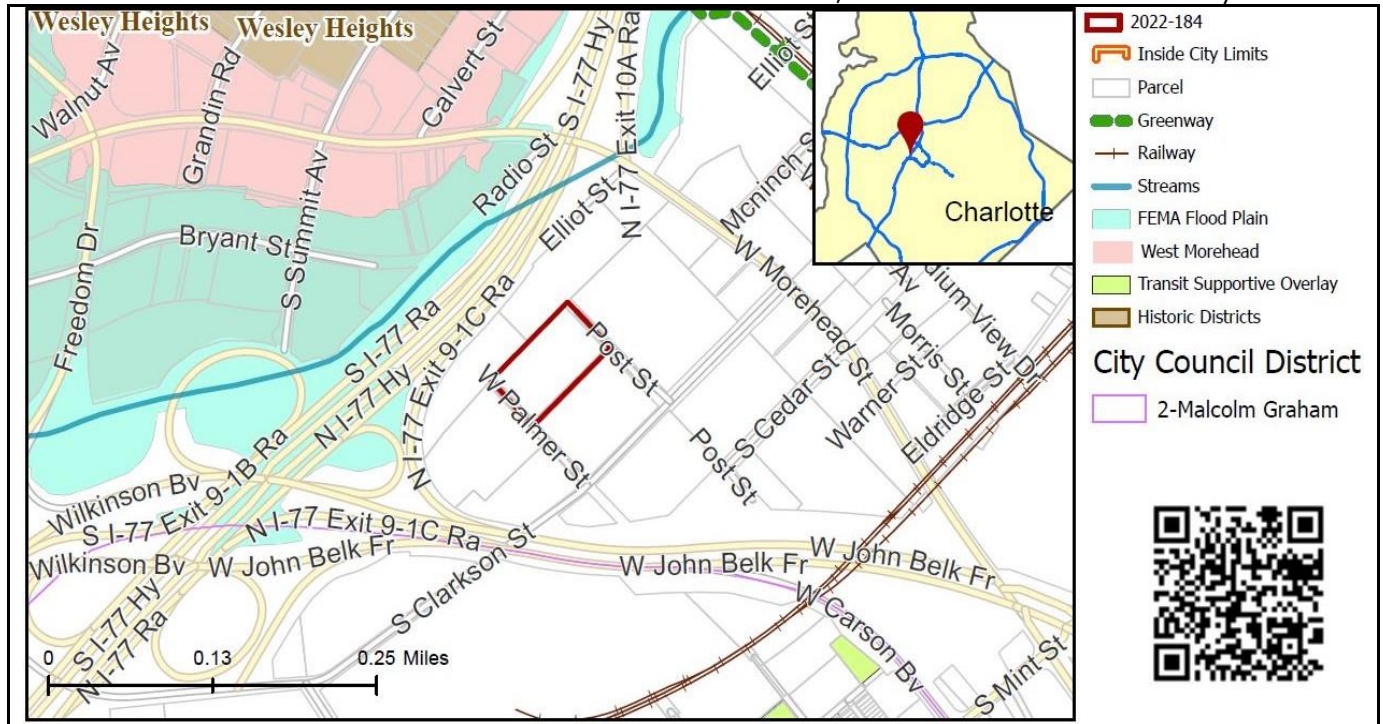


**REQUEST**

Current Zoning: I-2 (general industrial)  
Proposed Zoning: UMUD (uptown mixed-use district)

**LOCATION**

Approximately 2.13 acres located on the east side of West Palmer Street, south of West Morehead Street, and north of John Belk Freeway.



**SUMMARY OF PETITION**

The petition proposes to allow all uses in the UMUD zoning districts on a parcel currently developed with an HVAC services company.

**PROPERTY OWNER**

United Air Filter Co.

**PETITIONER**

Thomas Kinney, United Air Filter Co.

**AGENT/REPRESENTATIVE**

John Carmichael, Robinson Bradshaw

**COMMUNITY MEETING**

Meeting is not required.

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for the Regional Activity Center Place Type.

Rationale for Recommendation

- The site is located within the I-277/I-77 loop in Uptown surrounded by a dense network of streets with small blocks.
- The site is located within a ½-mile of adopted location of the Morehead Street Lynx Silver Line Station.
- The site is located within a ½-mile walk of the Wesley Heights Greenway and adjacent to the proposed alignment of the future Irwin Creek Greenway.
- The UMUD district permits a variety of uses that align with the recommendations of the Regional Activity Center Place Type from 2040 Comprehensive Plan such as vertically integrated mixed-uses including

office, multi-family, retail, restaurant, entertainment, institutional and personal care services.

- All parcels surrounding the site have recently been zoned to another urban district, UMUD-O, representing a major shift in this area from industrial to more urban, mixed-use developments.
- UMUD standards include requirements for enhanced streetscape treatment, building entrances, urban open space, architectural requirements, distinguished base of high rises, and screening.
- The requested district is complimentary in nature to the recently entitled mixed-use districts within a convenient walking distance an adopted Silver Line station.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 4: Trail & Transit Oriented Development
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities

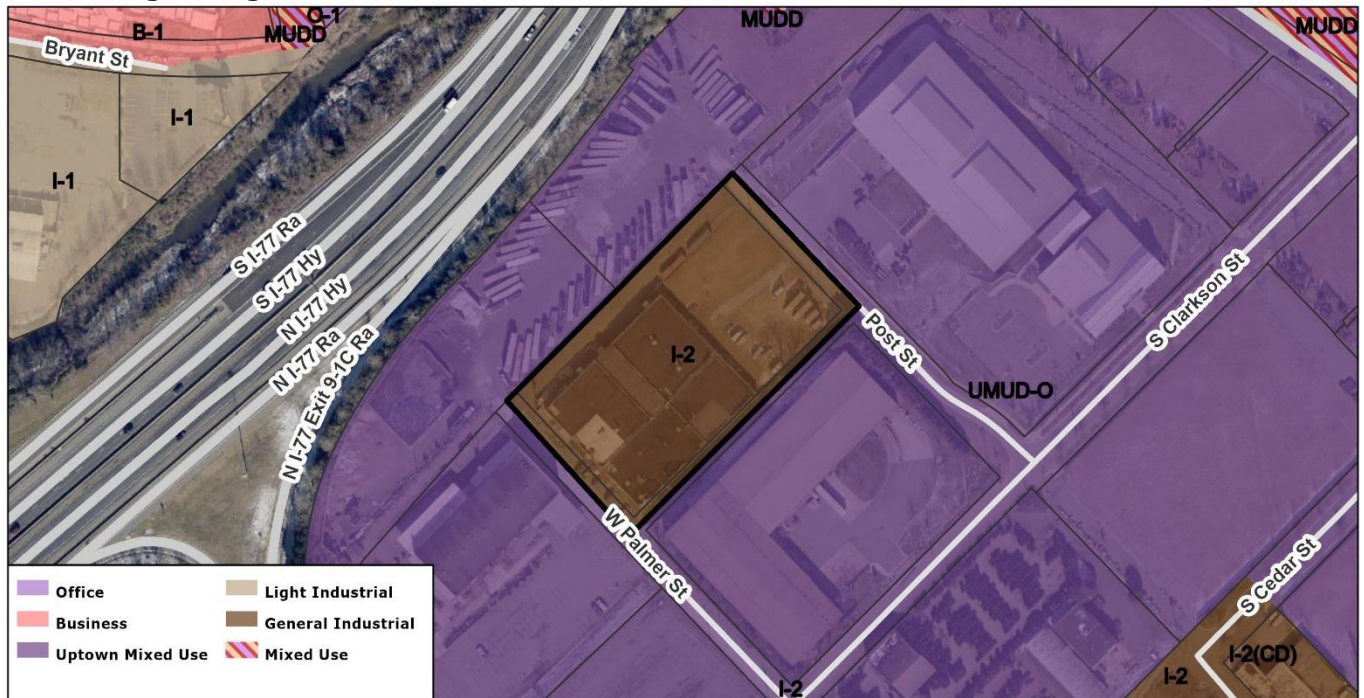
## PLANNING STAFF REVIEW

### Proposed Request Details

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

- Allows all uses in the UMUD (uptown mixed-use district) zoning district.

### Existing Zoning



- The property is currently zoned I-2 general industrial and is abutting properties zoned Uptown Mixed Use District, Optional on all sides.

| Existing Zoning          | Translated Zoning | Recommended Place Type         |
|--------------------------|-------------------|--------------------------------|
| I-2 (general industrial) | ML-2              | ML (Manufacturing & Logistics) |



The site (indicated by red star above) is located within the I-277/I-77 loop at the northeast corner of I-77 and the John Belk Freeway, south of West Morehead Street. The site is currently bound on all sides by manufacturing operations of Charlotte Pipe and Foundry.



View of the site looking north from the West Palmer Street. The property is currently developed with an HVAC services company.



View of the site looking south from Post Street. A warehouse building for Charlotte Pipe and Foundry is in the background.



View of the site looking east from I-77 North with tractor-trailer storage and warehousing surrounding the site visible through the trees.

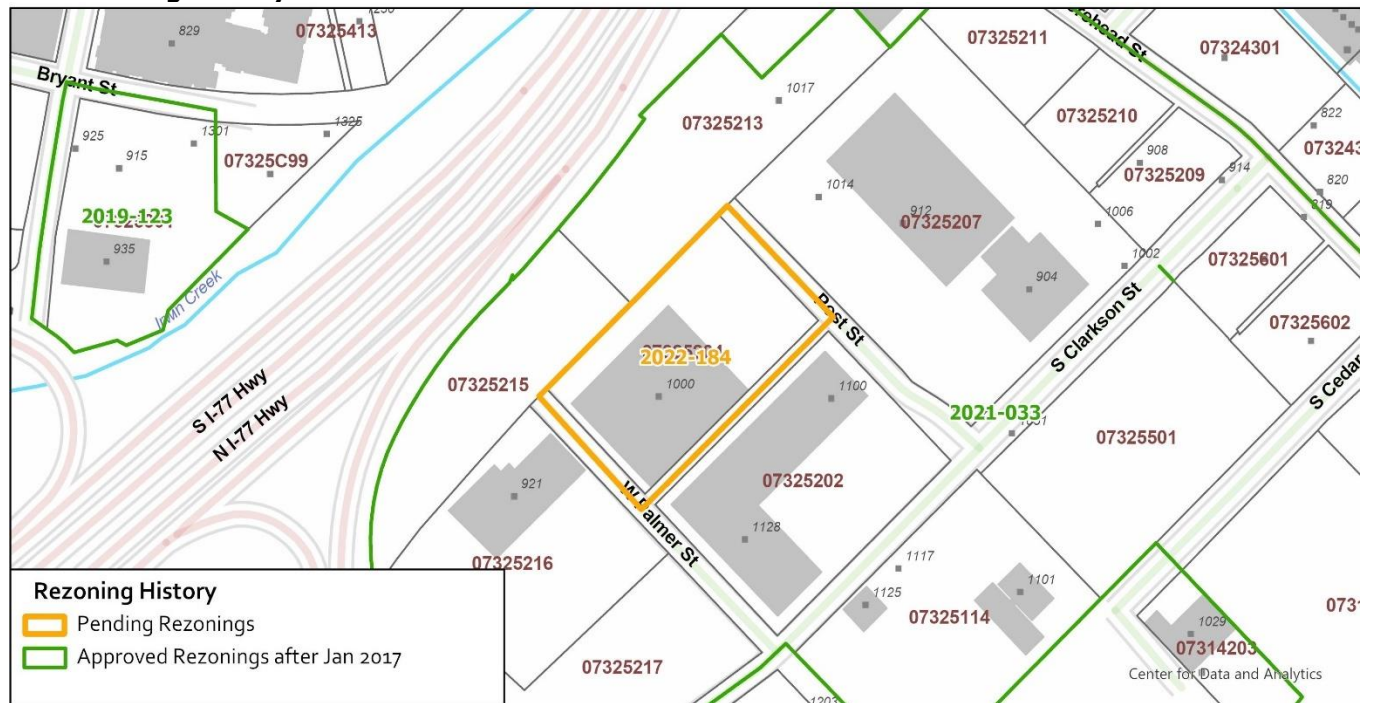


View of the site looking north from I-277 with parking, and warehousing for Charlotte Pipe and Foundry visible in the foreground.



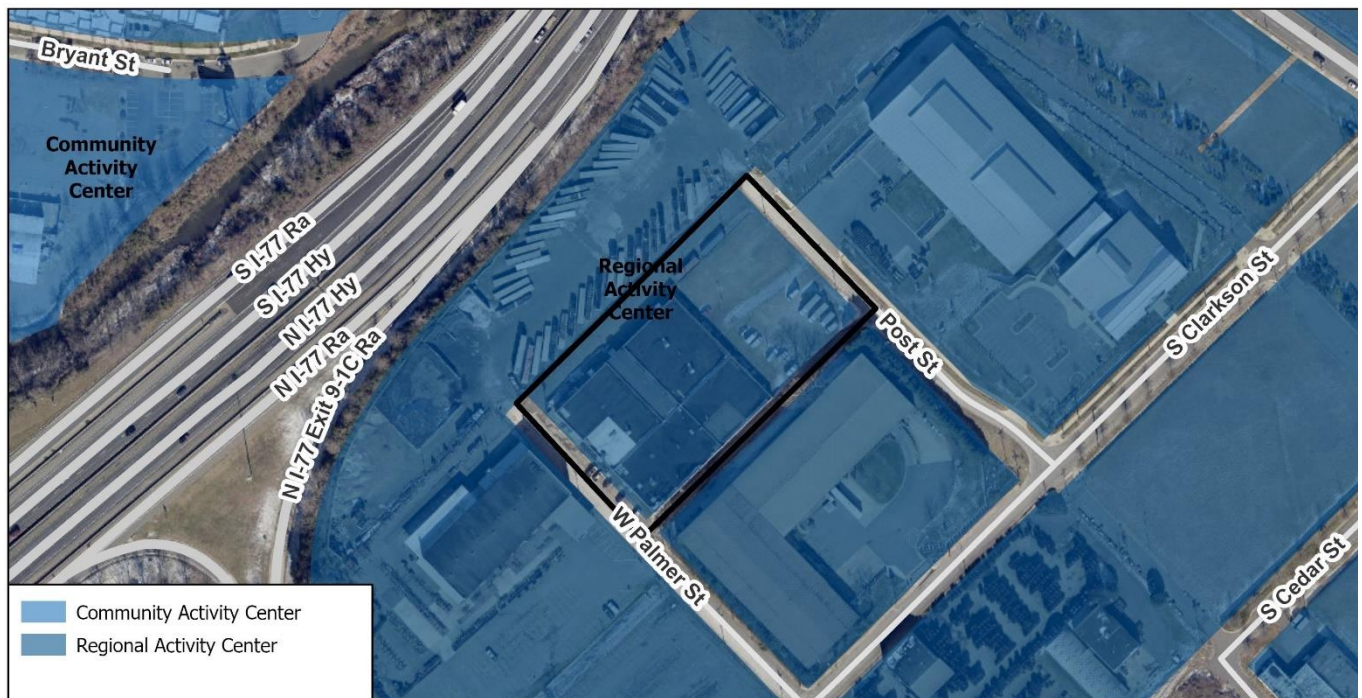
View along West Morehead Street at the intersection with McNinch Street showing warehousing for Charlotte Pipe and Foundry at the left of the image and the Carolina School Supply Building at the right of the image.

- **Rezoning History in Area**



| Petition Number | Summary of Petition                                                                                                                                                       | Status   |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| 2019-123        | 1.99 acres located on the south side of Bryant Street, east of South Summit Avenue, west of Interstate 77. To I-1 PED-O from I-1 PED                                      | Approved |
| 2021-033        | 55 acres located along the north and south side of John Belk Freeway, east of Interstate 77, and northwest of South Mint Street. To UMUD-O from MUDD-O, I-2, and I-2(CD). | Approved |

- **Public Plans and Policies**



- The *2040 Policy Map* (2022) recommends the Regional Activity Center Place Type for this site.

- **TRANSPORTATION SUMMARY**

- The site is located on the north side of West Palmer Street, a City-maintained local street, and west of South Clarkson Street, a City-maintained local street. A Traffic Impact Study (TIS) is not necessary for the complete review of this petition due to the conventional rezoning. CDOT will work with the petitioner during the permitting process to ensure all required streetscape and transportation related ordinance requirements are complied with for adequate access and connectivity to the site and surrounding network.

- **Active Projects:**

- I-77 South Widening
  - NCDOT Project I-5718
  - Funded only for Preliminary Engineering
  - Initial design concepts and NEPA work is underway

- **Transportation Considerations**

- No Outstanding Issues.

- **Vehicle Trip Generation:**

Current Zoning: I-2

Existing Use: 105 trips per day (based on warehousing use).

Entitlement: 185 trips per day (based on warehousing use).

Proposed Zoning: UMUD conventional zoning district, too many uses to determine.

**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 Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located on Post St., and an existing 12-inch water distribution main on W Palmer St. has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located on Post St, and an existing 8-inch gravity sewer main located on W Palmer St. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** 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.

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**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**  
**Planner:** Maxx Oliver 704-336-3818