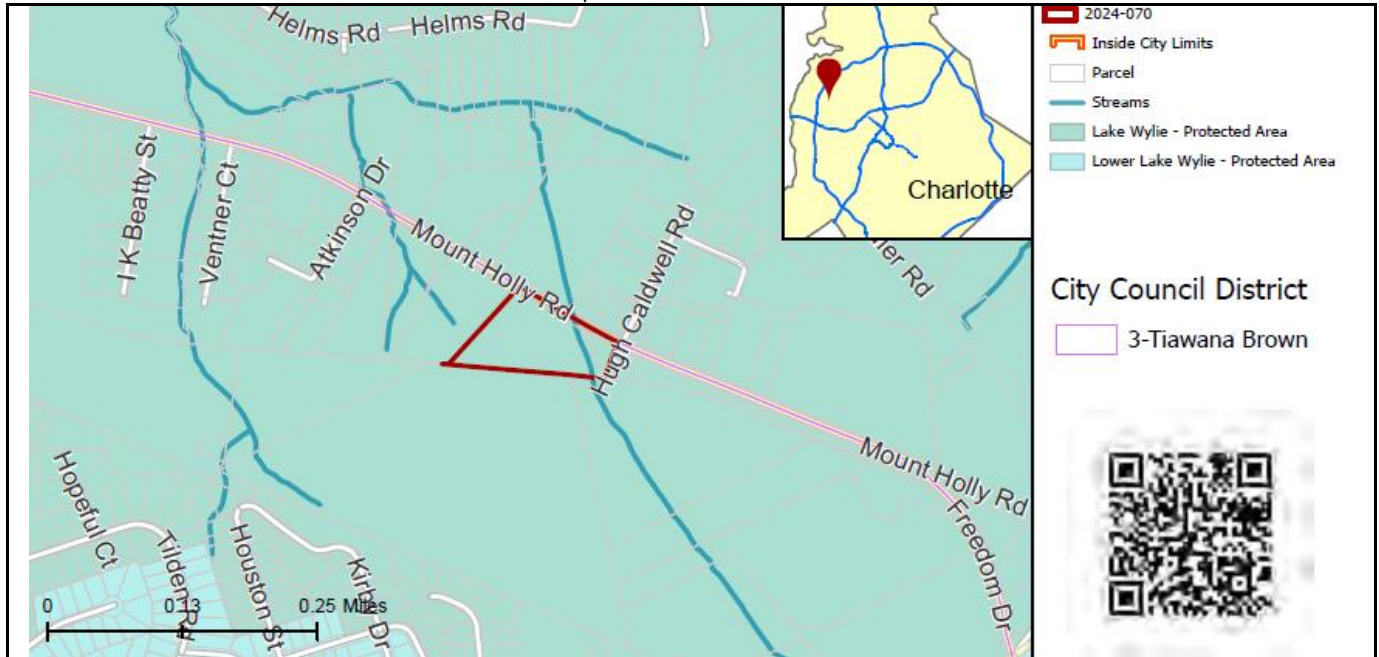


**REQUEST**

Current Zoning: CG (General Commercial)  
Proposed Zoning: ML-1 (Manufacturing and Logistics 1)

**LOCATION**

Approximately 4.96 acres along the south side of Mount Holly Road, east of Atkinson Drive, and west of Freedom Drive.



**SUMMARY OF PETITION**

The petition proposes to allow all uses permitted by-right and under prescribed conditions in the ML-1 district.

**PROPERTY OWNER**

Summit Avenue West Boulevard, LLC

**PETITIONER**

Summit Avenue West Boulevard, LLC

**AGENT/REPRESENTATIVE**

Matt Browder; Summit Avenue West Boulevard, LLC

**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 Commercial.

Rationale for Recommendation

- The ML-1 zoning district is designed for light industrial uses and can serve as a buffer between more intense industrial activities, such as those permitted in ML-2, and neighborhoods.
- Application of the ML-1 district at this site is compatible with the existing industrial zoning in the area and provides a transition between the ML-2 district to the south and east of the site and the single-family areas to the north and west. In accordance with the UDO, a site of this size would require a 65-foot Class A landscape yard along the east and west of the site.

- The site is in an area characterized by a mix of residential, industrial, and undeveloped land. Manufacturing and logistics uses are present to the east and south of the rezoning site.
- While the *2040 Policy Map* suggests Commercial use for this site, the change to Manufacturing and Logistics aligns with the broader industrial zoning of the surrounding area.
- This petition supports contiguity to exiting Manufacturing & Logistics and Commercial, the subject property is not within the Uptown or City Center and the site is served by an arterial and abuts an existing rail corridor. The petition supports the *2040 Comprehensive Plan's* Goal 8 which can contribute to job creation and economic diversity in this area.
- This petition aligns with the broader industrial zoning of the surrounding area and may help create a more consistent land development pattern.
- 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 Commercial Place Type to Manufacturing and Logistics Place Type for the site.

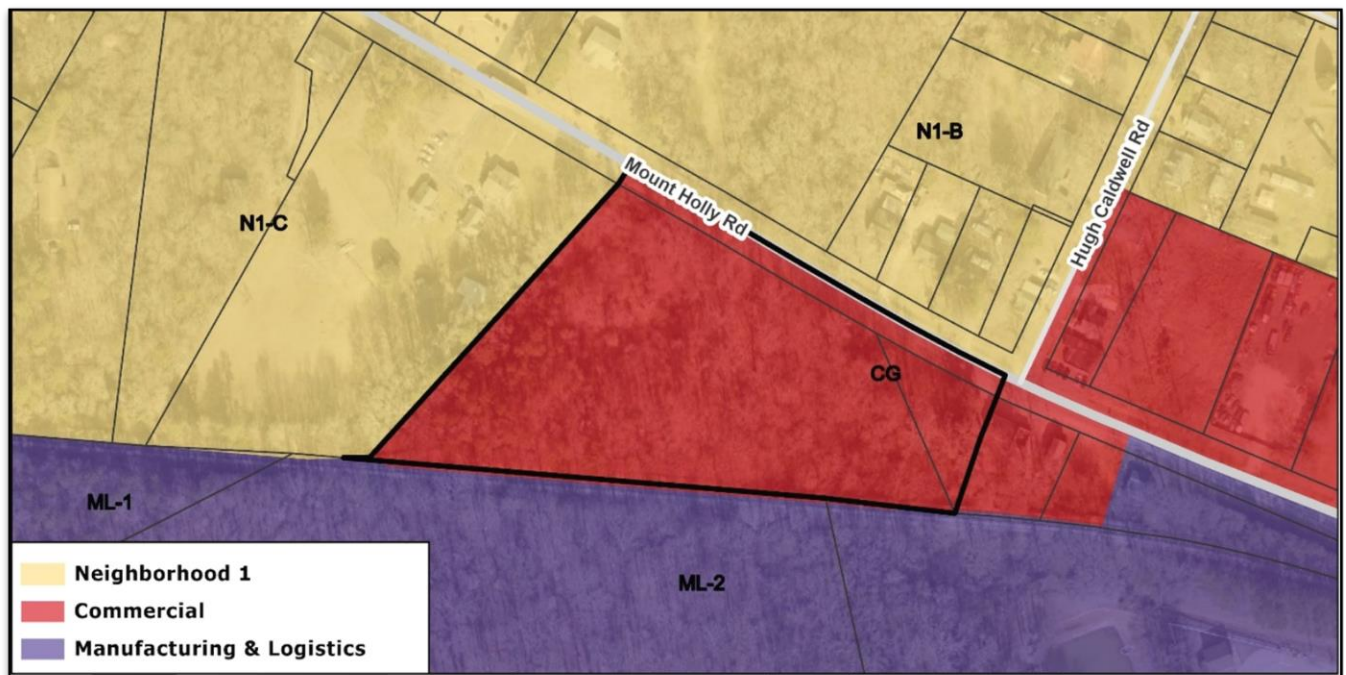
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

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

- The petition proposes to allow all uses permitted by-right and under prescribed conditions in the ML-1 district.

• **Existing Zoning**

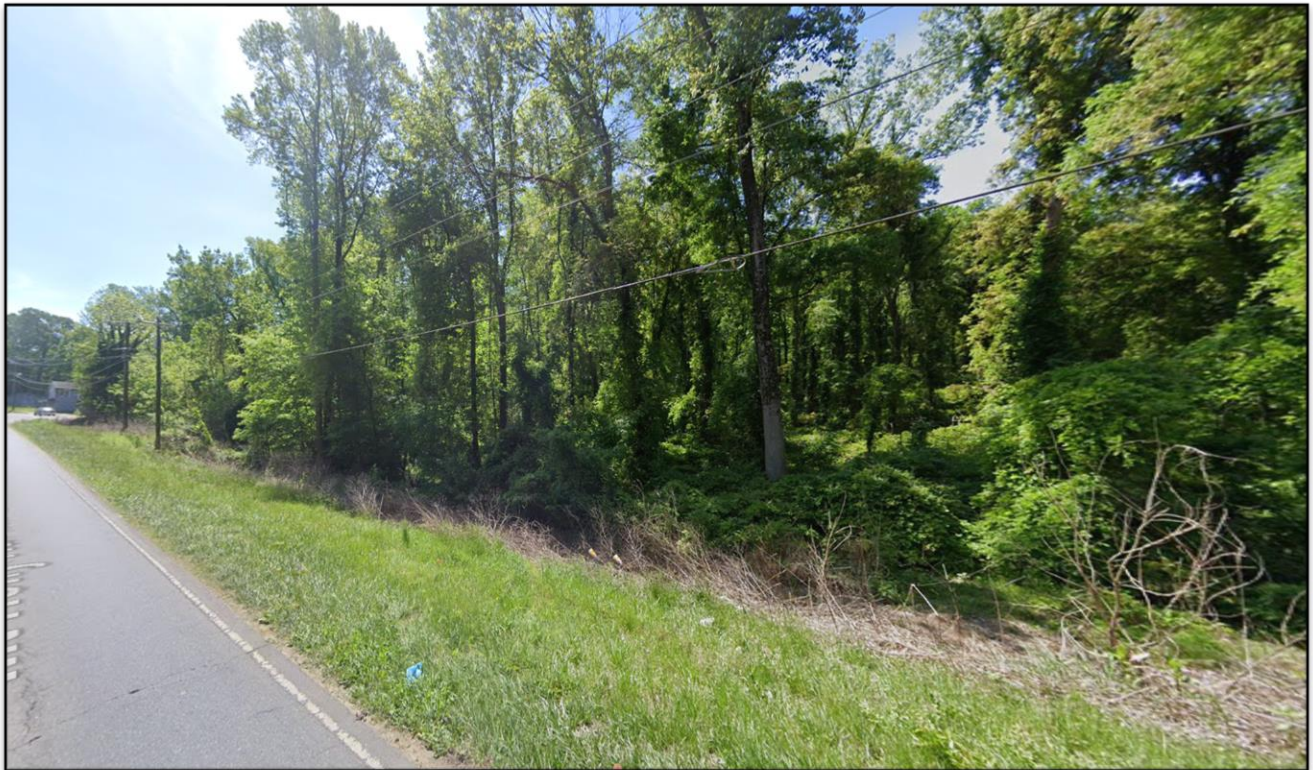


- The site is surrounded by Neighborhood 1 to the north and west (N1-C and N1-B), General Commercial (CG) on the site and to the east, and Manufacturing and Logistics to the south and east (ML-1 and ML-2).





- The site is in an area with a mix of residential and industrial uses as well as undeveloped land. To the north and west, the land is primarily residential, with single-family homes. To the east and southeast, the area has industrial facilities. The immediate area around the site includes wooded, undeveloped lots.



- The site is currently vacant.





- North of the site are single family homes.



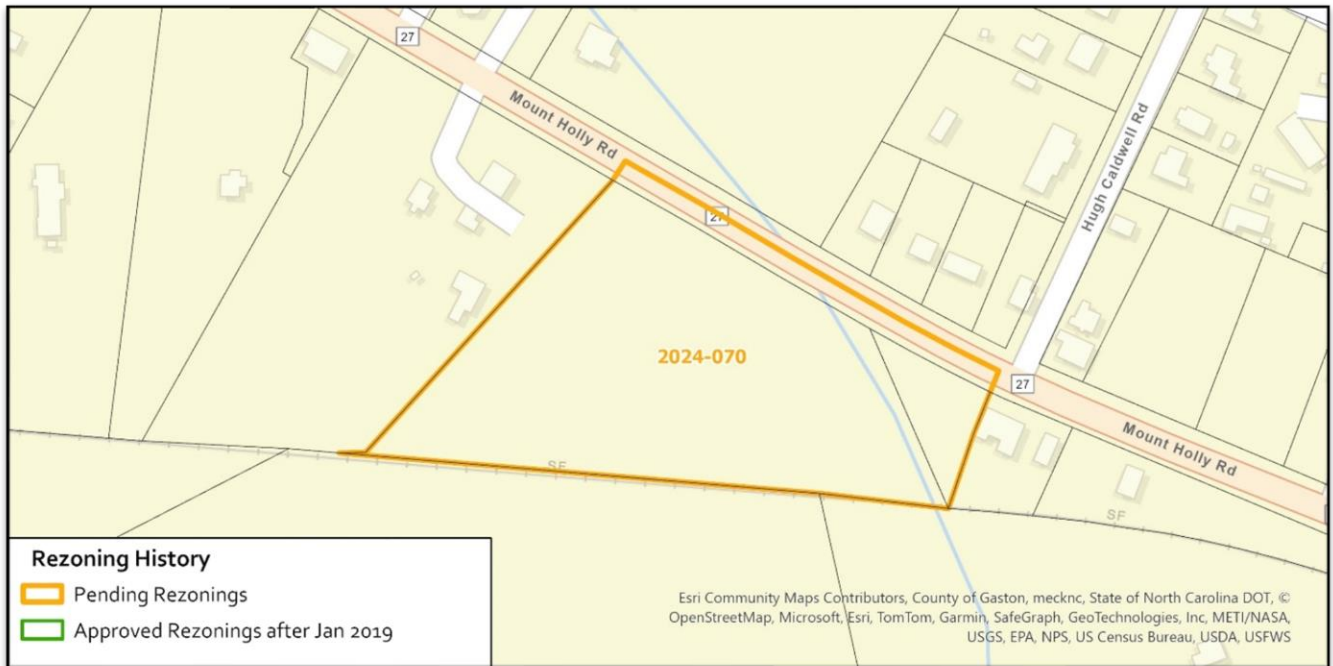
- East of the site are various industrial uses.





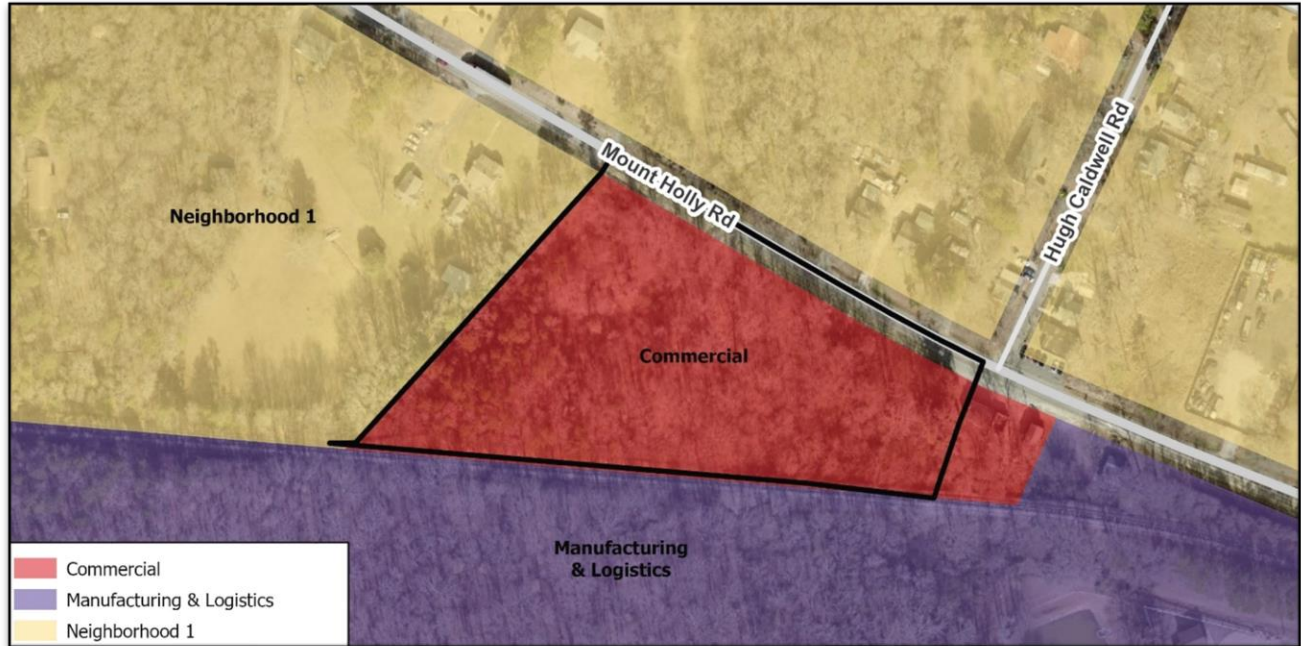
- West of the site are a mix of small businesses and single-family homes.

• **Rezoning History in Area**



- There have been no recent rezonings in the area surrounding the site.

• **Public Plans and Policies**



- The 2040 Policy Map (2022) calls for the Commercial Place Type.

• **TRANSPORTATION SUMMARY**

- The site is located adjacent to Mount Holly Road, a State-maintained major arterial, east of Atkinson 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:**

- There are no known active projects near site.

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (The site is vacant).

Entitlement: 3,349 trips per day (based on 4.96 acres of commercial uses).

Proposed Zoning: 117 trips per day (based on Manufacturing and Logistics).

**DEPARTMENT COMMENTS**

- **Charlotte Area Transit System:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Historic Landmarks:** 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.
- **Long Range Planning:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)

- **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.
- 

**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**  
**Planner:** Emma Knauerhase (704)-432-1163