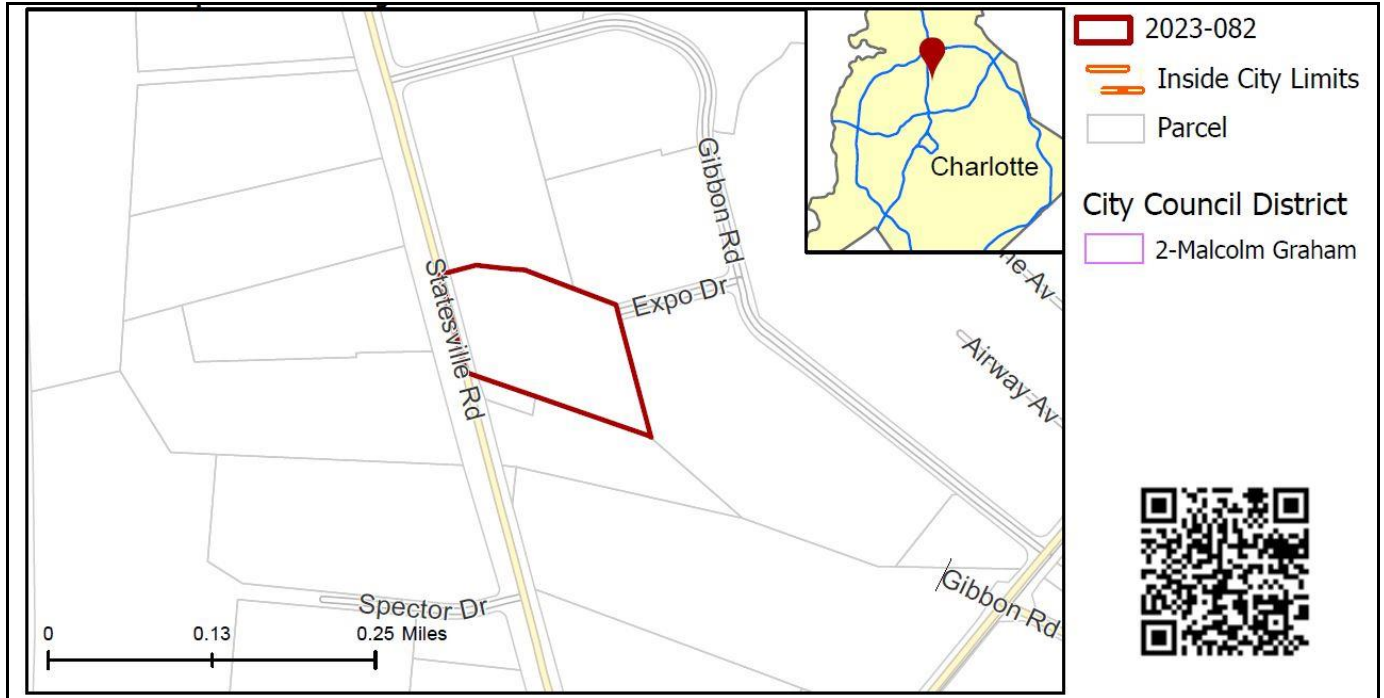


REQUEST

Current Zoning: I-2(CD) (general industrial, conditional)
Proposed Zoning: ML-1 (manufacturing and logistics)

LOCATION

Approximately 8.6 acres located along the east side of Statesville Road, northwest of Old Statesville Road.



SUMMARY OF PETITION

The petition proposes to allow all uses in the ML-1 zoning districts on a parcel currently developed with a self-storage facility.

PROPERTY OWNER

Metrolina Storage, LLC

PETITIONER

Metrolina Storage, LLC

AGENT/REPRESENTATIVE

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 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 site is currently zoned for general industrial uses and surrounded by other properties zoned for and developed as manufacturing and logistics uses.
- The site is within an area designated by the *2040 Policy Map* for the Manufacturing and Logistics Place Type.
- The site is located along an existing major throughfare.
- The site has access to I-77 within one mile and I-85 within 3 miles along existing major throughfares.

- The site is located along the route of the CATS number 7 local bus providing service to the Charlotte Transportation Center and the Rosa Parks Community Transportation Center.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 8: Diverse & Resilient Opportunity

PLANNING STAFF REVIEW

• **Proposed Request Details**

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

- Allows all uses in the ML-1 (manufacturing and Logistics) zoning district.

• **Existing Zoning**



- The property is currently zoned I-2(CD) general industrial and is abutting properties zoned Manufacturing and Logistics on all sides.



View of a newer warehousing/industrial development north of the site off Statesville Road.



View of an older warehousing/industrial development on the west side of Statesville Road typical of the development pattern in the area.



View commercial development located near the intersection of Statesville Road and Old Statesville Road south of the site.



View of a Mecklenburg County correctional facility located on Statesville Road west of the site.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-122	39.7 acres located on the west side of Old Statesville Rd, north of Gibbon Rd. From I-1(CD) to I-1.	Approved

• **Public Plans and Policies**



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

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to Statesville Road, a State-maintained major arterial, south of Gibbon 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:**

- Atlantic Emergency Solutions
 - Commercial project constructing a warehouse addition located at 6809 Statesville Road.

- **Transportation Considerations**

- No Outstanding Issues.

- **Vehicle Trip Generation:**

Current Zoning: I-2(CD)

Existing Use: 160 trips per day (based on warehousing use).

Entitlement: 245 trips per day (based on warehousing use).

Proposed Zoning: 175 trips per day (based on warehousing use).

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:** Not applicable
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main along Statesville Rd. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. The closest sewer gravity main is approximately 170 feet north of the rezoning boundary along Statesville Rd. See advisory comments at www.rezoning.org
- **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 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: Maxx Oliver 704-336-3818