

# Rezoning Petition No. 2023-081

M Industrial Property-Charlotte II LLC, Petitioner

Community Meeting

October 24, 2023

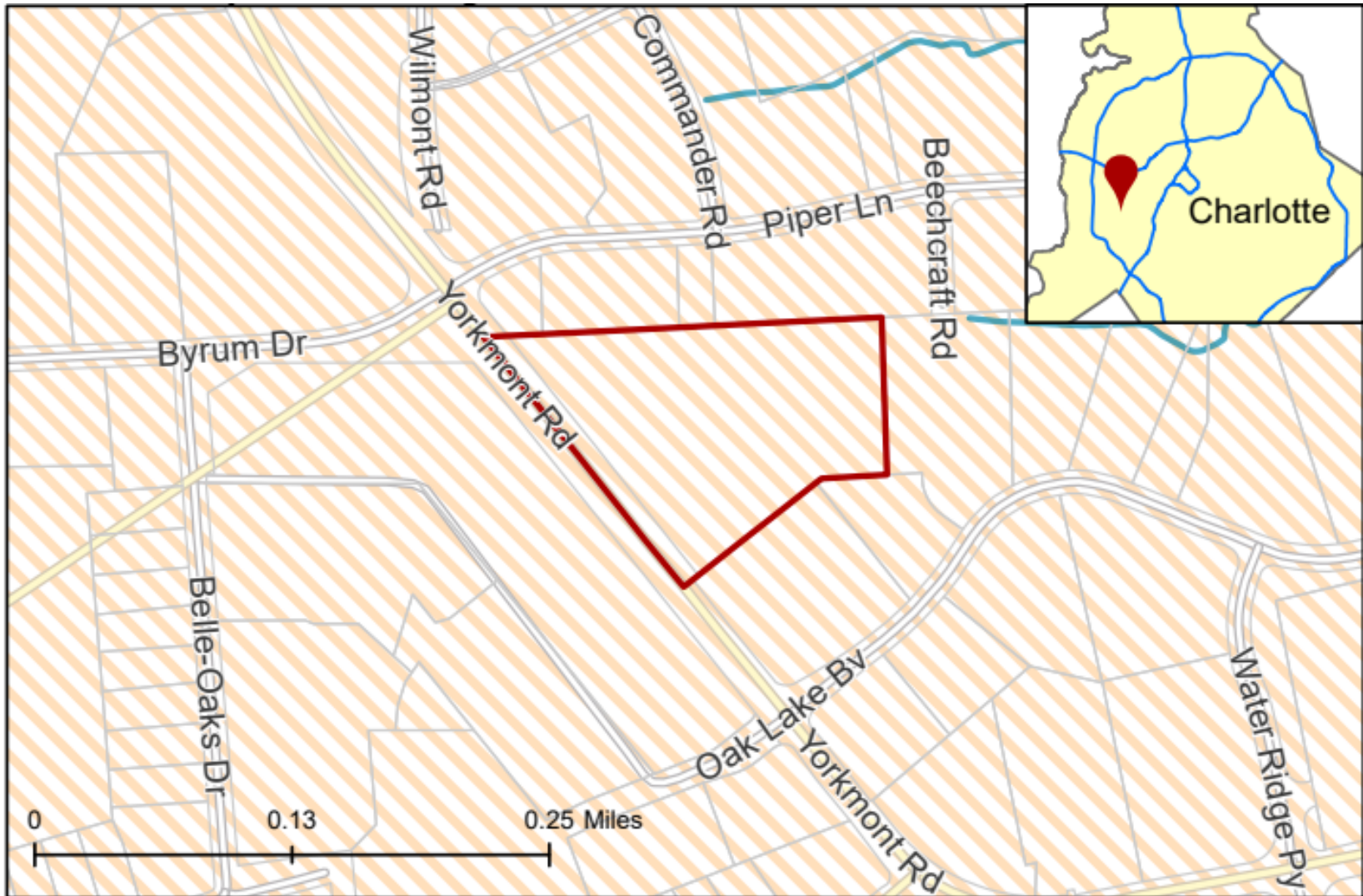
# Team

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

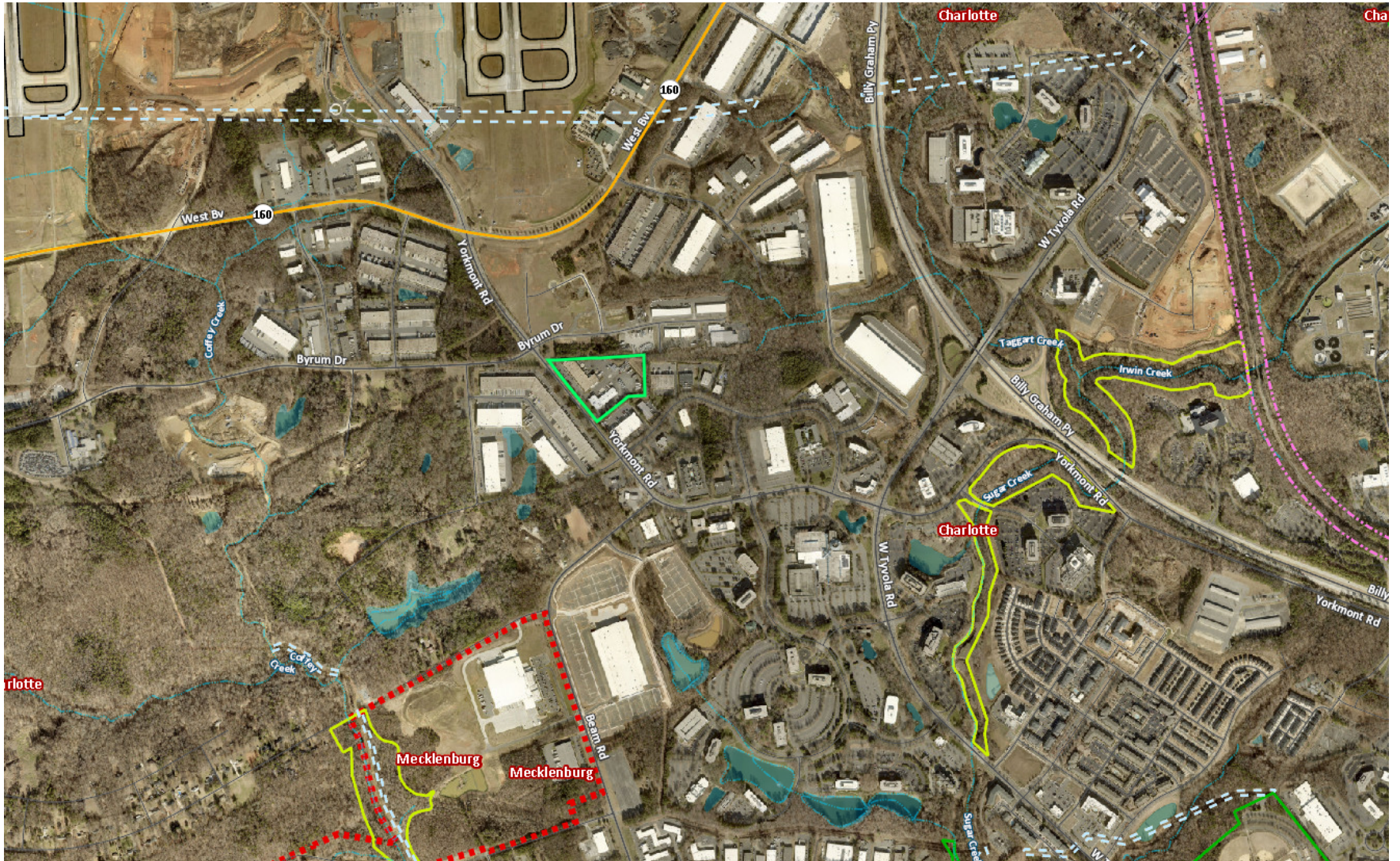
# Current Rezoning Schedule

- 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

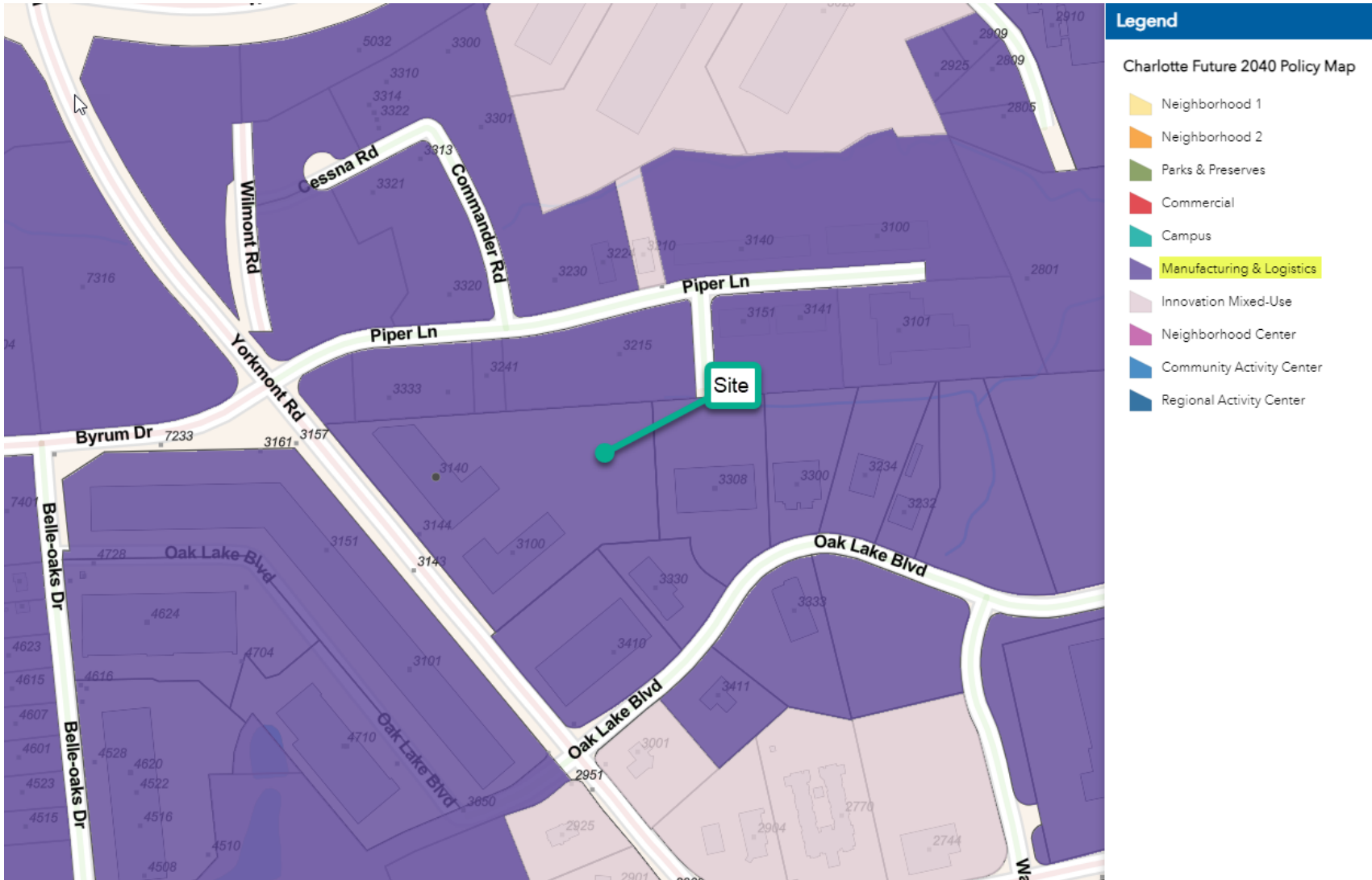


# Request

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**

- 1.** 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.
- 3.** 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















# Questions