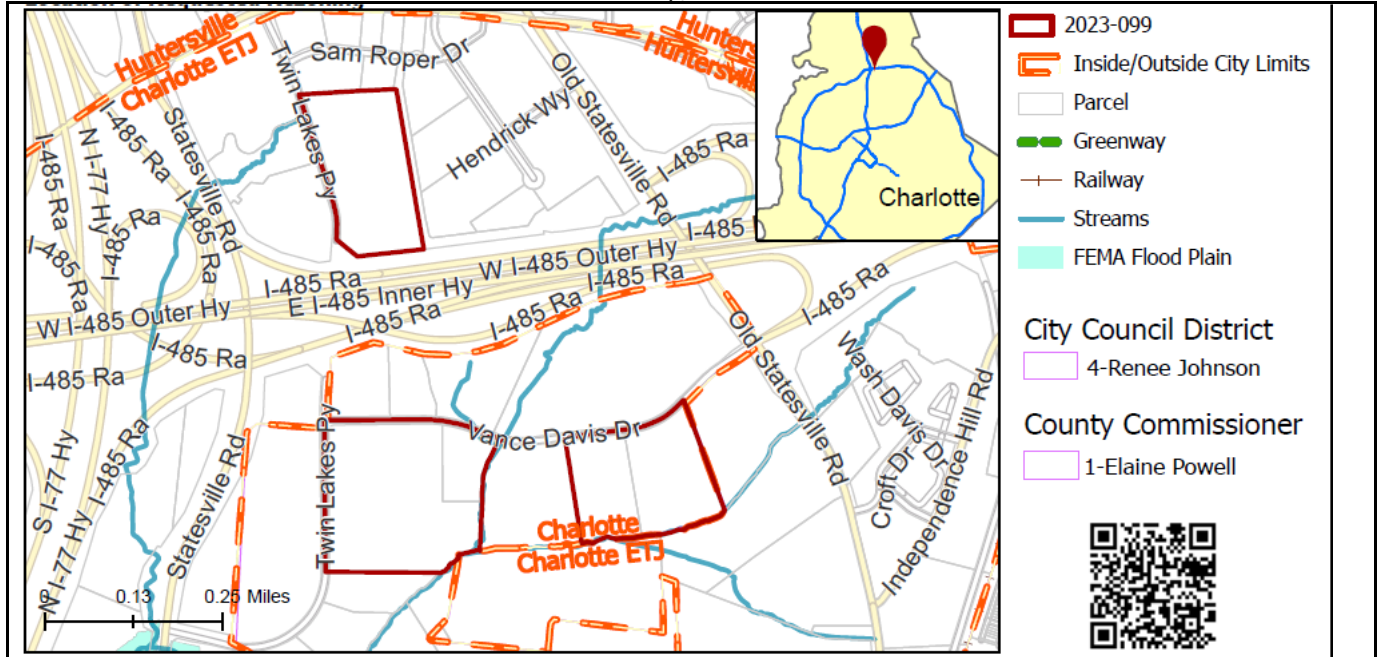


REQUEST

Current Zoning: OFC (office flex campus)
Proposed Zoning: ML-1 (manufacturing and logistics – 1)

LOCATION

Approximately 64 acres located on the south side of Vance Davis Drive, east of Twin Lakes Parkway, and west of Old Statesville Road.



SUMMARY OF PETITION

The petition proposes to allow all uses that are permitted by right or under prescribed conditions in the ML-1 zoning district (Manufacturing and Logistics).

PROPERTY OWNER

BIN VD12210 LLC; BIN VD12140 LLC; ABMAR GK Twin Lakes, LLC; ES 10000 Twin Lakes, LLC; and TKC XIX LLC

PETITIONER

Beacon Partners; ABMAR GK Twin Lakes, LLC; ES 10000 Twin Lakes, LLC; and TKC XIX LLC

AGENT/REPRESENTATIVE

Collin Brown and Brittany Lins – Alexander Ricks PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 10

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *2040 Policy Map* recommendation for Manufacturing and Logistics Place Type.

Rationale for Recommendation

- The petition would align the site with the surrounding area and the Manufacturing and Logistics place type recommendation for the area.
- The proposed petition is more compatible than the existing office zoning and helps to achieve what is envisioned for the Manufacturing and Logistics Place type.
- The ML-1 (Manufacturing and Logistics) district will allow some manufacturing and logistics uses that are not allowed in the OFC (office) zoning.

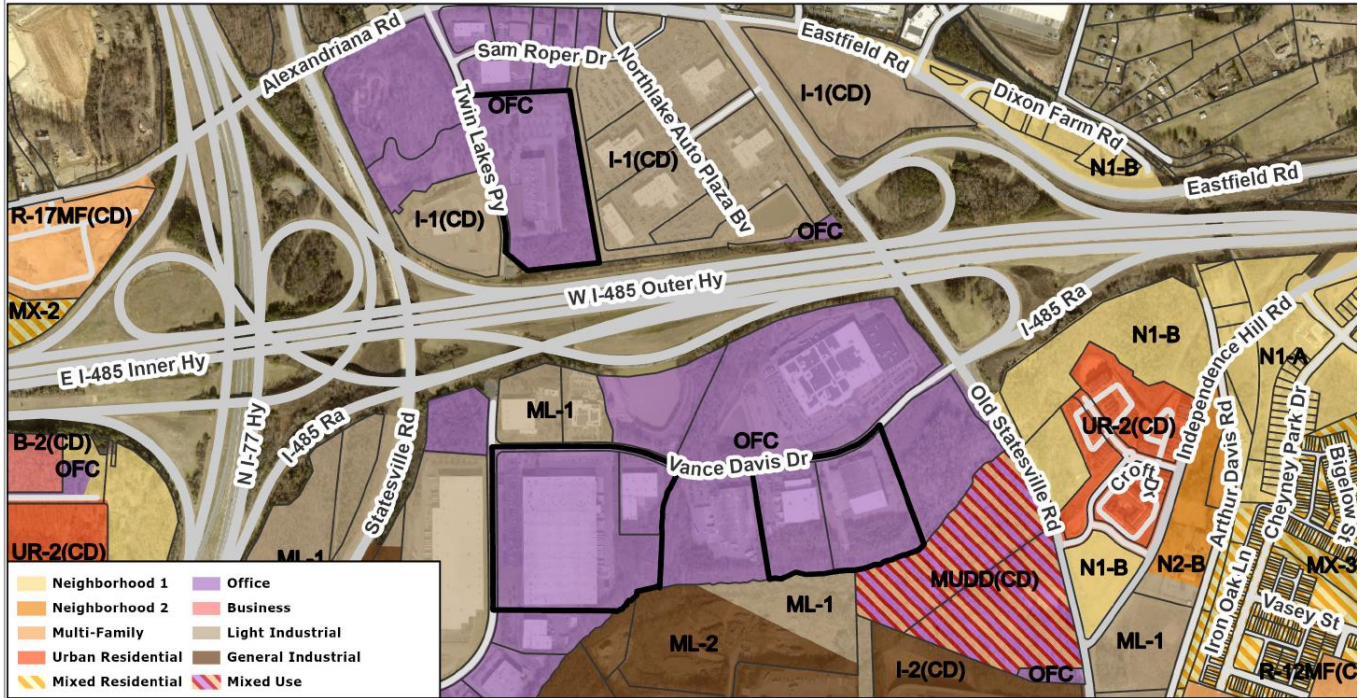
- The ML-1 zoning district is intended to accommodate a range of
- warehouse/distribution and light industrial uses which aligns with the surrounding area uses.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 8: Diverse and Resilient Economic Opportunity

PLANNING STAFF REVIEW

• **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan. The ML-1 Manufacturing and Logistics Zoning District is intended to accommodate a range of warehouse/distribution and light industrial uses, including a variety of light manufacturing and assembly. The ML-1 Zoning District includes significant screening and buffering requirements to ensure adequate separation and mitigation of potential impacts on surrounding areas. Limited restaurant, retail, and personal service uses to accommodate area workers are also allowed in the zoning district. The ML-1 Zoning District is generally located in areas readily accessible by arterials and interstates, as well as freight rail.

• **Existing Zoning**

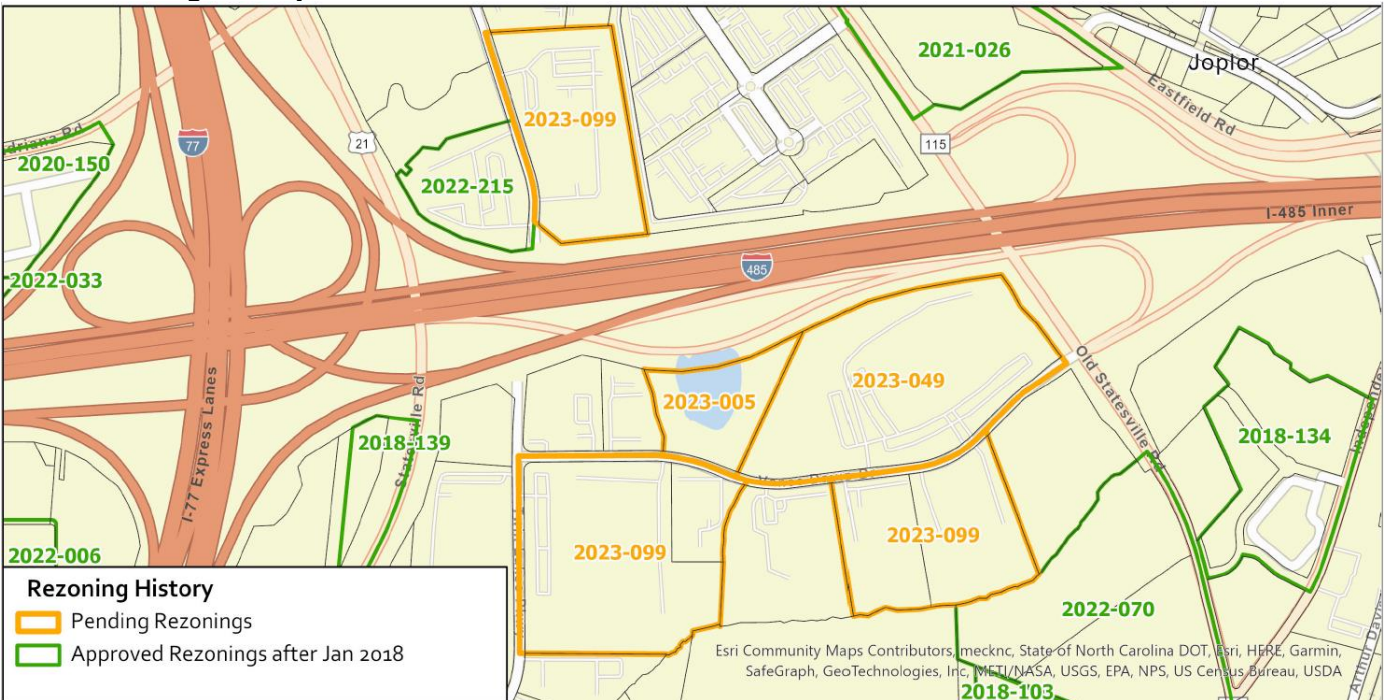


- The site is comprised of acreages located on the north and south sides of I-485 and developed with warehousing. The site is immediately surrounded by office/warehouse/distribution uses, and acreage approved for mixed use development on parcels zoned OFC (office flex campus), ML-1 (manufacturing and logistics - 1), ML-2 (manufacturing and logistics - 2), I-1(CD) (light industrial, conditional), and MUDD(CD). Residential development of varied housing types and intensities are located further north, east, and west on parcels in various zoning districts.



The rezoning site is developed with warehousing, with a portion directly abutting I-485 to the south. The site is immediately surrounded by office/warehousing/distribution uses with residential uses further to the east and west.

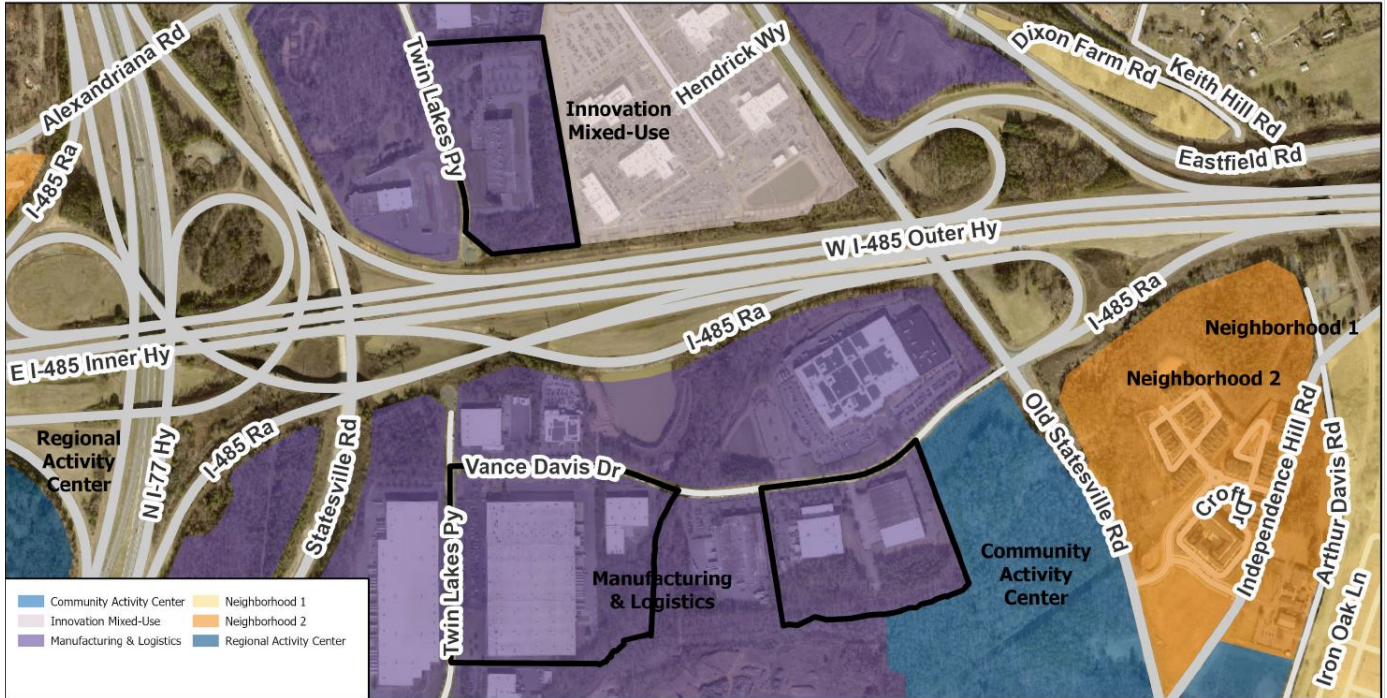
• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2023-049	Rezone 30.1 acres from OFC to ML-1	Pending
2023-005	Rezone 8.2 acres from OFC to ML-1.	Pending
2022-215	Rezoned 8.65 acres from BP to I-1(CD).	Approved
2022-070	Rezoned 31.41 acres from BP to MUDD-O.	Approved
2022-033	Rezoned 48.08 acres from R-3 and BP to MX-2 Innov.	Approved
2022-006	Rezoned 18.88 acres from R-3 and BP to UR-2(CD).	Approved
2021-026	Rezoned 20.55 acres from R-4 to I-1(CD).	Approved
2020-150	Rezoned 20.267 acres from R-3 and BP to R-17MF(CD)	Approved
2018-139	Rezoned 2.44 acres from BD(CD) to I-1.	Approved
2018-134	Rezoned 20.03 acres from R-4 to UR-2 (CD).	Approved

2018-103	Rezoned 35.91 acres from R-4 to I-2(CD).	Approved
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• **Public Plans and Policies**



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

• **TRANSPORTATION SUMMARY**

The site is located adjacent to Twin Lakes Parkway, a State-maintained local street, south of Alexandria Road, a State-maintained minor arterial. 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:**

- 10615 Twin Lakes Pkwy Site Renovations
 - Land development commercial project located at 10615 Twin Lakes Parkway involving the renovation of the existing building and parking lot.
 - Recently approved plan

• **Transportation Considerations**

- **Comprehensive Transportation Review (CTR):** A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition. If during the permitting process the site generates the designated number of trips outlined on Table 3.1 in the Charlotte Streets Manual, then a Comprehensive Transportation Review will be required.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 205 trips per day (based on 103,253 sq ft warehousing).

Entitlement: 8,305 trips per day (based on 960,000 sq ft office).

Proposed Zoning: 1,050 trips per day (based on 640,000 sq ft warehouse).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **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 Pkwy. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Twin Lakes Pkwy and an existing 8-inch gravity sewer main located inside parcel 02505105. 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:** This parcel is on the MCPR Greenway Master Plan. MCPR requests the dedication and conveyance of a minimum 50' width permanent greenway easement along the southern property boundary to Mecklenburg County for future greenway trail. Greenway easements may overlap tree-save. Greenway easements shall be conveyed by the first CO. See advisory comments at www.rezoning.org.
 - **Stormwater Services Land Development Engineering:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry / City Arborist:** No outstanding issues.
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Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Claire Lyte-Graham (704) 336-3782