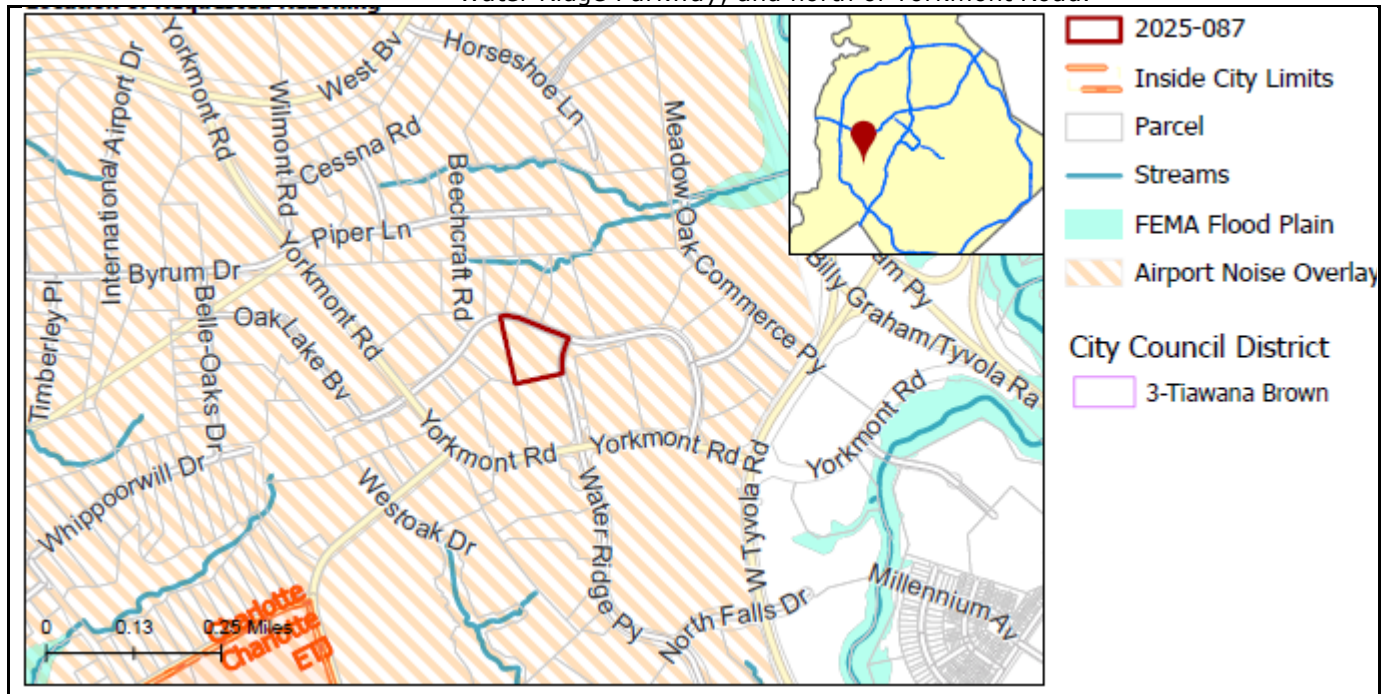


REQUEST

Current Zoning: ML-1 ANDO (Manufacturing and Logistics-1, Airport Noise Disclosure Overlay)
Proposed Zoning: IMU(CD) ANDO (Innovation Mixed-Use, Conditional, Airport Noise Disclosure Overlay)

LOCATION

Approximately 3.39 acres located south of Oak Lake Boulevard, west of Water Ridge Parkway, and north of Yorkmont Road.



SUMMARY OF PETITION

The petition proposes a hotel on a vacant parcel.

PROPERTY OWNER

Naman Yorkmont, LLC

PETITIONER

Naman Yorkmont, LLC

AGENT/REPRESENTATIVE

Aaron Houck; Robinson Bradshaw

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 **inconsistent** with the 2040 Policy Map recommendation for Manufacturing and Logistics Place Type.

Rationale for Recommendation

- The proposed hotel use would support the surrounding office, commercial, hotel, and light industrial development pattern.
- The IMU zoning district is intended to accommodate employment, research, lodging, light manufacturing, and limited residential uses.
- The conditional plan restricts all development to a hotel use, which is consistent with IMU permitted uses and compatible with surrounding commercial and industrial uses, including existing hotels in the area.
- Although the petition is inconsistent with the current Manufacturing and Logistics Place Type, a map amendment to IMU is supported by the site's

adjacency to existing IMU properties, accessibility from major arterials, and compatibility with surrounding land uses.

- The petition promotes commercial uses in an established employment area near the airport and interstate network.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Manufacturing and Logistics Place Type to the Innovation Mixed-Use Place Type for the site.

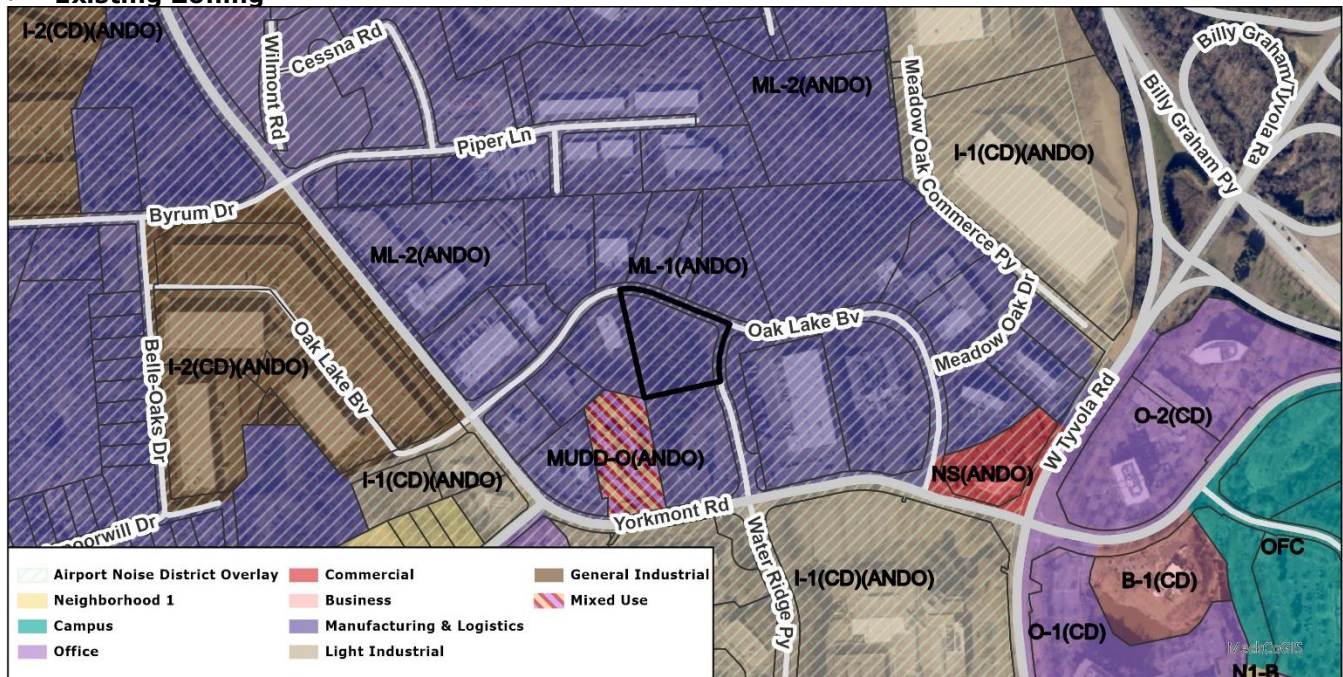
PLANNING STAFF REVIEW

• Proposed Request Details

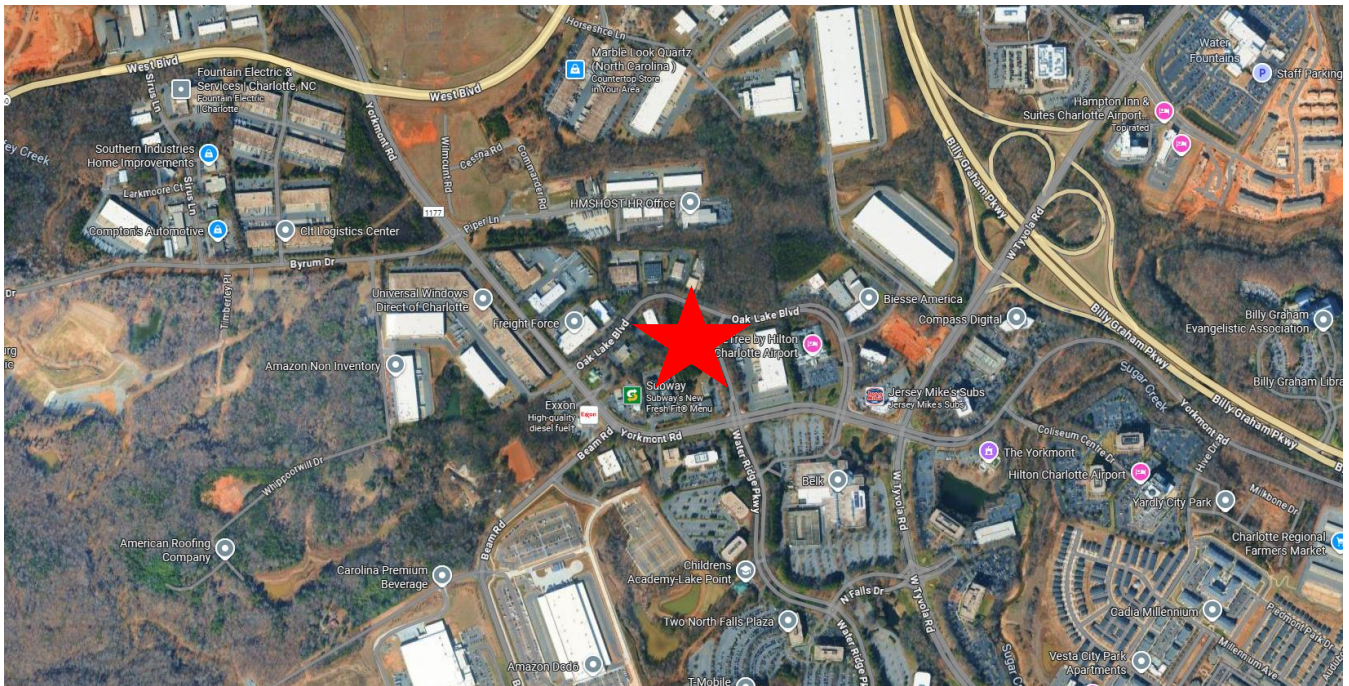
The development standards accompanying this petition contain the following provisions:

- Commits to a hotel use and any incidental or accessory uses permitted in the IMU district.
- The plan imposes no site-specific design requests or conditions beyond limiting the property to hotel use, leaving all other standards to the IMU district regulations of the UDO

• Existing Zoning



- The site is surrounded by predominantly industrial zoning with some commercial and office zoning located further away from the subject property. The broader area is under the Airport Noise Disclosure Overlay due to its proximity to the airport.



North of the site are light industrial and office uses, south of the site are a mix of commercial and office uses. East and west of the of the site are light industrial and office uses.



The site is currently vacant.



North of the site is a mix of warehouses and offices



East of the site are offices.

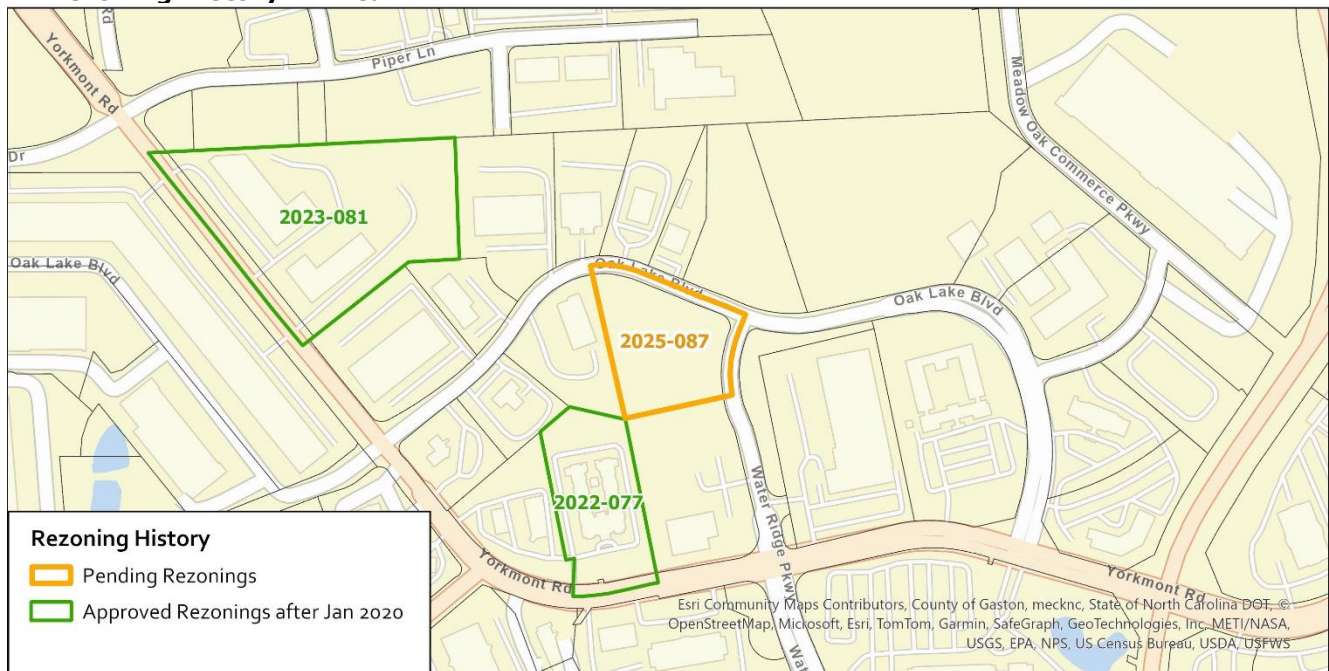


South of the site is a hotel that was rezoned to allow conversion of rooms into multi-family dwelling units.



West of the site is a mix of warehouses and offices.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2022-077	Rezoned 3.64 acres from I-1 AIR (Light Industrial, Airport Noise Overlay) to MUDD-O AIR (Mixed Use Development District, Optional, Airport Noise Overlay) for the adaptive reuse of an existing hotel building with multifamily residential uses.	Approved
2023-081	Rezoned 8.869 acres from ML-1 ANDO (Manufacturing and Logistics 1, Airport Noise Disclosure Overlay) to ML-2 ANDO (Manufacturing and Logistics 2, Airport Noise Disclosure Overlay) to allow all uses permitted by right and under prescribed conditions in the ML-2 zoning district.	Approved

- **Public Plans and Policies**



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

- **TRANSPORTATION SUMMARY**

- The site is located at the intersection of Oak Lake Boulevard, a City-maintained local street, and Water Ridge Parkway, a City-maintained local street. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the minor conditional 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 (the site is vacant).

Entitlement: 92 trips per day (based on ML-1).

Proposed Zoning: Trip generation unavailable for this use (based on IMU). Trip generation will be determined at the time of permitting based upon the number of hotel rooms 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:** Water and sewer service is accessible for this rezoning boundary. Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along Oak Lake Blvd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Oak Lake Blvd. 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: Emma Knauerhase (704)-432-1163