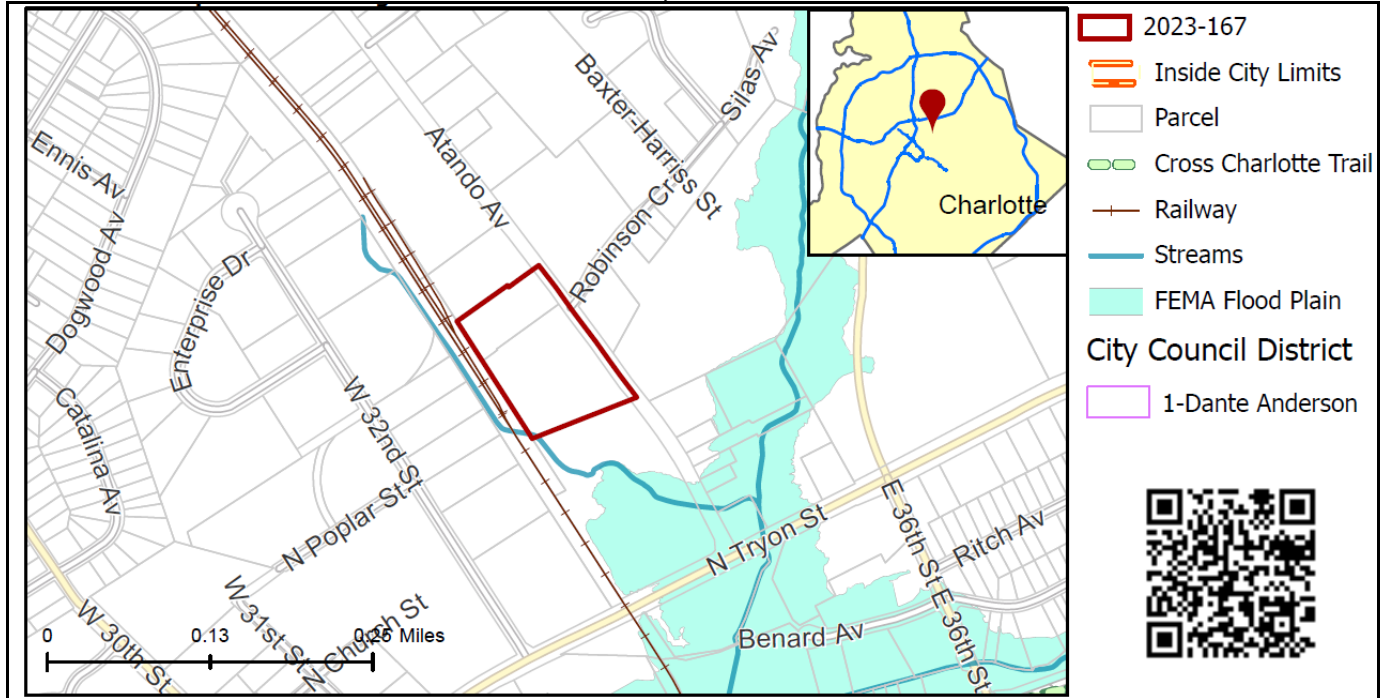


**REQUEST**

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.



**SUMMARY OF PETITION**

The petition proposes to allow all uses in the IMU district on parcels occupied by a tire service company.

**PROPERTY OWNER**

GMT Property Group, LLC

**PETITIONER**

Beacon Partners

**AGENT/REPRESENTATIVE**

Collin Brown and Brittany Lins, Alexander Ricks, PLLC

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 1

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map recommendation for Manufacturing & Logistics.

Rationale for Recommendation

- 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.

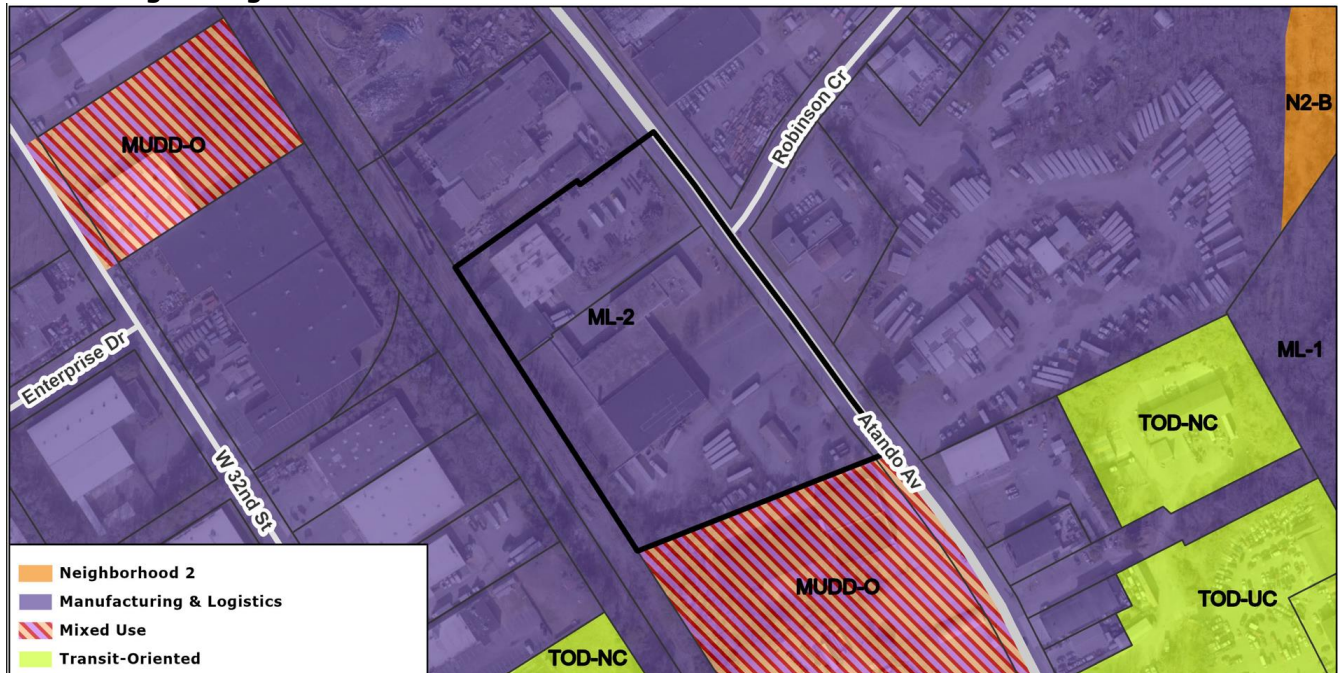
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.

- Allows all uses in the IMU (innovation mixed-use) zoning district.

• **Existing Zoning**



- The site is currently zoned ML-2 and is in an area with MUDD, TOD-NC, TOD-UC, N2-B, ML-2, and ML-1 zoning.



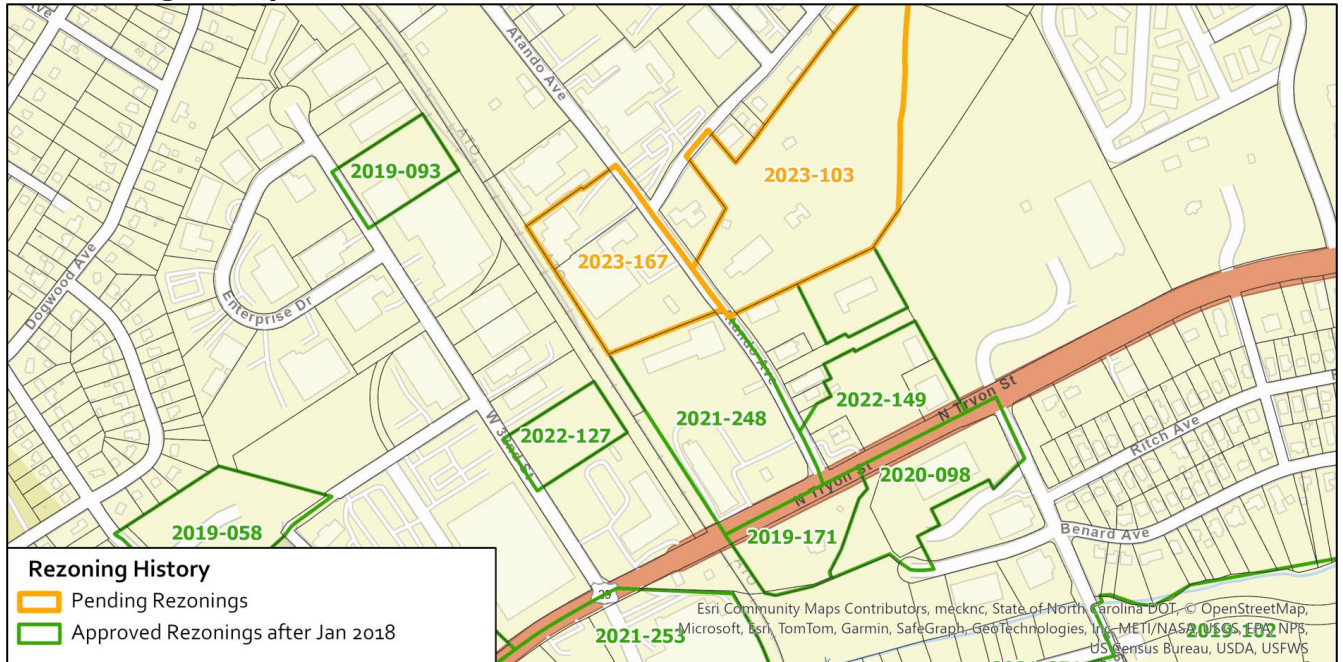


- South of the site are industrial uses, but the property was rezoned to MUDD(CD) in July 2022 to allow for a multi-family residential development.



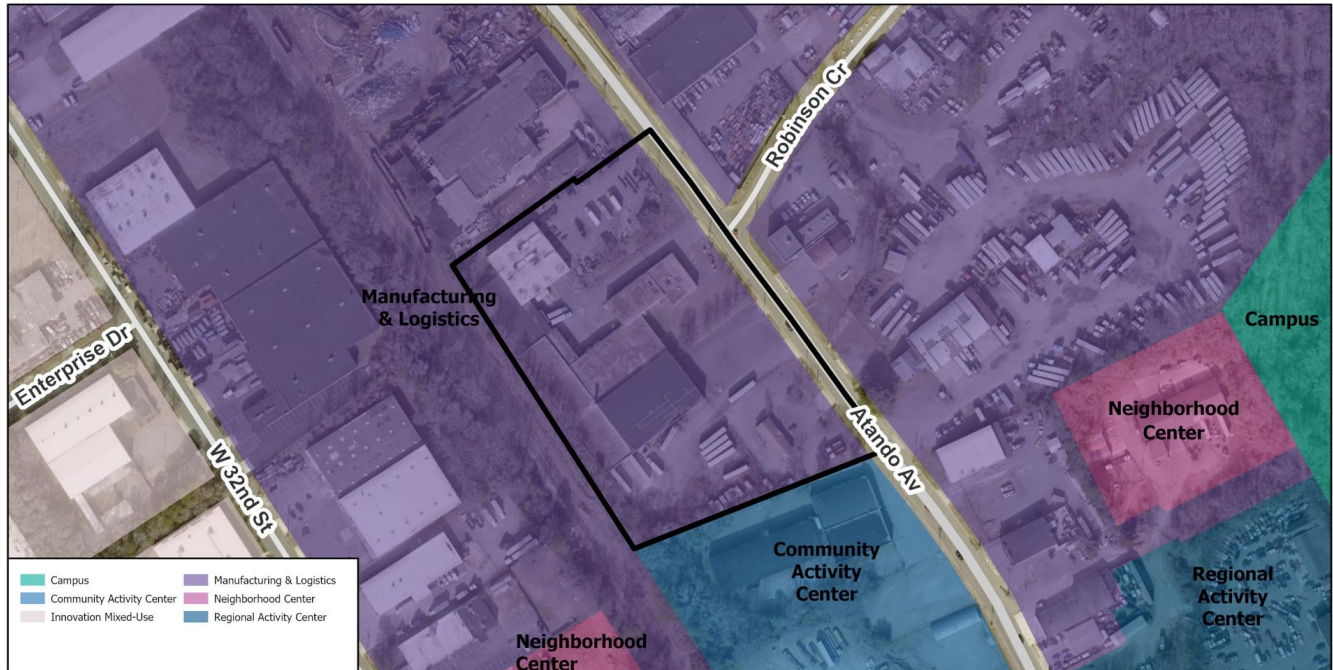
- West of the site are industrial, commercial, and office uses.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-058	Rezoned 4.27 acres from R-22MF to UR-3(CD).	Approved
2019-093	Rezoned 2.12 acres from I-2 to MUDD-O.	Approved
2019-102	Rezoned 1,771.18 acres to various transit-oriented zoning districts in a realignment rezoning process.	Approved
2019-171	Rezoned 2.55 acres from I-2 to TOD-UC.	Approved
2020-098	Rezoned 4.18 acres from B-2 to TOD-CC.	Approved
2021-248	Rezoned 7.10 acres from I-2 to MUDD-O.	Approved
2021-253	Rezoned 15.58 acres from I-2 to TOD-NC.	Approved
2022-127	Rezoned 1.98 acres from I-2 to TOD-NC.	Approved
2022-149	Rezoned 5.91 acres from I-1 to TOD-UC.	Approved
2023-103	Rezoned 12.75 acres from ML-2 to IMU.	Approved

• **Public Plans and Policies**



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

• **TRANSPORTATION SUMMARY**

- The site is located adjacent to Atando Avenue, a City-maintained minor arterial, west of Tryon Street, a State-maintained major arterial. 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:**

- Atando Avenue Street Conversion
  - A street conversion project on Atando Avenue between Graham Street. This project will include pavement markings, bike lanes, curb and sidewalk.
  - Project is currently in the Planning phase the scheduled completion date is to be determined.

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 155 trips per day (based on tire service company uses).

Entitlement: 430 trips per day (based on 5.63 acres of ML-2 uses).

Proposed Zoning: Too many uses to determine trip generation.

**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 Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
  - Highland Renaissance Elementary at 78%
  - Martin Luther King, Jr Middle at 95%
  - Garinger High at 99%.

- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along Atando Ave. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Atando Ave. No outstanding issues.
  - **Erosion Control:** No comments submitted.
  - **Long Range Planning:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://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](http://www.rezoning.org)**  
**Planner:** Holly Cramer (704) 353-1902