

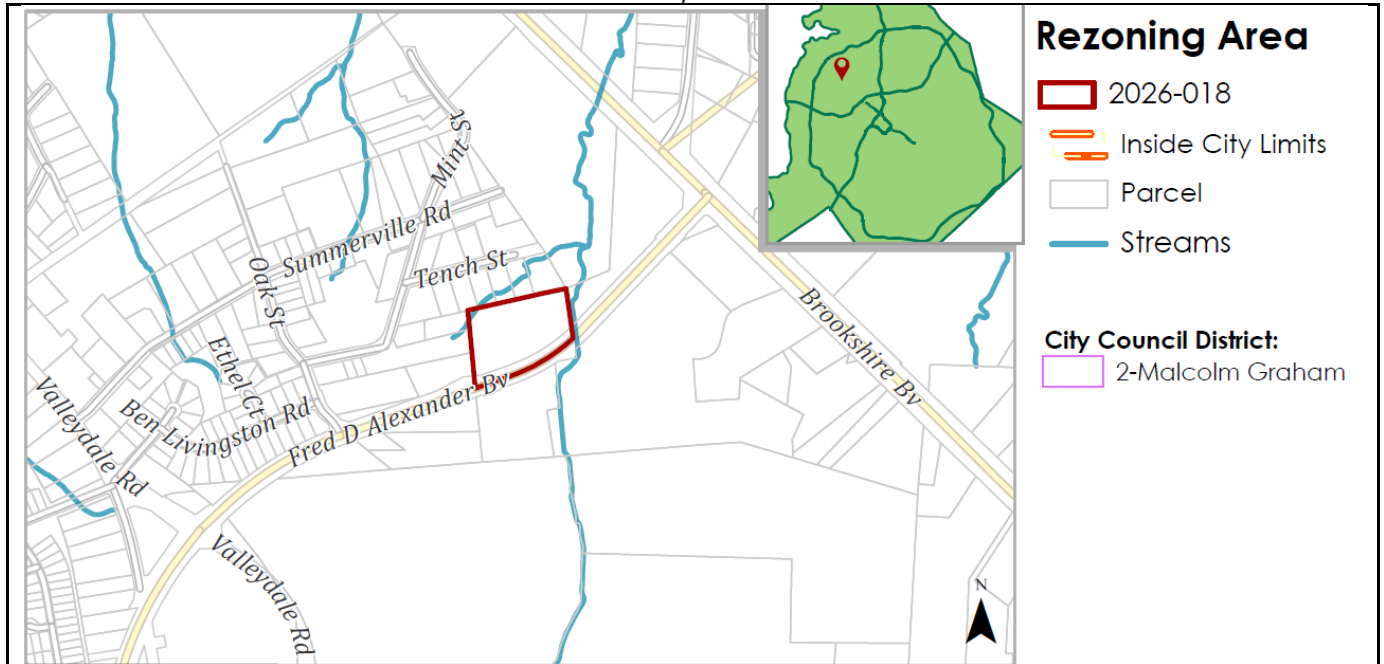
**REQUEST**

Current Zoning: I-2(CD) (General Industrial, conditional)  
Proposed Zoning: ML-1(CD) (Manufacturing & Logistics, conditional)

**LOCATION**

Address: 406 Oak Street Charlotte, NC 28214

Approximately 3.80 acres located north of Fred D Alexander Boulevard, east of Oak Street, and south of Tench Street.



**SUMMARY OF PETITION**

The petition proposes the development of up to 135,000 square feet of ML-1 uses for a self-storage facility.

**PROPERTY OWNER**

S.R. Mozeley Proerties, LLC

**PETITIONER**

S.R. Mozeley Proerties, LLC

**AGENT/REPRESENTATIVE**

Bridget Grant, Moore & Van Allen, PLLC

**COMMUNITY MEETING**

The community meeting was held on May 7, 2026 date and 0 people from the community attended.

The community meeting report notes that one individual signed up to attend the virtual meeting but ultimately did not participate.

The full meeting report is available online.

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

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

Rationale for Recommendation

- The proposed rezoning is reasonable and in the public interest as the site is within an area designated by the *2040 Policy Map* for the Manufacturing & Logistics Place Type.

- The site is currently zoned for I-2(CD) (General Industrial, conditional) and adjacent to other properties zoned ML-2 (Manufacturing & Logistics-2) to the south and east along Fred D Alexander Boulevard and Brookshire Boulevard.
- The conditional plan prohibits uses that may be considered noxious to nearby residents. The proposed self-storage facility would make the site's entitlements less intense than what is currently allowed in the I-2(CD) plan.
- The plan provides landscaping and screening standards beyond what is required by the Unified Development Ordinance (UDO) to ensure a sufficient transition to abutting residential area.
- The *2040 Comprehensive Plan* calls for Manufacturing and Logistics Place Type to be to higher capacity transportation facilities such as arterial streets and interstate highways. The site is abutting a 4+ lane avenue and a 2+ lane avenue and is a short drive from a 6+ lane boulevard providing access to Interstates I-85 and I-485.

## PLANNING STAFF REVIEW

- **Background and Zoning District Summary**

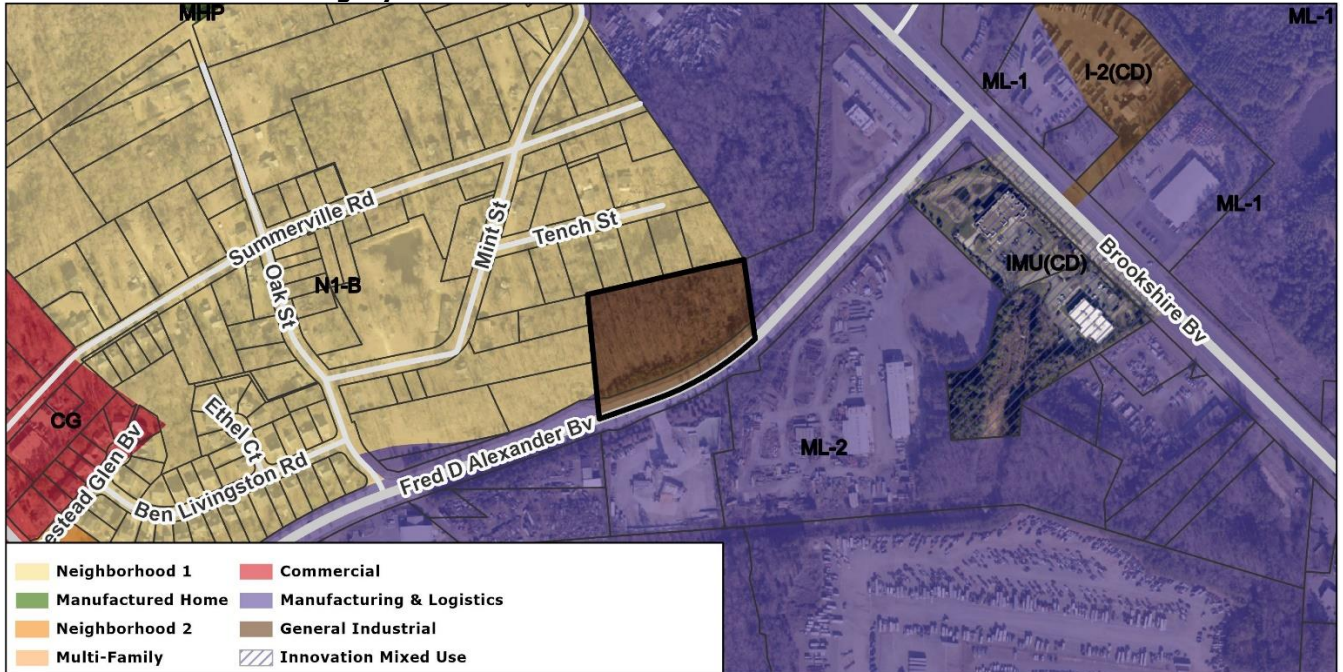
- Existing Zoning:
  - I-2(CD): This district permits a 45,000 square foot of industrial building with outdoor storage and allows uses permitted by-right and under prescribed conditions in the I-2 zoning district, under rezoning petition 2021-281.
- Proposed Zoning:
  - ML-1: This district is intended to accommodate a range of warehouse/distribution and light industrial uses, including a variety of light manufacturing and assembly. Limited commercial uses are allowed in the district, and it 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**

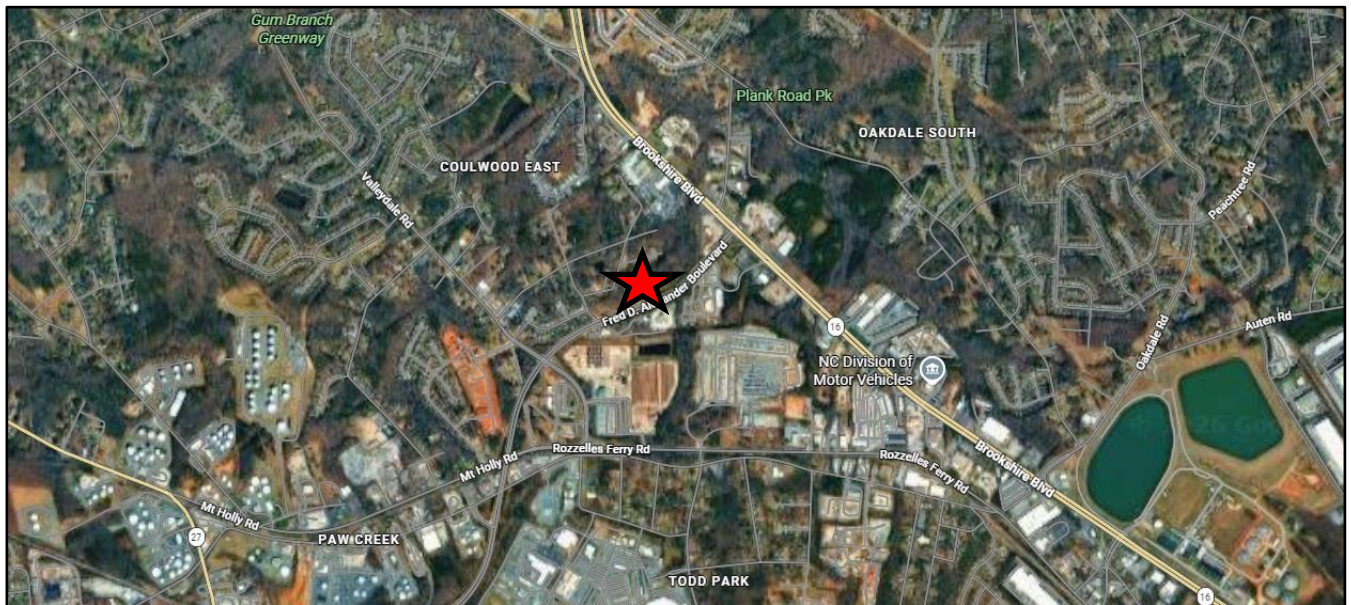
The development standards accompanying this petition contain the following provisions:

- The site may be developed with a self-storage facility with accessory outdoor storage.
  - Other uses allowed by right or with prescribed conditions in the ML-1 zoning district are permitted.
  - The following uses are prohibited: including: Adult uses, outdoor amusement facilities, car washes, drive-through establishments, indoor live performance venues, restaurant/bar, indoor shooting range, telecommunications/data storage, vehicle-related sales and services, fueling facilities, rental, parking as a principal use, transit facilities, truck stops, cemeteries, food-related nonprofit uses, crematorium, wind farm, airstrip, and driving range.
- An undisturbed Class A Landscape Yard will be installed along the property boundary abutting Neighborhood 1 zoning.
  - 8-foot fence will be installed within the Landscape Yard.
  - Supplemental plantings will be added where existing vegetation does not meet UDO standards.

• **Site Context and Imagery**



The site is zoned I-2(CD) (General Industrial, conditional). The site is abutting properties zoned ML-2 (Manufacturing & Logistics-2) to the south, southwest, east, and northeast on both sides of Fred D Alexander Boulevard. The site is abutting properties zoned N1-B (Neighborhood 1-B) to the north and west.



The site (indicated by red star above) is located on the north side of Fred D Alexander Boulevard. The site is approximately a 1/4-mile southwest of Brookshire Boulevard and 1/3-mile northeast of Valleydale Road. The site is located at a transition between heavily industrial areas located to the south of Fred D Alexander Boulevard and along Brookshire Boulevard and the area to the northwest primarily consists of rural single-family and single-family subdivision developments along Valleydale Road.



View of the site looking north from Fred D Alexander Boulevard. The site is undeveloped and wooded. A rezoning was approved in 2022 for an industrial development with outdoor storage.



View of a concrete plant zoned ML-2 (Manufacturing & Logistics-2) located south of the site across Fred D Alexander Boulevard. The areas near the site, south of Fred D Alexander and along Brookshire Boulevard, are heavily industrial in character.



View of a gas station, at northwest intersection of Brookshire Boulevard and Fred D Alexander Boulevard, abutting the site to the northeast.

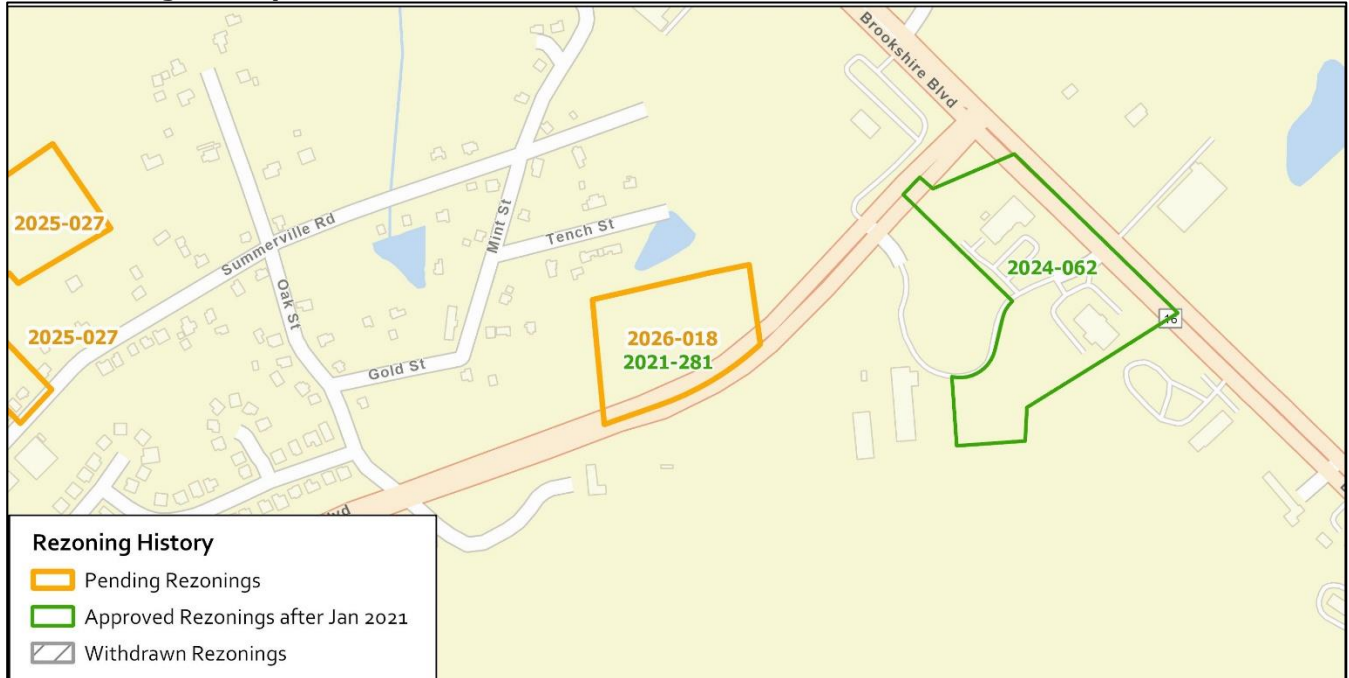


View of an office building for a construction company with a large outdoor storage yard, looking south from Brookshire Boulevard. The office and storage yard are located southeast of the site across Fred D Alexander Boulevard.



View of single family houses, zoned N1-B (Neighborhood 1-B) located northwest of the site. The area to the northwest primarily consists of rural single-family and single-family subdivision developments.

• **Rezoning History in Area**



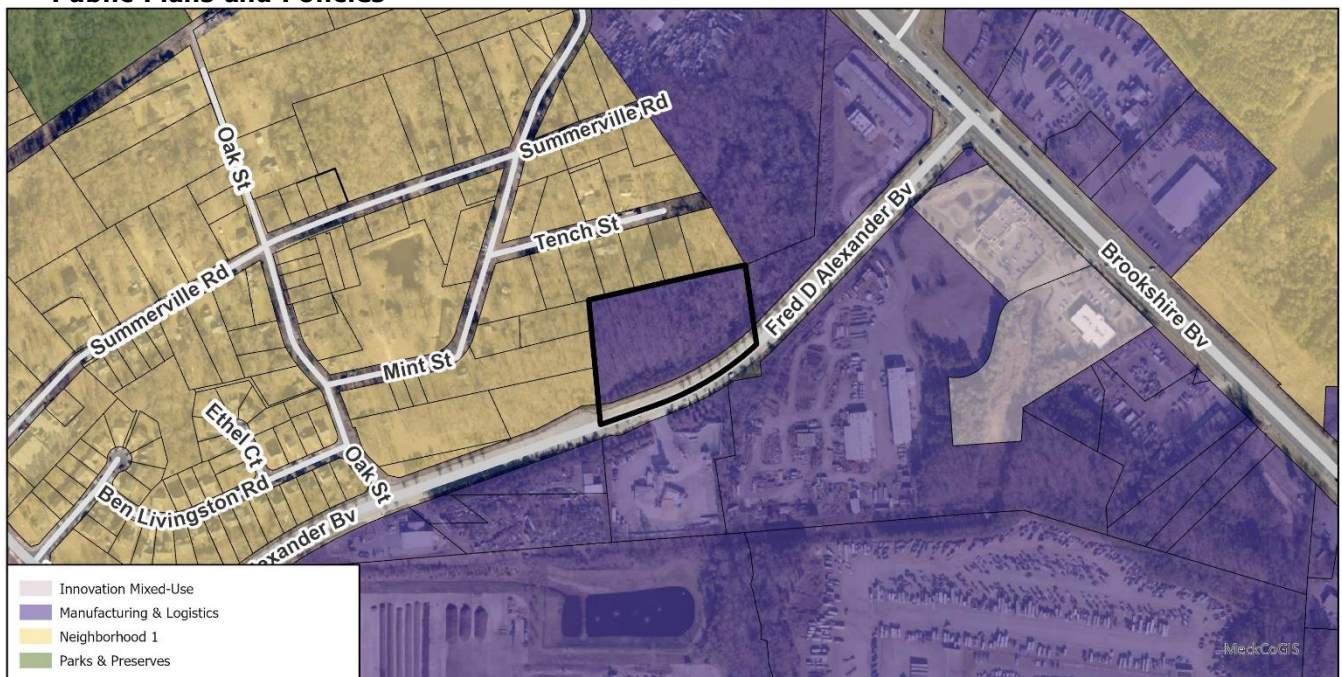
Petition Number	Summary of Petition	Status
2021-281	Rezoned 3.8 acres located on the north side of Fred D. Alexander Boulevard, west of Brookshire Boulevard, and east of Valleydale Road from R-4 (Single Family Residential) and I-2 (General Industrial) to I-2(CD) (General Industrial, conditional) for 45,000 square feet of general industrial uses.	Rezoning Approved. Construction documents approved, LDC-2023-00013, for a commercial vehicle storage yard. Construction has not begun.
2024-062	Rezoned 7.4 acres along the southwest side of Brookshire Boulevard and the southeast side of Fred D Alexander Boulevard from ML-2 (manufacturing & logistics-2) to IMU(CD) (Innovation Mixed-Use, conditional) for the expansion of an existing office building.	Rezoning approved. Construction documents approved, LDCP-2024-00692, for building expansion. Construction complete.
2025-027	Rezone 5.38 acres located east of Valleydale Road, north of Summerville Road, and south of Goodman Road from N1-B (Neighborhood 1-B) and CG (General Commercial) to N2-A(CD) (Neighborhood 2-A, conditional) for up to 49 multi-family attached townhome dwelling units.	Rezoning Pending.

• **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 *West Middle Community Area Plan* and accompanying *2040 Policy Map* recommends the Manufacturing & Logistics Place Type. The proposed rezoning is in alignment with the adopted Manufacturing & 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 *West Middle Community Area Plan*. The rezoning petition does not facilitate any priority goals.

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- **INFRASTRUCTURE COMMENTS**

- **Charlotte Department of Transportation**

- The site is located adjacent to Fred D. Alexander Boulevard, a City-maintained major arterial, south of Brookshire Boulevard, a State-maintained major arterial. 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: I-2(CD)
    - Existing Use: N/A trips per day (based on vacant site).
    - Existing Zoning Entitlements: 101 trips per day (based on 45,000 sq.ft. of warehouse).
  - Proposed Zoning: ML-1(CD). 252 trips per day (based on 135,000 sq.ft. of industrial).

- **Storm Water Services**

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

- **Charlotte Water**

- Charlotte Water currently does not have water system accessible for the rezoning boundary under review. The closest water distribution main is approximately 1,000 feet northeast of the rezoning boundary along Fred D Alexander Boulevard. A developer donated project will be required in cases there is not direct service.
- The proposed rezoning is located in an area that Charlotte Water has determined to have limited sanitary sewer system capacity.
- **Considerations:**
  - See advisory comments at [www.rezoning.org](http://www.rezoning.org)

- **Charlotte-Mecklenburg Schools**

- Nonresidential petitions do not impact the number of students generated.
- **Considerations:**
  - No comments submitted.

- **Charlotte Area Transit System**

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

**CITY DEPARTMENT COMMENTS**

- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Urban Forestry:** No comments submitted.

**MECKLENBURG COUNTY COMMENTS**

- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Park and Recreation Department:** No comments submitted.