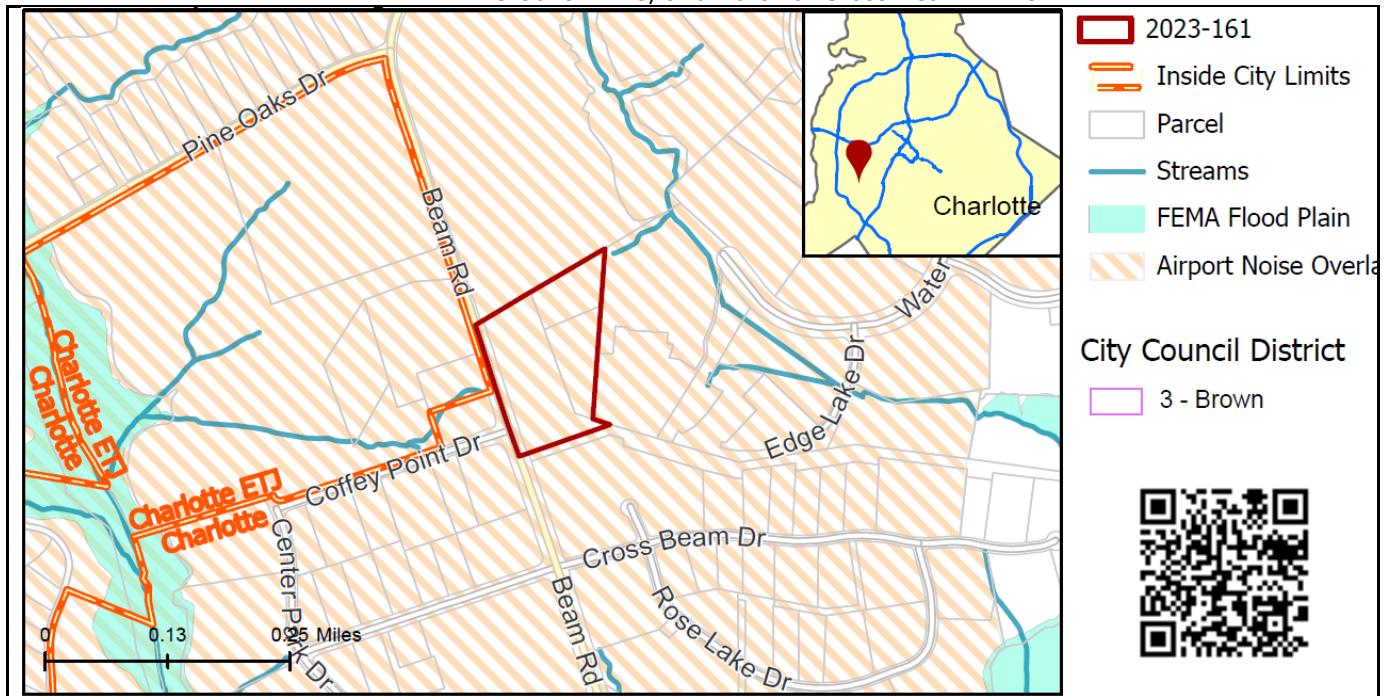


**REQUEST**

Current Zoning: I-1(CD) ANDO (Light Industrial, Conditional, Airport Noise Disclosure Overlay), N1-A ANDO (Neighborhood 1-A, Airport Noise Disclosure Overlay)  
Proposed Zoning: ML-1 ANDO (Manufacturing & Logistics-1, Airport Noise Disclosure Overlay)

**LOCATION**

Approximately 9.82 acres located on the east side of Beam Road, south of Pine Oaks Drive, and north of Cross Beam Drive.



**SUMMARY OF PETITION**

The petition proposes to allow redevelopment of a site occupied by one single family dwelling and a parking lot with all uses permitted in the ML-1 district.

**PROPERTY OWNER**

CK LakePoint Office Park, LLC

**PETITIONER**

Childress Klein Properties

**AGENT/REPRESENTATIVE**

Keith MacVean, Moore & Van Allen PLLC

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 2.

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *2040 Policy Map* recommendation for Campus place type.

Rationale for Recommendation

- The majority of the site is zoned I-1(CD) ANDO and developed with a parking lot.
- Most of the surrounding properties are zoned for manufacturing and logistics uses.
- The property is within the Airport Noise Disclosure Overlay. ML-1 ANDO is a more appropriate zoning district than the N1-A ANDO district that currently applies to the rear properties of the site.

- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 8: Diverse & Resilient Economic Opportunity

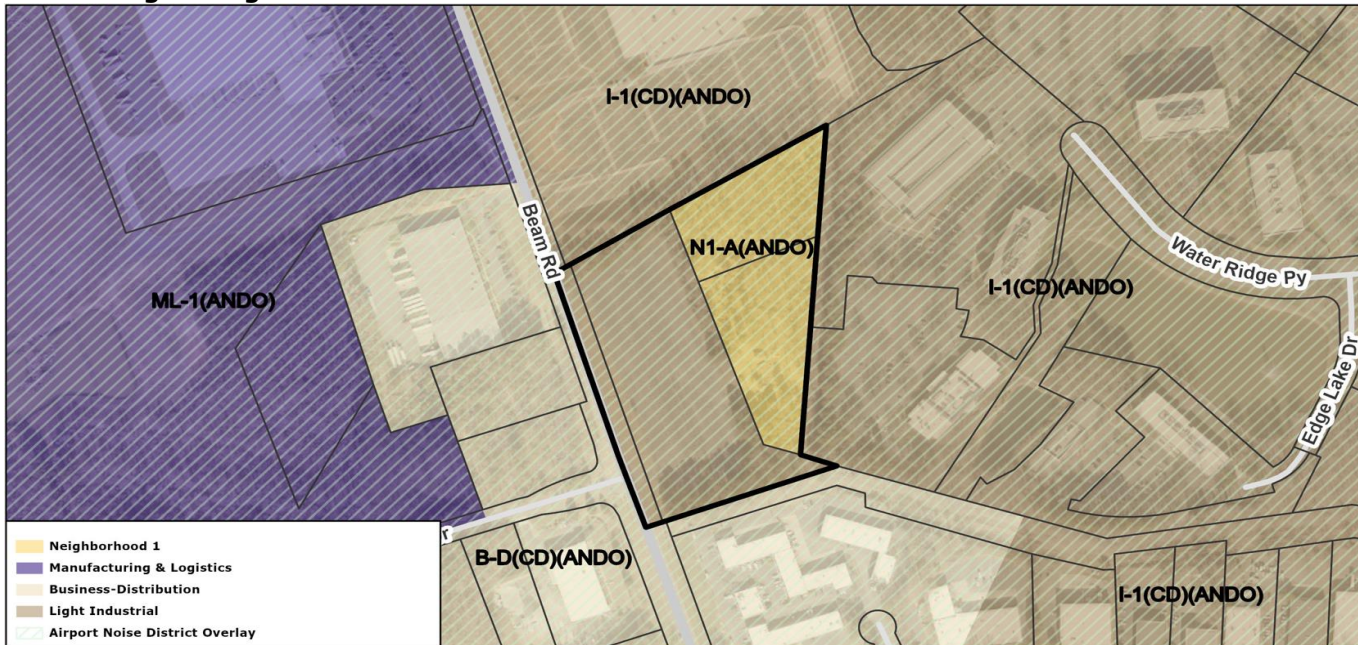
The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Campus Place Type to Manufacturing & Logistics Place Type for the site.

**PLANNING STAFF REVIEW**

- **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.

- **Existing Zoning**



- The property is split zoned I-1(CD) ANDO and N1-A(CD) ANDO and is surrounded by a mix of Manufacturing & Logistics zoning districts including I-1(CD) ANDO, B-D(CD) ANDO, and ML-1 ANDO.



The site, marked by a red star, is developed with a parking lot and one single family dwelling. The surrounding properties are developed with office, commercial, and manufacturing and logistics uses.



Streetview of the site from Beam Road with the parking lot visible in the foreground and single family dwelling visible in the background.



Streetview of manufacturing and logistics use north of the site along Beam Road.



Streetview of office uses to the east of the site along Water Ridge Parkway.

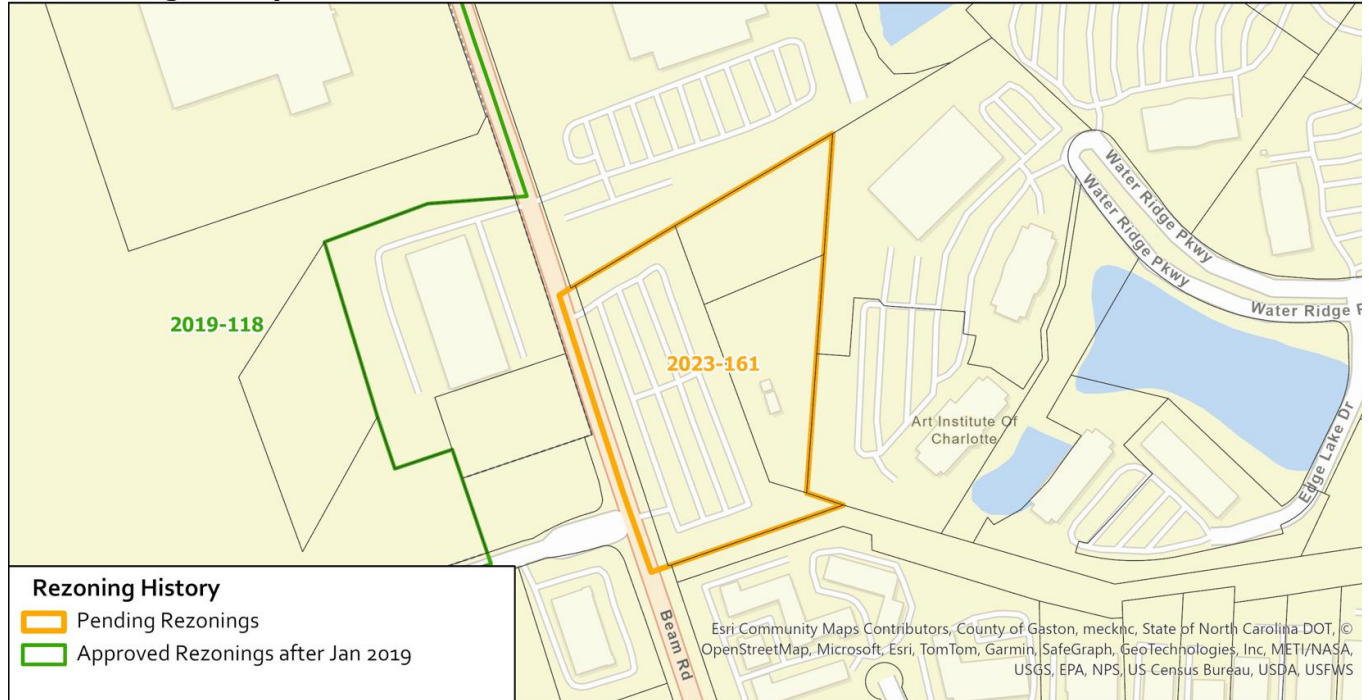


Streetview of office and commercial uses to the south of the site along Beam Road.



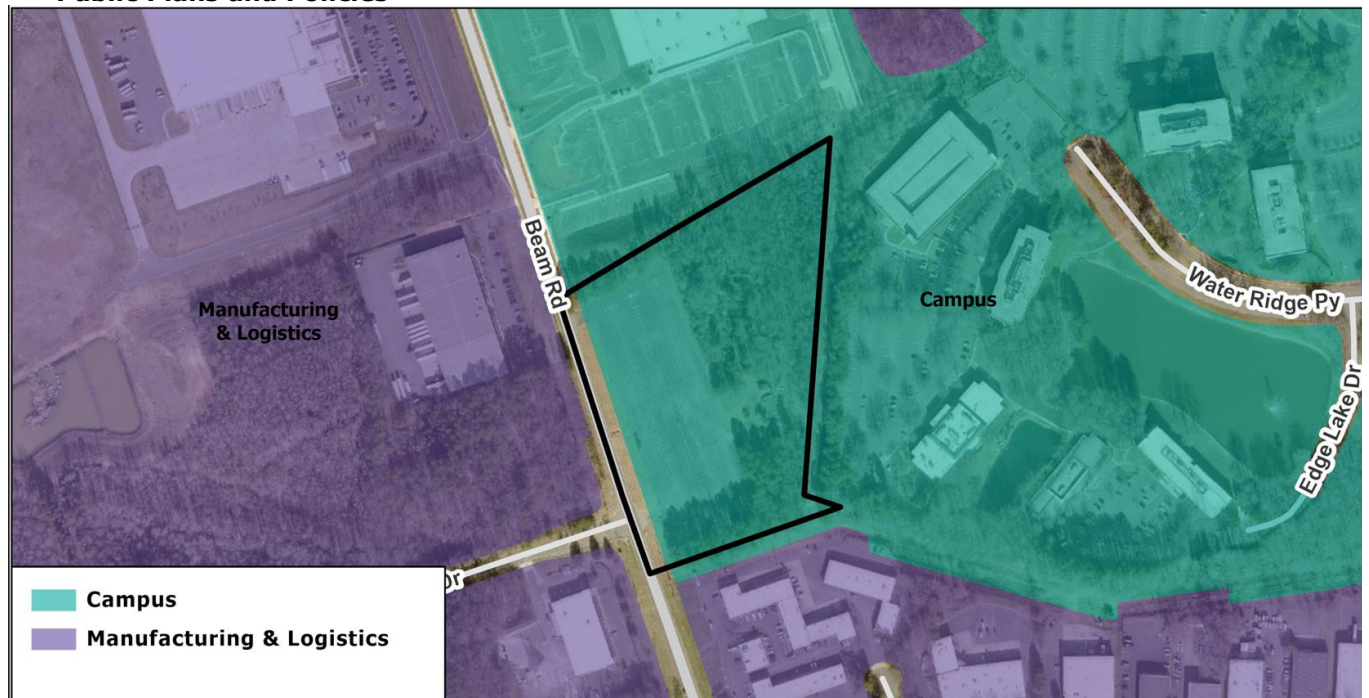
Streetview of manufacturing and logistics uses to the west of the site across Beam Road.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-118	Petition to rezone 90.47 acres from B-D(CD) AIR to I-1 AIR.	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Campus place type for the site.

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- **TRANSPORTATION SUMMARY**

- The petition is located adjacent to Beam Road, a City-maintained avenue, and Coffey Point Drive, a city-maintained local street. 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 this site.
- **Transportation Considerations**
- No outstanding issues.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 10 trips per day (based on one single family dwelling).
    - Entitlement: 195 trips per day (based on 98,200 SF warehouse).
  - Proposed Zoning: 195 trips per day (based on 98,200 SF warehouse).

**DEPARTMENT COMMENTS**

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **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 16-inch water main along Beam Rd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Beam Rd. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** No comments submitted.

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**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**  
**Planner:** Joe Mangum (704) 353-1908