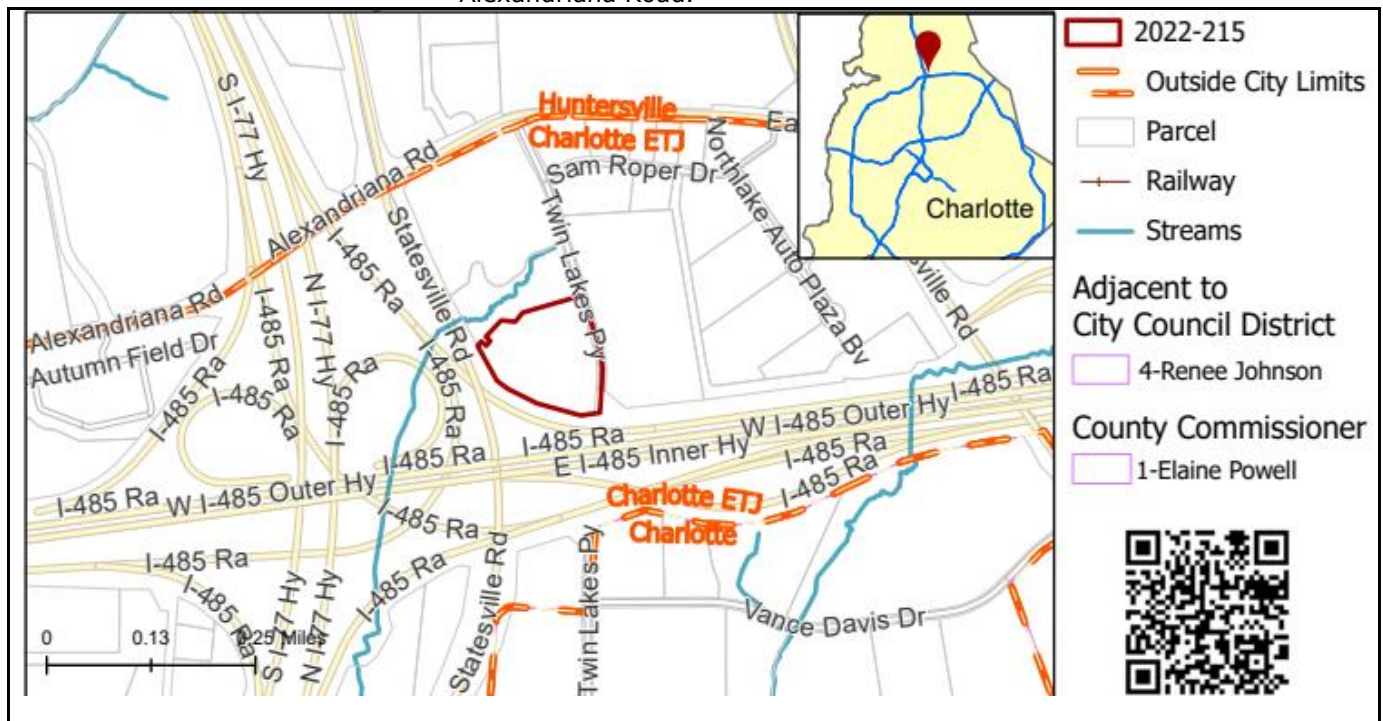


REQUEST

Current Zoning: BP (business park)
Proposed Zoning: I-1(CD) (light industrial, conditional)

LOCATION

Approximately 8.65 acres located on the west side of Twin Lakes Parkway, east side of Statesville Road, and north side of Interstate 485, south of Alexandriana Road.



SUMMARY OF PETITION

The petition proposes to allow development of up to 65,000 square feet gross floor area of auto sales, auto repair, and office uses.

PROPERTY OWNER

Robert W. Gordon II

PETITIONER

Shorewood Development Group

AGENT/REPRESENTATIVE

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: 0

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for Manufacturing & Logistics.

Rationale for Recommendation

- The petition's proposed use of auto sales, repair and office uses is consistent with the Manufacturing and Logistics place type.
- The proposal is consistent and compatible with the surrounding commercial and auto oriented uses in the area.
- The petitioner shall construct and maintain an 8-foot planting strip and a 6-foot sidewalk along the site's frontage on Twin Lakes Parkway.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 8: Diverse & Resilient Economic Opportunity

PLANNING STAFF REVIEW

Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Allows development of up to 65,000 square feet gross floor area of auto sales, auto repair, and office uses.
- Limits the total number of principle buildings to a maximum of 3 buildings.
- Allows for the existing building on the site to remain, be expanded, and/or new buildings may be constructed on the site.
- Provides an 8-foot planting strip and a 6-foot sidewalk along the site's frontage on Twin Lakes Parkway.

Existing Zoning



The surrounding land uses include office, warehouse, manufacturing, and distribution uses.

Existing Zoning	Translated Zoning	Recommended Place Type
BP (business park)	OFC (office)	ML (manufacturing and logistics)



The subject property is denoted by a red star.



The property to the east along Twin Lakes Parkway is developed with and office/warehouse use.



The property to the north along Twin Lakes parkway is undeveloped.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-084	Rezoned 5.14 acres to allow all uses permitted in the I-1 (light industrial) district.	Approved
2020-150	Rezoned 20.2 acres to allow up to 312 multi-family dwelling units	Approved

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Manufacturing and Logistics place type for this site.

- **TRANSPORTATION SUMMARY**

- The petition is located on the west side of Twin Lakes Parkway, a State-maintained local street south of Alexandriana Road, a State-maintained minor throughfare. A Traffic Impact Study (TIS) is not required for this site due to the site not generating 2500 daily trips. The proposed site plan will generate less vehicular trips than what is currently entitled under the existing zoning. All Outstanding CDOT comments have been addressed.

- **Active Projects:**

- N/A

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 110 trips per day (based on 45,128 square feet of warehouse use).

Entitlement: 1,571 trips per day (based on 10,000 square feet of retail uses and 76,500 square feet of office).

Proposed Zoning: 1,405 trips per day (based on 50,000 square feet of auto sales).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Fire Department:** See advisory comments at 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 Twin Lakes Parkway. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Twin Lakes Parkway. See advisory comments at www.rezoning.org
- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Michael Russell (704) 353-0225