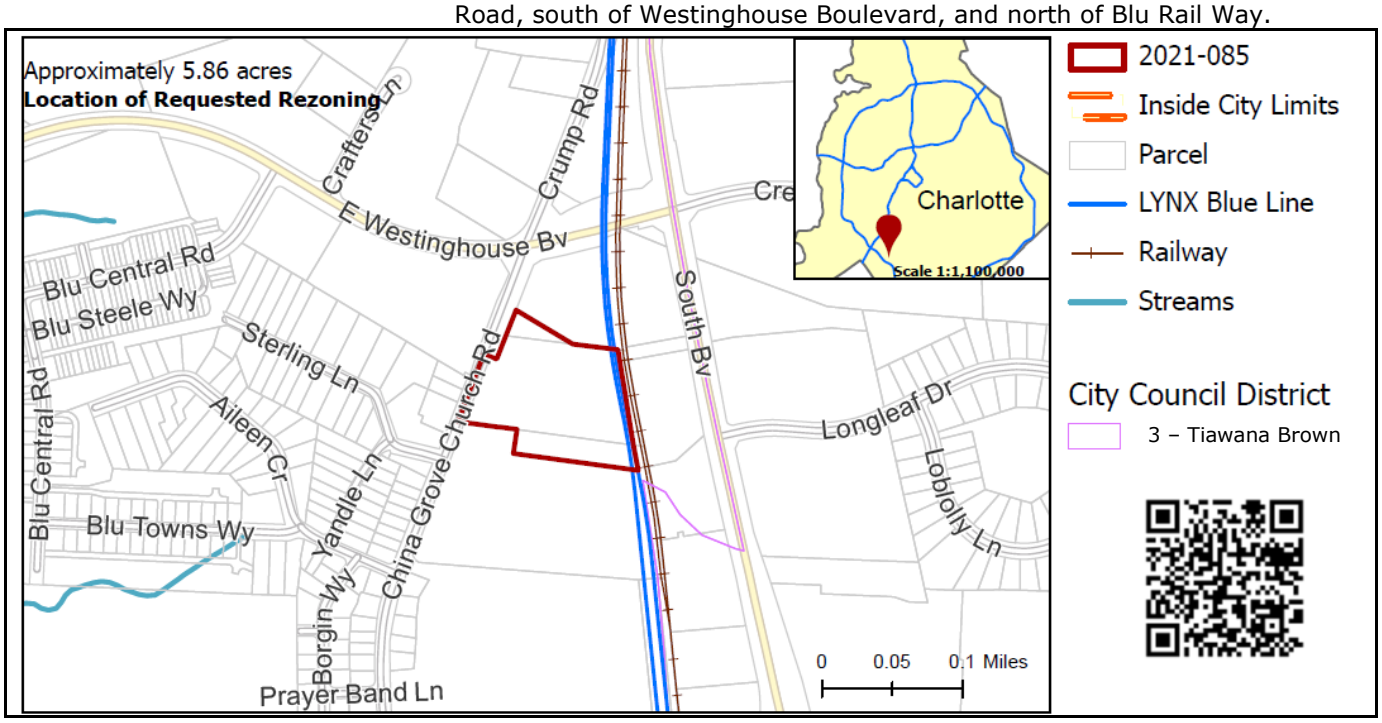
CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2021-085
Final Staff Analysis
February 19, 2024

REQUEST	Current Zoning: ML-1 (Manufacturing & Logistics 1), ML-2 (Manufacturing & Logistics 2), and N1-B (Neighborhood 1-B) Proposed Zoning: I-2 (CD) (General Industrial, Conditional)
LOCATION	Approximately 5.86 acres located on the east side of China Grove Church Road, south of Westinghouse Boulevard, and north of Blu Rail Way.



SUMMARY OF PETITION	The petition proposes to allow all uses permitted in the I-2 zoning district as well as outdoor storage, trucking operations, trucking repair and maintenance, office, and storage of trailers.
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	Raven Property Group, LLC Raven Property Group, LLC Keith MacVean, Moore & Van Allen
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 0.

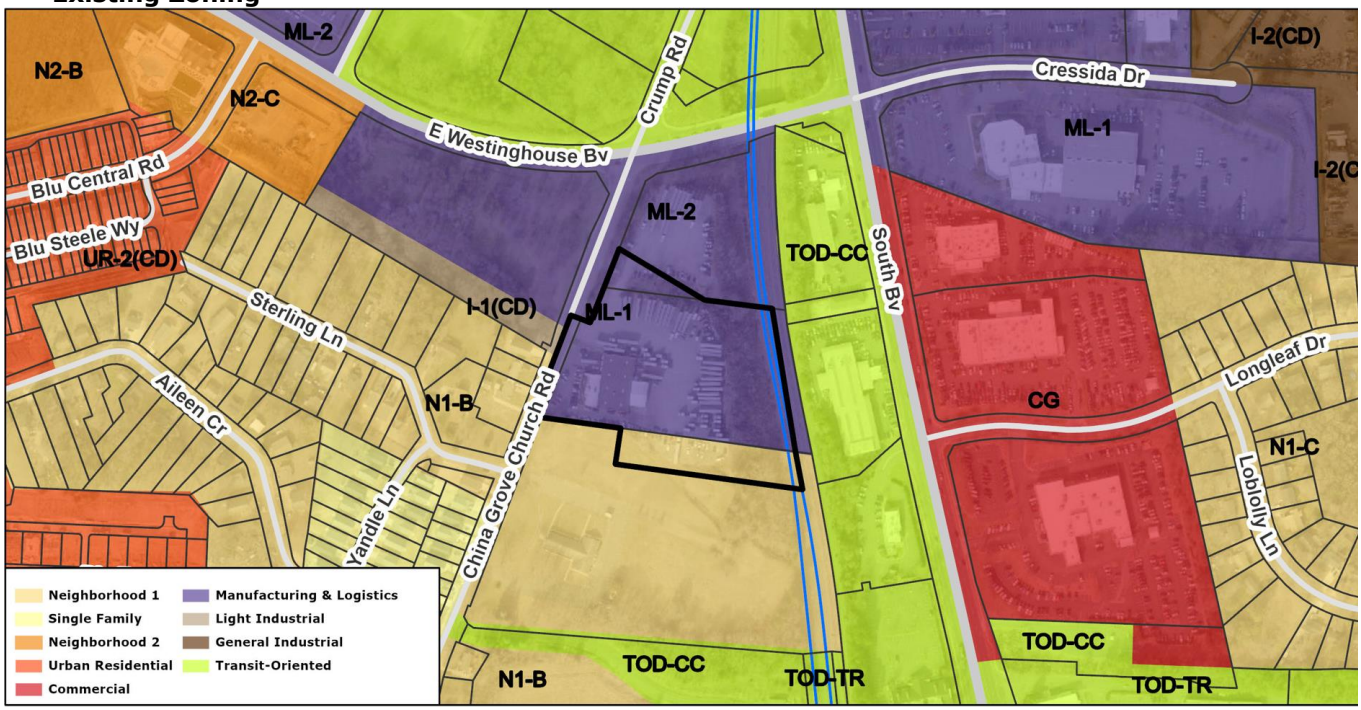
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of an outstanding issue related to site and building design. Plan Consistency The petition is **consistent** with the *2040 Policy Map* recommendation for Manufacturing & Logistics place type for the majority of the site and **inconsistent** with the recommendation for Neighborhood 1 place type for a portion of the site. Rationale for Recommendation • The majority of the petition site is consistent with the recommended Manufacturing & Logistics place type. • The petition allows for the expansion of an existing manufacturing and logistics use.

- The petition would resolve a zoning violation while improving the site from current conditions.
- The petitioner acquired property to the south of the site to create a 91' buffer along approximately 2/3 of the southern property boundary.
- The petition could facilitate the following *2040 Comprehensive Plan* Goal:
  - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type for a portion of the site as specified by the *2040 Policy Map*, from Neighborhood 1 Place Type to Manufacturing & Logistics Place Type.

PLANNING STAFF REVIEW

- **Background**
- This petition follows a zoning violation for parking tractor trailers on the property.
- **Proposed Request Details**
  The site plan accompanying this petition contains the following provisions:
  - Allows for all uses permitted in the I-2 zoning district.
  - Allows for the following specific uses: outdoor storage, trucking company, trucking operations, truck and trailer repair and maintenance, trucking logistics and office uses, storage of trailers and trucks.
  - Limits FAR to 0.80.
  - Allows for up to seven principal buildings in addition to accessory buildings and structures.
  - Maintains three existing driveways from China Grove Road.
  - Commits to implementing 8' planting strip and 5' sidewalk along the site China Grove Road frontage except where it conflicts with existing off-street parking.
  - Establishes a 30' setback along China Grove Road.
  - Provides a 91' Class A buffer along a portion of the site's southern boundary where adjacent to N1-B zoning.
- **Existing Zoning**



  - The majority of the site is zoned ML-1 with a portion of the site along the southern boundary zoned N1-B. The properties surrounding the site are zoned a mix of ML-2, N1-B, TOD-CC, TOD-TR, CG, ML-1, N2-C, and N2-B.

The site, marked by a red star, is surrounded by a mix of uses including institutional, single family attached, single family detached, and commercial.

Street view of the site as seen from China Grove Church Road.

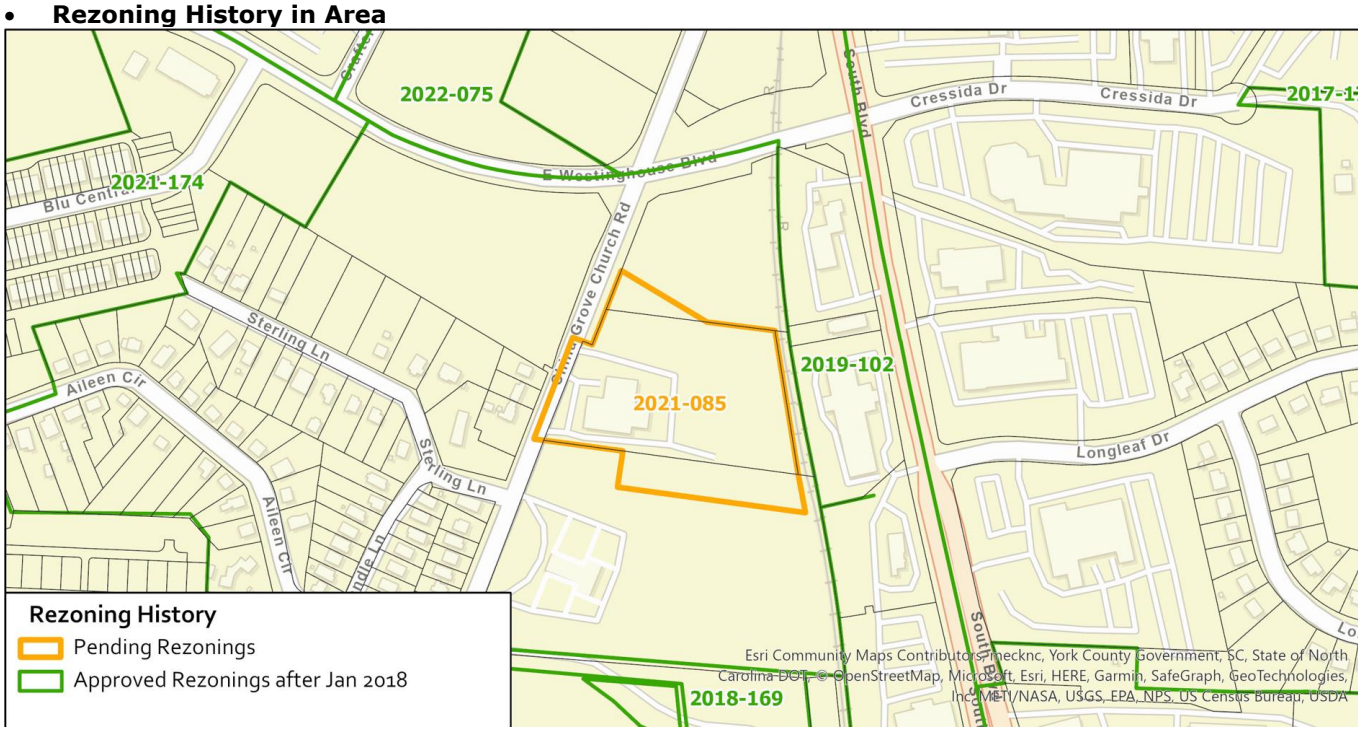
Street view of vehicle and trailer parking on the property to the north of the site.

Street view of commercial uses to the east of the site along South Boulevard.

Street view of institutional use to the south of the site along China Grove Church Road.

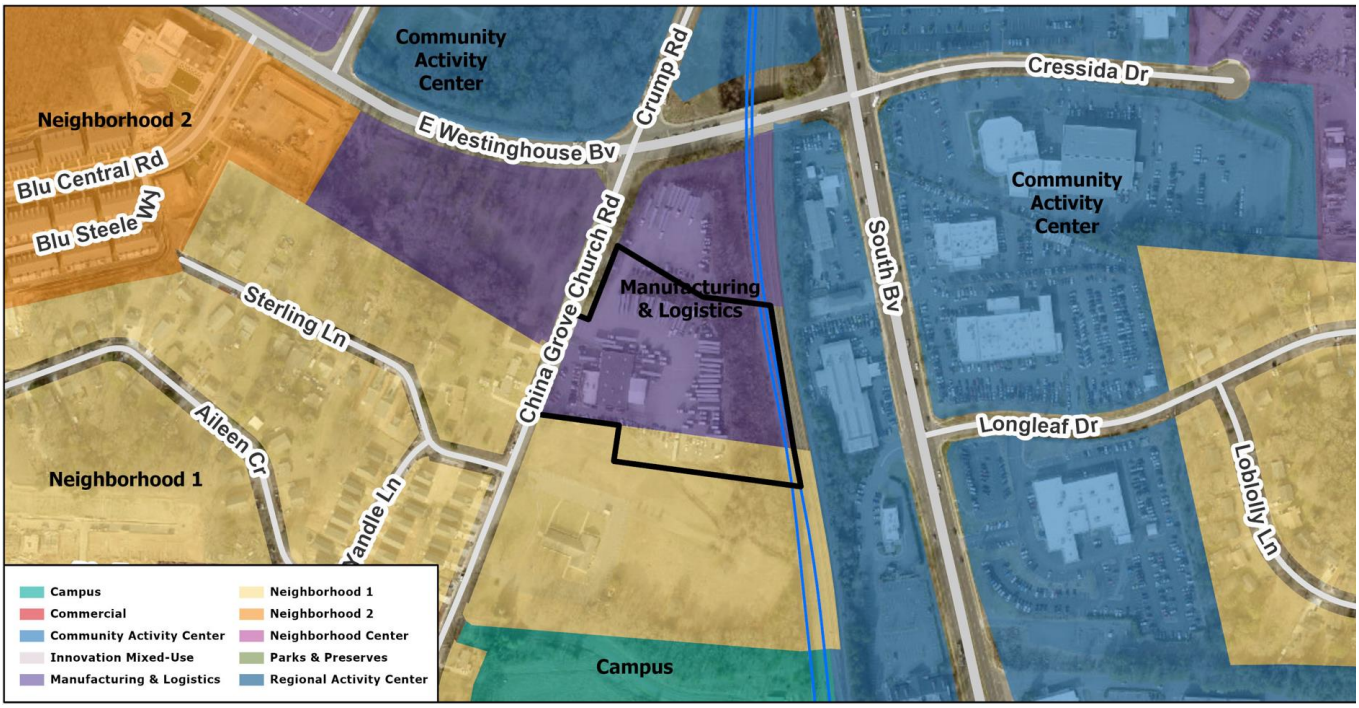
Street view of single family residential uses to the west of the site across China Grove Church Road.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2022-075	Petition to rezone to TOD-CC and TOD-NC to allow all uses permitted in those districts.	Approved
2021-174	Petition to rezone to UR-C(CD) and UR-2(CD) to allow up to 133 single family attached dwellings and 100 duplex dwellings.	Approved
2019-102	Multiple parcels along Lynx Blue Line to align TOD zoning with adopted land use plan recommendations.	Approved
2018-169	Multiple parcels along Lynx Blue Line to new TOD districts as part of the TOD text amendment.	Approved

- **Public Plans and Policies**



  - The *2040 Policy Map* (2022) recommends Manufacturing & Logistics place type for the majority of the site and Neighborhood 1 for a smaller portion at the southern boundary.

- **TRANSPORTATION SUMMARY**
  - The site is located on China Grove Church Road, a City-maintained minor collector south of Westinghouse Boulevard, a City-maintained major thoroughfare. A Traffic Impact Study (TIS) is not needed for this site. There are no outstanding comments.
  - **Active Projects:**
  - N/A
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**
  Current Zoning:
  Existing Use: 62 trips per day (based on 14,648 SF warehouse).
  Entitlement: 390 trips per day (based on 198,154 SF warehouse).
  Proposed Zoning: 64 trips per day (based on 16,247 SF warehouse).

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:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** 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 6-inch water distribution main located along China Grove Church Rd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along China Grove Church 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 outstanding issues.

OUTSTANDING ISSUES

Site and Building Design

1. ~~Provide a tree survey identifying all trees of eight-inch DBH or greater and all planted trees of two inch caliper or greater and six feet in height that grow partially or wholly within public street right-of-way. The survey shall also identify all trees of eight-inch dbh or greater within the tree protection zone.~~ ADDRESSED
2. Remove parking area and driveway in the southwestern corner of the site and plant buffer. OUTSTANDING
3. ~~Illustrate ordinance required screening along China Grove Church Road on the site plan.~~ RESCINDED

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Joe Mangum (704) 353-1908