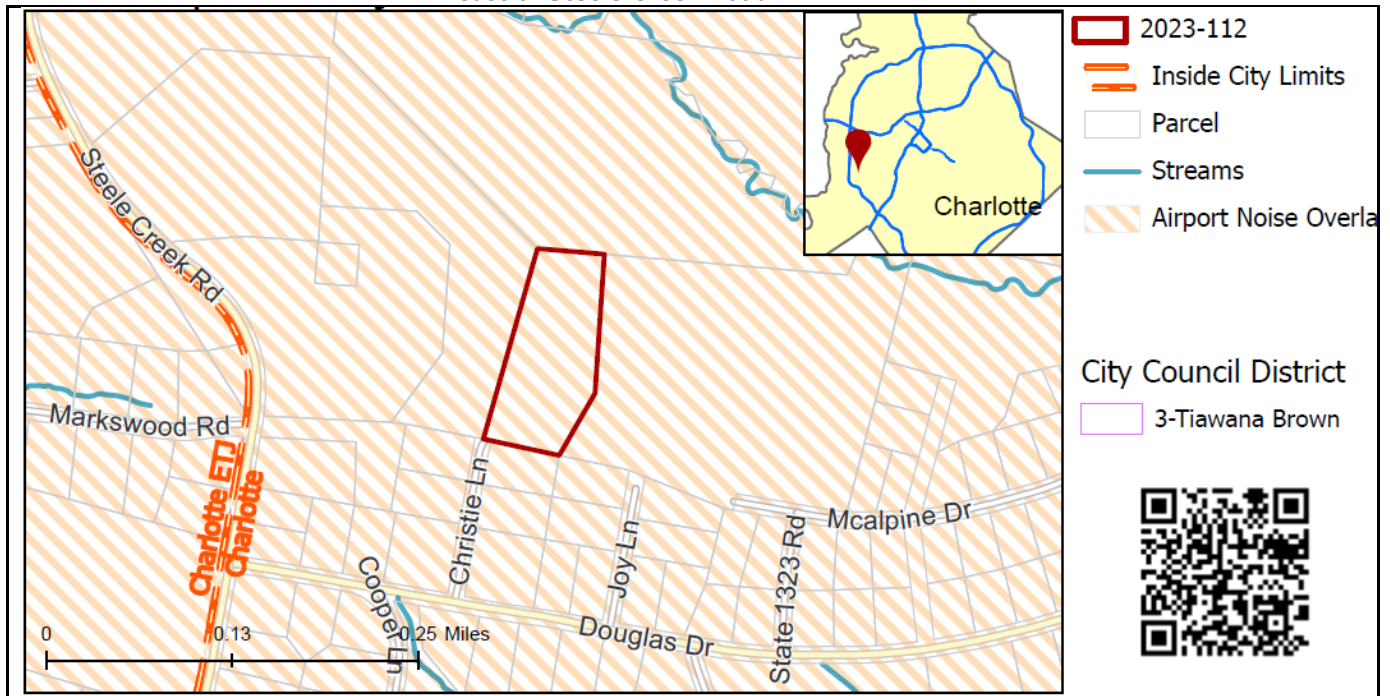


REQUEST

Current Zoning: N1-A ANDO (Neighborhood 1-A, Airport Noise Disclosure Overlay)
Proposed Zoning: ML-2(CD) ANDO (Manufacturing & Logistics 2, Conditional, Airport Noise Disclosure Overlay)

LOCATION

Approximately 5.03 acres located at the northern end of Christie Lane, east of Steele Creek Road.



SUMMARY OF PETITION

The petition proposes to develop a property near Charlotte Douglas International Airport with uses permitted in the ML-2 zoning district.

PROPERTY OWNER

TCA – Christie Lane LLC

PETITIONER

FCA, LLC

AGENT/REPRESENTATIVE

Collin Brown & Brittany Lins, Alexander Ricks PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 1.

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for Manufacturing & Logistics place type.

Rationale for Recommendation

- The petition is consistent with the 2040 Policy Map recommendation for Manufacturing & Logistics place type and is surrounded primarily by other parcels both recommended for Manufacturing & Logistics place type and zoned ML-2.
- The site is less than one mile from Charlotte Douglas International Airport and is within the Airport Noise Disclosure Overlay, making it less attractive for development under the current zoning of N1-A ANDO.

- A conditional note prohibits access to the site from Christie Lane for manufacturing and logistics uses.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 8: Diverse & Resilient Economic Opportunity

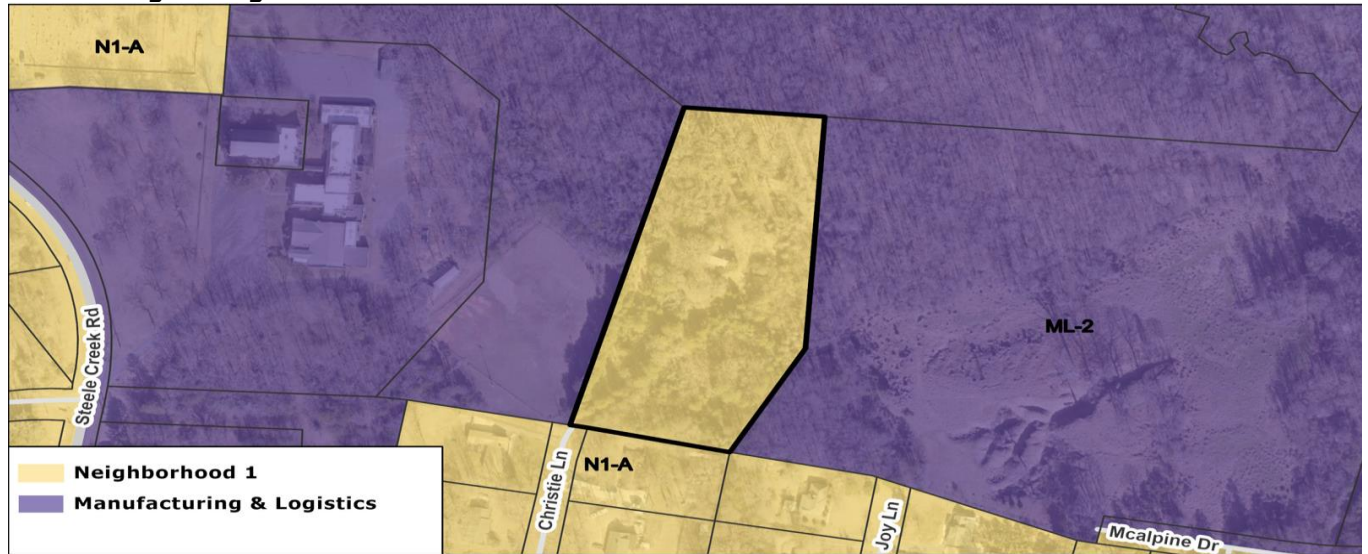
PLANNING STAFF REVIEW

• **Proposed Request Details**

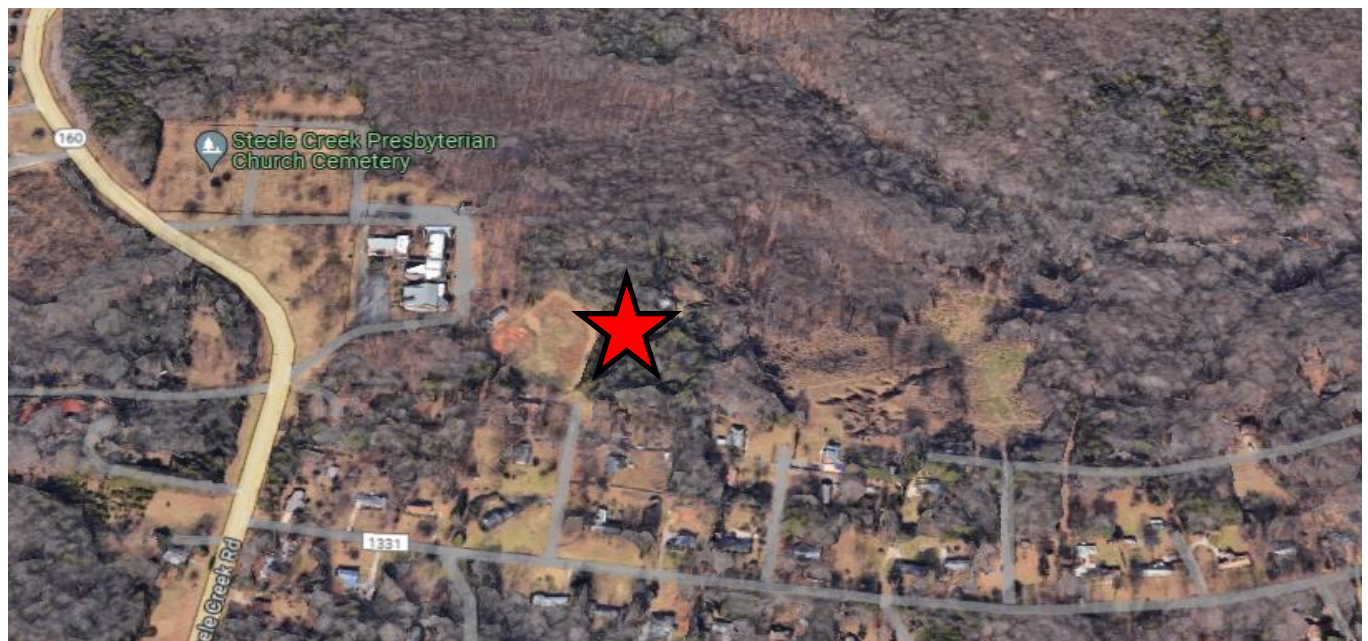
The conditional notes accompanying this petition propose:

- All uses in permitted in the ML-2 zoning district.
- Christie Lane may not be used to access manufacturing and logistics uses on the site. Site access shall be provided through adjacent ML-2 zoned parcels.
- The petitioner shall continue good faith efforts to coordinate with Mecklenburg County Historic Landmarks Department to appropriate relocate the historic John Douglas House.

• **Existing Zoning**



- The site is zoned N1-A and is adjacent to other N1-A zoned properties to the south but surrounded by ML-2 zoning to the west, north, and east.



The site, marked by a red star, is occupied by a historic home that dates to the 1860's. Surrounding uses include vacant wooded land to the north and east, single family residential to the south, and institutional to the west.



Streetview of large, wooded tracts of land to the north and east of the site.

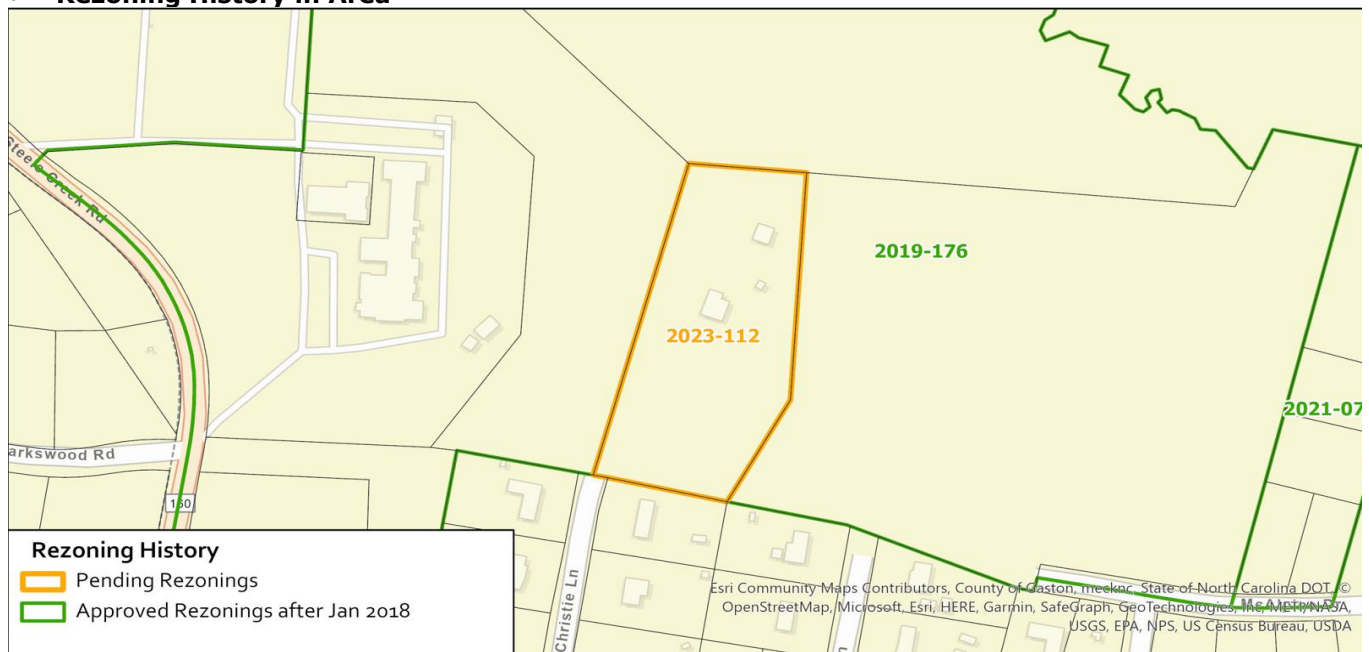


Streetview of single family detached residential uses to the south of the site along Christie Lane.



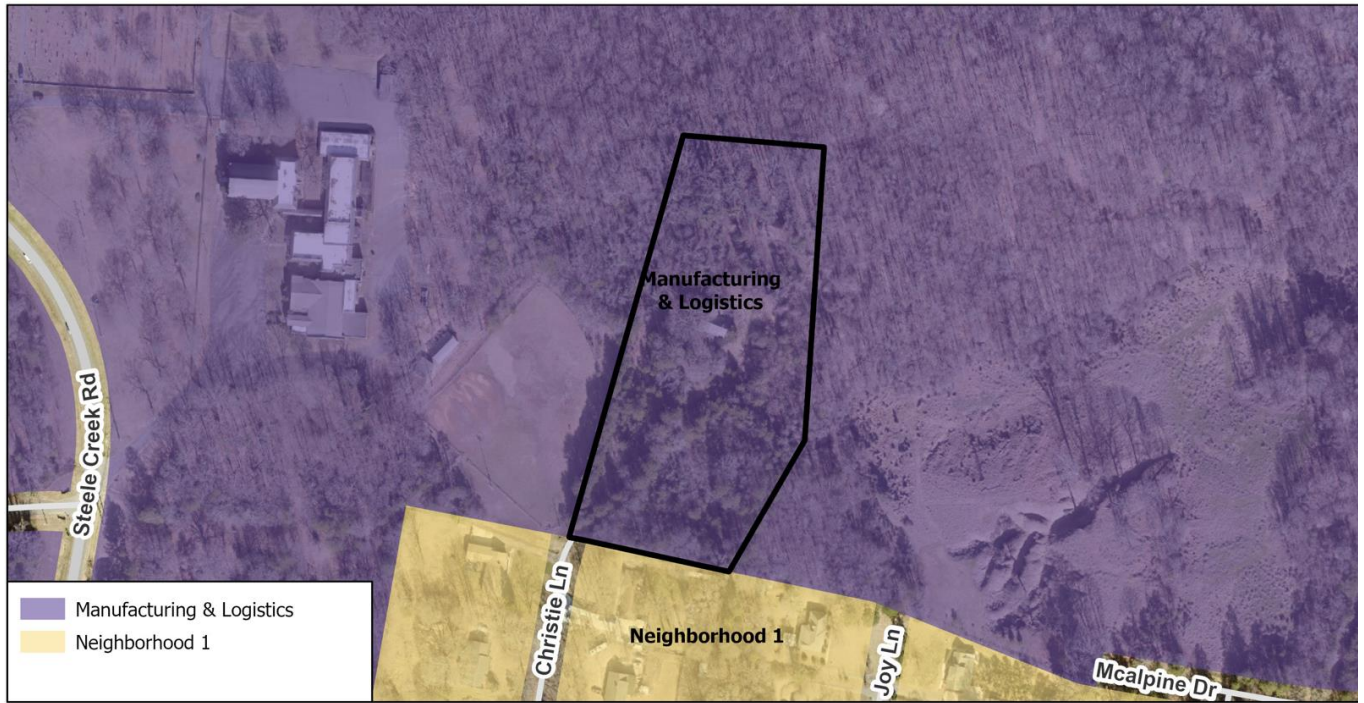
Streetview of institutional use to the west of the site along Steele Creek Road.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-070	Request to rezone 44.61 acres to allow all uses permitted in the I-2 zoning district.	Approved
2019-176	Request to rezone 78.68 acres to allow all uses permitted in the I-2 zoning district.	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Manufacturing & Logistics place type for the site and most of the surrounding properties.

• **TRANSPORTATION SUMMARY**

- The site is located at the end of Christie Lane, a City-maintained local road. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the minor conditions related to this 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:**

- N/A

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 10 trips per day (based on one single family detached dwelling).

Entitlement: 180 trips per day (based on 15 single family detached dwellings).

Proposed Zoning: 160 trips per day (based on 75,450 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:** No comments submitted.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Historic Landmarks:** It is recommended that any resolution of the petition be conditioned upon a commitment by the property owner and petitioner/developer to continue good faith efforts to work with HLD to ensure appropriate relocation for the historic house. See outstanding issue #1.
- **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 6-inch water distribution main along Christie Ln. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. It is recommended that the applicant contact the Charlotte Water New Services at (704) 432-2854 for further information and to discuss options regarding sanitary sewer system capacity. See advisory comments at www.rezoning.org
- **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:** See advisory comments at www.rezoning.org

OUTSTANDING ISSUES

Site and Building Design

- ~~1. Add a conditional note stating that the property owner and petitioner will continue good faith efforts to work with Mecklenburg County Historic Landmarks Department to ensure appropriate relocation for the historic house. **ADDRESSED**~~
-

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Joe Mangum (704) 353-1908