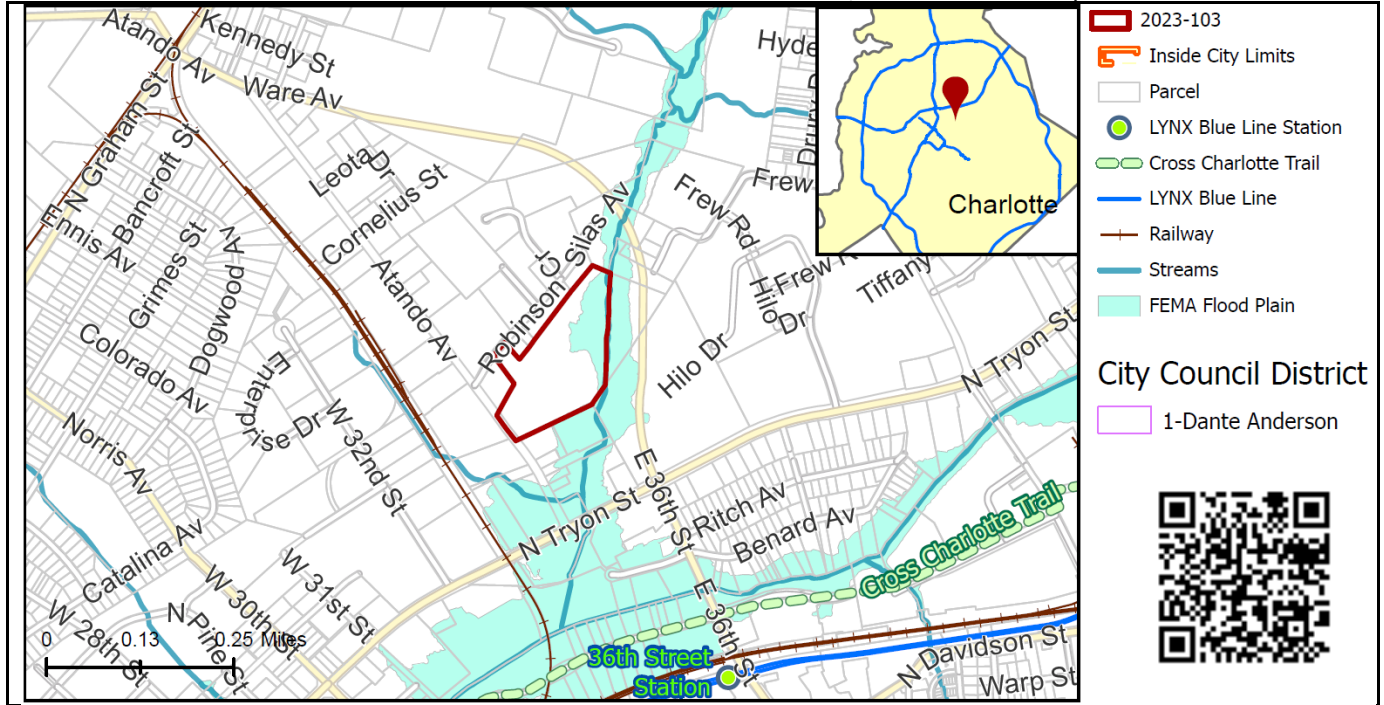


REQUEST

Current Zoning: ML-2 (manufacturing and logistics, 2)
Proposed Zoning: IMU (innovation mixed-use)

LOCATION

Approximately 12.75 acres located along the east side of Atando Avenue, the south side of Robinson Crest, north of North Tryon Street.



SUMMARY OF PETITION

The petition proposes to allow all uses in the IMU zoning district on a lot currently hosts a trucking and tire company.

PROPERTY OWNER

Ann Harper Youree

PETITIONER

RangeWater Development, LLC

AGENT/REPRESENTATIVE

Keith MacVean, Moore & Van Allen, PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 3

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

- Located along Atando Avenue, this site is between North Graham Street and North Tryon Street, 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.
- Establishing this site as innovation mixed-use creates a preferred transition between the area's persisting industrial and commercial uses

north of the site and the redeveloping transit supportive projects south of the site along North Tryon Street. Although inconsistent with the recommendation for Manufacturing and Logistics, this petition better reflects the changing nature of the area while demarcating a separation between the industrial uses along Atando and the TOD redevelopment projects along North Tryon Street.

- The innovation mixed-use zoning 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 is being targeted for a street conversion that will add curb and sidewalk, bike lanes, and pavement markings. This project will help service any future uses on the site.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities

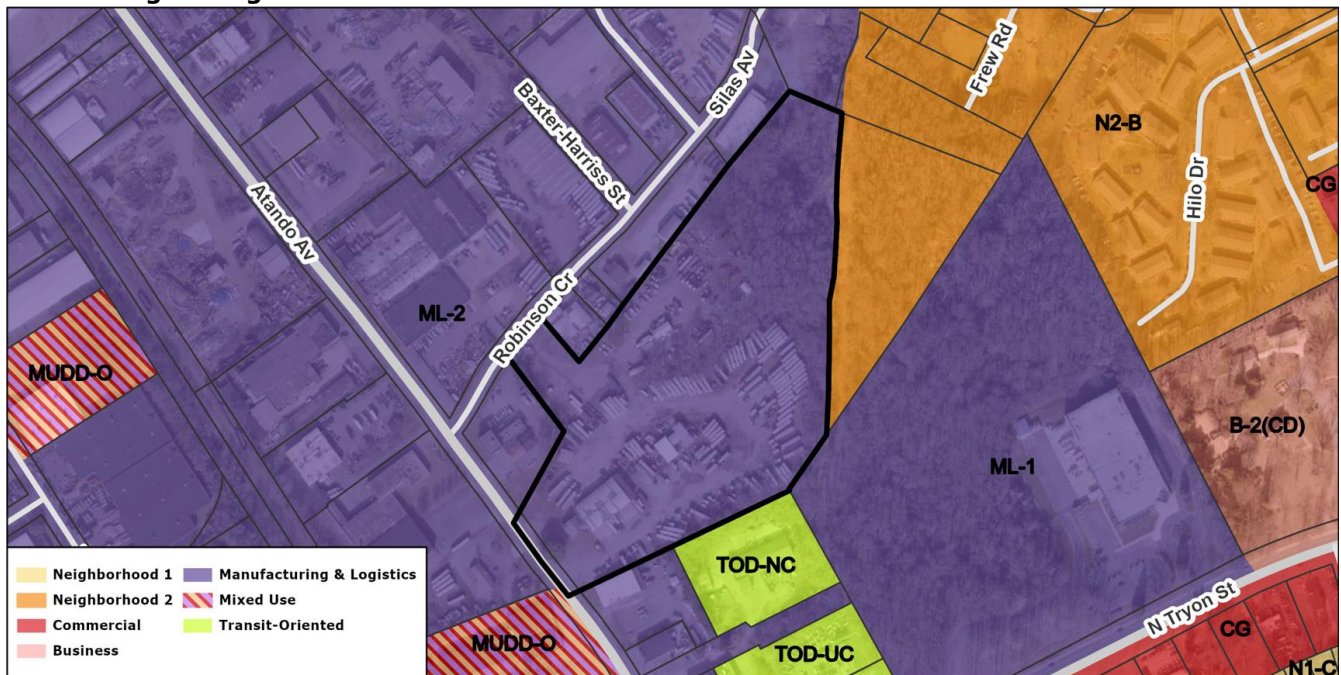
The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Manufacturing and Logistics to Innovation Mixed-Use for the site.

PLANNING STAFF REVIEW

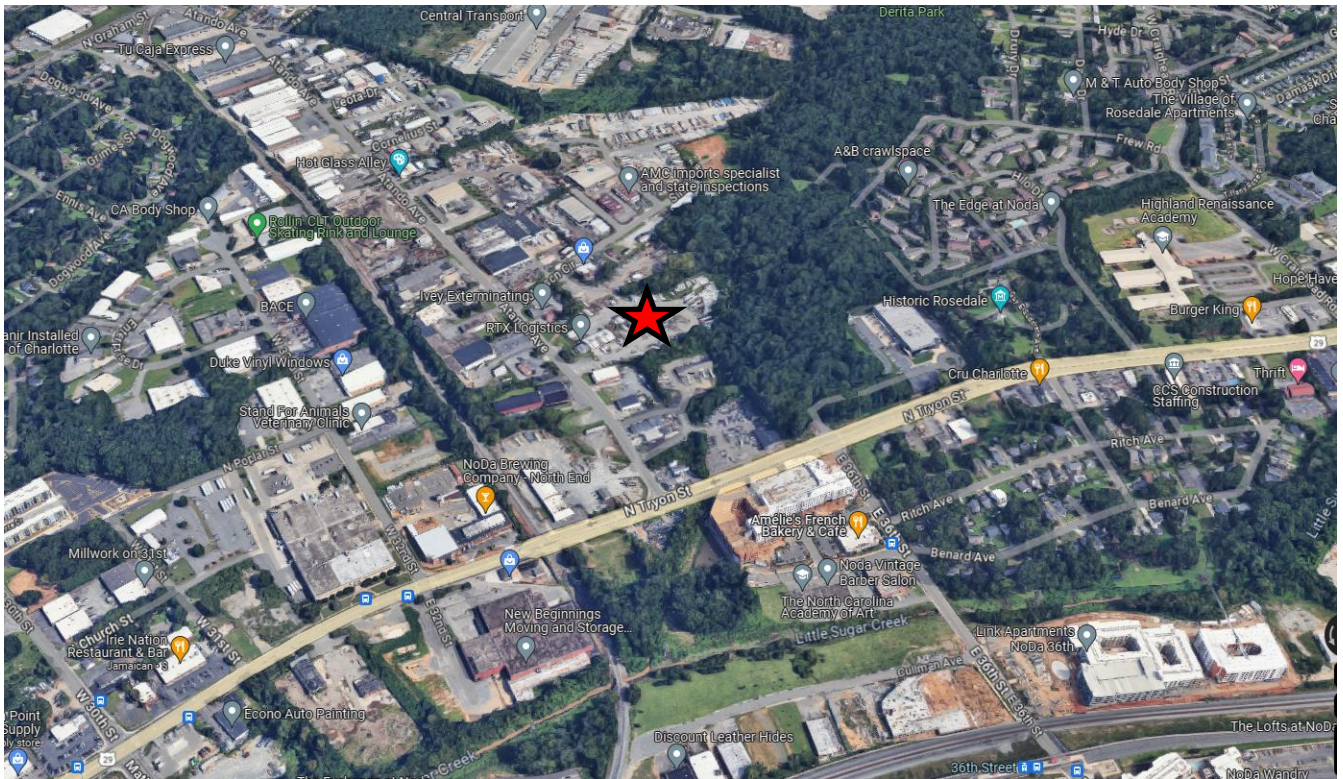
• **Proposed Request Details**

- This is a conventional rezoning petition with no associated site plan.
- Allows all uses in the IMU (innovation mixed-use) zoning district.

• **Existing Zoning**



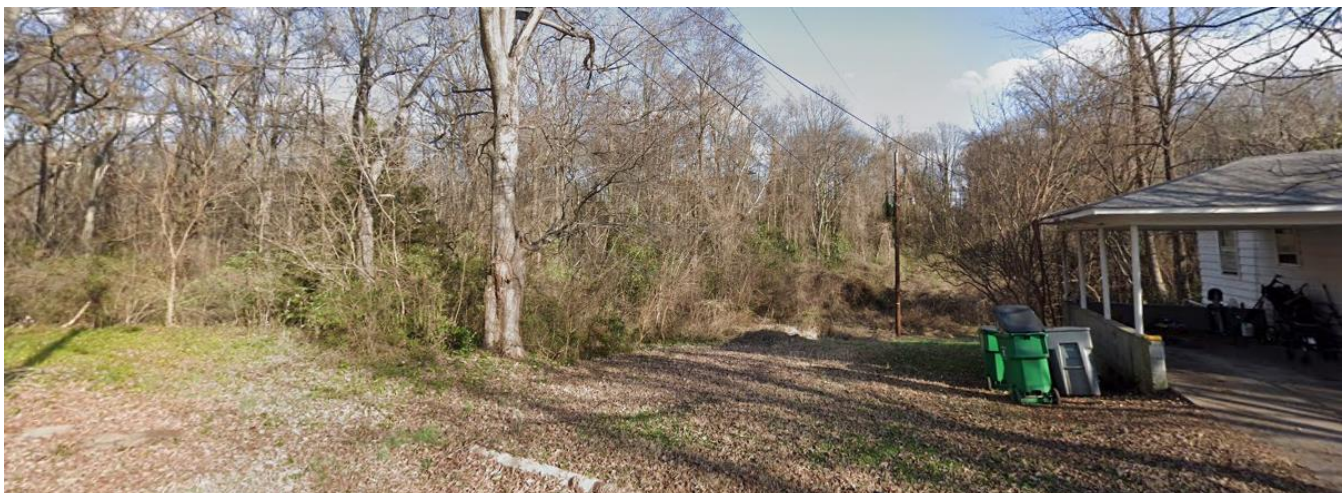
- The site is currently zoned ML-2 and is in an area with ML-2, ML-1, TOD-NC, TOD-UC, N2-B, MUDD, B-2(CD), CG, and N1-C zoning.



- The subject site is denoted with a red star and is in an area with largely light and heavy industrial uses as well as commercial, office, and residential uses.



- North of the site are various industrial uses.



- The area east of the site is heavily wooded.

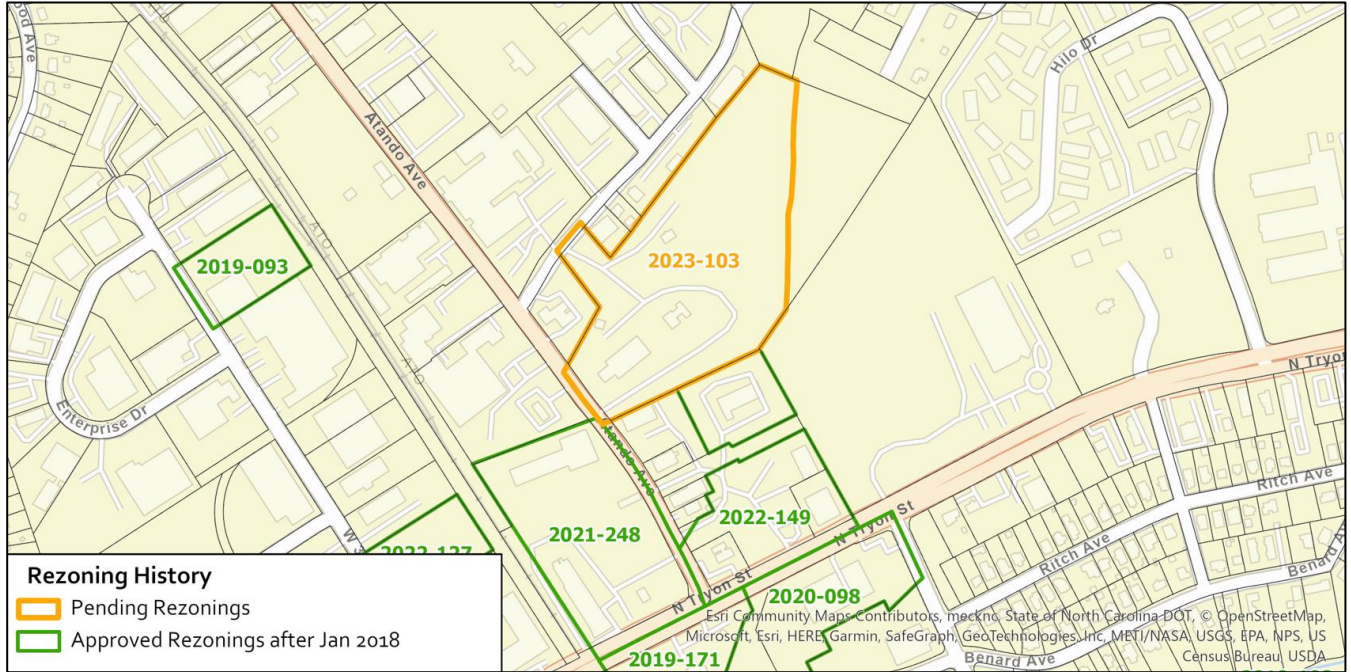


- South of the site are industrial and commercial uses. Some parcels south of the site have been recently rezoned to TOD districts.



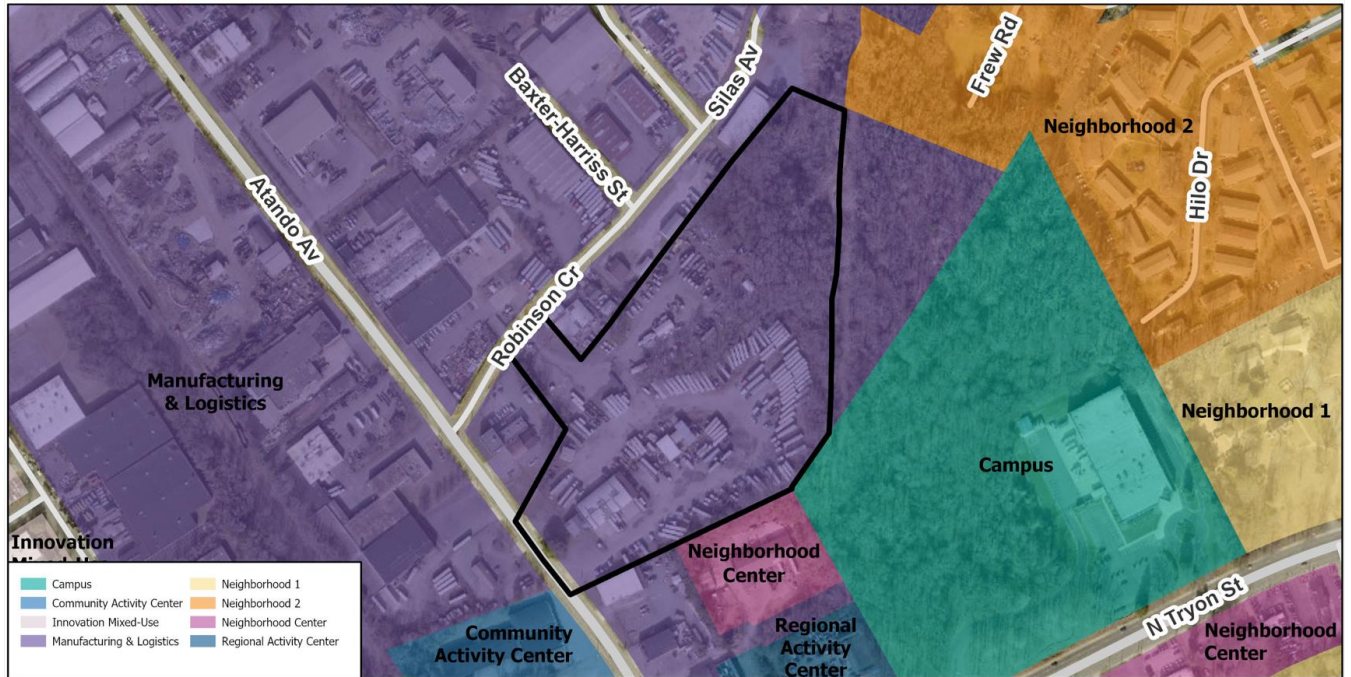
- West of the site are industrial uses.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-093	Rezoned 2.12 acres from I-2 to MUDD-O.	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
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

• **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, east of Robinson Circle, 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:**

- 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 schedule is to be determined.

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 140 trips per day (based on existing warehouse and office uses).

Entitlement: 920 trips per day (based on 12.75 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 currently at 74%
 - Martin Luther King Jr. Middle currently at 101%
 - Garinger High currently at 115%
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along Atando Ave, and an existing 6-inch water distribution main along Robinson Cir. Charlotte Water currently has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main inside parcel 08502206 on the northeast side of the rezoning boundary and an existing 8-inch gravity sewer main along Atando Ave. See advisory comments at www.rezoning.org
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** See advisory comments at www.rezoning.org
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** No comments submitted.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Holly Cramer (704) 353-1902