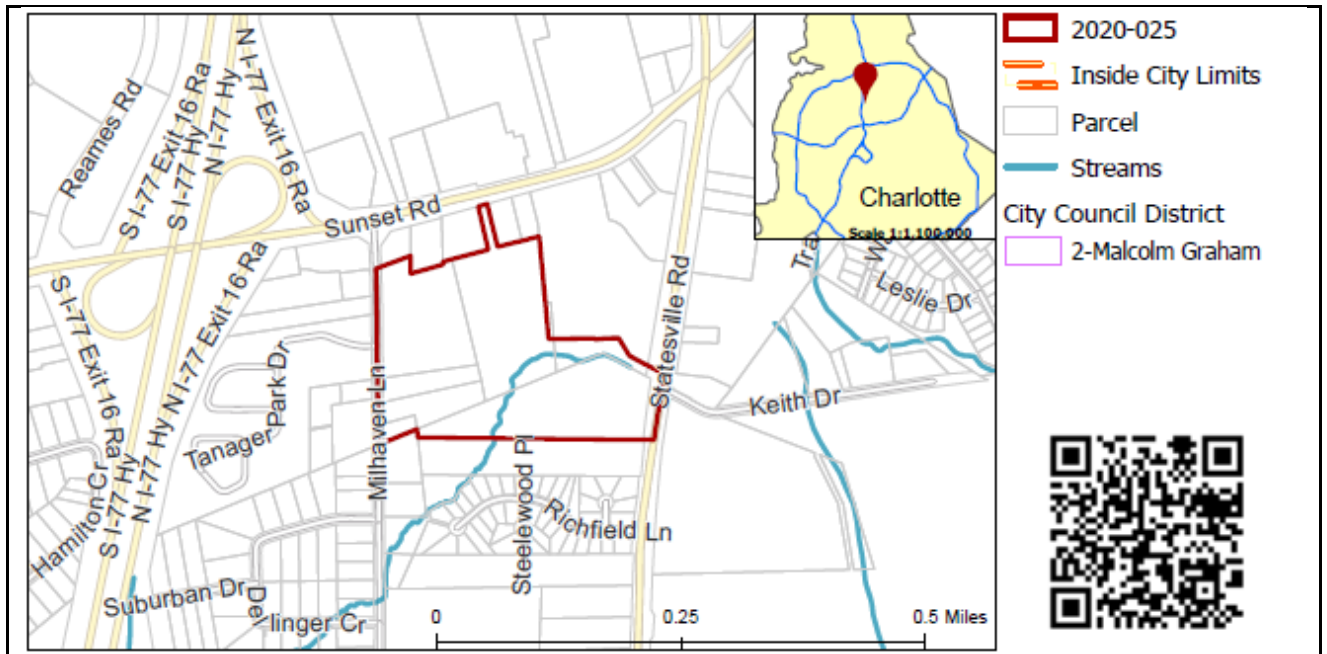


**REQUEST**

Current Zoning: CC (commercial center), and R-4 (single family residential)  
Proposed Zoning: I-1(CD) (light industrial, conditional)

**LOCATION**

Approximately 26.34 acres located along the eastern side of Milhaven Lane, south of Sunset Road, and west of Statesville Road.



**SUMMARY OF PETITION**

The petition proposes to allow up to 450,000 square-feet of warehousing, warehouse distribution, manufacturing, and office uses on an undeveloped parcel.

**PROPERTY OWNER  
PETITIONER  
AGENT/REPRESENTATIVE**

Various  
SunCap Property Group  
Bridget Grant, Moore & Van Allen, PLLC

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 9

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of technical issues related to transportation.

Plan Consistency

The petition is **inconsistent** with the *Northeast District Plan (1996)* recommendation of retail uses for the majority of the site, and single family/multi-family residential uses less than or equal to 8 DUA for a portion of the site.

Rationale for Recommendation

- While this petition is inconsistent with the *Northeast District Plan*, the I-1(CD) zoning proposed for the site is similar to the industrial uses found in the area on the north side of Sunset Road.
- The I-1(CD) zoning requested in this petition will be less intense than the retail use allowed with the parcel's current CC zoning.

- The petition proposes an 8-foot planting strip and 37.5' buffer on Milhaven Lane, which will provide a suitable buffer between the residential uses on the other side of Milhaven.
- The petition commits to building a public road and a 5-foot sidewalk on the southern side of the site to increase pedestrian access and road connectivity.
- The petition commits to a 37.5-foot setback on all sides of the parcel, which is 17.5 feet wider than the recommended 20-foot setback for industrial uses.
- This petition proposes a light industrial use for the site, which is appropriate adjacent to the retail uses which front Sunset Road and abut the north side of the site.

The approval of this petition will revise the adopted future land use as specified by the *Northeast District Plan*, from Retail to Industrial-Warehouse-Distribution.

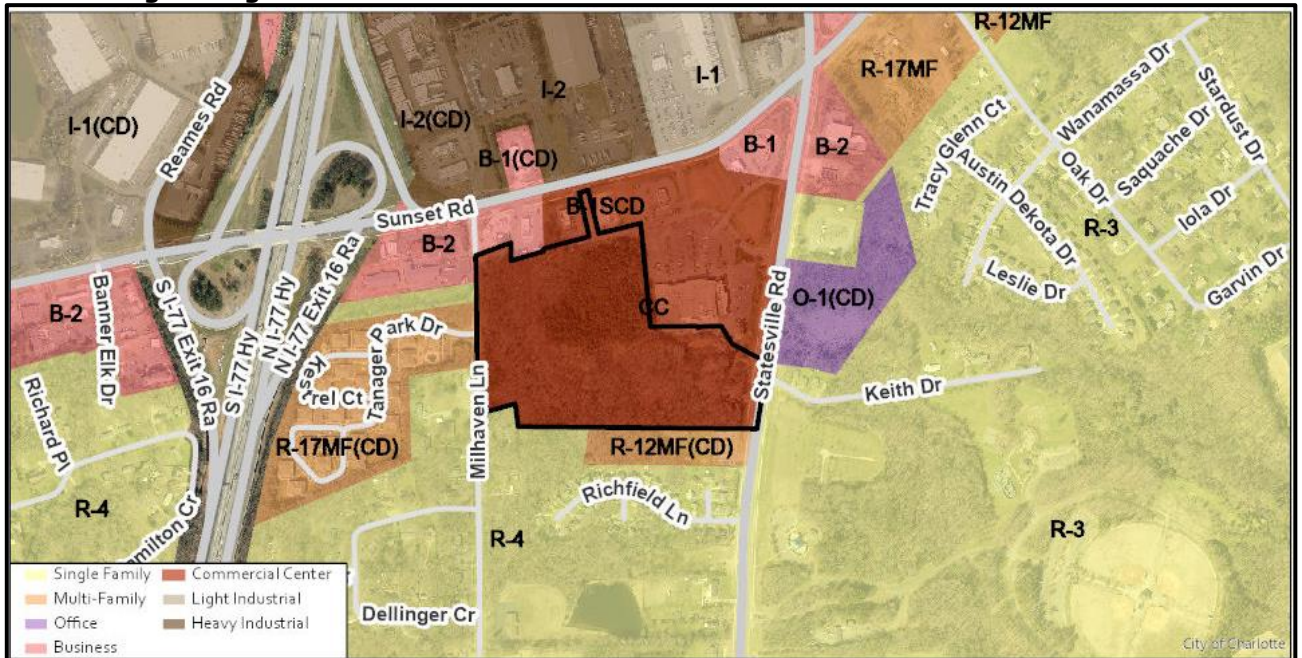
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

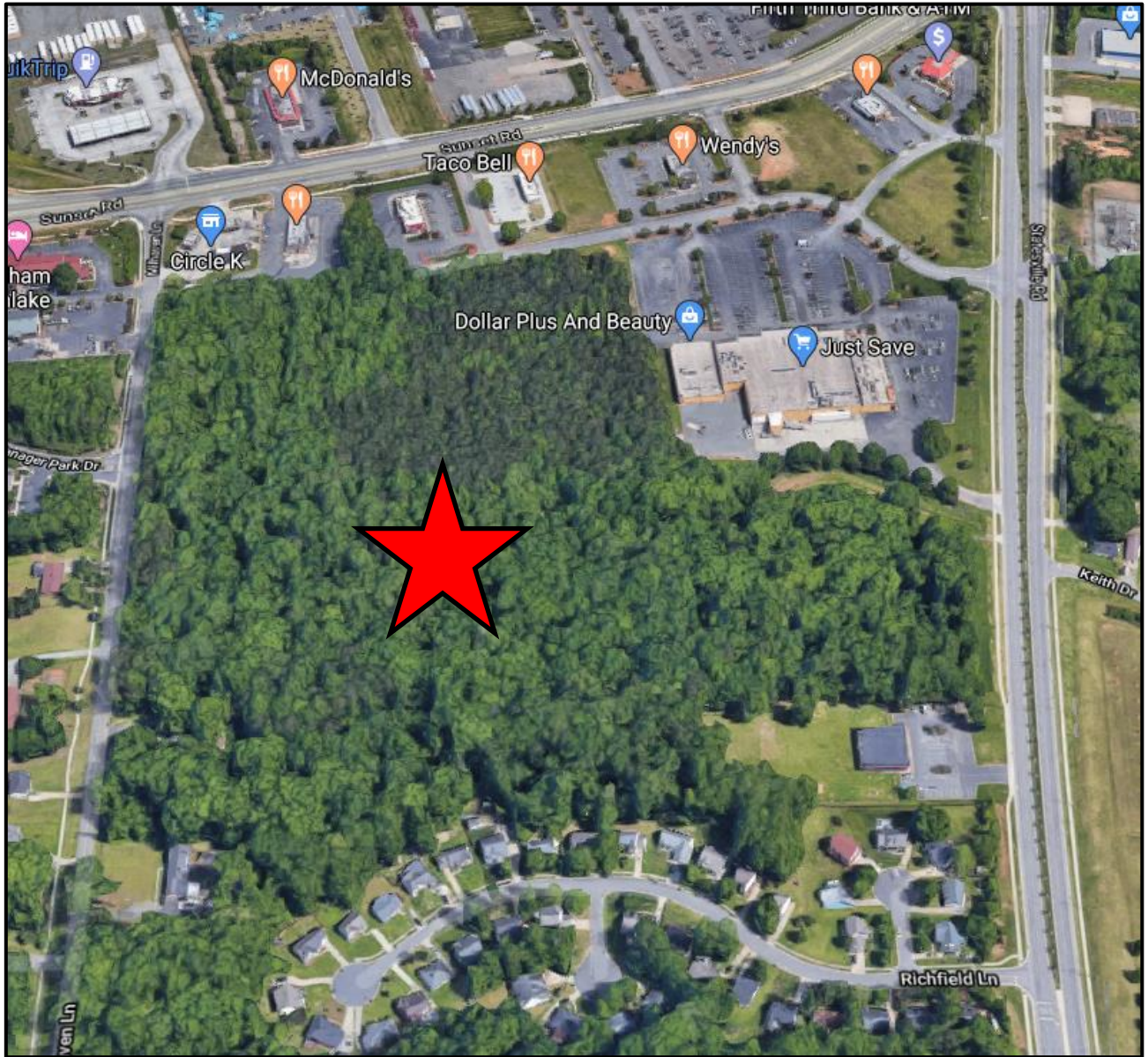
- Allows up to 450,000 square-feet of warehousing, warehouse distribution, manufacturing, and office uses as allowed in the I-1 zoning district.
- Prohibits the following uses: outdoor storage, EDEE's, retail establishments. Shopping centers, auction sales, automobile, truck and utility trailer rental, automotive repair garages, sales and repair, and/or service stations, manufactured housing sales or repair, petroleum storage facilities, recycling or drop off centers, billboards, prisons, and junkyards.
- Provides a 37.5-foot reduced buffer around the periphery of the site.
- Provides an 8-foot planting strip and six-foot sidewalk along Milhaven Lane.
- Provides left turn lanes on Milhaven Lane into the site.
- Commits to building a public road and a 5-foot sidewalk on the southern side of the site to increase pedestrian access and road connectivity.
- Access will be off Milhaven Lane and Statesville Road.
- Provides a minimum of one prominent street facing entrance to each public street with architectural details.
- Building materials will be a combination of the following: glass, brick, metal, stone, simulated stone, pre-cast stone, architectural precast concrete, synthetic stone, stucco/E.I.F.S., cementitious siding, or wood/composite wood.
- Lighting will be full cut-off type lighting fixtures excluding decorative lighting.

• **Existing Zoning and Land Use**





The site is undeveloped. Surrounding land uses include retail/commercial uses, multi-family and single-family residential.



The subject property, denoted by red star, is undeveloped.



The property to the south along Richfield Lane is developed with single-family homes.





The property to the north along Sunset Road is developed with retail/ commercial uses.



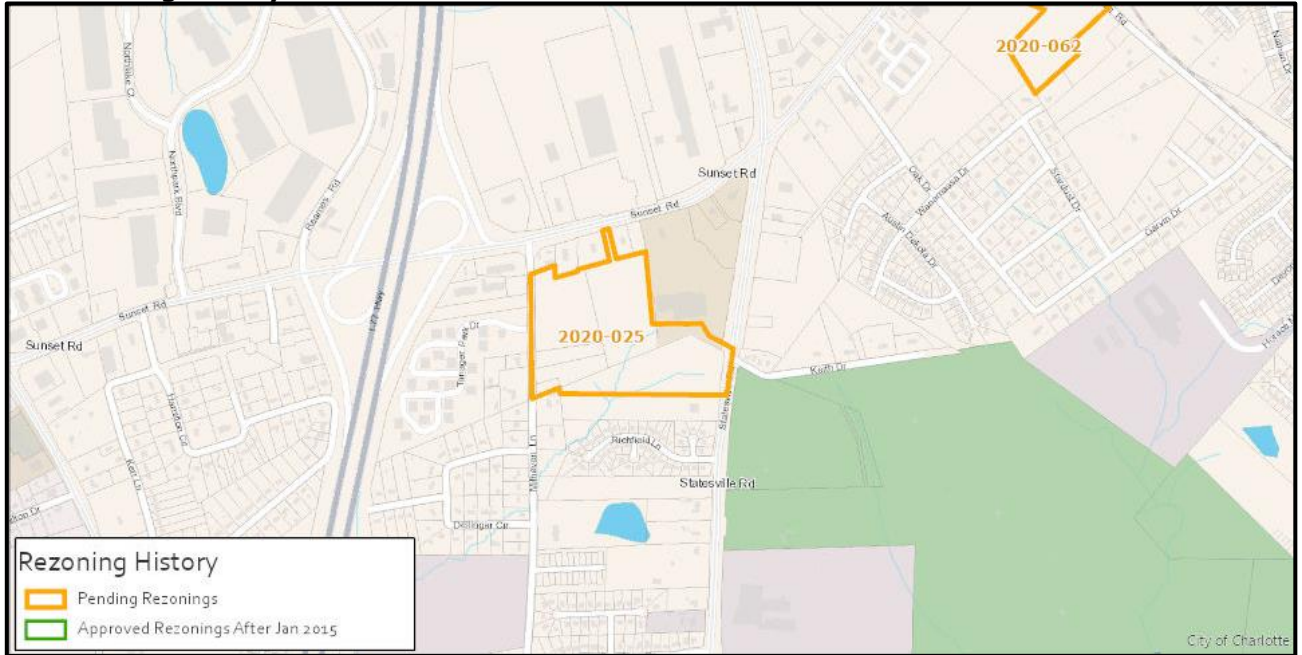
The property to the west along Milhaven Lane is developed with large-lot single-family homes.



The property to the east along Statesville Road is developed with a small shopping center.

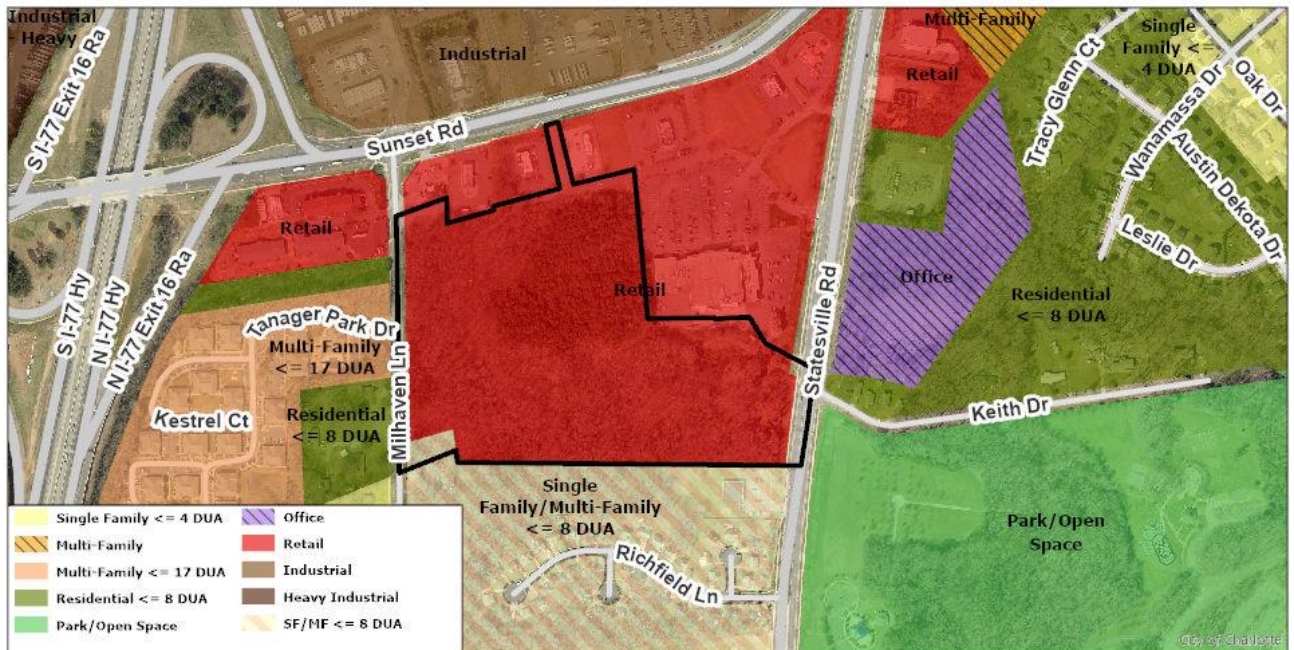


• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-062	Proposes to rezone 17.3 acres to allow all uses in the B-2 (general business) and R-8MF (residential, multi-family) zoning districts.	Pending

• **Public Plans and Policies**



- The *Northeast District Plan (1996)* calls for Retail uses for a majority of the site and single family/multi-family residential uses less than or equal to 8 DUA for a portion of this site.

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- **TRANSPORTATION SUMMARY**

- The site is located along a major thoroughfare. The petitioner is committing to provide the required 8-foot planting strip, 6-foot sidewalk and curb and gutter along Milhaven Lane. In addition, the petitioner will provide a new public street connection from Milhaven Lane to Statesville Road to improve overall street connectivity for the overall network. The new public street will meet the City's Urban Street Design Guidelines. CDOT is requesting the petitioner to modify the striping on Milhaven Lane to provide additional storage capacity for left-turn lane at Sunset Road.
- **Active Projects:**
  - **No active projects**
- **Transportation Considerations**
  - See Requested Technical Revisions, Note 1
- **Vehicle Trip Generation:**

Current Zoning:  
Existing Use: 0 trips per day (based on vacant land).  
Entitlement: 10,230 trips per day (based on 218,400 square-feet of retail uses).  
Proposed Zoning: 760 trips per day (based on 450,000 square-feet of warehouse uses).

**DEPARTMENT COMMENTS** (see full department reports online)

- **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 located along Milhaven Lane and a 12-inch main located along Statesville Road. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Milhaven Lane. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Land Development:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry:** No outstanding issues.
- **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:** No outstanding issues.

**REQUESTED TECHNICAL REVISIONS**

Transportation

1. Revise the site plan and conditional notes to restripe Milhaven Lane in order to keep the proposed full access near the northern property line.

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**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Michael Russell (704) 353-0225