

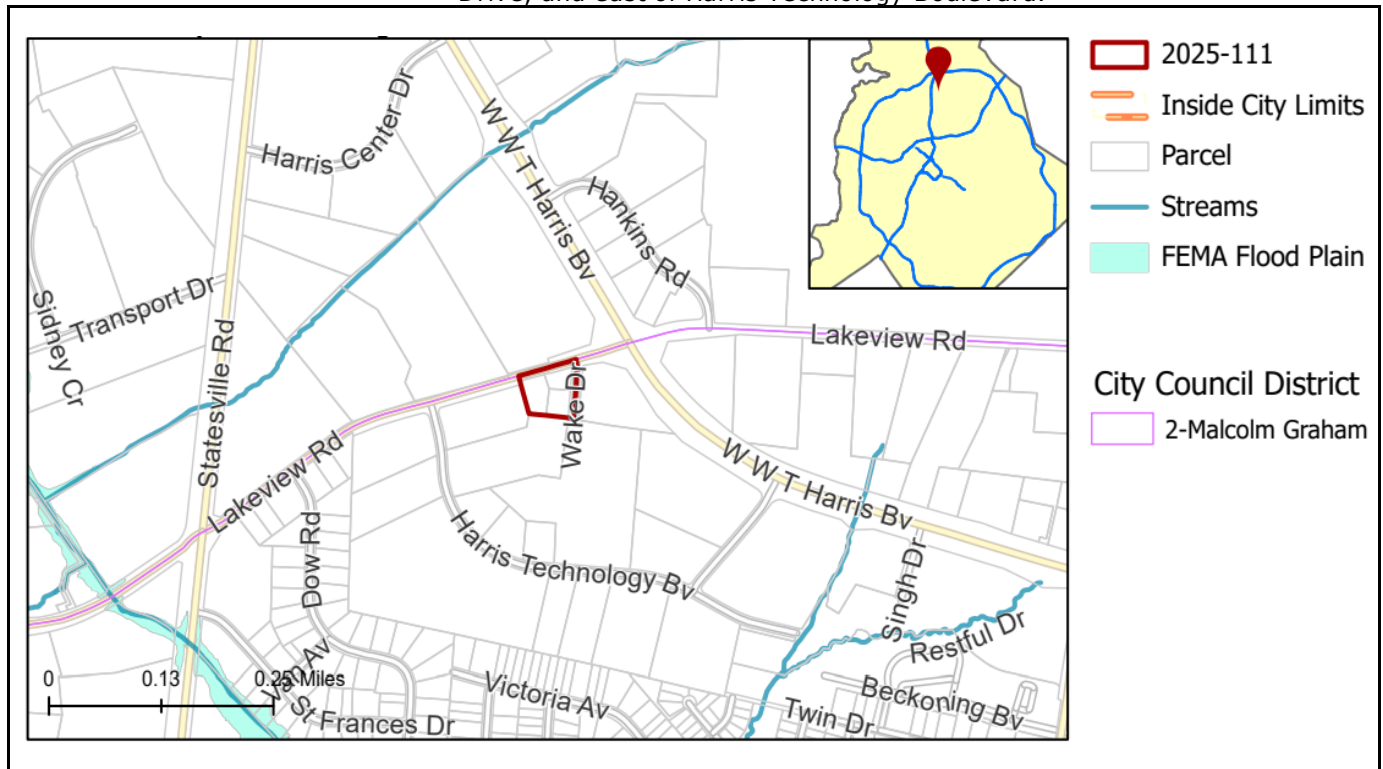
REQUEST

Current Zoning: MHP (Manufactured Home Park District)
Proposed Zoning: ML-1 (Manufacturing and Logistics-1)

LOCATION

Address: 6124 Lakeview Road, Charlotte, NC 28269

Approximately 1.49 acres located south of Lakeview Road, west of Wake Drive, and east of Harris Technology 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 vacant parcels.

PROPERTY OWNER

State Employee's Credit Union

PETITIONER

QuikTrip Corporation

AGENT/REPRESENTATIVE

John Carmichael, Robinson Bradshaw, P.A.

COMMUNITY MEETING

The community meeting was held on November 20, 2025, and 0 people from the community attended.

Since no one attended the Virtual Community Meeting other than the Petitioner's representatives, no issues were discussed at the Virtual Community Meeting.

The full meeting report is available online.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map recommendation for the Neighborhood 1 Place Type for the site.

Rationale for Recommendation

- The petition would align the site with the surrounding area's zoning of Manufacturing and Logistics and industrial uses.
- The petition is more compatible than the existing MHP zoning and helps to achieve what is envisioned for the Manufacturing and Logistics Place Type.
- Given that the site is surrounded by ML-zoned properties, maintaining a residential designation would raise environmental justice concerns and allow uses that are incompatible with the adjacent warehouses and offices.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 8: Diverse & Resilient Economic Opportunity. The ML-1 zoning district has a greater potential to advance access to jobs and employment opportunities versus the property remaining residentially zoned.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 1 Place Type to the Manufacturing and Logistics Place Type for the site.

PLANNING STAFF REVIEW

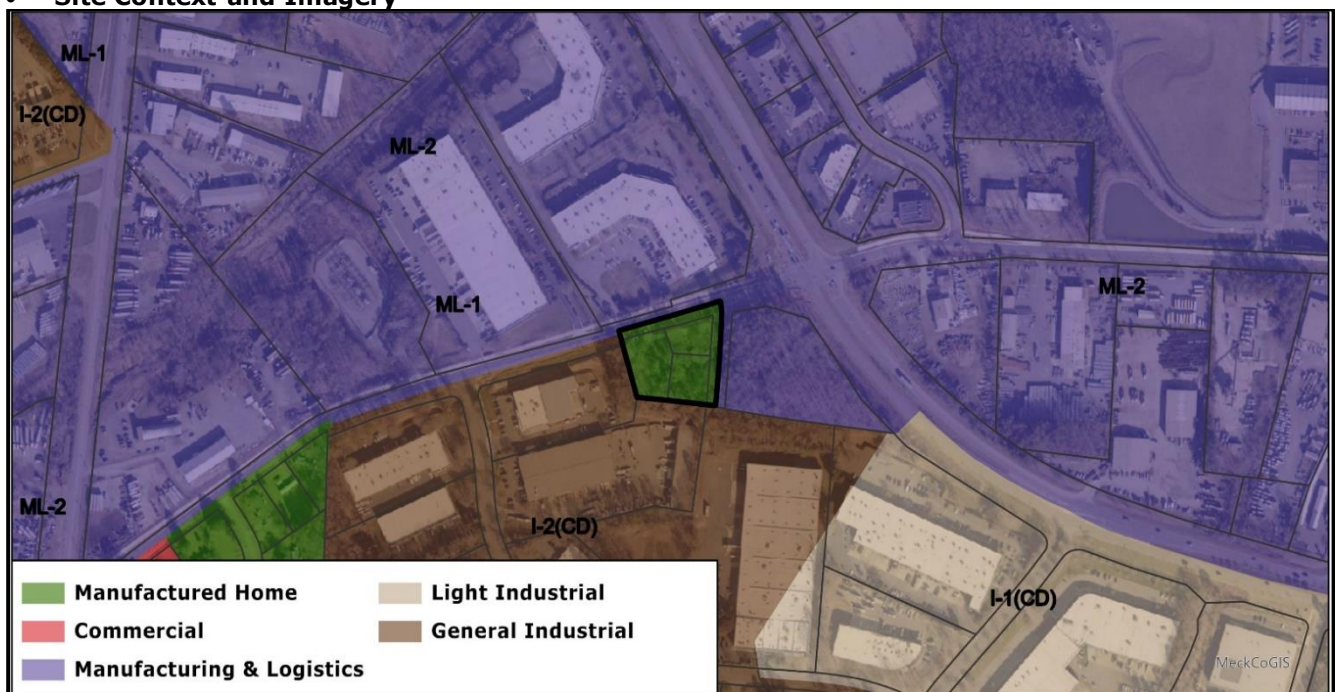
- **Background and Zoning District Summary**

- Existing Zoning:
 - MHP: This legacy ordinance zoning district is intended to provide for the development of manufactured housing.
- Proposed Zoning:
 - ML-1: This district is intended to accommodate a range of warehouse/distribution and light industrial uses, including a variety of light manufacturing and assembly. Limited commercial uses are allowed in the district, and it is generally located in areas readily accessible by arterials and interstates, as well as freight rail.

- **Proposed Request Details**

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

- **Site Context and Imagery**



- The site is currently zoned Manufactured Home Park District. The surrounding zoning districts include Manufacturing and Logistics and legacy ordinance Industrial districts.



The site (denoted by red star) is located south of Lakeview Road, west of Wake Drive, and east of Harris Technology Boulevard. The site is undeveloped. The surrounding land uses include warehousing, distribution, manufacturing, office with retail, and commercial uses along West WT Harris Boulevard.



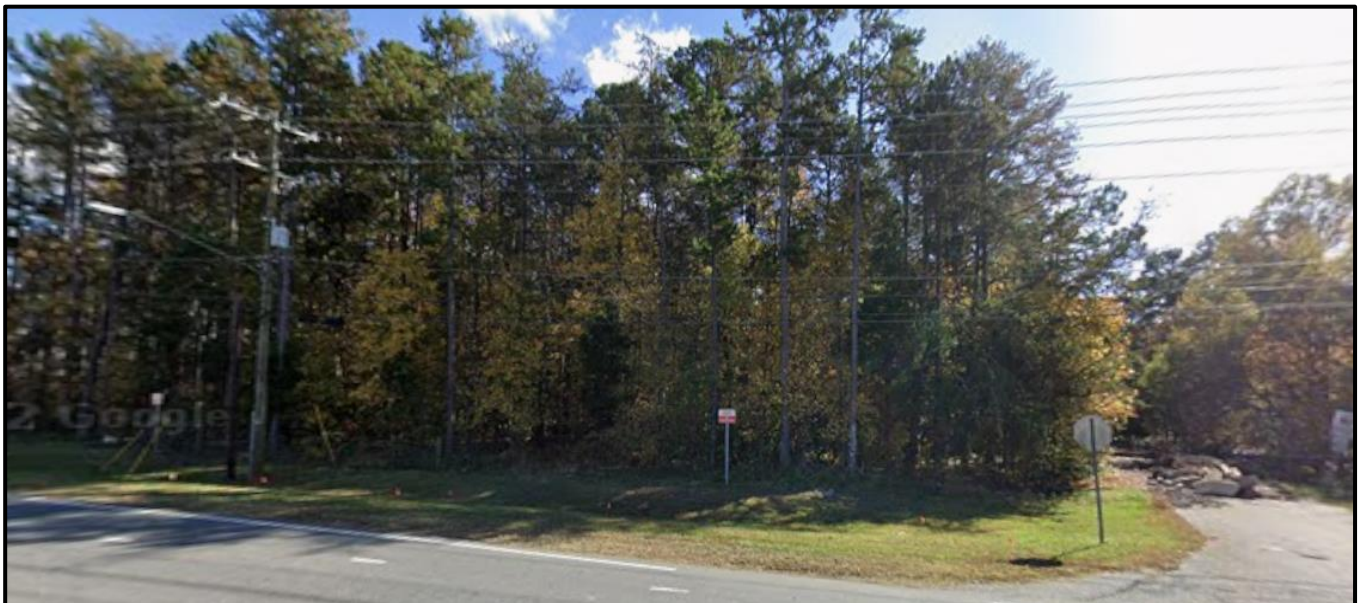
The property to the north across lakeview Road is developed with a warehouse and office use.



The property to the west along Harris Technology Boulevard is developed with a business park.

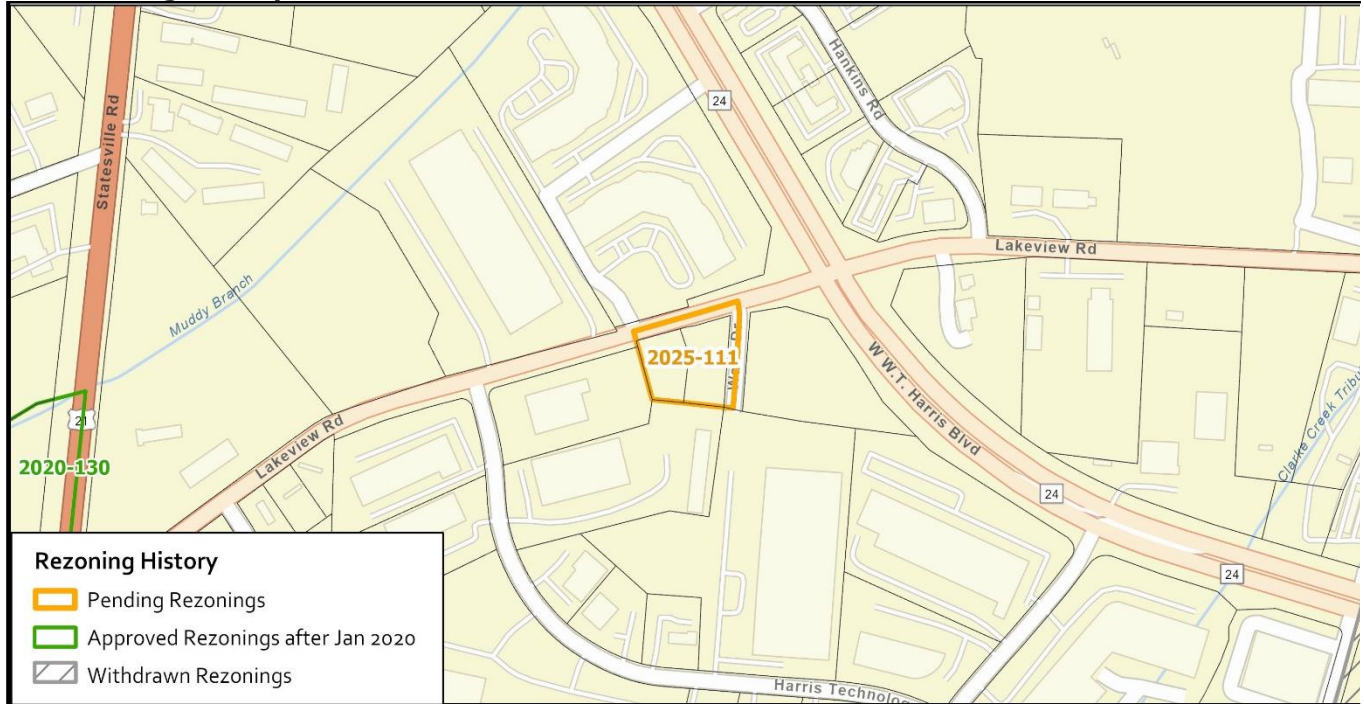


The property to the south along Harris Technology Boulevard is developed with a warehouse and office use.



The property to the east across Wake Drive is undeveloped. It is zoned Manufacturing and Logistics-1.

• Rezoning History in Area



Petition Number	Summary of Petition	Status
2020-130	Rezoned 12.7 acres from I-1 (Light Industrial) to I-2 (General Industrial) to allow all uses in the I-2 zoning district.	Rezoning approved, permit application approved (LDC-2021-00067). Construction never started.

• Infrastructure and By-Right Development



- This map depicts infrastructure projects, rezonings, and projects occurring by-right in the vicinity of the subject rezoning. By-right development is development that without exception complies with all standards of the zoning district in which the development is taking place. A project occurring by-right denotes that the development is allowed on the property and needs only to show that the development will meet the ordinance standards).
- More information on the specific projects in this area can be found using [Development Near Me](#)

• Public Plans and Policies



- The *2040 Policy Map (2022)* recommends the Neighborhood 1 Place Type for this site. The proposed rezoning is not in alignment with the adopted Neighborhood 1 Place Type. If the rezoning is approved, the adopted place type for the site would be revised to the Manufacturing and Logistics Place Type.
 - Neighborhood 1 places are the lower density housing areas across Charlotte, where most of the city's residents live, primarily in single-family or small multi-family homes or ADUs.
 - Manufacturing and Logistics places are employment areas that provide a range of job types, services, and wage levels in sectors such as production, manufacturing, research, distribution, and logistics.

• INFRASTRUCTURE COMMENTS

• Charlotte Department of Transportation

- The site is located at the intersection of Lakeview Road, a State-maintained major arterial, and Wake 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:**
 - Lakeview Road Improvements:
 - Lakeview Road between Cushing Drive to Old Statesville Road
 - Includes intersection upgrades, additional lanes, and pedestrian/bicycle facilities
 - Anticipated completion: Late 2026
- **Transportation Considerations:**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current:
 - Existing Use: 0 trips per day (based on vacant land).
 - Existing Zoning Entitlements: 90 trips per day (based on 7 single family dwelling units).
 - Proposed Zoning: 6,915 trips per day (based on 20 gasoline pumps).

• Storm Water Services

- **Considerations:**
 - Reviewed, no comments.

- **Charlotte Water**
 - Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main along Lakeview Road. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Lakeview Road.
 - **Considerations:**
 - See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools**
 - Nonresidential petitions do not impact the number of students generated.
- **Charlotte Area Transit System**
 - **Considerations:**
 - Reviewed, no comments.

CITY DEPARTMENT COMMENTS

- **Charlotte Department of Housing and Neighborhood Services:** Reviewed, no comments.
- **Charlotte Department of Solid Waste Services:** Reviewed, no comments.
- **Charlotte Fire Department:** Reviewed, no comments.
- **Erosion Control:** Reviewed, no comments.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Urban Forestry:** Reviewed, no comments.

MECKLENBURG COUNTY COMMENTS

- **Mecklenburg County Land Use and Environmental Services Agency:** Reviewed, no comments.
- **Mecklenburg County Park and Recreation Department:** Reviewed, no comments.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Michael Russell (704) 353-0225