



Zoning Committee Recommendation

Rezoning Petition 2024-005

April 30, 2024

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.

PETITIONER

(Council District 2 - Graham)
Portman Residential, LLC

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 6-0 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 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:

- 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

Motion/Second: Whilden / Neeley

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

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