



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2023-143

March 5, 2024

REQUEST	Current Zoning: ML-1 (Manufacturing and Logistics-1) Proposed Zoning: IMU (Innovation Mixed Use)
LOCATION	Approximately 6.6 acres located on the northwest side of Toomey Avenue, north of West Tremont Avenue, and east of Interstate 77.
PETITIONER	Abacus Capital

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** from staff analysis based on the information from the staff analysis and the public hearing, and because:

- The 2040 Policy Map (2022) calls for Manufacturing and Logistics.

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 surrounding area aligns with the goal of this zoning because the area 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, research and development, studios, light manufacturing, showrooms, hotels, 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 sites would encourage adaptive reuse of light industrial or underutilized buildings, embracing unique history and form.

- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10 Minute Neighborhoods
 - 5: Safe & Equitable Mobility

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Manufacturing and Logistics place type to the Innovation Mixed-Use place type for the site.

Motion/Second: Winiker / Russell

Yeas: Neeley, Sealey, Welton, Whilden, Winiker, Russell

Nays: None

Absent: Lansdell

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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