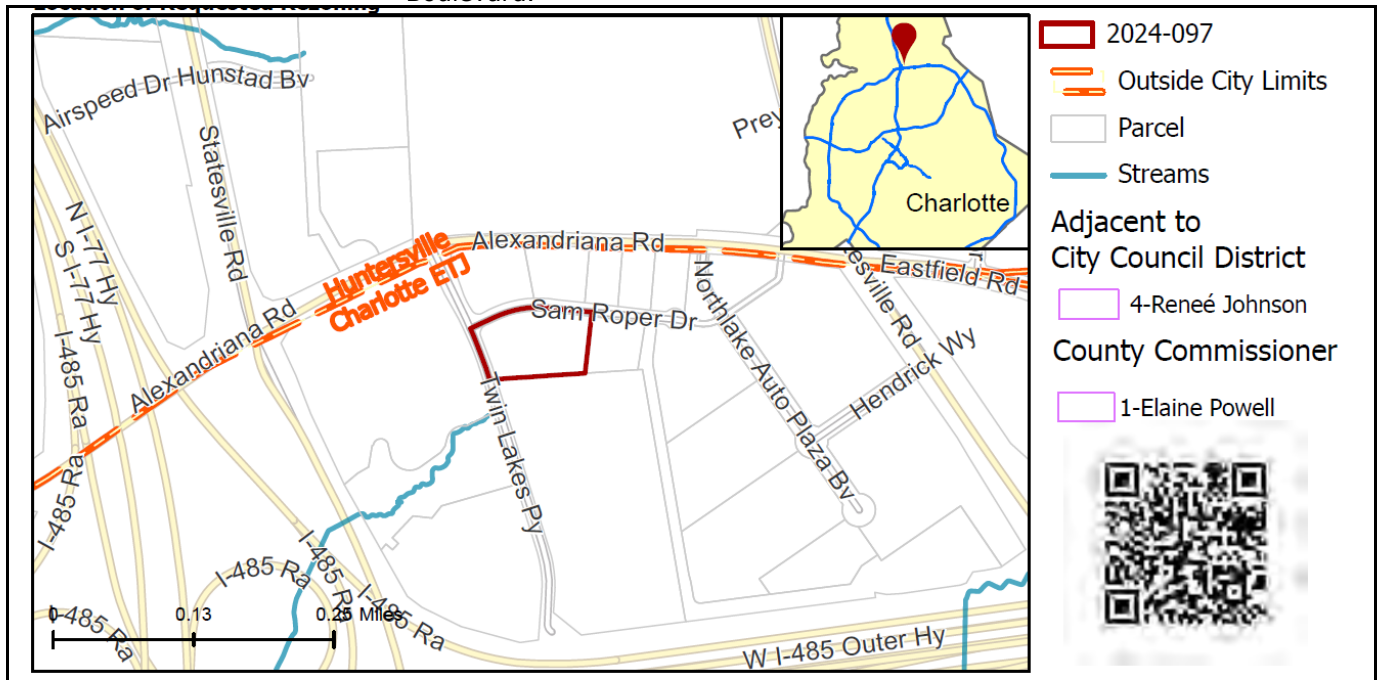


REQUEST

Current Zoning: OFC (Office Flex Campus)
Proposed Zoning: ML-1 (Manufacturing and Logistics-1)

LOCATION

Approximately 3.18 acres located along the east side of Twin Lakes Parkway and the south side of Sam Roper Drive, west of Northlake Auto Plaza Boulevard.



SUMMARY OF PETITION

The petition proposes to allow all uses permitted by-right and under prescribed conditions in the ML-1 zoning district on a site currently developed with a office building.

PROPERTY OWNER

Hendrick Automotive Group, LLC

PETITIONER

Hendrick Automotive Group, LLC

AGENT/REPRESENTATIVE

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: 3

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 petition would align the site to the Manufacturing and Logistics Place Type recommended for this parcel as well as all adjacent properties.
- The proposed petition is more compatible than the existing office zoning and helps to achieve what is envisioned for the Manufacturing and Logistics Place type.

- The current proposed zoning aligns with the existing development pattern along the east side of Twin Lakes.
- The ML-1 zoning district is intended to accommodate a range of warehouse/distribution and light industrial uses.
- The site is adjacent to a recently approved rezoning (2024-029) to the west, which permits 350 multi-family stacked units. This residential community will be separated by a 60-foot right-of-way.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 8: Diverse & Resilient Economic Opportunity

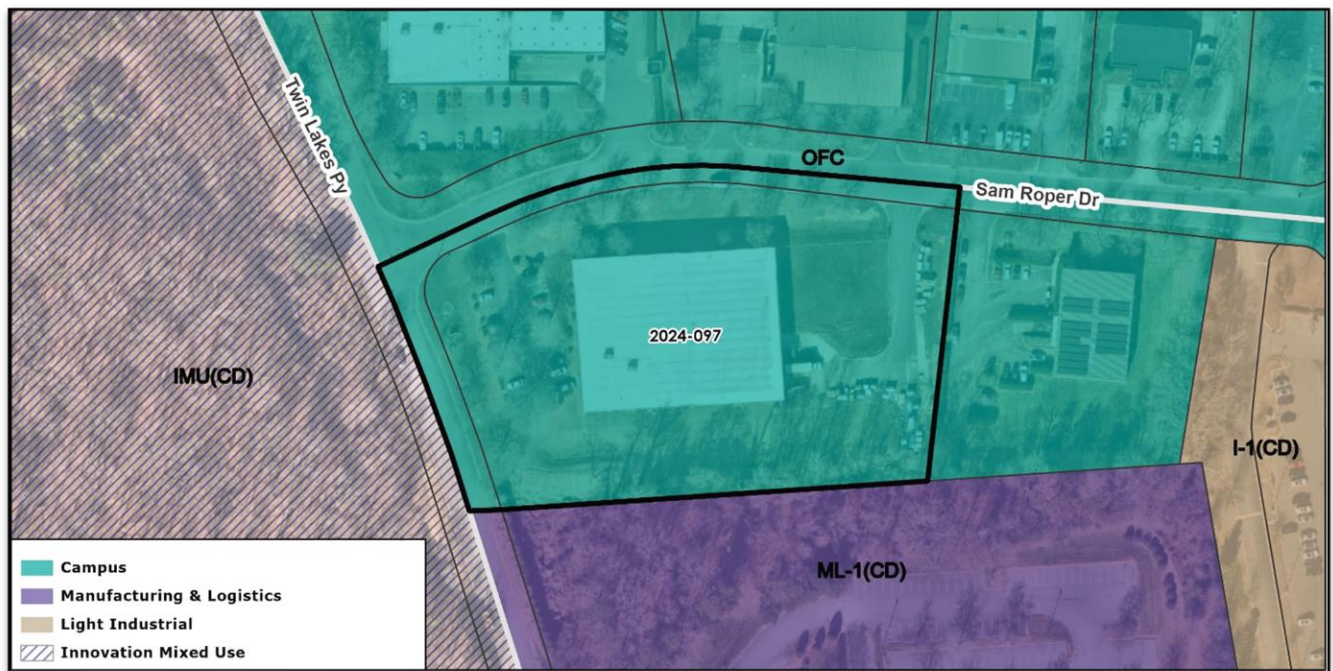
PLANNING STAFF REVIEW

• **Proposed Request Details**

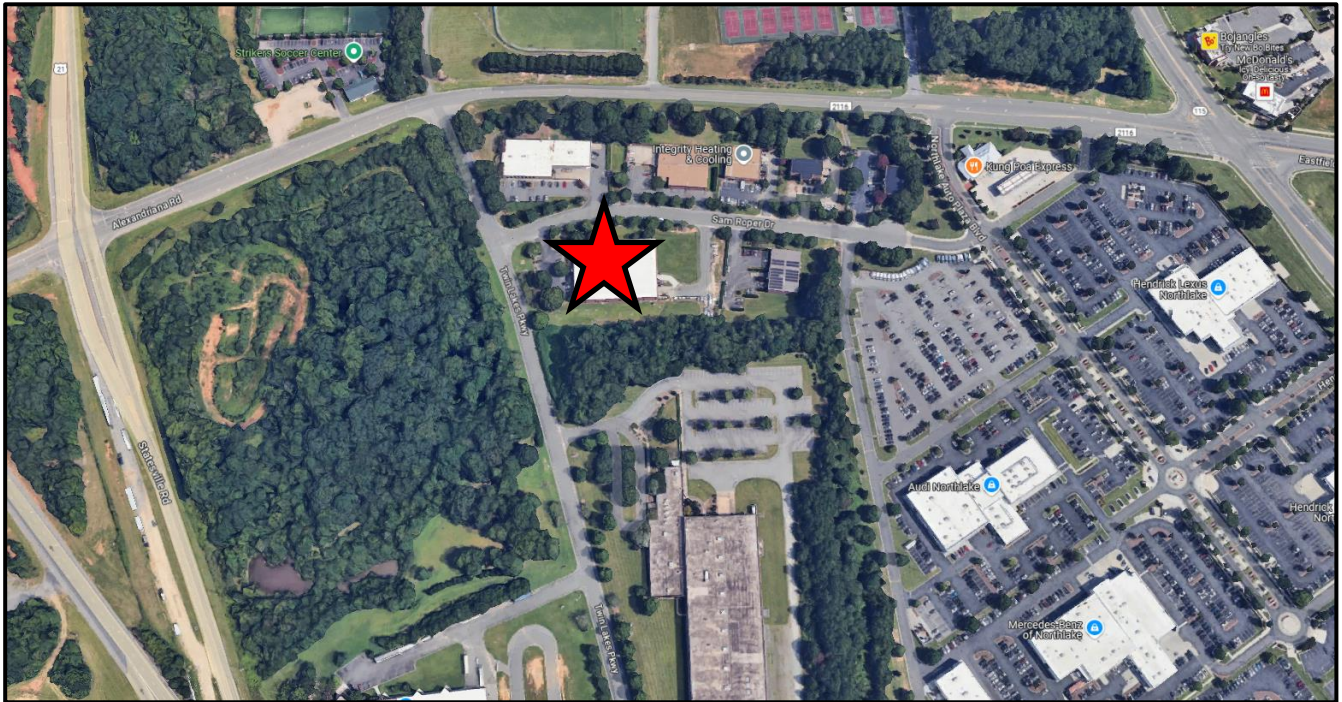
This is a conventional rezoning petition with no associated site plan.

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

• **Existing Zoning**



- Most of the northern area of the site, including parcels along Sam Roper Drive, has office zoning. The area south of the petition is zoned for manufacturing and logistics under conditional zoning. The parcels to the east along Sam Roper Drive and Twin Lakes Parkway are zoned I-1(CD), intended for light industrial use under conditional zoning. IMU(CD) is located to the west and is conditioned for multi-family. Overall, the area surrounding the site is a mix of campus, residential, manufacturing and logistics, and light industrial zoning.



- The site is primarily surrounded by campus, with manufacturing, light industrial, and office uses. To the west is a vacant lot entitled for multi-family uses, while the nearby parcels to the north and east are occupied by business parks, light manufacturing, and warehousing. The area supports a blend of commercial and industrial



The site is on the east side of Twin Lakes Parkway and the south side of Sam Roper Drive, occupied by an office building.



The north side of Sam Roper Drive and of north the site are occupied by office and warehouse buildings.

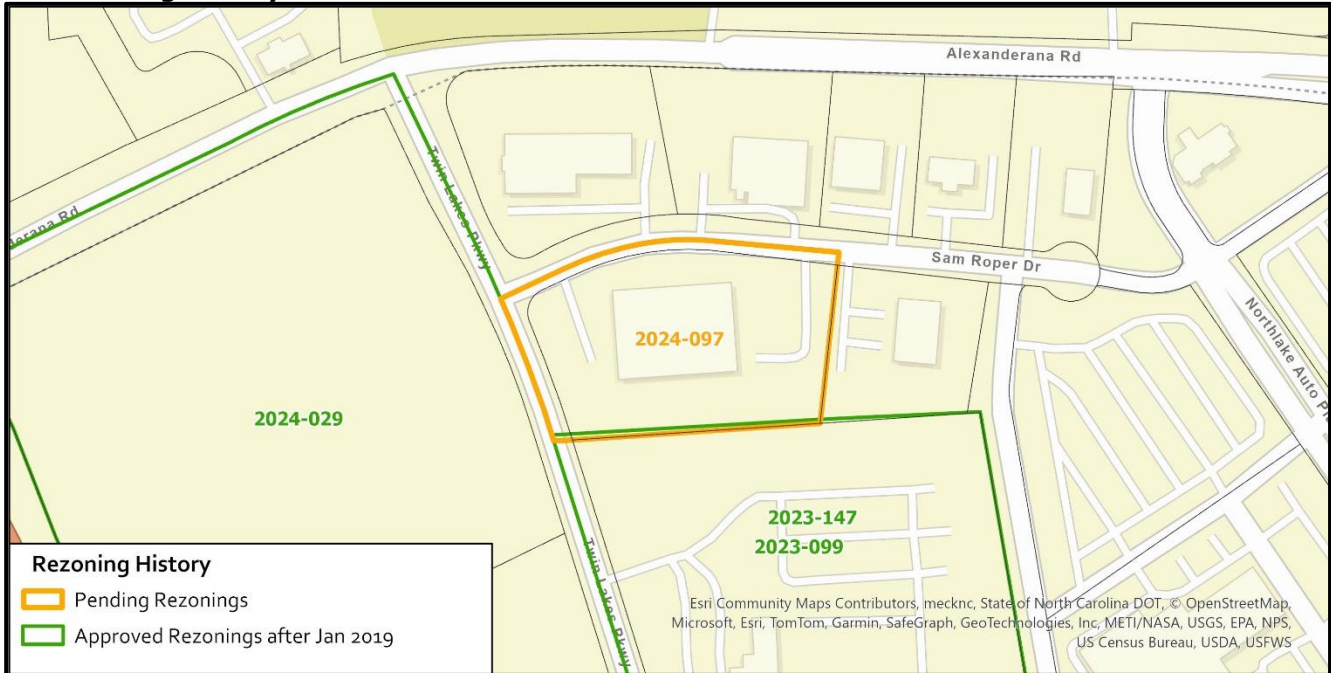


West of Sam Roper Dr and of the site is a vacant lot.



South of Sam Roper Drive and the site, there are light industrial and office uses.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2023-099	64 acres; from OFC (Office Flex Campus) to ML-1 (Manufacturing and Logistics)	Approved
2023-147	17.31 acres; from ML-1 (Manufacturing and Logistics) to(Manufacturing and Logistics, Conditional)	Approved
2024-029	19.81 acres; from OFC (Office Flex Campus) to IMU(CD) (Innovation Mixed Use, Conditional for 350 multi-family units.	Approved

• **Public Plans and Policies**



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

• **TRANSPORTATION SUMMARY**

- The site is located at the intersection of Sam Roper Drive, a privately maintained street, and Twin Lake Lakes Parkway, a State-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:**

- No active projects underway near the site

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 90 trips per day (based on Warehousing).

Entitlement: 1,575 trips per day (based on OFC uses).

Proposed Zoning: Too many uses to determine trip generation (based on ML-1). Trip generation will be determined at the time of permitting based upon the development proposed.

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 Schools:** Nonresidential petitions do not impact the number of students generated.

- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary around parcel 02506114 via an existing 8-inch water distribution main located along Sam Roper Dr. Charlotte Water has accessible sewer system infrastructure for the rezoning boundary around parcel 02506114 via an existing 8-inch gravity sewer main located along Sam Roper Dr. 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:** 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