

REQUEST

Current Zoning: I-2(CD) (General Industrial, Conditional)
Proposed Zoning: ML-2(CD) (Manufacturing & Logistics 2, Conditional)

LOCATION

Address: 2424 Cedarvale Road, Charlotte, NC 28214

Approximately 9.89 acres located on the west side of Cedarvale Road, north of Performance Road, and south of Devonwood Lane.



SUMMARY OF PETITION

The petition proposes to allow development of a vacant site with a contractor office with outdoor storage, office, industrial light, and indoor precast concrete production.

**PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE**

HK Cedarvale, LLC
HK Cedarvale, LLC
Paul Pennell and Brian Smith, Urban Design Partners

COMMUNITY MEETING

The community meeting was held on September 9, 2025 and 0 people from the community attended.
The full meeting report is available online.

**STAFF
RECOMMENDATION**

Staff does not recommend approval of this petition.

Plan Consistency

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

Rationale for Recommendation

- The petition requests to expand industrial uses on a property that abuts residential uses.
- The site is currently entitled for I-1 (Light Industrial) uses and solely a contractor office with outdoor storage as permitted in I-2 (General Industrial). Staff does not support increasing the number or intensity of industrial uses, and specifically concrete production, adjacent to residential uses.

- The petition would maintain or enhance buffers from the previously approved plan in the form of an 85' to 100' Class A landscape yard along the northern property boundary and 50' Class A landscape yard along the Cedarvale Road frontage.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 8: Diverse & Resilient Economic Opportunity may be facilitated by allowing uses that create employment opportunities.

PLANNING STAFF REVIEW

• Background and Zoning District Summary

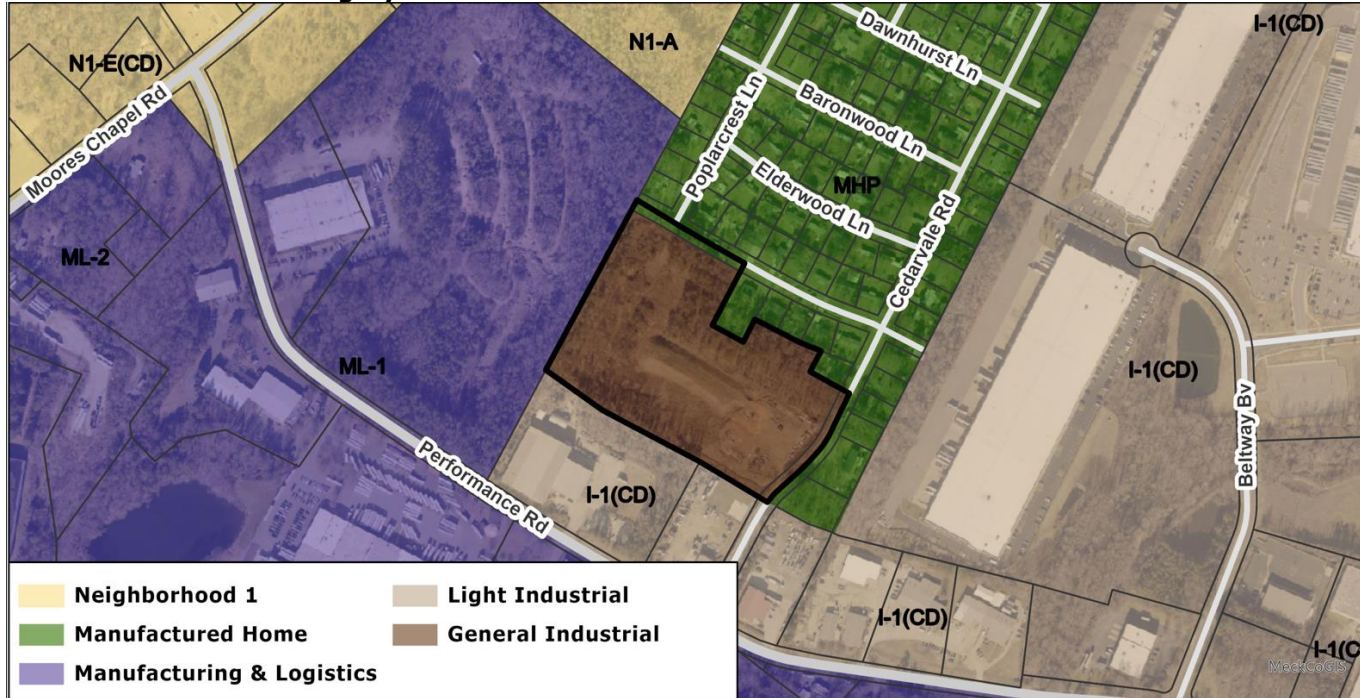
- Existing Zoning:
 - I-2: This district is the legacy ordinance version of ML-2 and allows for the most intense industrial uses, including those that may be hazardous or noxious.
 - This site was rezoned via petition 2019-033 to allow uses permitted in the I-1 (Light Industrial) zoning district as well as a contractor office with outdoor storage as permitted in the I-2 (General Industrial) zoning district.
- Proposed Zoning:
 - ML-2: This district is intended to accommodate industrial uses, including those uses that may be hazardous or noxious. Such uses may have significant external impacts and may include large areas of outdoor storage or operation. The ML-2 Zoning District is generally located in areas readily accessible by arterials and interstates, as well as freight rail.
 - Conditional (CD): This petition includes a site plan and proposes site-specific commitments that further restricts the use of the site.

• Proposed Request Details

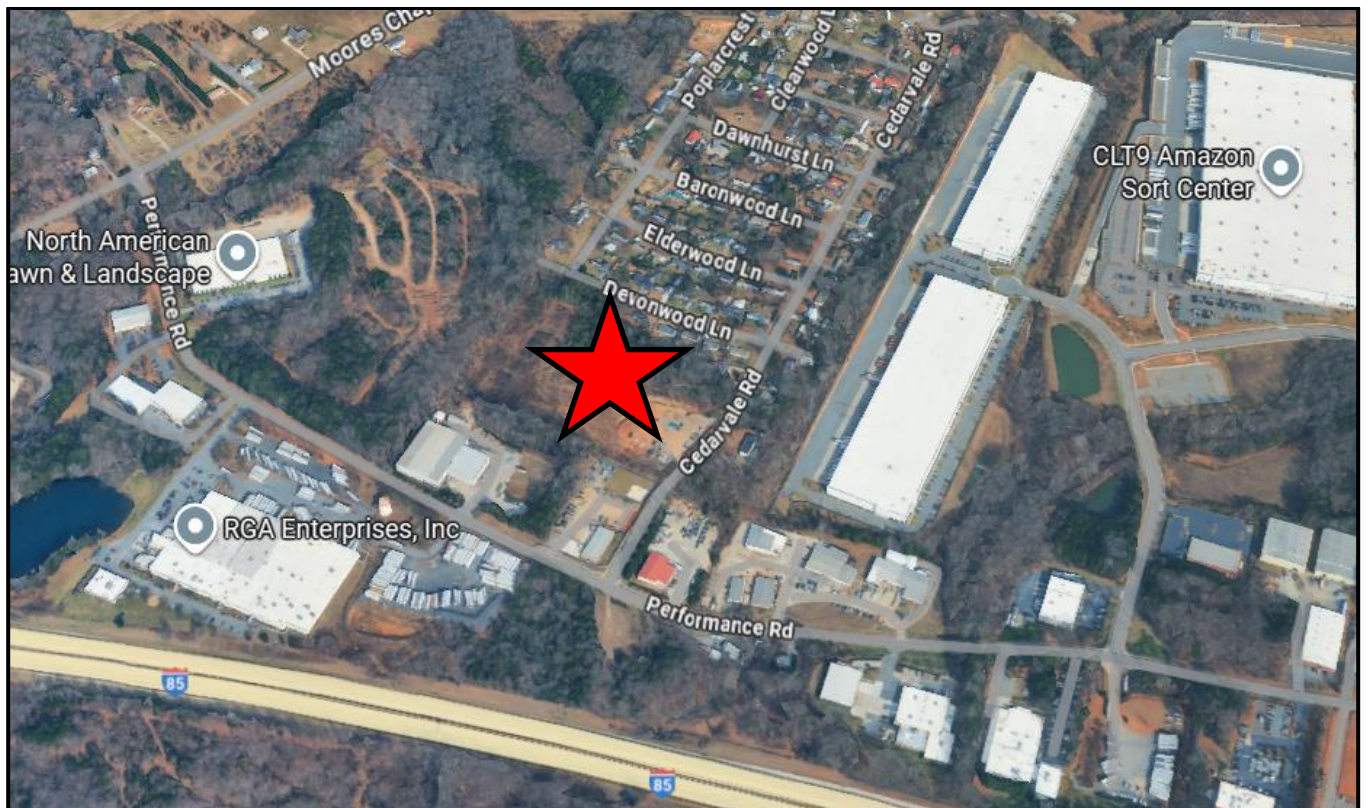
The site plan accompanying this petition contains the following provisions:

- Allows for a contractor office with outdoor storage, office, industrial light, and industrial general for the sole purpose of indoor precast concrete production.
- Maintains or enhances buffers from the previously approved rezoning in the form of an 85' to 100' Class A landscape yard along the northern property boundary and 50' Class A landscape yard along the Cedarvale Road frontage.
- Illustrates a 25,000 square foot building envelope in the southeastern corner of the property with a parking and outdoor storage envelope in the rear of the site.
- Commits to installing and maintaining signage prohibiting left turn movements from the driveway to Cedarvale Road.
- Limits freestanding lighting to 30' in height and specifies that lighting cannot be installed within 100' of residentially zoned properties.

- **Site Context and Imagery**



- The site is zoned I-2(CD) (General Industrial, Conditional) and is abutted by MHP (Manufactured Home Park) to the north, I-1(CD) (Light Industrial, Conditional) to the east and south, and ML-1 (Manufacturing & Logistics 1) to the west.



The site, marked by a red star, is located between residential uses to the north and commercial and industrial uses to the east, south, and west.



Street view of the site as seen from Cedarvale Road.



Street view of single family detached residential uses to the north of the site along Devonwood Lane.



Street view of detached single family residence to the east of the site across Cedarvale Road.

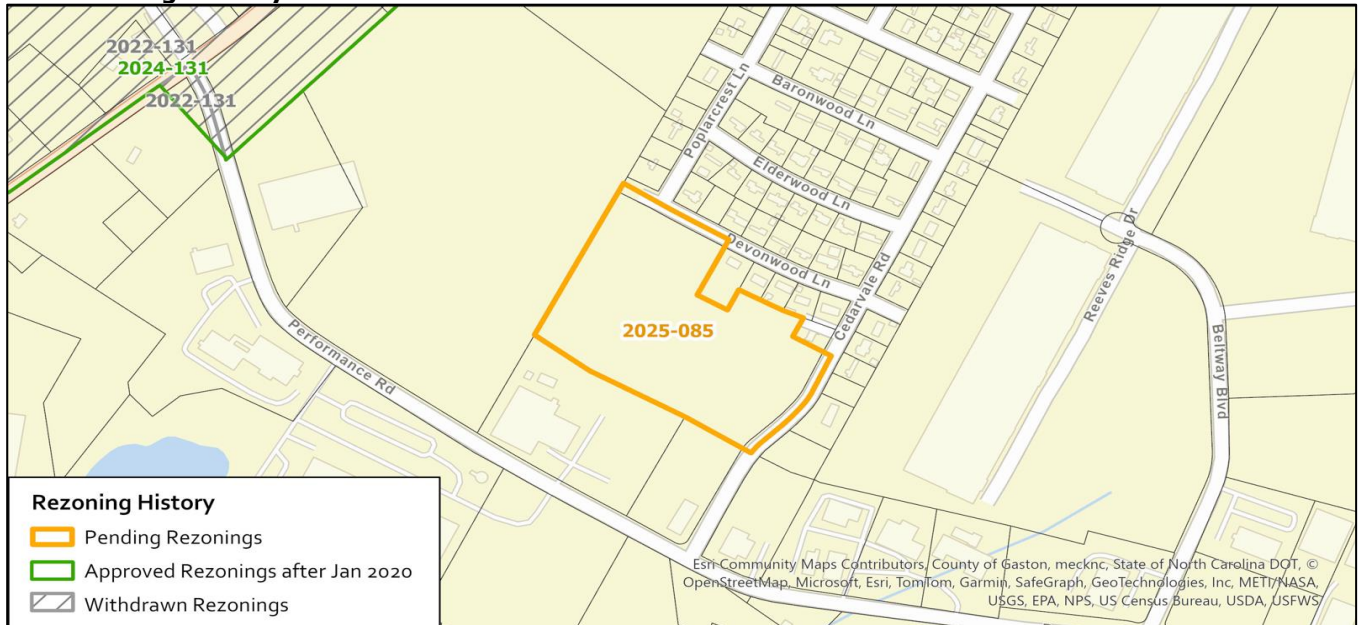


Street view of commercial and industrial uses to the south of the site along Cedarvale Road and Performance Road.



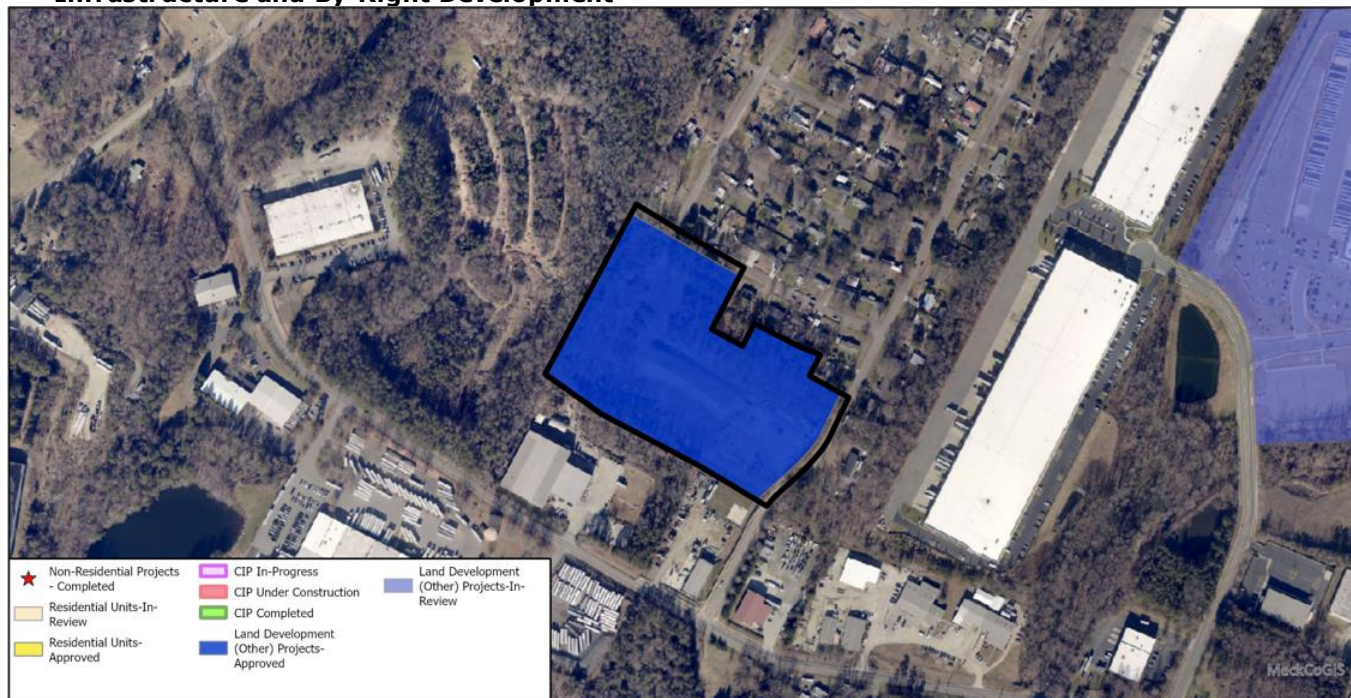
Street view of commercial and industrial uses to the west of the site along Performance Road.

• **Rezoning History in Area**



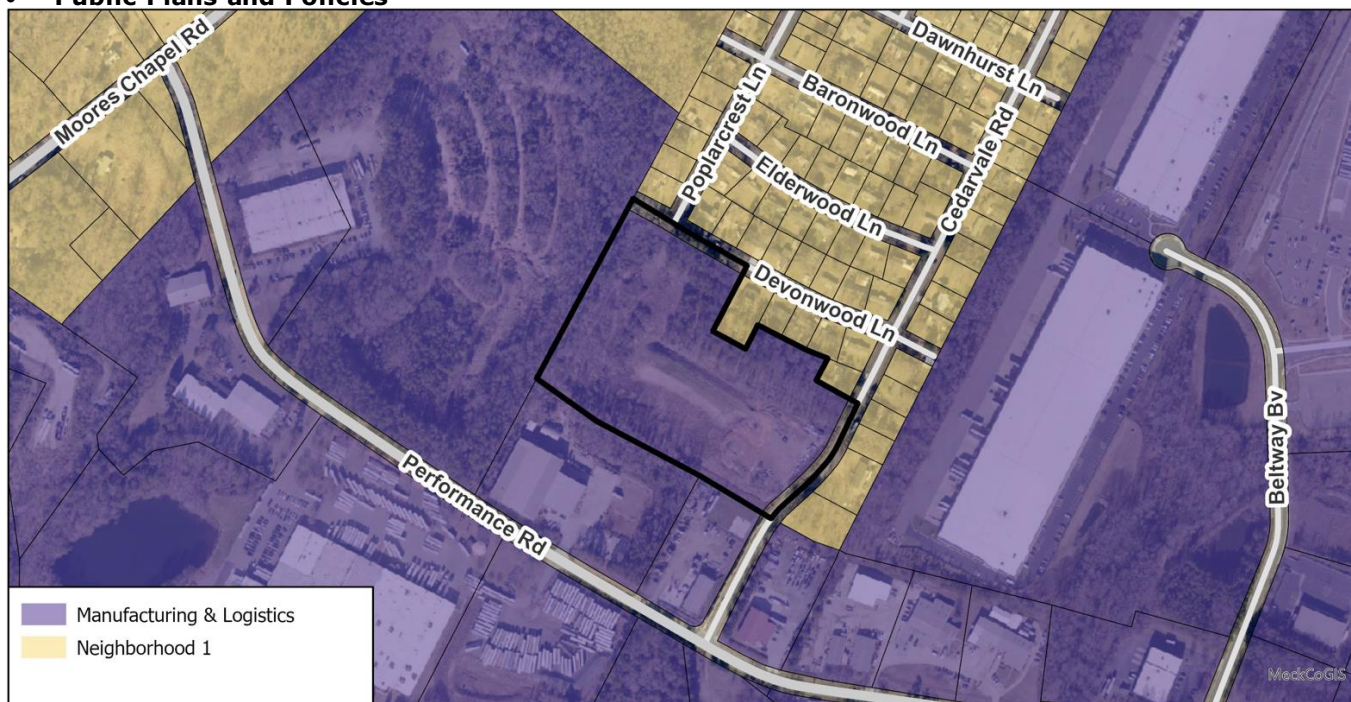
Petition Number	Summary of Petition	Status
2024-131	Rezoned 35.26 acres from N1-A (Neighborhood 1-A) and ML-2 (Manufacturing & Logistics 2) to N1-E(CD) (Neighborhood 1-E, Conditional) to allow for 78 triplex units and 79 single family units.	Rezoning approved, no permits submitted.
2022-131	Request to rezone 35.26 acres from R-3 LWPA (Single Family Residential, Lake Wylie Protected Area) to R-8MF(CD) LWPA (Multifamily Residential, Conditional, Lake Wylie Protected Area).	Rezoning withdrawn

• 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 Manufacturing & Logistics Place Type.
 - 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 adjacent to Cedarvale Road, a State-maintained major collector, south of Devonwood Lane, a State-maintained local street. A Traffic Impact Study (TIS) is not required for the site due to the development generating site trips under ordinance thresholds and not meeting additional TIS triggers. Site plan commits to constructing streetscape and maintaining sidewalk as it is in the ETJ. All outstanding CDOT comments have been addressed.
- **Active Projects:**
 - N/A
- **Transportation Considerations:**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current:
 - Existing Use: 0 trips per day (based on vacant land).
 - Existing Zoning Entitlements: 101 trips per day (based on 40,000 SF warehouse).
 - Proposed Zoning: 78 trips per day (based on 25,000 SF warehouse).

- **Storm Water Services**

- The petitioner provided notes regarding development within any SWIM or water quality buffers as requested and standard provisions committing to comply with Stormwater Articles 23 through 28 in the UDO.
- **Considerations:**
 - No outstanding issues.

- **Charlotte Water**

- Charlotte Water currently does not have water system accessible for the rezoning boundary under review. The closest water distribution main is approximately 450 feet south of the rezoning boundary along Performance Rd. A developer donated project will be required in cases there is not direct service. The applicant should contact Charlotte Water's New Services at (704) 432-2854 for more information regarding access to water system connections. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. The closest sewer gravity main is approximately 450 feet south of the rezoning boundary along Performance Rd. A developer donated project will be required in cases there is not direct service. The applicant should contact Charlotte Water's New Services at (704) 432-2854 for more information regarding access to sewer system connections. See advisory comments at www.rezoning.org
- **Considerations:**
 - See advisory comments at www.rezoning.org

- **Charlotte-Mecklenburg Schools**

- Nonresidential petitions do not impact the number of students generated.
- **Considerations:**
 - No comments submitted.

- **Charlotte Area Transit System**

- **Considerations:**
 - No comments submitted.

CITY DEPARTMENT COMMENTS

- **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.
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Urban Forestry:** No outstanding issues.

MECKLENBURG COUNTY COMMENTS

- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Park and Recreation Department:** No comments submitted.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARINGLand Use

1. Remove the proposed indoor precast concrete production use from permitted uses. **OUTSTANDING**

Site and Building Design

2. ~~Revise note 2 under Amenities, Streetscape, and Landscaping to match the 50' Class A landscape yard shown on the site plan.~~ **ADDRESSED**
3. ~~Revise note 3 under Amenities, Streetscape, and Landscaping to state 85' 100' Class A landscape yard to match the site plan.~~ **ADDRESSED**

Transportation

4. ~~Remove "existing improvements to remain" and "existing curb to remain" from call outs.~~ **ADDRESSED**
5. ~~Include typical section U-07A in labeling for Cedervale Road and Devonwood Lane.~~ **ADDRESSED**
6. ~~Add a conditional note specifying "the Petitioner shall dedicate and convey in fee simple all rights of way to the City before the site's first building certificate of occupancy is issued. CDOT requests rights of way set at 2' behind back of sidewalk where feasible."~~ **ADDRESSED**
7. ~~Add conditional note specifying "All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad north western Mecklenburg area, by way of a private/public partnership effort or other public sector project support."~~ **ADDRESSED**
8. ~~Revise site plan and conditional note(s) to construct 8 foot planting strips and 6 foot sidewalks on Cedarvale Road and Devonwood Lane. The site plan shall label and dimension both items from the roadway centerline. Add conditional note(s) stating the entire facility will be outside of the right of way and within a public access easement. Add additional conditional note committing to the construction and the maintenance of the 6 foot sidewalks on Cedarvale Road and Devonwood Lane.~~ **ADDRESSED**

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

Planner: Joe Mangum (704) 353-1908