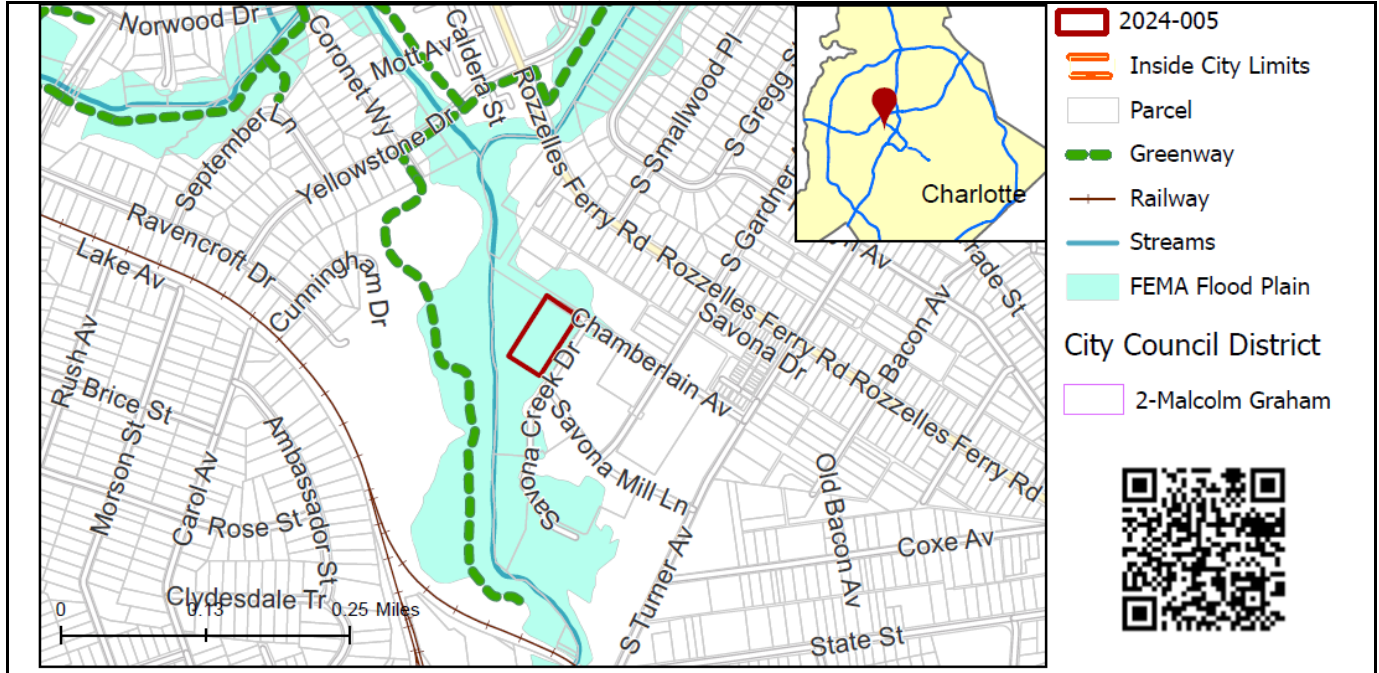


REQUEST

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

LOCATION

Approximately 1.21 acres located on the west side of Chamberlain Avenue, north of State Street, and south of Yellowstone Drive.



SUMMARY OF PETITION

The petition proposes all uses permitted by right and under prescribed conditions in the IMU (Innovation Mixed-Use) zoning district.

PROPERTY OWNER

Cutter Bryant W

PETITIONER

Portman Residential, LLC

AGENT/REPRESENTATIVE

Collin Brown & Brittany Lins

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
 Number of people attending the Community Meeting: 5

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for Innovation Mixed-Use.

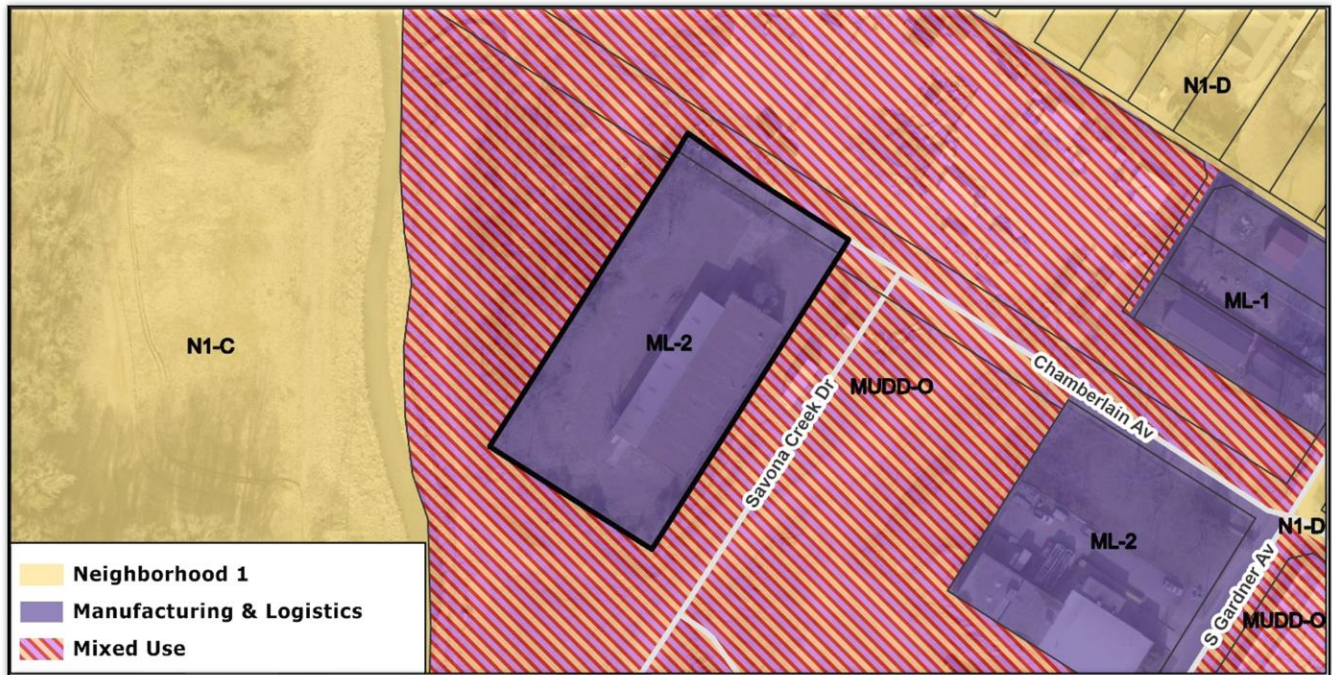
Rationale for Recommendation

- This zoning helps to contribute to Charlotte’s economic viability by providing mixed-use urban places that include light manufacturing, office, residential, and retail.
- The buildings surrounding the sites include office development, light manufacturing, and multi-family residential which aligns with the IMU zoning.
- This area and the requested zoning are characterized by adaptively reused buildings and low to mid-rise single-use structures that are transitioning to vertically integrated uses in a pedestrian-oriented environment.
- This zoning encourages active and passive community gathering spaces.

- The site could encourage adaptive reuse of light industrial or underutilized buildings, embracing unique history and form.
- The need for environmental justice within this area is a high priority according to the EGF Reports. The proposal to change from Manufacturing & Logistics uses, which are typically more environmentally hazardous, to Innovation Mixed Use, which limits noxious uses, could help to support the need for environmental justice in this area.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 8: Diverse & Resilient Economic Opportunity
 - 9: Retain Our Identity & Charm

PLANNING STAFF REVIEW

- **Background**
- This is a conventional rezoning petition with no associated site plan.
 - All uses permitted by right and under prescribed conditions in the IMU (Innovation Mixed-Use) zoning district.
- **Existing Zoning**



- The site is surrounded by a greenway, park, industrial uses, and residential homes.



The properties to the north consist of single family residential, multi-family residential, and industrial developed properties. The subject property is marked with a red star.



The site is currently occupied by a structure.



Located to the north of the site is a vacant lot with a greenway and park beyond the lot.

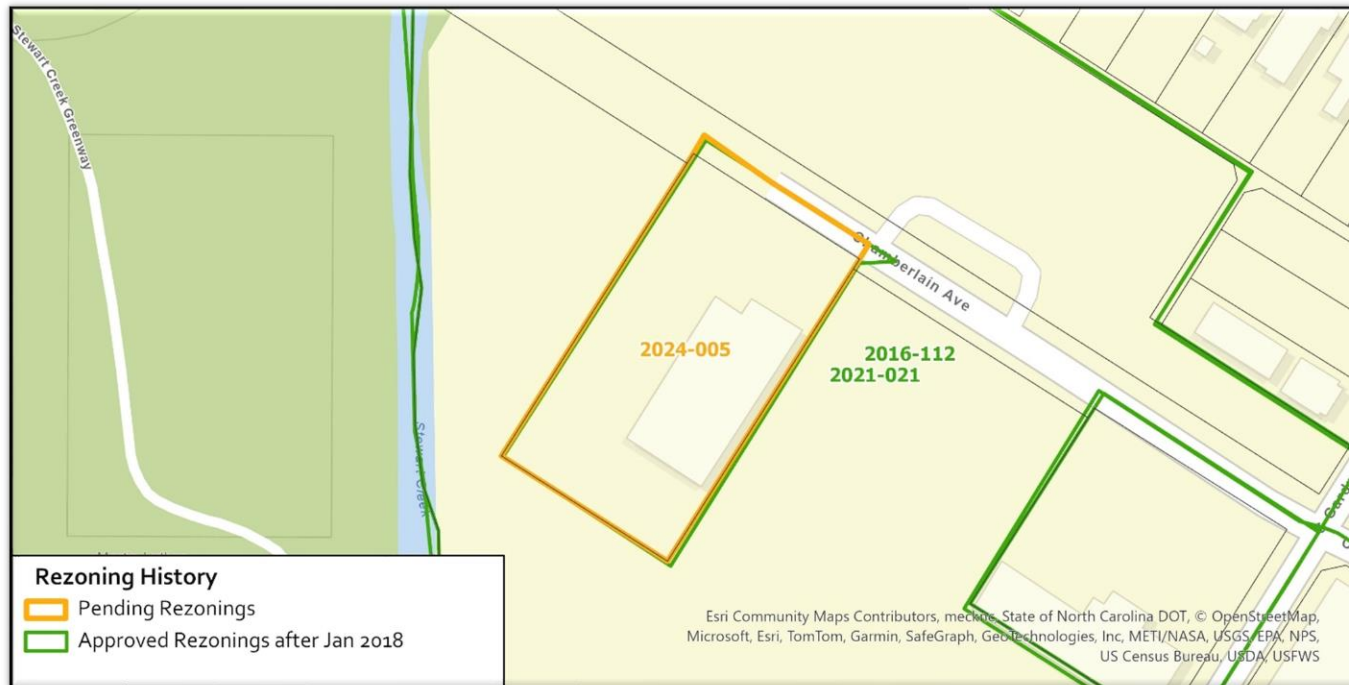


To the east of the site is a vacant lot with single family and multi-family residential homes beyond the lot.



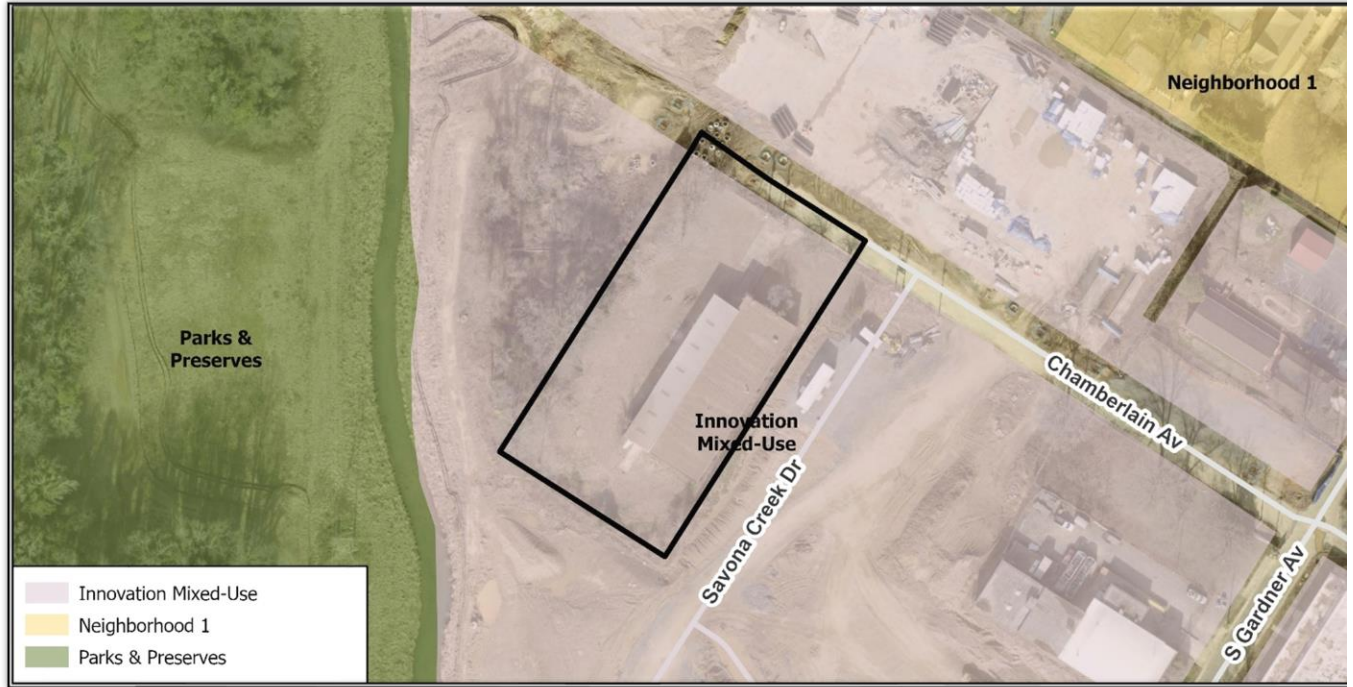
The properties to the south of the site consist of businesses, then beyond the businesses are single family and multi-family residential homes.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2016-112	Approximately 28 acres from I-1 to MUDD-O	Approved
2021-021	Approximately 27.65 acres from MUDD-O to MUDD-O SPA	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) calls for Innovation Mixed-Use.

• **TRANSPORTATION SUMMARY**

- The site is located adjacent to Chamberlain Avenue, a City-maintained local street, west of Gardner Avenue, a City-maintained local street. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the conventional rezoning. A CTR will be required during permitting if the site generates site trips over ordinance thresholds. The site will be subject to transportation improvements in accordance with the UDO and the adopted CDOT Streets Map. CDOT will work with the petitioner during the permitting process to pursue all options to provide additional forms of connectivity that reflect the types of development associated with this place type and zoning district.

• **Active Projects:**

- No active projects near the site

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: - trips per day (based on a Vacant lot).

Entitlement: 185 trips per day (based on OFC).

Proposed Zoning: 168 trips per day (based on IMU).

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 Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** No comments submitted.
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at www.rezoning.org

- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at 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
Planner: Emma Knauerhase (704)-432-1163