

REQUEST

Current Zoning: N2-B (Neighborhood 2-B)
Proposed Zoning: ML-1 (Manufacturing & Logistics 1)

LOCATION

Approximately 2.98 acres located in the northeastern quadrant of the intersection of Sam Wilson Road and West Pointe Drive.



SUMMARY OF PETITION

The petition proposes to allow redevelopment of a site occupied by one single-family dwelling with uses permitted in the ML-1 zoning district.

PROPERTY OWNER

MacThree Investments LLC

PETITIONER

Oyster Development Inc.

AGENT/REPRESENTATIVE

Jeffrey Watson

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

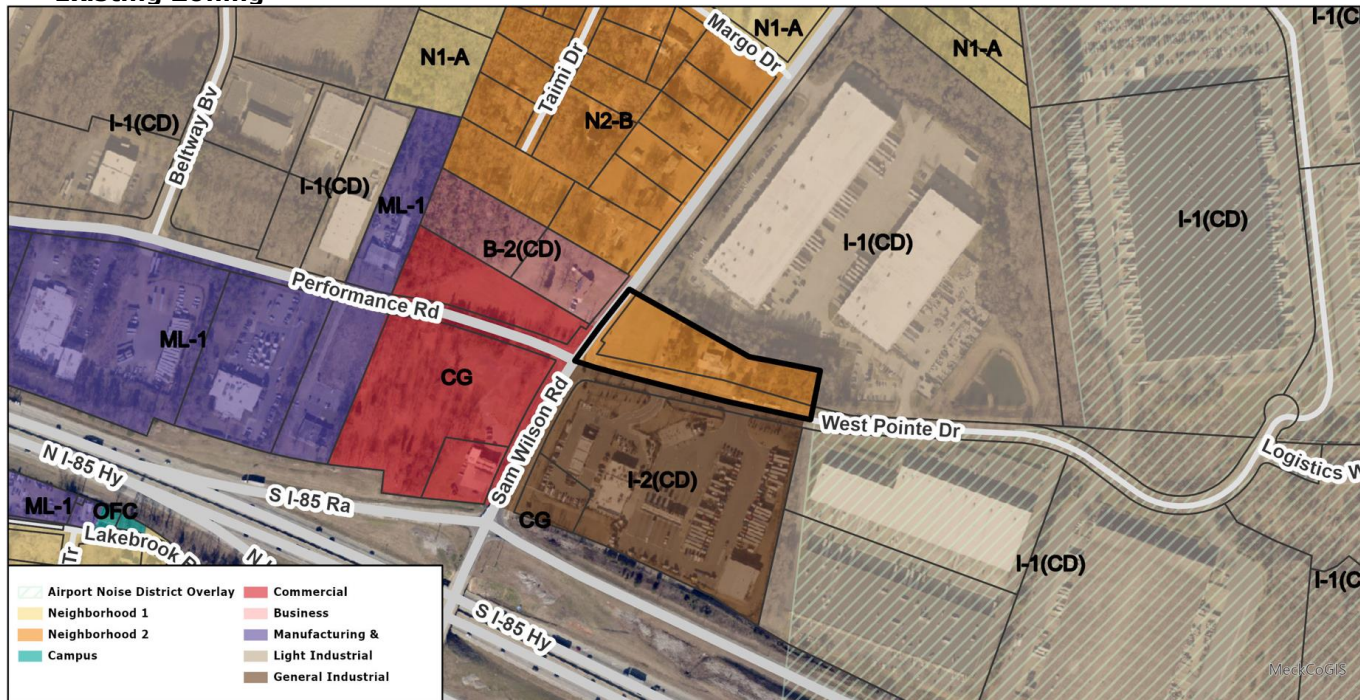
- The petition would align the site's zoning with adopted policy.
- The surrounding land uses, with industrial uses to the north and heavy commercial uses to the south, make this location more suitable for uses permitted in the ML-1 district than those allowed currently entitled in the N2-B district.
- The subject property is the only property with access to West Pointe Drive that is not zoned for manufacturing and logistics uses.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 8: Diverse & Resilient Economic Opportunity

PLANNING STAFF REVIEW

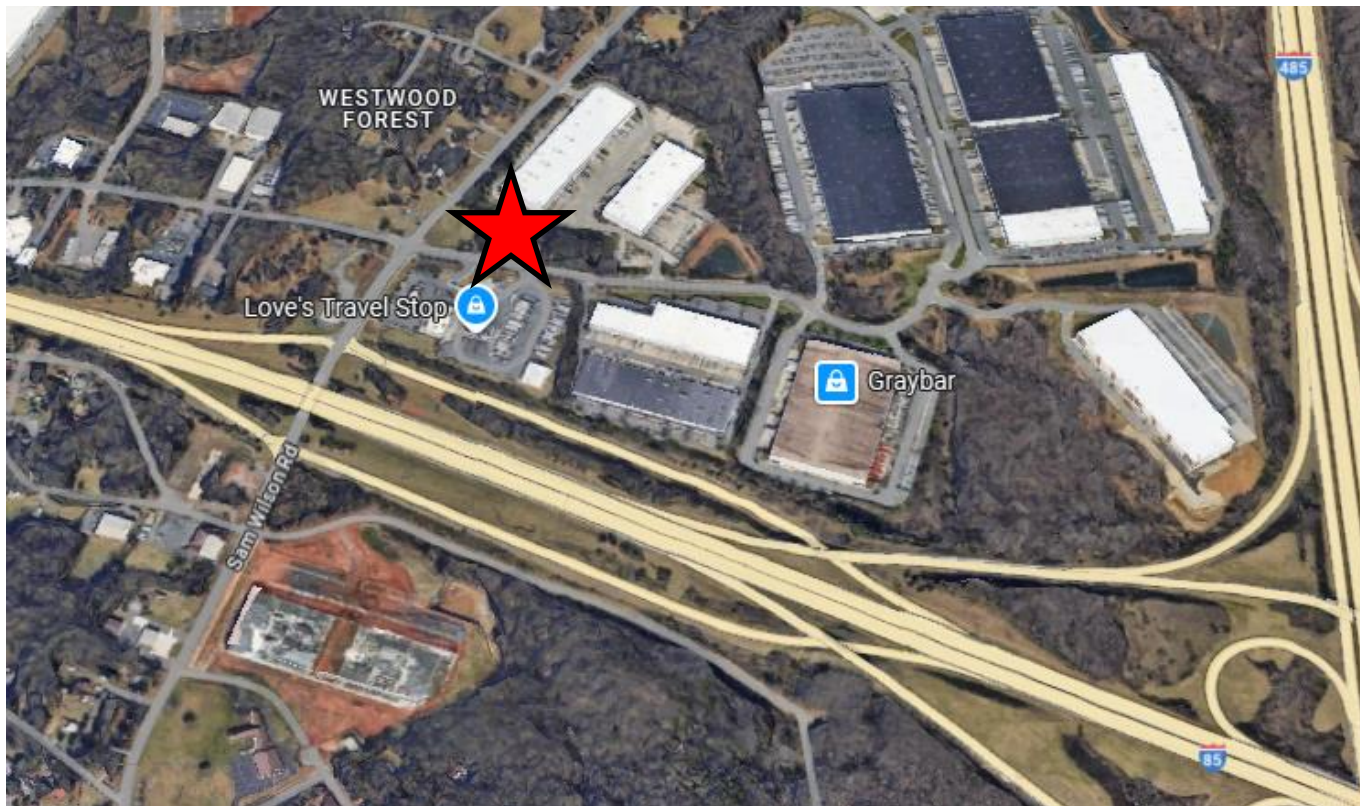
- Proposed Request Details**

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

- Existing Zoning**



- The site is zoned N2-B (Neighborhood 2-B) and is surrounded by a mix of zoning districts including I-1(CD) (Light Industrial, Conditional), I-2(CD) (General Industrial, Conditional), CG (General Commercial), B-2(CD) (General Business, Conditional), and N2-B (Neighborhood 2-B).



The site, marked by a red star, is surrounded by industrial uses to the north and east, heavy commercial uses to the south, and single family detached residential to the west across Sam Wilson Road.



Street view of the site as seen from the intersection of Sam Wilson Road and West Pointe Drive.



Street view of industrial use to the north of the site along Sam Wilson Road.



Street view of industrial uses to the east of the site along West Pointe Drive.

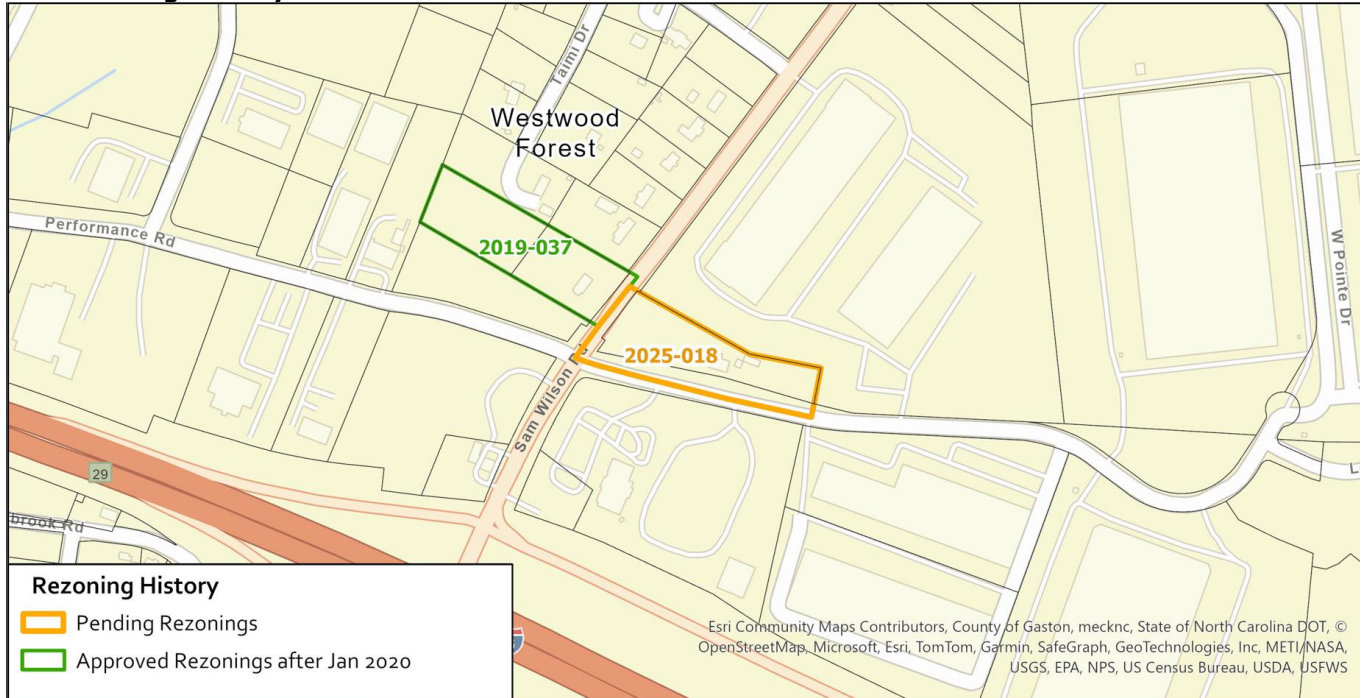


Street view of heavy commercial use to the south of the site across West Pointe Drive.



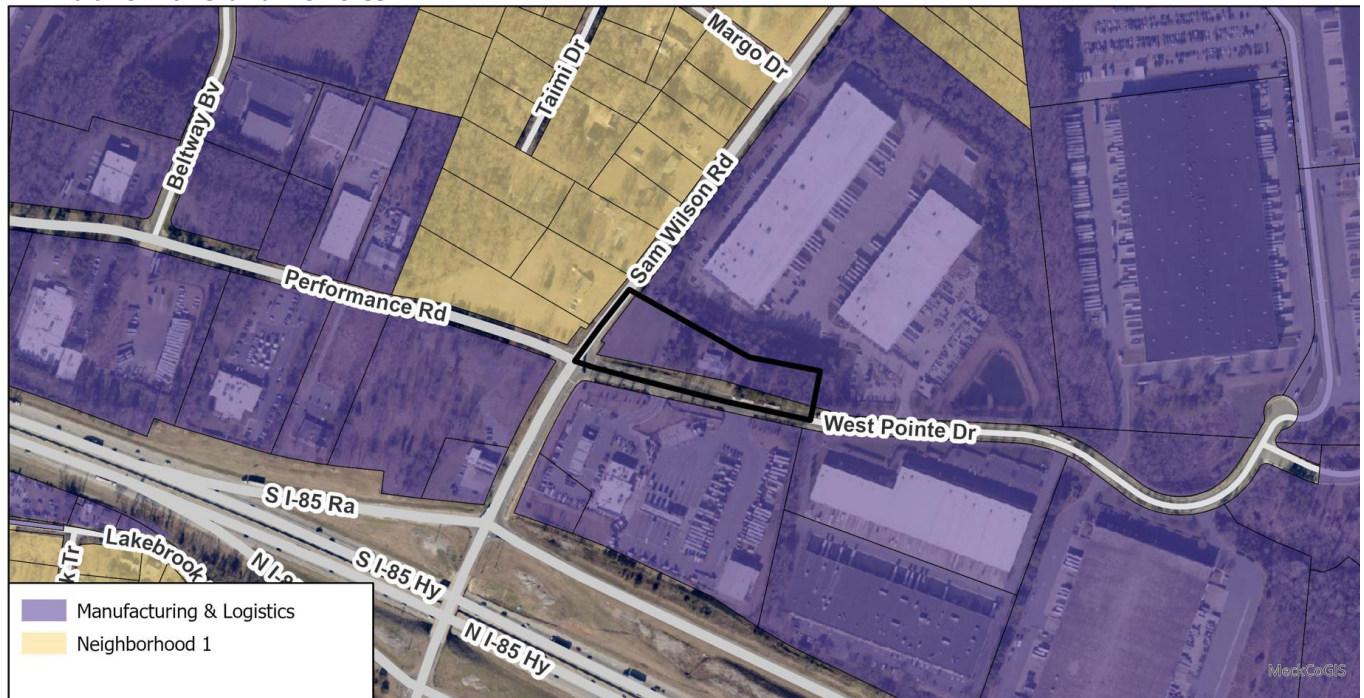
Street view of large lot single family residential use to the west of the site across Sam Wilson Road.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-037	Petition to rezone 3.08 acres to B-2(CD) (General Business, Conditional) to allow several uses permitted in the B-2 district.	Approved

- Public Plans and Policies**



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

- TRANSPORTATION SUMMARY**

- The site is located at the intersection of West Pointe Drive, a State-maintained local street, and Sam Wilson Road, a State-maintained minor 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:**
- No active projects near the site.
- **Transportation Considerations**
- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 10 trips per day (based on one single family dwelling unit).

Entitlement: A wide range of trips could be generated by the entitled conventional district.

Proposed Zoning: Trip generation will be determined at the time of permitting based upon the specific uses proposed.

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 has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main along West Pointe Dr. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along West Pointe Dr. 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 comments submitted.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Joe Mangum (704) 353-1908