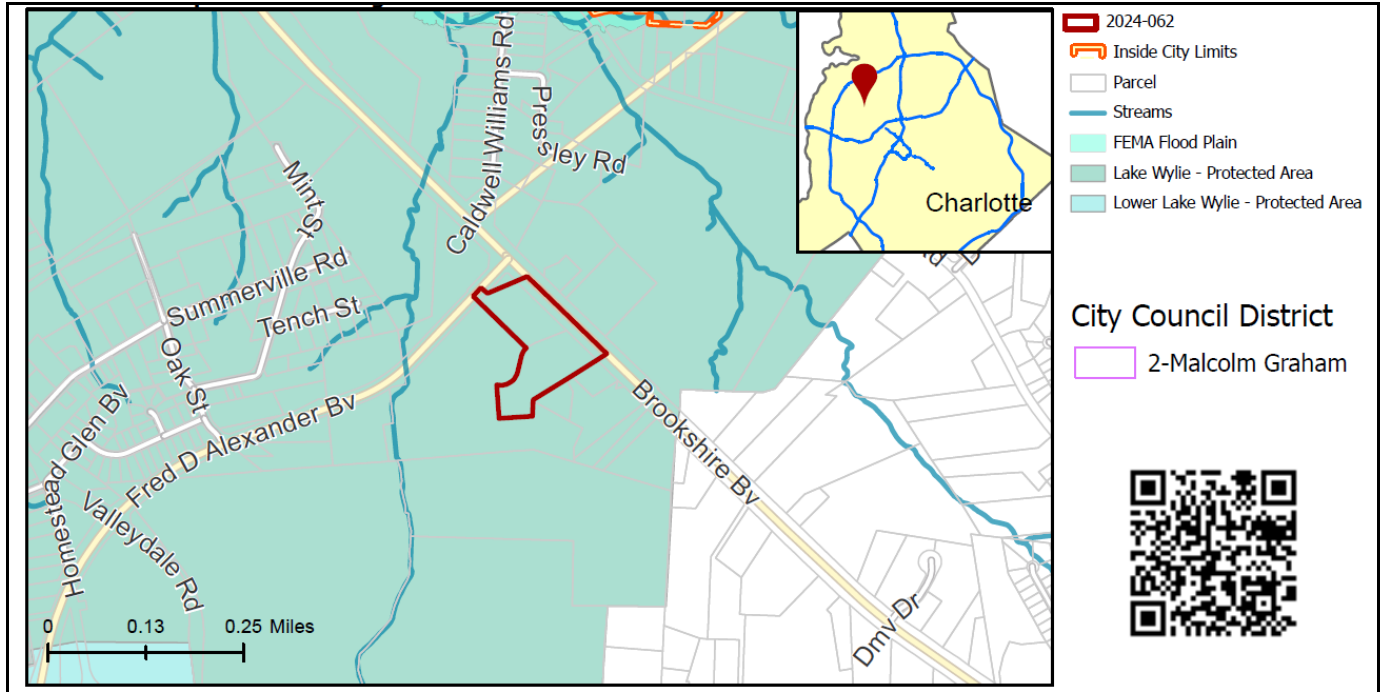


REQUEST

Current Zoning: ML-2 (manufacturing & logistics-2)

LOCATION

Proposed Zoning: IMU(CD) (Innovation Mixed-Use, conditional)
Approximately 7.4 acres along the southwest side of Brookshire Boulevard and the southeast side of Fred D Alexander Boulevard.



SUMMARY OF PETITION

The petition proposes to allow the retention and expansion of an existing office use. The site is currently developed with two office building.

PROPERTY OWNER

Cousins Investments II, LLC

PETITIONER

Otis Crowder

AGENT/REPRESENTATIVE

Jason Dolan, Timmons Group

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 and environment.

Plan Consistency

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

Rationale for Recommendation

- The proposed rezoning is reasonable and in the public interest as the plan would allow for the continued operation of the business on the site as well as the expansion of the office facilities, which would not be possible under the current ML-2 zoning.
- Office uses are limited in the Manufacturing & Logistics (M&L) zoning district under the UDO in alignment with the *2040 Comprehensive Plan* with calls for the preservation of the M&L Place Type areas for more intense manufacturing, warehousing, production, and distribution uses.

- However, office uses in the M&L are intended to support the primary uses of the district. And the existing offices directly support a construction company located on this and adjacent parcels.
- The proposed conditional plan prohibits certain uses, that are permitted in the IMU district, but are not compatible with the M&L character of the area, such as: residential dwellings, hotels, and performance venues/night clubs.
- The IMU district and Place Type is a preferred adjacency type with M&L districts and Place Type. The site exceeds the minimum Place Type size requirement of 5 acres for IMU and the proposed expansion of the existing business could increase the number of jobs in the region.
- 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 the Manufacturing & Logistics Place Type to the Innovation Mixed-Use Place Type for the site.

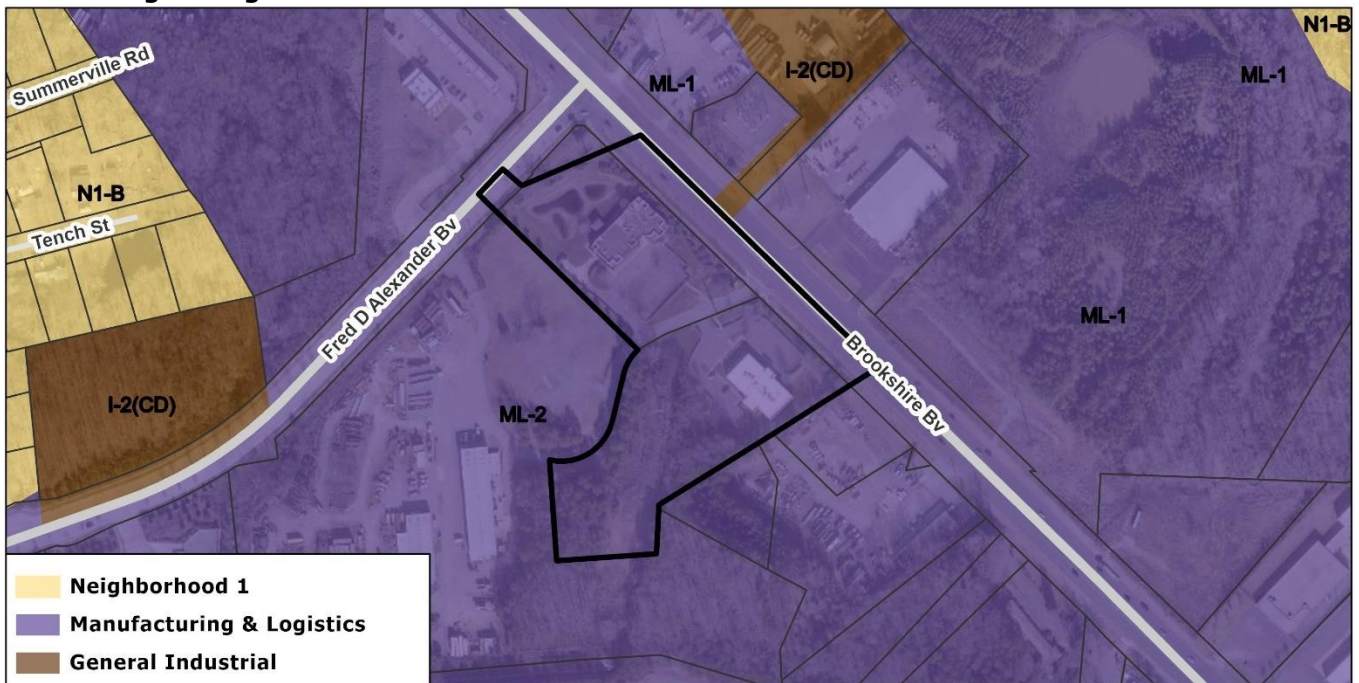
PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows the continued operation of the office uses on the site as well as the proposed 4,500 square foot expansion of use.
- The plan limits the total number of principal buildings to no more than 2.
- The plan specifically prohibits the following uses and activities: residential uses, hotels/motels, live performance venue/night clubs, outdoor market, and lodge/meeting hall.
- Access to the site will be from the existing driveway on Brookshire Blvd.
- All applicable transportation and roadway improvements will be completed, and all required dedication of right-of-way will be conveyed prior to the issuance of the first Certificate of Occupancy (CO).
- Any proposed building expansion will utilize materials that are architecturally compatible with the existing buildings.

• **Existing Zoning**



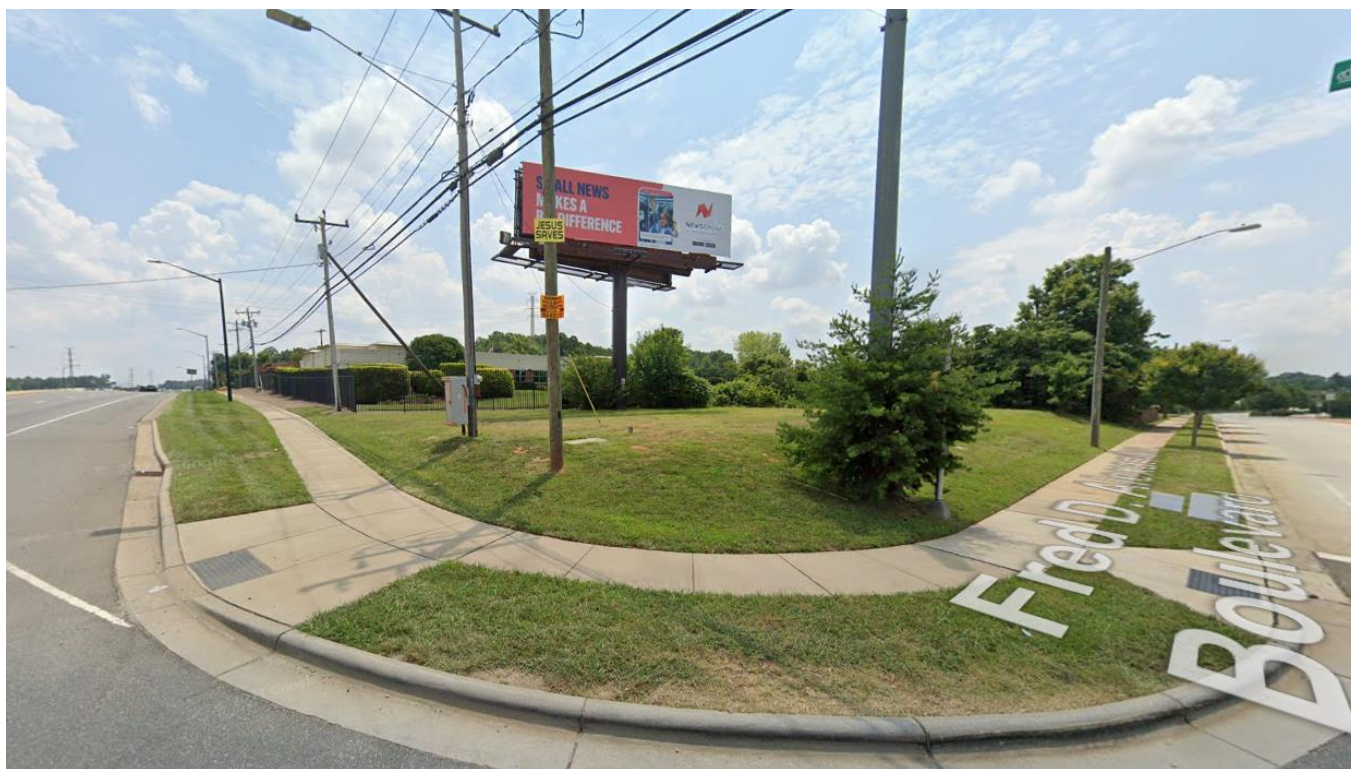
- The property is currently zoned ML-2 (manufacturing & logistics-2) and serves as the offices for Crowder Construction Company. One adjacent property to the northeast across Brookshire Blvd is zoned I-2(CD) (general industrial, conditional) and all other adjacent properties are zoned ML-2.



The site (indicated by red star above) is located along the southwest side of Brookshire Boulevard and the southeast side of Fred D Alexander Boulevard.



View of the site looking southwest from Brookshire Blvd.



View of the site looking south from the intersection of Brookshire Blvd and Fred D Alexander Blvd.



View of the construction equipment and storage yard associated with Crowder Construction Company adjoining the site to the southwest.



View of a construction equipment and storage yard to the south of the site along Brookshire Blvd.



View of a tractor trailer storage yard located to the northeast of the site across Brookshire Blvd.

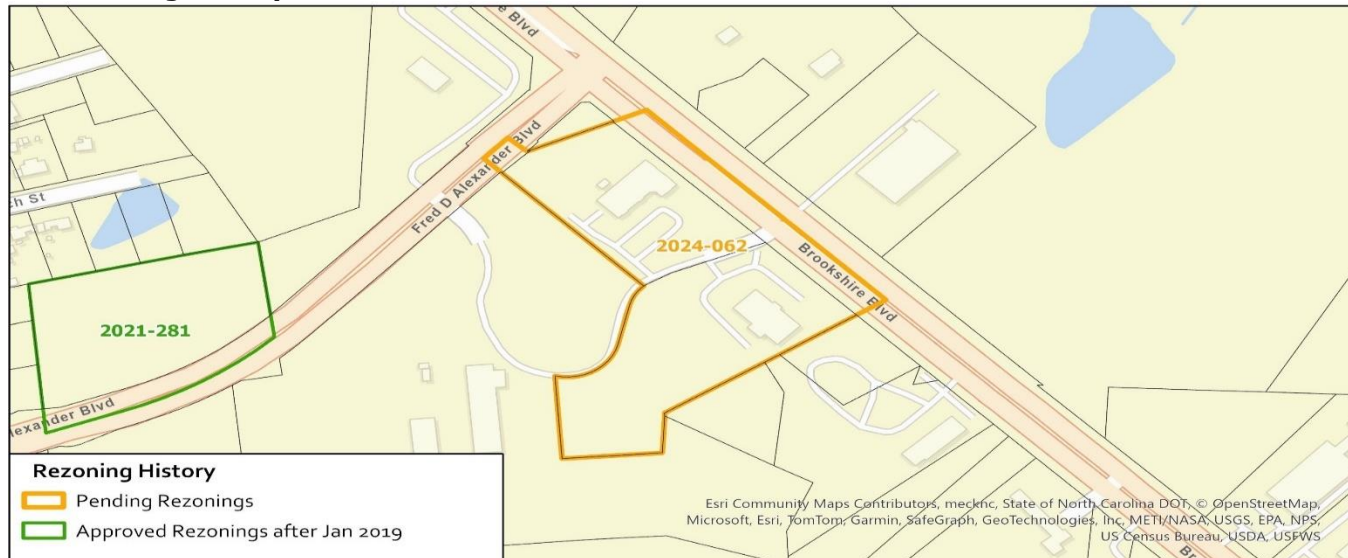


View of an equipment rental facility located to the northeast of the site across Brookshire Blvd.



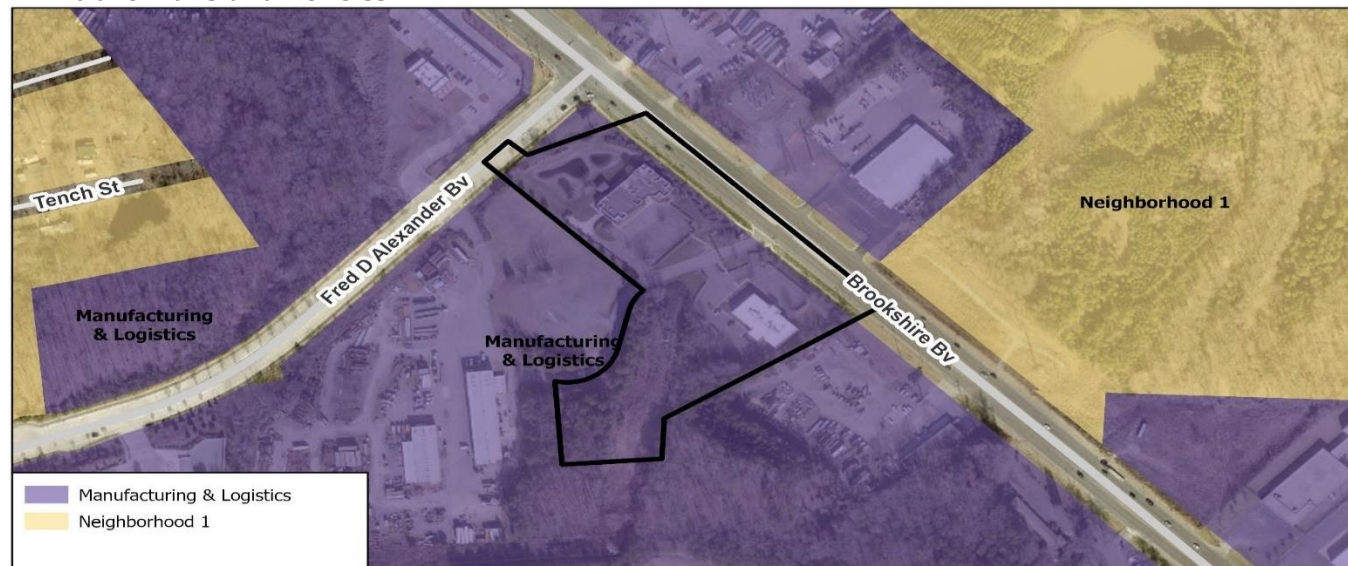
View of a gas station located to the north of the site across Fred D Alexander Blvd.

Rezoning History in Area



Petition Number	Summary of Petition	Status
2021-281	Approximately 3.8 acres located on the north side of Fred D. Alexander Boulevard, west of Brookshire Boulevard, and east of Valleydale Road. From R-4 and I-2 to I-2(CD).	Approved

Public Plans and Policies



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

TRANSPORTATION SUMMARY

- The site is located at the intersection of Fred D Alexander Boulevard, a city-maintained major arterial, and Brookshire Boulevard, a State-maintained major arterial. Building square footage for the expansion is needed to determine if Comprehensive Transportation Review (CTR) and streetscape requirements are triggered.

Active Projects:

- N/A

Transportation Considerations

- No Outstanding Issues, see notes 1-3, and 10.

Vehicle Trip Generation:

Current Zoning: ML-2.
 Existing Use: 323 trips per day (based on 23,016 sq.ft. of office).
 Entitlement: 561 trips per day (based on 331,057 sq.ft. of warehouse).
 Proposed Zoning: IMU(CD). 378 trips per day (based on 27,516 sq.ft. of office).

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 Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along Brookshire Blvd. Accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located inside the zoning boundary. See advisory comments at www.rezoning.org
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **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:** See advisory comments at www.rezoning.org
- **Urban Forestry / City Arborist:** See Outstanding Issues, Notes 4-5, and 9.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARINGTransportation

1. CDOT: **Fred D. Alexander Boulevard:** Location of future curb and gutter is to be 41' from centerline. 4+ Boulevard Buffered/Separated Bike Lanes per Charlotte Streets Map. Label and dimension the curb and gutter from the centerline for each road on the site plan.
2. CDOT: Brookshire Boulevard: Location of future curb and gutter is to be 44' from centerline. 6+ Boulevard, Shared Use Path per Charlotte Streets Map. Label and dimension the curb and gutter from the centerline for each road on the site plan.
3. CDOT: ~~Comprehensive Transportation Review (CTR): Square footage needed to determine potential CTR and streetscape requirements. Additional comments or requirements may arise once unit count is provided.~~ **Addressed**

Environment

4. Urban Forestry: A tree survey shall be required for all conditional zoning map amendments.
5. Urban Forestry: Update conditional note under General provision 8.B to reference Article 20 of the UDO.

REQUESTED TECHNICAL REVISIONS PRIOR TO PUBLIC HEARINGSite and Building Design

6. ~~Entitlement Services: Update conditional note 2 under general provisions to reference Article 37 of the UDO.~~ **Addressed**
7. Entitlement Services: Update required setback on Brookshire Blvd to 24 feet. **Addressed**
8. Entitlement Services: Add proposed square footage to parcel 03505513. Show area of expansion graphically for parcel 03505512.

OUTSTANDING ISSUES AFTER PUBLIC HEARINGEnvironment

9. Urban Forestry: Show heritage trees and trees that are within the right-of-way.

REQUESTED TECHNICAL REVISIONS AFTER PUBLIC HEARINGTransportation

10. CDOT: Current site plan shows 4' planting strip on Brookshire Boulevard this needs to be designed and labeled as 8'