

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the goals and policies of the *North Middle & Outer Community Area Plan*.

Rationale for Recommendation

- The petition would align the site with neighboring parcels and the Manufacturing and Logistics Place Type recommendation for the area.
- The proposed petition may be more compatible than the existing office zoning and helps to achieve what is envisioned for the Manufacturing and Logistics Place type.
- The ML-1 zoning district is intended to accommodate a range of warehouse/distribution and light industrial uses which aligns with the surrounding area uses and entitlements.
- The site is adjacent to I-485, with no residential uses in proximity. This is in alignment with the ML-1 Zoning District which is generally located in areas readily accessible by arterials and interstates, as well as freight rail.
- The ML-1 Zoning District includes significant screening and buffering requirements to ensure adequate separation and mitigation of potential impacts on surrounding areas. Limited restaurant, retail, and personal service uses to accommodate area workers are also allowed in the zoning district.

PLANNING STAFF REVIEW

- **Background and Zoning District Summary**

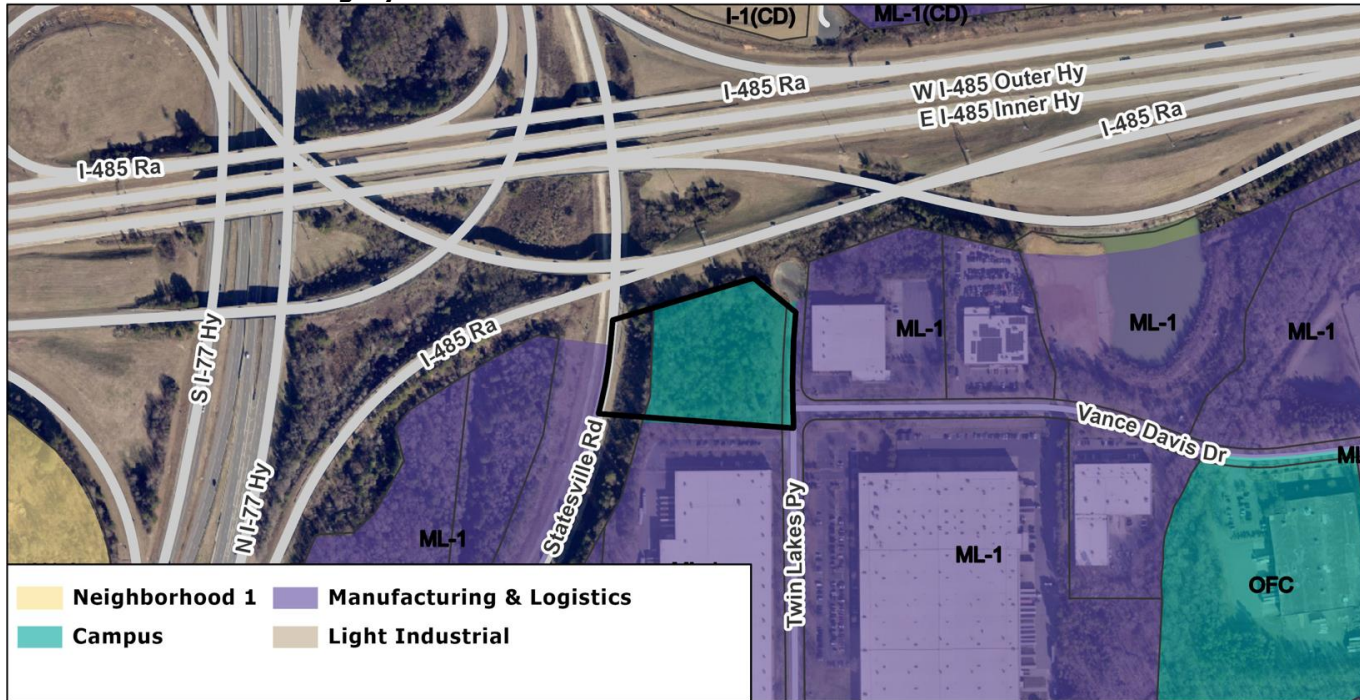
- Existing Zoning:
 - OFC: This district is intended to address large-scale office, research, and medical campuses that may include some light industrial components, with associated supporting uses to serve the everyday needs of employees and visitors. OFC developments are relatively low intensity and should foster walkability and connections to the external pedestrian network
- Proposed Zoning:
 - ML-2: This district is intended to accommodate industrial uses, including those uses that may be hazardous or noxious. Such uses may have significant external impacts and may include large areas of outdoor storage or operation. The ML-2 Zoning District is generally located in areas readily accessible by arterials and interstates, as well as freight rail.
 - Conditional (CD): This petition proposes site-specific commitments that further restrict the use of the site.

- **Proposed Request Details**

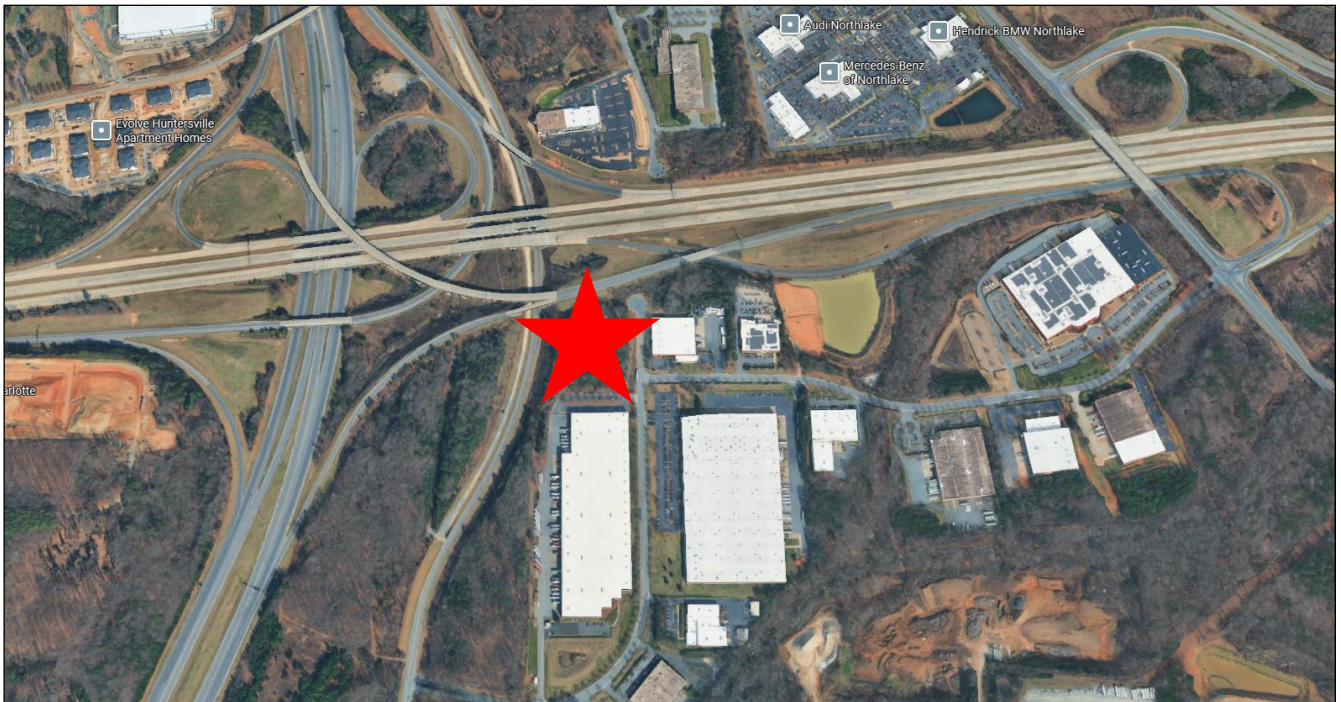
The development standards accompanying this petition contain the following provisions:

- The following use shall be prohibited as a principal use on the site:
 - Telecommunications and Data Storage Facility

- **Site Context and Imagery**



- The subject site is located near the interchange of Interstate 485 and Statesville Road along Vance Davis Drive in a predominantly industrial area. The site is bordered on all sides by Manufacturing and Logistics zoning.



The subject site (red star) is located near Interstate 485 and Statesville Road. Surrounding land uses consist primarily of industrial and employment-oriented development, including large warehouse/distribution facilities, and office-commercial uses, among some undeveloped wooded areas.



The site is currently vacant.



North of the site is interstate 485.



East of the site is an industrial building with some office space.

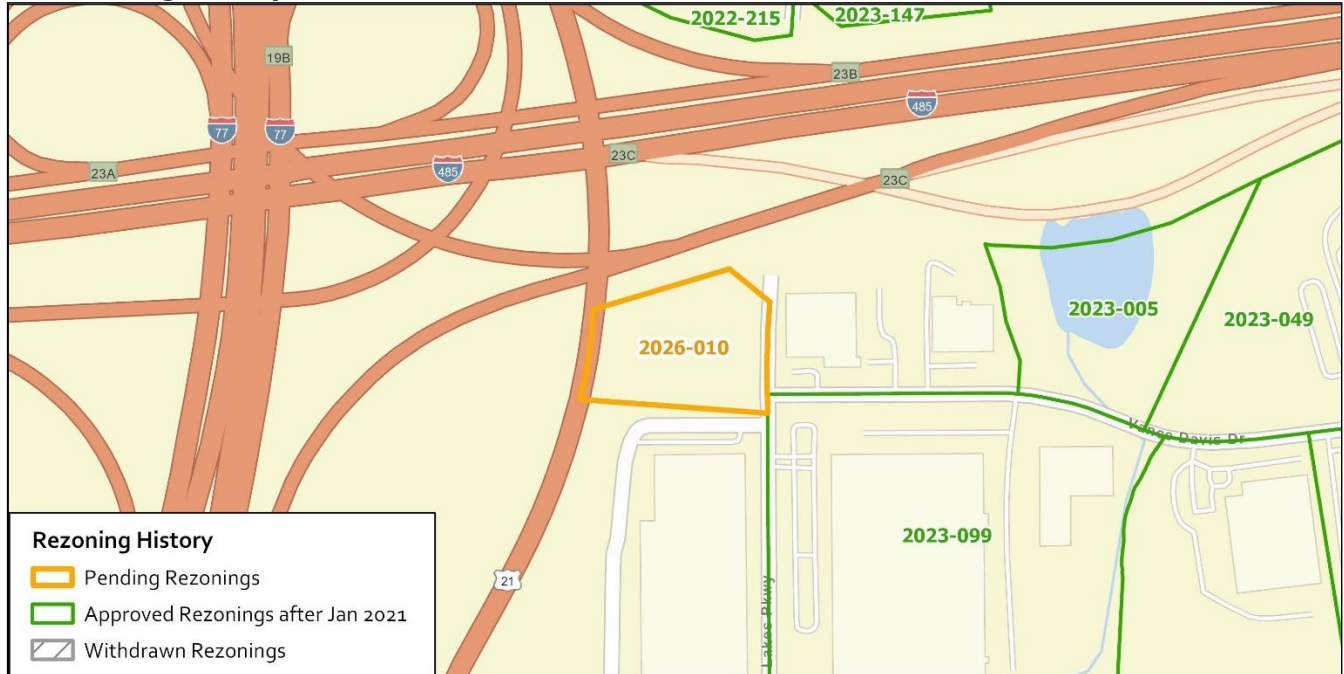


South of the site are warehouses and office space.



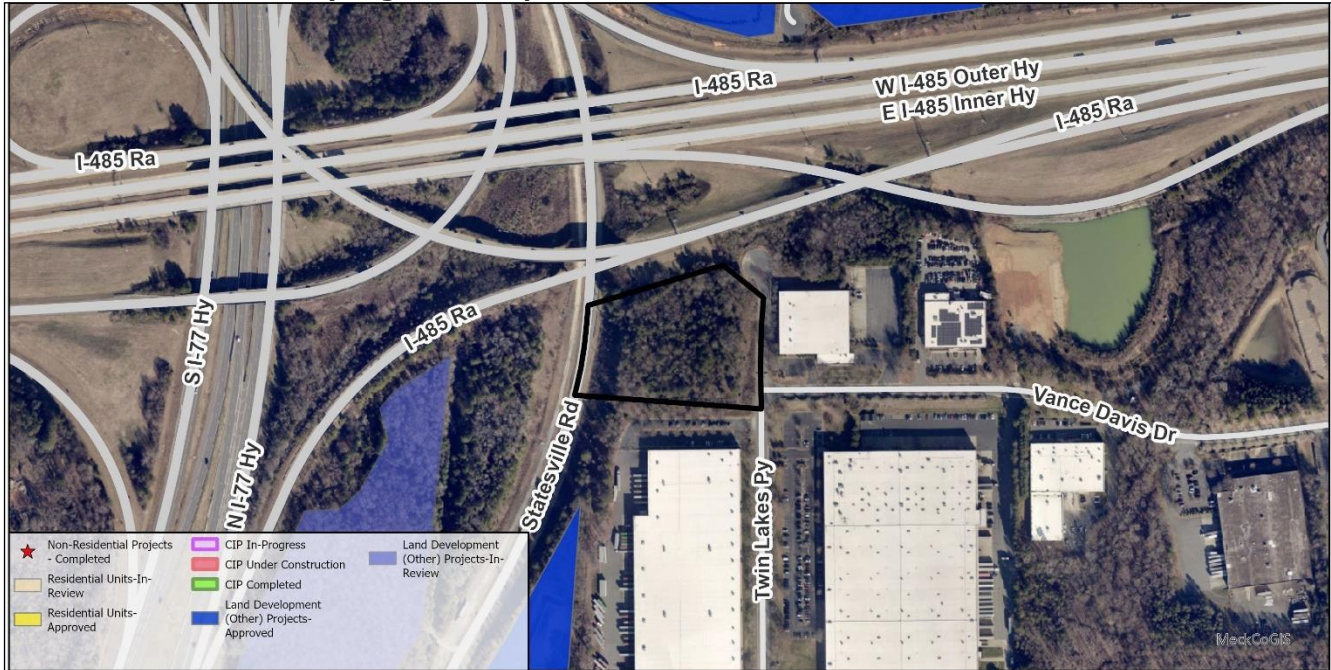
West of the site is vacant.

• Rezoning History in Area



Petition Number	Summary of Petition	Status
2022-215	Rezoned 8.65 acres from BP (Business Park) to I-1 (CD) (Light Industrial, Conditional) to allow for development of up to 65,000 square feet gross floor area of auto sales, auto repair, and office uses.	Rezoning Approved; LDX-2023-00016 Submitted and approved to renovate an existing building and existing parking lot, work complete.
2023-005	Rezoned 8.2 acres from OFC (Office Flex Campus) to ML-1 (Manufacturing and Logistics-1) to allow all uses that are permitted by right or under prescribed conditions in the ML-1 zoning district.	Rezoning Approved; no permits sought since rezoning approval.
2023-049	Rezoned 30.1 acres from OFC (Office Flex Campus) to ML-1 (Manufacturing and logistics 1) to allow for all uses that are permitted by right or under prescribed conditions in the ML-1 zoning district (Manufacturing and Logistics).	Rezoning Approved; no permits have been submitted at this time.
2023-099	Rezoned 64 acres from OFC (Office Flex Campus) to ML-1 (Manufacturing and Logistics 1) to allow all uses that are permitted by right or under prescribed conditions in the ML-1 zoning district (Manufacturing and Logistics).	Rezoning Approved; no permits have been submitted at this time.
2023-147	Rezoned 17.31 acres from ML-1 (Manufacturing and Logistics 1) to ML-1 (CD) (Manufacturing and Logistics Conditional) to allow for an automotive repair facility, auto dealership, warehouse and distribution center and all other commercial and industrial uses as permitted by right and under prescribed conditions and accessory uses, as allowed in the ML-1 zoning district.	Rezoning Approved; LDCP-2025-00105 Approved construction plan.

• Infrastructure and By-Right Development



- This map depicts infrastructure projects, rezonings, and projects occurring by-right in the vicinity of the subject rezoning. By-right development is development that without exception complies with all standards of the zoning district in which the development is taking place. A project occurring by-right denotes that the development is allowed on the property and needs only to show that the development will meet the ordinance standards).
- More information on the specific projects in this area can be found using [Development Near Me](#)

• Public Plans and Policies



- The *North Middle and Outer Community Area Plan* and accompanying *2040 Policy Map* recommends the Manufacturing and Logistics Place Type. The proposed rezoning is in alignment with the adopted Manufacturing and Logistics Place Type.
 - Manufacturing and Logistics places are employment areas that provide a range of job types, services, and wage levels in sectors such as production, manufacturing, research, distribution, and logistics.
 - This site is within the *North Middle and Outer Community Area Plan*. The rezoning petition may not help facilitate any priority goals.

• INFRASTRUCTURE COMMENTS**• Charlotte Department of Transportation**

- The site is located adjacent to Twin Lakes Parkway, a State-maintained major collector, east of Statesville Road, a State-maintained major 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:
 - Existing Use: 0 trips per day (based on Vacant Lot).
 - Existing Zoning Entitlements: 1920 trips per day (based on Office).
 - Proposed Zoning: 105 trips per day (based on ML-1).

• Storm Water Services

- **Considerations:**
 - No comments submitted.

• Charlotte Water

- Water is accessible for this rezoning boundary. Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main along Twin Lakes Pkwy. The proposed rezoning is in an area that Charlotte Water has determined to have limited sanitary sewer system capacity. The proposed rezoning has the potential to significantly impact the capacity of the local sanitary sewer collection system. It is recommended that the applicant contact the Charlotte Water New Services at (704) 432-2854 for further information and to discuss options regarding sanitary sewer system capacity.
- **Considerations:**
 - See advisory comments at www.rezoning.org

• Charlotte-Mecklenburg Schools

- Nonresidential petitions do not impact the number of students generated.

• Charlotte Area Transit System

- **Considerations:**
 - No outstanding issues.

CITY DEPARTMENT COMMENTS

- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Urban Forestry:** No comments submitted.

MECKLENBURG COUNTY COMMENTS

- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Park and Recreation Department:** No comments submitted.