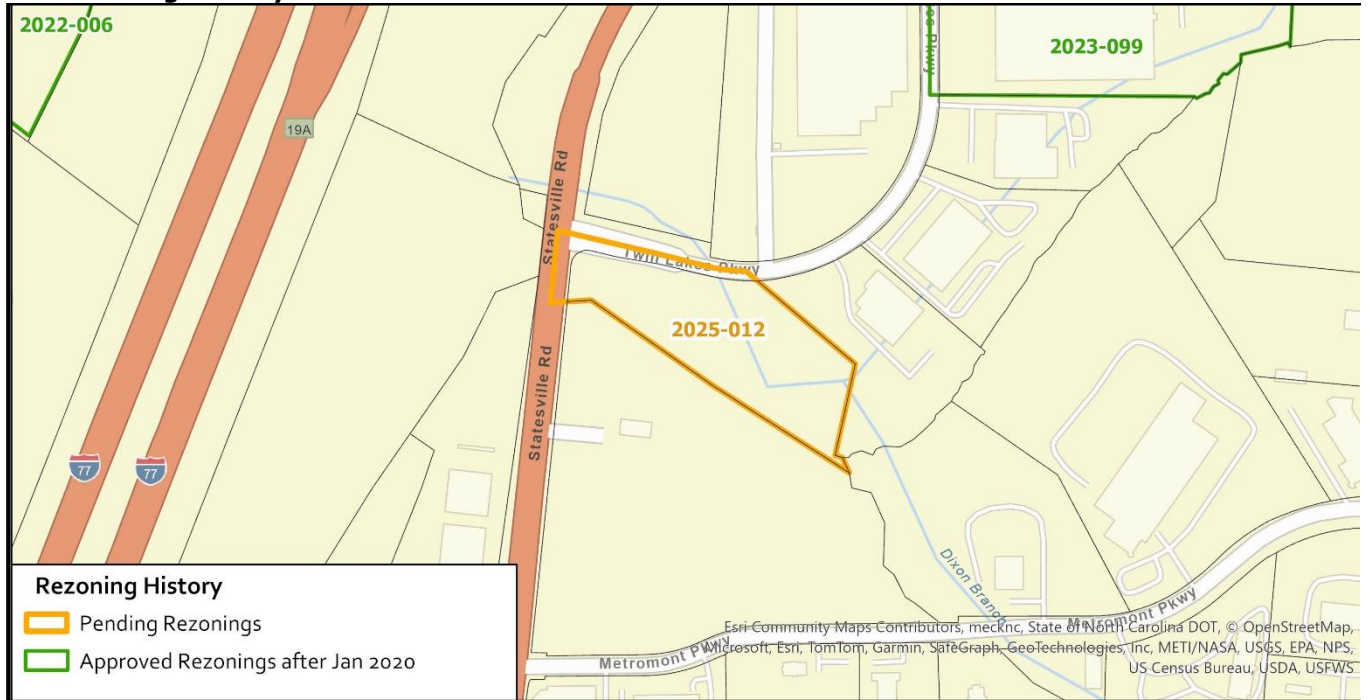
The property to the north and east is along Twin Lakes Parkway is developed with warehouse, distribution, office, and manufacturing uses.



The property to west along Statesville Road is vacant with a self-storage facility further to the south.

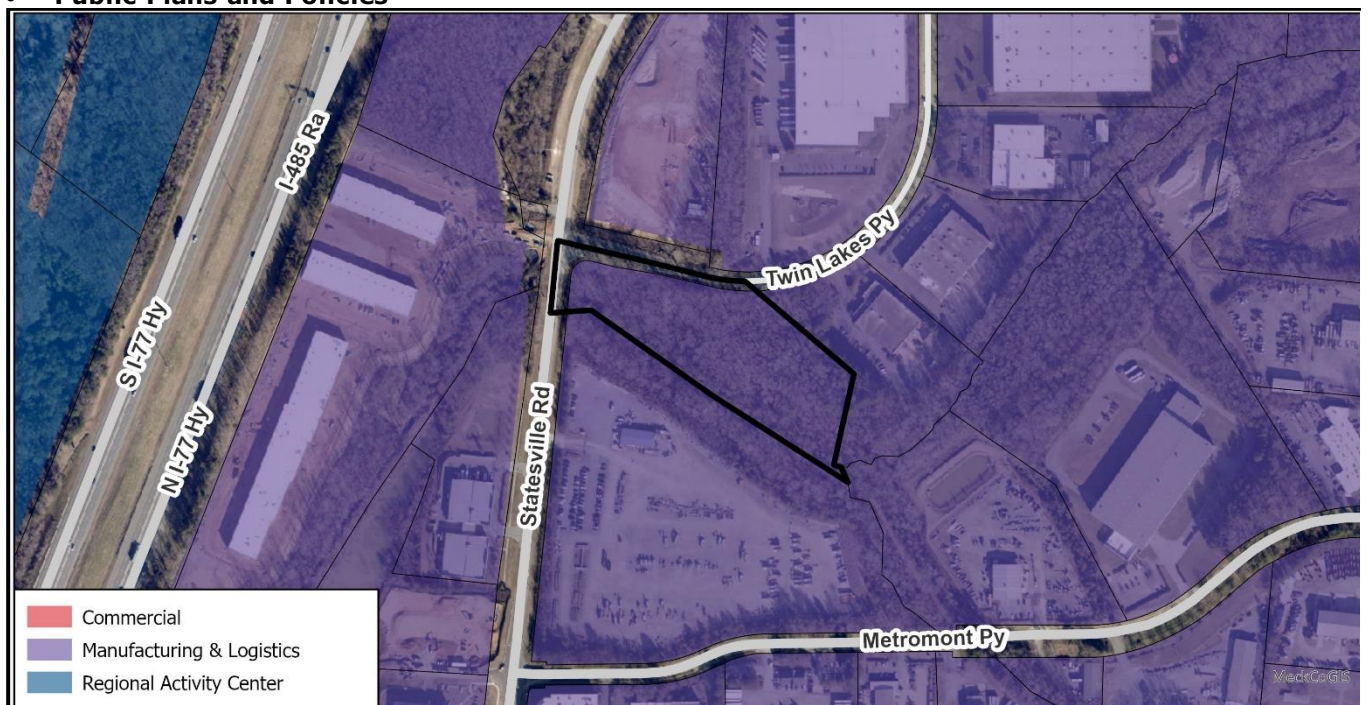


### • Rezoning History in Area



Petition Number	Summary of Petition	Status
2022-006	Rezoned 18.8 acres from R-3 (Single Family Residential), BP (Business Park) to UR-2(CD) (Urban Residential-2, Conditional) to allow up to 312 multifamily dwelling units.	Approved
2023-099	Rezoned 64 acres from OFC (Office Flex Campus) to ML-1 (Manufacturing & Logistics-1) to allow all uses that are permitted by right or under prescribed conditions in the ML-1 zoning district	Approved

### • Public Plans and Policies



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

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- **TRANSPORTATION SUMMARY**

- The petition is located at the intersection of Twin Lakes Parkway, a State-maintained major collector, and Statesville Road, a State-maintained major arterial. 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:**

- N/A

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant land).

Entitlement: 756 trips per day (based on 61,100 square-feet of office uses).

Proposed Zoning: 183 trips per day (based on 93,900 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 along Twin Lakes Parkway. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 12-inch gravity sewer main located inside parcel 02503135. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No outstanding issues.
- **Long Range Planning:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **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:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Stormwater Services Land Development Engineering:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **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