



Zoning Committee

REQUEST

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

LOCATION

Approximately 5.629 acres located on the west side of Atando Avenue, north of North Tryon Street.
(Council District 1 - Anderson)

PETITIONER

Beacon Partners

**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 **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 Manufacturing & Logistics.

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:

- This portion of Atando Avenue is situated between the two parallel corridors that make up 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.
- Converting this site to innovation mixed-use zoning and uses would create a better transition between the area's persisting commercial and industrial zoning and the redevelopment projects in progress along North Tryon Street.
- Although the request is inconsistent with the Manufacturing & Logistics Place Type across the site,

this petition would better reflect the rapidly changing nature of the area with a contextually sensitive and appropriate zoning district. The innovation mixed-use 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.

- Atando Avenue has been identified by CDOT for a street conversion that will add curb and sidewalk, bike lanes, and pavement markings. This infrastructure improvement project will help service any future uses on the site.
- This site is adjacent to a large tract on the east side of Atando Avenue that was recently rezoned to IMU from ML-2 as petition 2023-103.
- 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*, from Manufacturing and Logistics to Innovation Mixed-Use for the site.

Motion/Second: Whilden / Sealey
 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 inconsistent with the *2040 Policy Map*.

Commissioner Sealey commented on the IMU district and some confusion there is around it since it could allow for strictly residential uses despite the district’s intent to encourage adaptive reuse and be applied in areas transitioning from industrial.

Chairperson Welton asked staff about the Corridors of Opportunity in this area. Staff explained that this area is between North Graham Street and North Tryon Street and as a result is in the corridor’s influence area.

There was no further discussion of this petition.

PLANNER

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