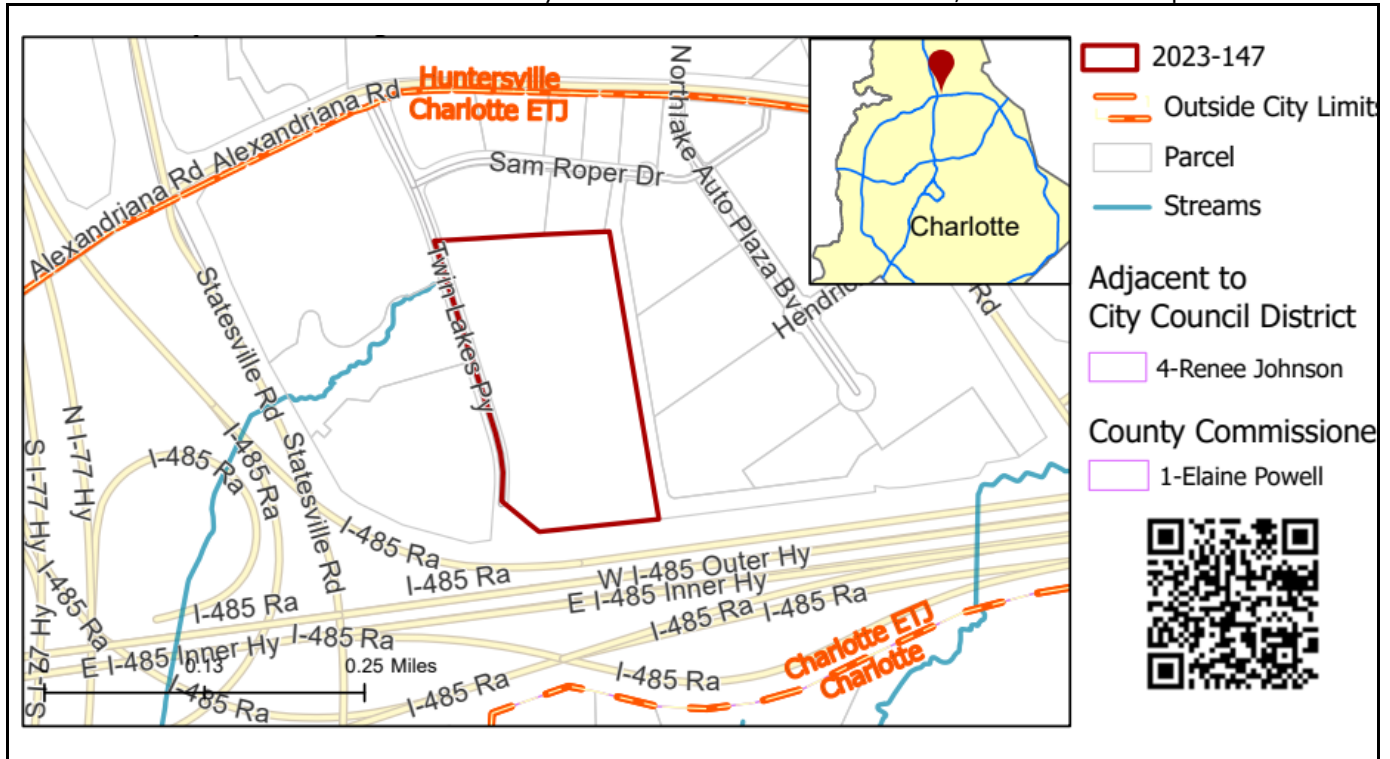


**REQUEST**

Current Zoning: ML-1 (manufacturing and logistics-1)  
Proposed Zoning: ML-1(CD) (manufacturing and logistics-1, conditional)

**LOCATION**

Approximately 17.31 acres located along the east side of Twin Lakes Parkway and north side of Interstate 485, south of Sam Roper Drive.



**SUMMARY OF PETITION**

The petition proposes an automotive repair facility, auto dealership, warehouse and distribution center and all other commercial and industrial uses as permitted by right and under prescribed conditions and accessory uses, as allowed in the ML-1 zoning district.

**PROPERTY OWNER  
PETITIONER  
AGENT/REPRESENTATIVE**

ABMAR GK Twin Lakes, LLC  
Hendrick Automotive Group  
Greg Hartley, ACRO Development Services, PLLC

**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 upon resolution of outstanding issues related to transportation.

Plan Consistency

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

Rationale for Recommendation

- This petition offers to increase access to jobs and economic opportunities for the area.
- This area has been identified as needing better access to jobs as defined by the Equitable Growth Framework.

- The proposed site would be well served by transit with access to CATS bus stops within ½ mile of the site.
- The petition proposes 10-foot and 50-foot landscape buffers respectively to provide sensitivity to surrounding sites and natural features.
- The petition proposes to incorporate streetscape improvements to include a 6-foot sidewalk and 8-foot planting strip along frontage on Twin Lakes Parkway.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 1: 10 Minute Neighborhoods
  - 7: Integrated Natural & Built Environments
  - 8: Diverse & Resilient Economic Opportunity

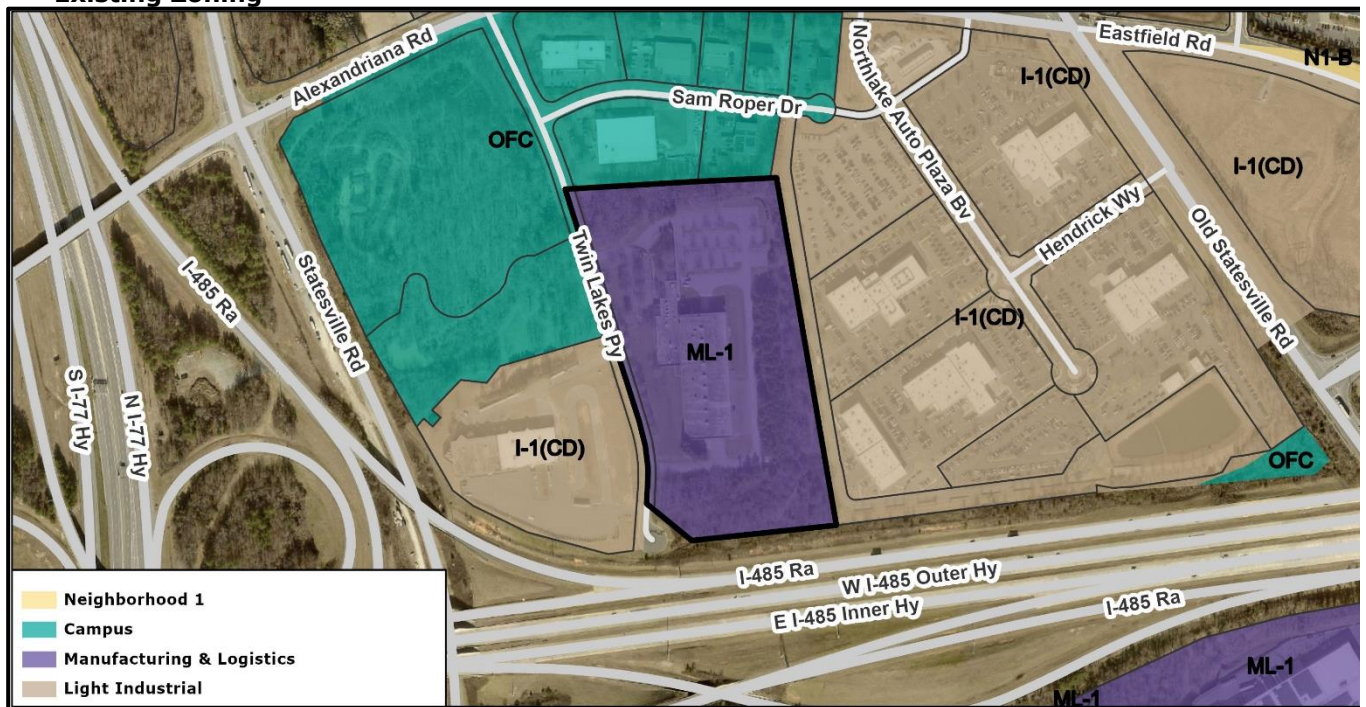
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows for the development of Vehicle Repair Facility: Major, Vehicle Repair Facility: Minor, Vehicle Dealership: Outdoor, Car Wash (not open to the public) Warehouse and Distribution Center, Wholesale Goods Establishment Office, and all other commercial and industrial uses as permitted by right and under prescribed conditions as allowed in the ML-1 zoning district.
- Prohibits the following uses: adult electronic gaming establishment, animal shelter, adult uses, drive-through establishment, kennel, restaurant/bar, stadium, correctional facility, homeless shelter, beneficial fill site, crematorium, cemetery.
- Proposes to incorporate streetscape improvements to include a 6-foot sidewalk and 8-foot planting strip along frontage on Twin Lakes Parkway.
- Proposes 10-foot and 50-foot landscape buffers.

• **Existing Zoning**



- This site was rezoned in 2023 (RZP-2023-099) along with two other parcels to the south of Interstate 485. The rezoning site is developed with a warehousing use directly abutting I-485 to the south. The site is immediately surrounded by office/warehousing/distribution uses and auto dealers with residential uses further to the east and west.





The site is denoted with a red star.



The property to the east along Northlake Auto Plaza Boulevard is developed with auto dealerships.





The property to the north along Sam Roper Drive is developed with warehousing and office uses.



The property to the west along Twin Lakes Parkway is developed with auto sales, auto repair, and office uses.

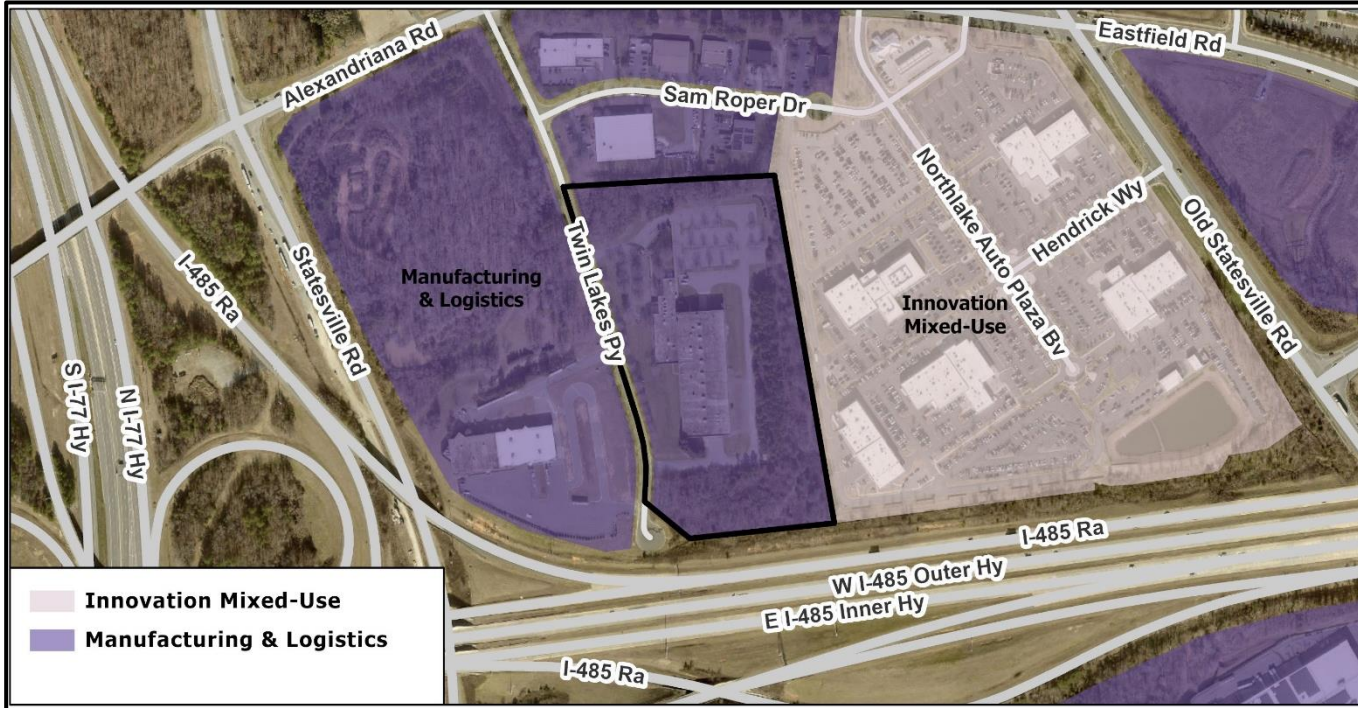
• **Rezoning History in Area**





Petition Number	Summary of Petition	Status
2022-215	Rezoned 8.65 acres from BP to I-1 (CD) to allow development of up to 65,000 square feet gross floor area of auto sales, auto repair, and office uses.	Approved
2023-099	Rezoned 64 acres from OFC to ML-1 to allow all uses that are permitted by right or under prescribed conditions in the ML-1 zoning district.	Approved

• **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 Alexandriana Road, a State-maintained minor arterial. Density is needed to determine if Comprehensive Transportation Review (CTR) requirements are triggered. Site plan and/or conditional note revisions are needed to commit to CTR requirements or provide additional density information showing triggers are not met. Further details are listed below.

• **Active Projects:**

- There are no known active city projects in the vicinity.

• **Transportation Considerations**

- See Outstanding Issues, Note 1

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 205 trips per day (based on 103,253 square feet of warehouse use).

Entitlement: 315 trips per day (based on 173,100 square feet of warehousing).

Proposed Zoning: XX trips per day (based on automotive repair or sale).

**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 along Twin Lakes Parkway. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Twin Lakes Parkway. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No outstanding issues.
- **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 outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

#### **OUTSTANDING ISSUES**

##### Transportation

1. Density needed to determine potential CTR requirements. Additional comments or requirements may arise once density is provided.

**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Michael Russell (704) 353-0225