# Rezoning Petition No. 2023-081

M Industrial Property-Charlotte II LLC, Petitioner

Community Meeting

October 24, 2023



#### **Team**

- Mike Malta, M Industrial Property Charlotte II LLC (Meritex)
- Dan Ward, M Industrial Property Charlotte II LLC (Meritex)
- Ty Shaffer, Robinson, Bradshaw & Hinson



### Current Rezoning Schedule

Public Hearing: Monday, December 18, 2023 at

5:00 PM at the Charlotte-Mecklenburg

**Government Center** 

Zoning Committee: Tuesday, January 2, 2024 at

5:30 PM at the Charlotte-Mecklenburg

**Government Center** 

City Council Decision: Tuesday, January 16, 2024 at

5:00 PM at the Charlotte-Mecklenburg

**Government Center** 



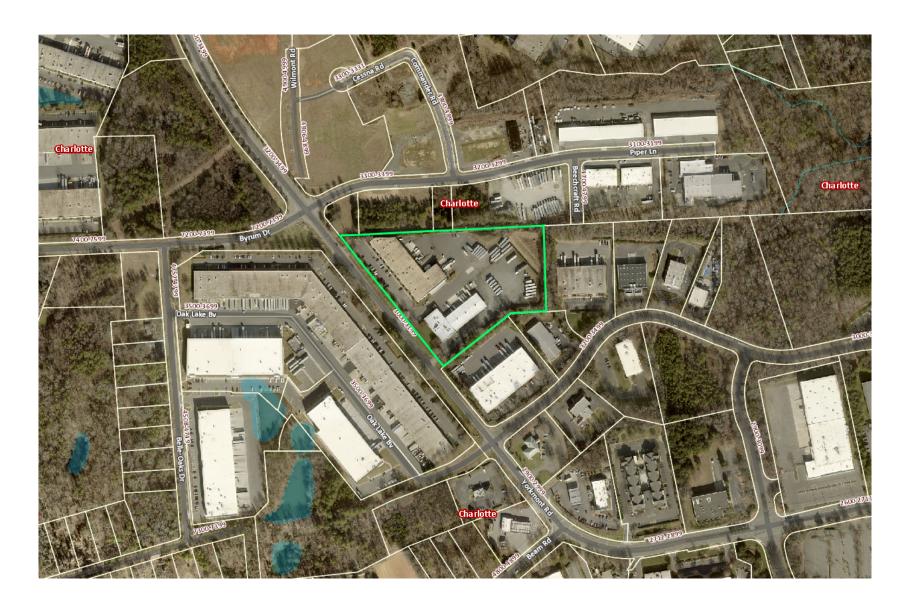
#### Site – 8.869 Acres



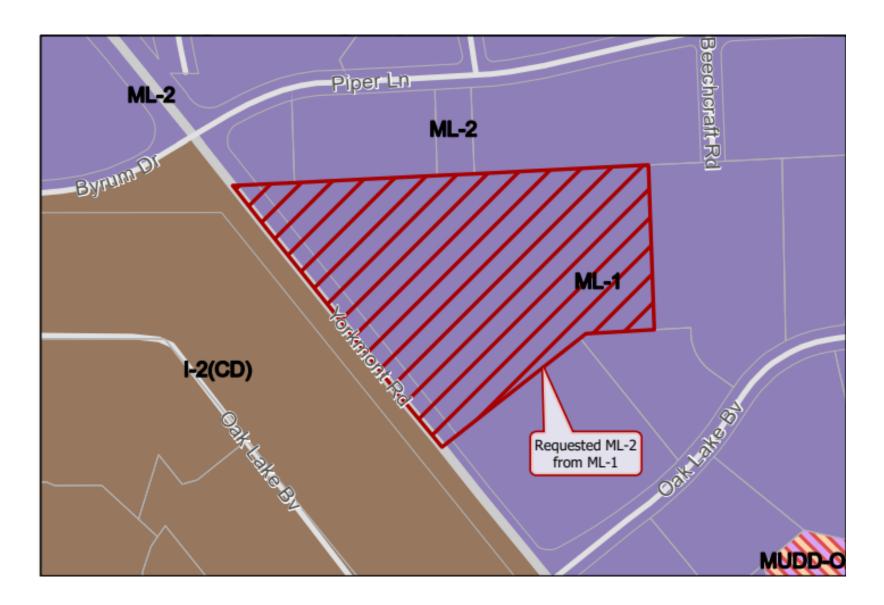
### Site



### Site



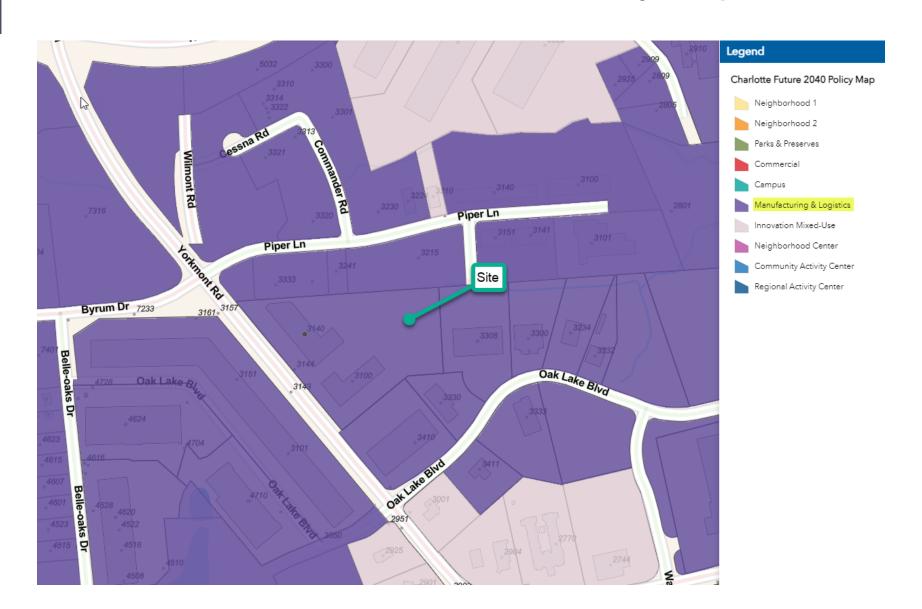
### Zoning of the Site and Surrounding Parcels



#### Request

Requesting that the site be rezoned from the ML-1 zoning district to the ML-2 zoning district to accommodate uses allowed in the ML-2 zoning district on the site

### Charlotte Future 2040 Policy Map



### Prescribed Conditions for Outdoor Storage Yard

#### NNN. Outdoor Storage Yard

- The outdoor storage yard shall be located a minimum of 15 feet from any lot line except where properties
  zoned the ML-1 or ML-2 Zoning District abut. However, when abutting a Neighborhood 1 and Neighborhood 2
  Place Type, the outdoor storage yard shall be located a minimum of 200 feet from the lot line that abuts a
  Neighborhood 1 or Neighborhood 2 Place Type. No storage is permitted within this separation.
- 2. The outdoor area requires a Class C landscape yard along all lot lines, unless Article 20 requires a higher class of landscape yard. However, if a higher class of landscape yard is required and does not require a fence or wall, a fence or wall shall still be required. In addition, when abutting a Manufacturing and Logistics Place Type, a landscape yard is not required but a fence shall be required.
- Storage of any kind is prohibited outside the required fence in item 2 above.
- 4. No items stored within 30 feet of the fence or wall may exceed the height of the fence or wall.

# Use Table

#### Table 15-1: Use Matrix Manufacturing and Logistics Zoning Districts, Neighborhood Center Zoning Districts, Community Activity Center Zoning Districts, Regional Activity Center Zoning Districts, Transit Oriented Development Zoning Districts

	Zoning Districts												
Uses	ML-1	ML-2	IMU	NC	CAC-1	CAC-2	RAC	UC	UE	TOD-UC	TOD-NC	TOD-CC	TOD-TR
Residential Uses	ML-1	ML-2	IMU	NC	CAC-1	CAC-2	RAC	UC	UE	TOD-UC	TOD-NC	TOD-CC	TOD-TR
Dormitory			X	X	X	X	X	X	X	X	X	X	X
Dwelling - Live Work			Х	X	X	Х	X	Х	X	X	X	X	X
Dwelling - Manufactured Home													
Dwelling – Duplex													
Multi-Family Dwelling Attached Unit			PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Multi-Family Dwelling Stacked Unit			Х	Х	Х	X	Х	Х	Х	X	X	X	X
Dwelling – Quadraplex													
Dwelling – Single-Family													
Dwelling – Triplex													
Group Home			PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Manufactured Home Park													
Multi-Dwelling Development			PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Residential Care Facility			Х	Х	Х	Х	Х			Х	Х	Х	Х
Single Room Occupancy (SRO)			PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Commercial Uses	ML-1	ML-2	IMU	NC	CAC-1	CAC-2	RAC	UC	UE	TOD-UC	TOD-NC	TOD-CC	TOD-TR
Adult Electronic Gaming Establishment	PC	PC											
Adult Use	PC	PC											
Amusement Facility - Indoor			PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Amusement Facility - Outdoor	PC												
Animal Care Facility			PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
Animal Shelter	PC		PC										
Art Gallery			Х	Х	Х	Х	Х	Х	Х	X	X	X	X
Arts or Fitness Studio			Х	Х	X	X	X	Х	Х	X	X	X	X
Bed and Breakfast													
Broadcasting Facility - No Antennae			Х		Х	X	Х	Х	Х	X	X	X	X
Broadcasting Facility - With Antennae	PC	PC											
Car Wash													
Commercial Kitchen	PC		PC										
Contractor Office with Outdoor Storage	PC	PC											
Convention Center							Х	Х		X		X	
Drive-Through Establishment	PC	PC											
Employment/Labor Service Agency	PC	PC											
Financial Institution			Х	Х	Х	X	Х	Х	Х	X	X	X	X
Funeral Home													
Gas Station	C/PC	C/PC	C/PC	C/PC	C/PC	C/PC							C/PC

#### Table 15-1: Use Matrix

Manufacturing and Logistics Zoning Districts, Neighborhood Center Zoning Districts, Community Activity Center Zoning Districts, Regional Activity Center Zoning Districts, Transit Oriented Development Zoning Districts

Uses		Zoning Districts													
	ML-1	ML-2	IMU	NC	CAC-1	CAC-2	RAC	UC	UE	TOD-UC	TOD-NC	TOD-CC	TOD-TR		
Greenhouse/Nursery - Retail															
Greenhouse/Nursery - Wholesale	X														
Heavy Rental and Service Establishment	X														
Heavy Retail Establishment	X														
Hotel/Motel			X		X	X	X	X	X	X		X			
Industrial Design	X	X	X	Х	X	X	Х	Х	X	Х	Х	X	Х		
Kennel	PC														
Live Performance Venue - Indoor			Х	Х	X	Х	Х	X	Х	X	Х	X	X		
Lodge/Meeting Hall			X	Х	X	Х	Х	Х	Х	Х	Х	X	Х		
Medical/Dental Office			Х	X	Х	X	Х	X	Х	X	X	X	X		
Micro-Production of Alcohol			PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC		
Neighborhood Commercial Establishment															
Nightclub			PC		PC	PC	PC	PC	PC	PC	PC	PC	PC		
Office	PC	PC	Х	X	Х	X	Х	X	X	X	X	Х	X		
Outdoor Market			Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х		
Personal Service Establishment			Х	X	X	X	Х	Х	Х	X	X	Х	X		
Raceway/Dragstrip		С													
Reception Facility			PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC		
Research and Development (R&D)	X	X	Х		X	X	Х	Х	Х	Х	Х	X	X		
Restaurant/Bar	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC		
Retail Goods Establishment			Х	X	X	X	Х	Х	Х	Х	Х	Х	X		
Retail Goods: Showroom	X		Х	Х	X	Х	Х	Х	Х	Х	Х	Х	Х		
Self-Storage Facility: Climate-Controlled	PC		PC		PC								PC		
Self-Storage Facility: Outdoor	PC														
Shooting Range, Indoor	PC	PC	PC												
Specialty Food Service	X		Х	Х	X	Х	Х	Х	Х	Х	Х	Х	Х		
Stadium	С						С	С	С						
Vehicle Auction Facility	X	X													
Vehicle Dealership: Enclosed			Х		Х	Х	Х	Х	Х				Х		
Vehicle Dealership: Outdoor	X														
Vehicle Rental: Enclosed			Х	Х	X	Х	Х	Х	Х	Х	Х	Х	Х		
Vehicle Rental: Outdoor	X	Х			PC	PC	PC								
Vehicle Repair Facility: Major	C/PC	C/PC													
Vehicle Repair Facility: Minor	C/PC		C/PC	C/PC	C/PC	C/PC							C/PC		
Institutional and Governmental Uses	ML-1	ML-2	IMU	NC	CAC-1	CAC-2	RAC	UC	UE	TOD-UC	TOD-NC	TOD-CC	TOD-TR		
Adult Care Center			PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC		
Childcare Center			PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC		
Childcare Center, Large			PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC		

#### Table 15-1: Use Matrix

Manufacturing and Logistics Zoning Districts, Neighborhood Center Zoning Districts, Community Activity Center Zoning Districts,
Regional Activity Center Zoning Districts, Transit Oriented Development Zoning Districts

Uses		Zoning Districts												
	ML-1	ML-2	IMU	NC	CAC-1	CAC-2	RAC	UC	UE	TOD-UC	TOD-NC	TOD-CC	TOD-TR	
Community Center			X	X	X	X	X	X	X	X	X	X	X	
Correctional Facility	С	С						С						
Cultural Facility			Х	Х	Х	Х	Х	Х	Х	X	Х	Х	Х	
Educational Facility - Pre-School			Х	Х	Х	Х	Х	Х	Х	X	Х	X	X	
Educational Facility - Primary or Secondary			X	X	X	X	X	X	Х	X	X	X	X	
Educational Facility - University or College			Х	Х	Х	Х	Х	X	Х	X	X	X	X	
Educational Facility - Vocational	X	Х	Х	Х	Х	Х	Х	Х	Х	X	Х	X	X	
Government Office/Facility	X	Х	Х	Х	Х	X	X	X	Х	X	Х	X	Х	
Place of Worship			Х	Х	Х	Х	Х	Х	Х	X	Х	X	X	
Public Safety Facility	X	X	Х	X	X	X	X	Х	Х	X	X	X	X	
Public Works Facility	X	Х												
Public Health and Social Service Uses	ML-1	ML-2	IMU	NC	CAC-1	CAC-2	RAC	UC	UE	TOD-UC	TOD-NC	TOD-CC	TOD-TR	
Addiction Treatment Facility, Residential			Х		X	Х	X	Х	X	Х	Х	X	X	
Alternative Correction Facility			PC		PC	PC	PC	PC	PC	PC	PC	PC	PC	
Children's Home			Х	Х	X	X	X	Х	Х	X	X	X	X	
Domestic Violence Shelter			Х	Х	Х	X	X	X	Х	X	Х	X	X	
Drug Treatment Clinic					PC	PC	PC	PC	PC	PC		PC		
Food Bank	X	Х												
Food Pantry	X		Х	Х	X	Х	Х	Х	Х	X	X	X	Х	
Halfway House			PC		PC	PC	PC	PC	PC	PC	PC	PC	PC	
Healthcare Institution			Х		X	Х	Х	Х	Х	X	X	Х	X	
Homeless Shelter	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	
Social Service Facility			X	X	X	X	X	X	X	X	X	X	X	
Campus Uses	ML-1	ML-2	IMU	NC	CAC-1	CAC-2	RAC	UC	UE	TOD-UC	TOD-NC	TOD-CC	TOD-TR	
Continuum Care Retirement Community (CCRC)														
Educational Campus														
Government Campus														
Medical Campus														
Office Campus														
Religious Campus														
Social Service Campus														
Industrial Uses	ML-1	ML-2	IMU	NC	CAC-1	CAC-2	RAC	UC	UE	TOD-UC	TOD-NC	TOD-CC	TOD-TR	
Agriculture - Industrial Processes		PC												
Airport		X												
Airstrip	PC	PC												
Beneficial Fill Site	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	
Crematorium	PC	PC												
Industrial, Craft	X	X	PC		PC	PC	PC	PC	PC	PC	PC	PC	PC	

#### Table 15-1: Use Matrix

Manufacturing and Logistics Zoning Districts, Neighborhood Center Zoning Districts, Community Activity Center Zoning Districts, Regional Activity Center Zoning Districts, Transit Oriented Development Zoning Districts

Uses	Zoning Districts													
	ML-1	ML-2	IMU	NC	CAC-1	CAC-2	RAC	UC	UE	TOD-UC	TOD-NC	TOD-CC	TOD-TR	
Industrial, General		PC												
Industrial, Light	PC	PC	PC											
Landfill, Land Clearing & Inert Debris (LCID)		C/PC												
Light Assembly	X	X	PC											
Movie Studio	PC	PC	C/PC	C/PC	C/PC	C/PC	C/PC	C/PC	C/PC	C/PC	C/PC	C/PC	C/PC	
Outdoor Storage Yard	PC	PC												
Quarry		C/PC												
Rail Freight Terminal		X												
Recycling Collection Center	PC	PC												
Salvage and/or Junk Yard		PC												
Solar Farm	X	X												
Truck Terminal		X												
Warehouse and Distribution Center	X	X												
Waste Management Facility		PC												
Wholesale Goods Establishment	X	X												
Wind Farm	X	Х												
Transportation Uses	ML-1	ML-2	IMU	NC	CAC-1	CAC-2	RAC	UC	UE	TOD-UC	TOD-NC	TOD-CC	TOD-TR	
Parking Lot (Principal Use)	X	X	X	X	X						X		X	
Parking Structure (Principal Use)	X	X	Х		X	Х	X	Х	X	X	X	X		
Passenger Terminal			X			X	X	X	X	X		X		
Public Transit Facility	X	X	X	X	X	X	X	X	X	X	X	X	X	
Truck Stop	X	X												
Vehicle Operations Facility	X	X												
Open Space, Recreation, and Agricultural Uses	ML-1	ML-2	IMU	NC	CAC-1	CAC-2	RAC	UC	UE	TOD-UC	TOD-NC	TOD-CC	TOD-TR	
Boarding Stables, Commercial														
Campground														
Cemetery	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	
Conservation Area	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	
Community Garden			PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	
Driving Range	X													
Farm														
Farm, Bona Fide - Charlotte ETJ Only	X	X	X	X	X	X	X	X	X	X	X	X	X	
Golf Course							X							
Marina														
Private Recreation Club			Х	Х	X	Х	X	Х	X	X	Х	X	X	
Public Park	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	
Infrastructure	ML-1	ML-2	IMU	NC	CAC-1	CAC-2	RAC	UC	UE	TOD-UC	TOD-NC	TOD-CC	TOD-TR	
Utility (Includes Transmission & Distribution)	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	

## Table 15-1: Use Matrix Manufacturing and Logistics Zoning Districts, Neighborhood Center Zoning Districts, Community Activity Center Zoning Districts, Regional Activity Center Zoning Districts, Transit Oriented Development Zoning Districts

Uses	Zoning Districts													
Uses	ML-1	ML-2	IMU	NC	CAC-1	CAC-2	RAC	UC	UE	TOD-UC	TOD-NC	TOD-CC	TOD-TR	
Wireless Telecommunications	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	
Temporary Uses	ML-1	ML-2	IMU	NC	CAC-1	CAC-2	RAC	UC	UE	TOD-UC	TOD-NC	TOD-CC	TOD-TR	
Mobile Car Wash	PC													
Mobile Food Vendor	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	
Mobile Retail Vendor	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	
Real Estate Project Sales Office	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	
Temporary Contractor's Office and Contractor's Yard	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	
Temporary Outdoor Entertainment			PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	
Temporary Outdoor Sales			PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	
Temporary Outdoor Storage Container	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	
Accessory Uses	ML-1	ML-2	IMU	NC	CAC-1	CAC-2	RAC	UC	UE	TOD-UC	TOD-NC	TOD-CC	TOD-TR	
Accessory Shelter	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	
Adult Care Home														
Childcare Center, Accessory to Employment	X	X	X	X	X	X	X	X	X	X	Х	X	X	
Childcare Center in Residence														
Childcare Home, Family														
Drive-Through Facility	PC	PC	PC	PC	PC	PC	PC		PC	PC	PC	PC	PC	
Dwelling - Accessory Unit (ADU)														
Helistop	PC	PC					PC	PC	PC	PC		PC		
Home Occupation			PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	
Outdoor Entertainment			PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	
Outdoor Sales and Display	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	
Outdoor Seating/Activity Area	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	
Private Stables														
Rooming House														

# Questions