



Zoning Committee

REQUEST

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

LOCATION

Approximately 0.89 acres located along the northeast side of East 27th Street, southeast of North Tryon Street, north of the LYNX Blue Line.
(Council District 1 - Anderson)

PETITIONER

123 E 27, LLC

**ZONING COMMITTEE
ACTION/
STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

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

- The *2040 Policy Map* calls for innovation mixed use.

Therefore, 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:

- The North Graham Street/North Tryon Street (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.
- The innovation mixed-use zoning district is intended for sites such as these that may have formerly been reserved industrial developments but are situated in areas that are transitioning to an array of commercial, residential, and artisan industrial uses among others.
- The subject site is not adjacent to any sensitive land uses or place types that would be incongruent with development under the IMU district.
- Rezoning this site would bring it into alignment with the proposed Innovation Mixed-Use Place Type and allow

more flexibility in the uses that may be developed.

- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities

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

ZONING COMMITTEE DISCUSSION

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

There was no further discussion of this petition.

PLANNER

Holly Cramer (704) 353-1902