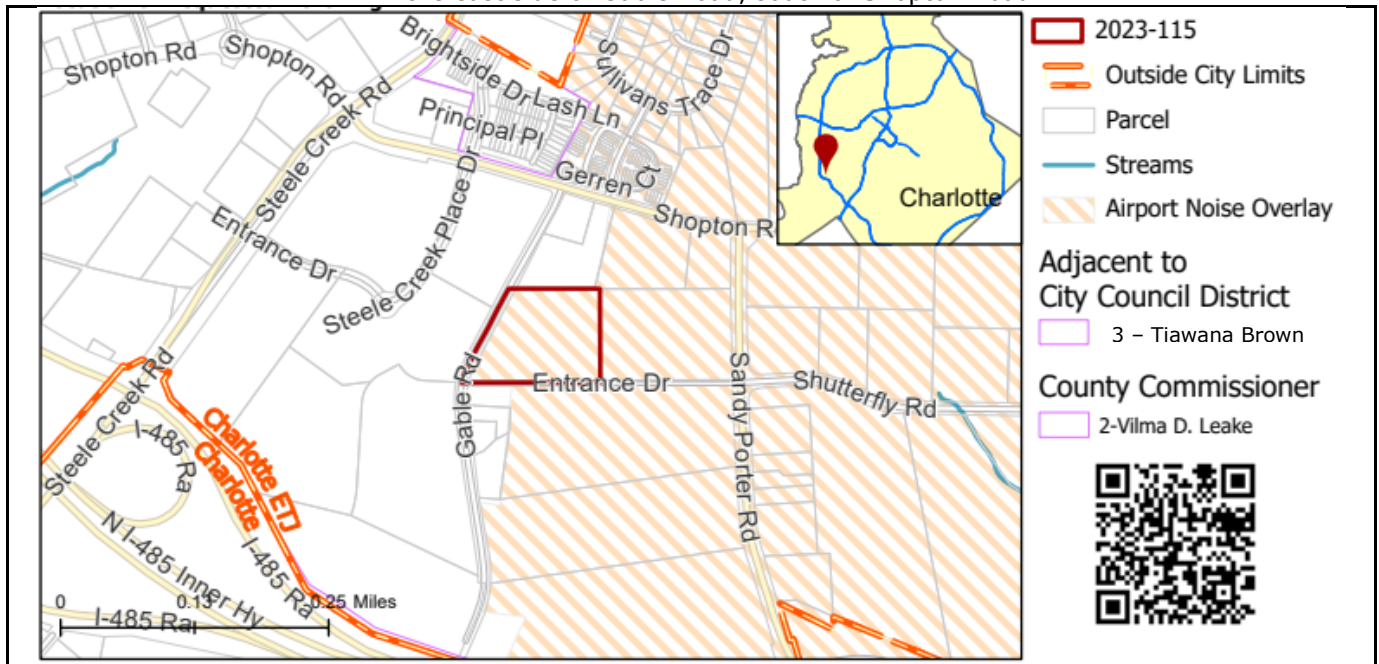


REQUEST

Current Zoning: I-1(CD) ANDO (General Industrial, Conditional, Airport Noise Overlay District)
Proposed Zoning: ML-1 ANDO (Manufacturing and Logistics-1, Airport Noise Overlay District)

LOCATION

Approximately 5.716 acres located along the north side of Entrance Drive and the east side of Gable Road, south of Shopton Road.



SUMMARY OF PETITION

The petition proposes all uses permitted by-right and under prescribed conditions in the ML-1 (manufacturing and logistics, 1) zoning district.

PROPERTY OWNER

Eastgroup Properties, L.P.

PETITIONER

Eastgroup Properties, L.P.

AGENT/REPRESENTATIVE

John Carmichael; Robinson Bradshaw

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 and Logistics.

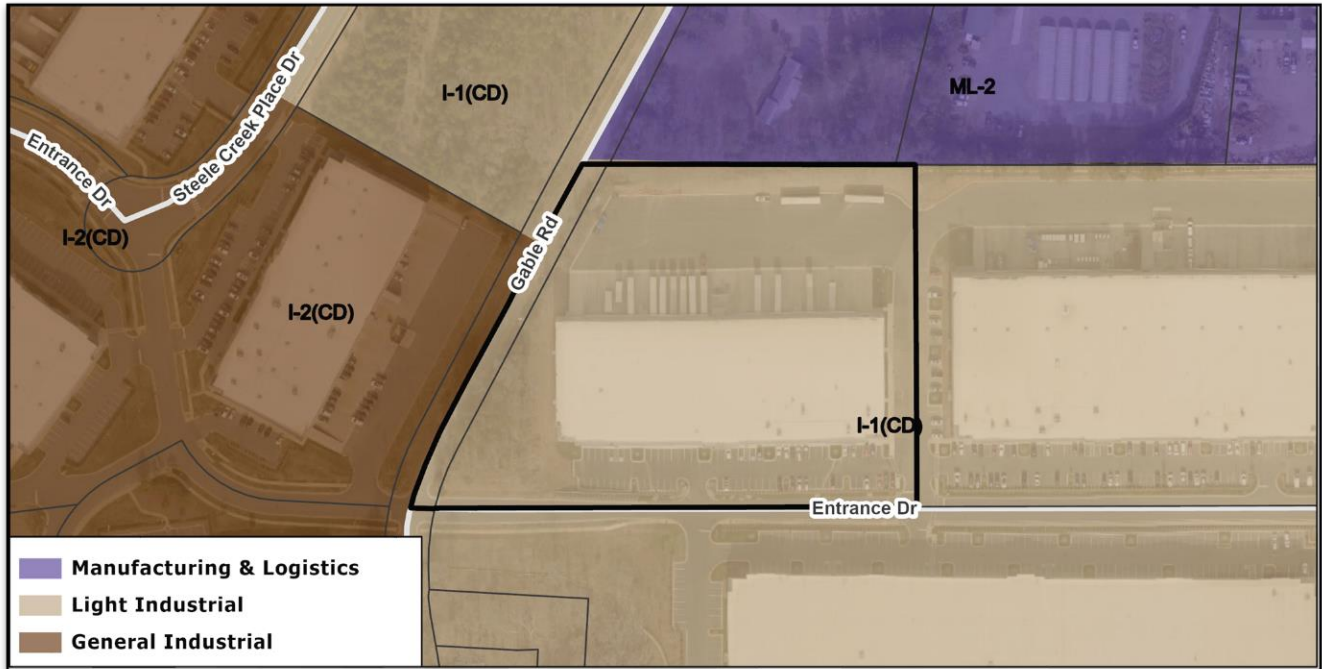
Rationale for Recommendation

- The proposed rezoning is consistent with the adopted land use recommendations for this site and surrounding area.
- The surrounding parcels are all zoned for industrial uses.
- 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 site backs up to other industrial zoned parcels, with no residential uses in proximity.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:

- 8: Diverse & Resilient Economic Opportunity

PLANNING STAFF REVIEW

- **Proposed Request Details**
This is a conventional rezoning petition with no associated site plan.
- **Existing Zoning**



- The site is surrounded by industrial zoning.



The site is denoted by a star, surrounded by manufacturing and logistic uses and a church



The site currently has an industrial use on the parcel.



East of the site are industrial buildings and warehouses.

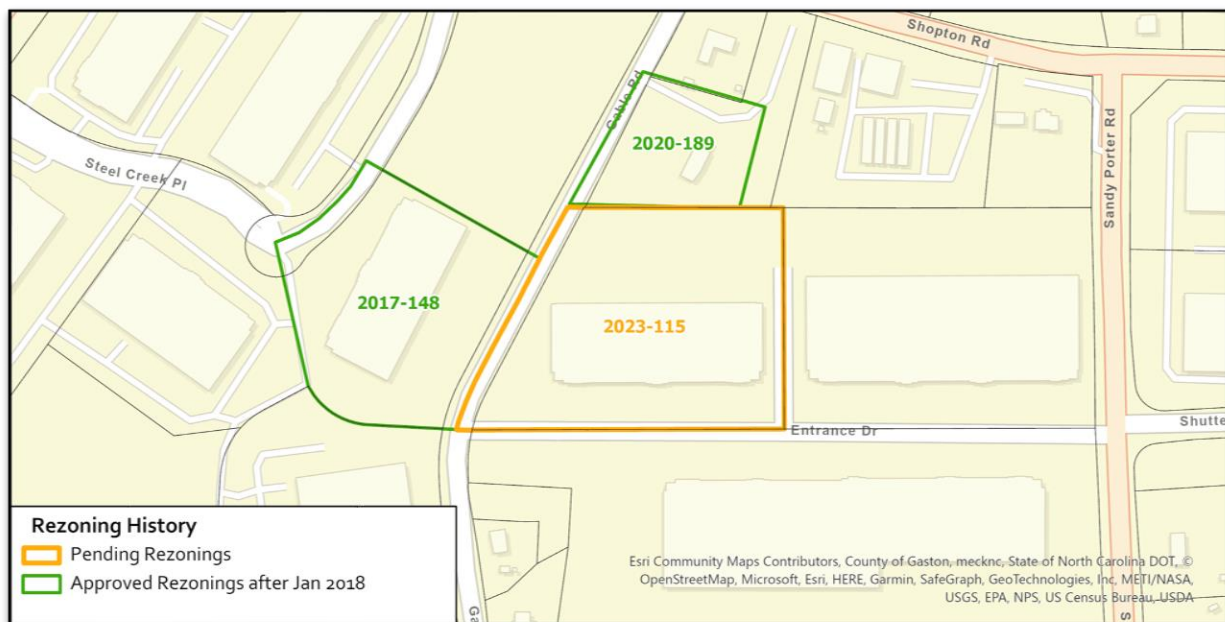


South of the site is an industrial use building.



West of the site are additional industrial use building.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-148	3.96 acres from I-2 (CD) to I-2 (CD) SPA	Approved
2020-189	2.66 acres from N1-A to ML-2	Approved

• **Public Plans and Policies**



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

• **TRANSPORTATION SUMMARY**

- The site is located at the intersection of Gable Road, a State-maintained local street and Entrance Drive, a privately maintained local street. The petition is located in a Shopton Road industrial activity center outside of Route 4, within the I-485 Interchange Analysis Study.

• **Active Projects:**

- No active projects near this site

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 155 trips per day (based on warehousing).

Entitlement: 130 trips per day (based on warehouse).

Proposed Zoning: 130 trips per day (based on 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:** No comments submitted.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **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:** No comments submitted.
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at 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
Planner: Emma Knauerhase (704)-432-1163