



Zoning Committee

REQUEST

Current Zoning: ML-2 (manufacturing and logistics – 2)
Proposed Zoning: IMU (innovation mixed-use)

LOCATION

Approximately 9.1 acres located on the north and south side of Dalton Avenue, west of Plymouth Avenue.
(Council District 1 - Anderson)

PETITIONER

Cutter Family Properties, LLC

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **consistent and inconsistent** with the *2040 Policy Map (2022)* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map (2022)* calls for Innovation Mixed-Use on the portion of the side along the south side of Dalton Avenue; and
- The *2040 Policy Map (2022)* calls for Commercial along the north side of Dalton Avenue.

However, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- Located just northwest of North Tryon Street, this site is along the North Graham Street/North Tryon Street Corridor of Opportunity (NGNT). The NGNT is one of six identified corridors in the Corridors of Opportunity (COO) program which aims to revitalize areas with a mix of uses that provide critical resources and businesses to its neighbors, creating more prosperous and safe communities. This rezoning would allow the site's entitlements to be shifted away from industrial uses to a more balanced mix of uses that could better align with the goals of the NGNT Corridor.
- This rezoning would create a preferred buffer and transition between the adjacent single family residential area and the commercial and industrial uses populating Dalton Avenue.
- Although inconsistent with the portion of the *2040*

Policy Map that calls for Commercial, the application of the Innovation Mixed-Use place type is not wholly contrasting to the Commercial Place Type given that it would encourage commercial uses as well but unlike the Commercial Place Type, Innovation Mixed-Use better reflects the existing character of the corridor.

- The innovation mixed-use zoning district is intended for sites such as these that currently have or had industrial developments but are situated in areas that are transitioning to an array of commercial, residential, and artisan industrial uses.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map* for a portion of the site, Commercial to Innovation Mixed-Use for the site.

Motion/Second: Sealey / Whilden
 Yeas: Lansdell, Neeley, Sealey, Welton, Whilden, Winiker
 Nays: None
 Absent: Russell
 Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is Choose an item. with the *2040 Policy Map*.

Commissioner Sealey commented that similarly to other IMU petitions, there is some confusion over the uses allowed and what development could be created given that the intent of IMU was for mostly non-residential uses, but some developers may be utilizing it for residential only projects.

Commissioner Lansdell noted that the current conditions of the surrounding streets are sub-par for pedestrian and bicycle infrastructure. Commissioner Lansdell added that he hopes redevelopment of this site may facilitate road improvements for pedestrians.

Chairperson Welton asked staff about what pedestrian improvements are planned for this area. Staff responded that the developer will likely trigger pedestrian improvements in the Land Development processes once they seek permits. CDOT added that there are no current CIP projects along Dalton Avenue, but the site’s infrastructure would be improved with redevelopment.

There was no further discussion of this petition.

PLANNER

Holly Cramer (704) 353-1902