



Zoning Committee

REQUEST

Current Zoning: ML-2 (Manufacturing and Logistics-2)
Proposed Zoning: IMU (Innovation Mixed-Use)

LOCATION

Approximately 1.06 acres located along the southwest side of E 27th Street, southeast of N Tryon Street, north of N Brevard Street.
(Council District 1 - Anderson)

PETITIONER

200E27, 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* (2022) calls for the Innovation Mixed-Use Place Type.

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 site is close to major transit options including bus stops on North Tryon Street, located 600 feet and 1,100 feet away from site.
- The area is transitioning from industrial uses to residential and mixed-use developments, as demonstrated by recently approved rezonings nearby. This shift aligns with the Policy Map, which designates most of the surrounding area as Innovation Mixed Use (IMU).
- The site is well-connected, located adjacent to E 27th Street, a local street, and near N Tryon Street, a major arterial road, offering strong transportation accessibility. Additionally, its proximity to the Cross Charlotte Trail and existing bike lanes further supports active transportation options in the area.
- The site currently hosts a vacant building, presenting opportunities for innovative and adaptive reuse.

- The site is within walking distance to commercial establishments and infrastructure, which aligns with the intent of the Innovation Mixed Use (IMU) district to support a blend of residential, commercial, and mixed-use projects. Its proximity to the Blue Line Extension Station further encourages transit-oriented development, enhancing the site's potential for a vibrant, connected community.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods

Motion/Second: Stuart / Neeley
 Yeas: Neeley, Sealey, Winiker, Blumenthal, McDonald, Shaw, Stuart
 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

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