

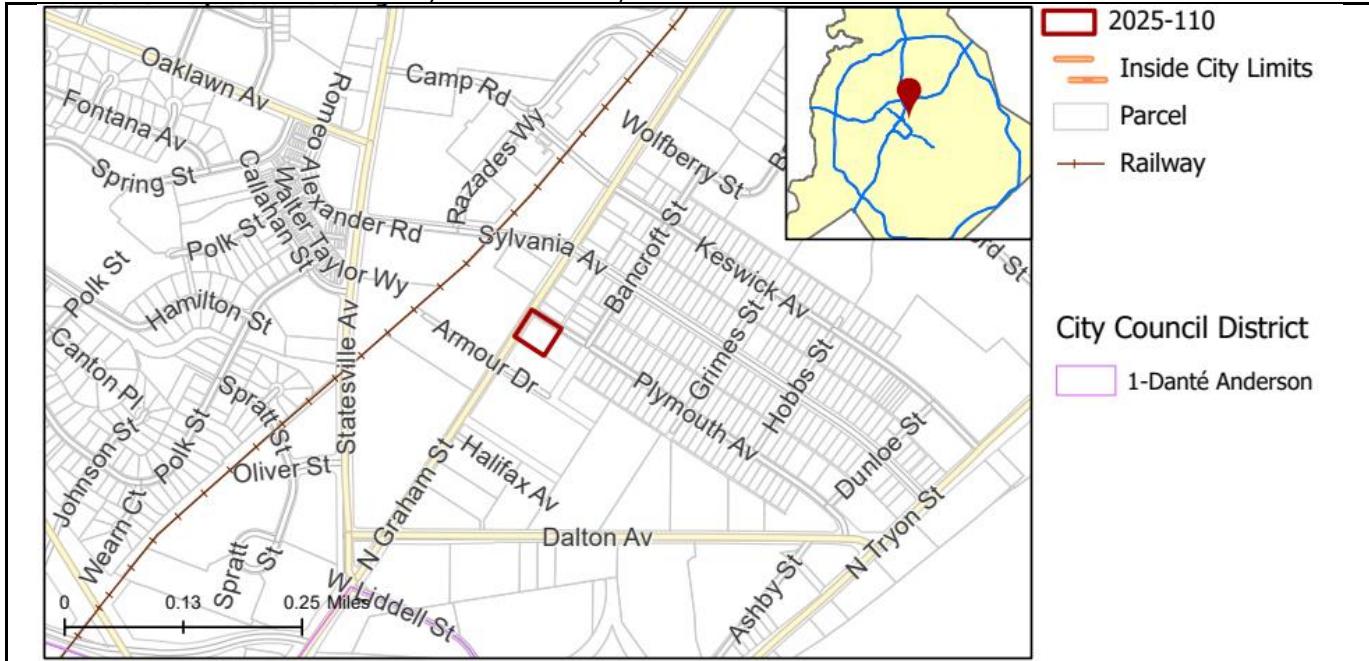


**REQUEST**

Current Zoning: ML-2 (Manufacturing and Logistics-2)  
Proposed Zoning: NC (Neighborhood Center)

**LOCATION**

Approximately 0.58 acres located east of North Graham Street, south of Plymouth Avenue, and north of Armour Drive.



**SUMMARY OF PETITION**

The petition proposes all uses permitted by-right and under prescribed conditions in the NC zoning district. The site is currently occupied by an office.

**PROPERTY OWNER**

GRAHAM-OVERLOOK LLC

**PETITIONER**

GRAHAM-OVERLOOK LLC

**AGENT/REPRESENTATIVE**

Russell Fergusson; The Law Offices of Russell W. Fergusson, 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 **consistent** with the *2040 Policy Map* recommendation for Neighborhood Center.

Rationale for Recommendation

- The North Graham Street/North Tryon Street (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.
- The site is located within a ½ a mile walk of Camp North End, a large and growing mixed-use development containing office, restaurant, retail, residential, and cultural uses.

- The site is served by the number 21, 22, and 26 CATS local bus providing service to the Charlotte Transportation Center and to the Rosa Parks Community Transportation Center.
- This rezoning would create a buffer and transition between the adjacent residential area and the manufacturing and logistics zoning.
- Several parcels near the site and along the North Tryon Street corridor have recently been rezoned or are in the process of requesting a rezoning. This represents an ongoing shift in this area to a more urban and mixed-use development pattern. The petition brings the site's entitlements into alignment with the recommended Place Type for the site.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 1: 10 Minute Neighborhood

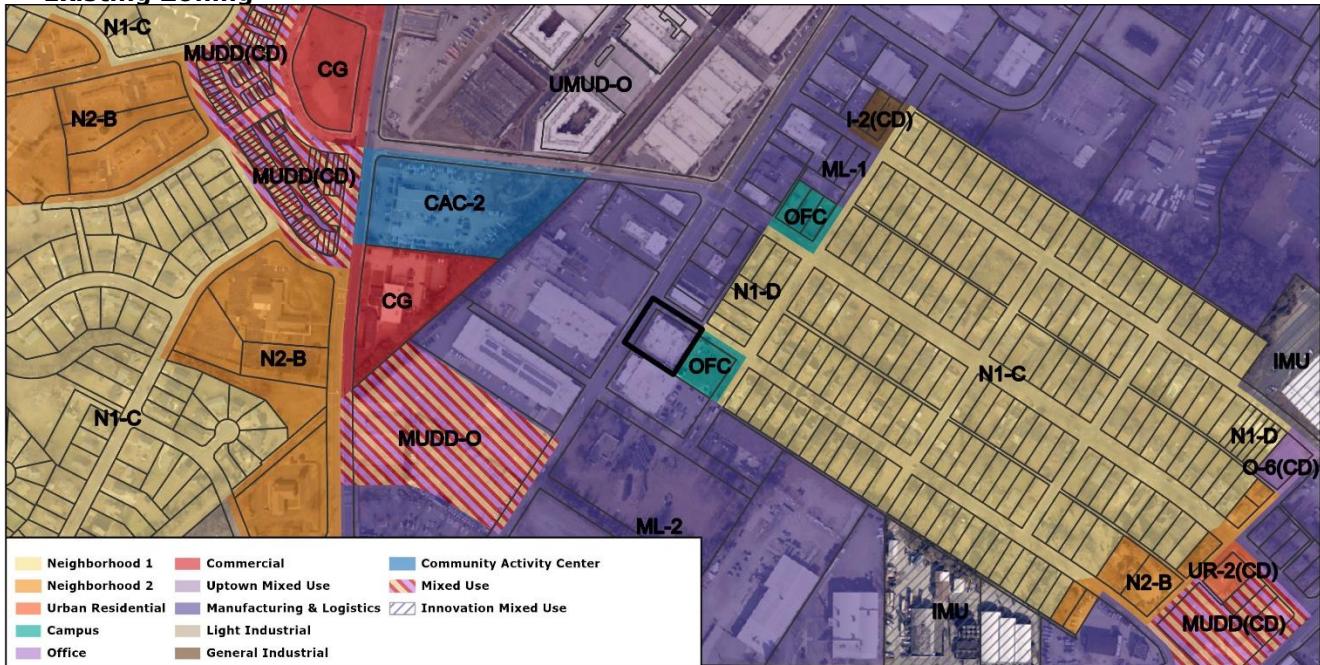
## **PLANNING STAFF REVIEW**

- **Proposed Request Details**

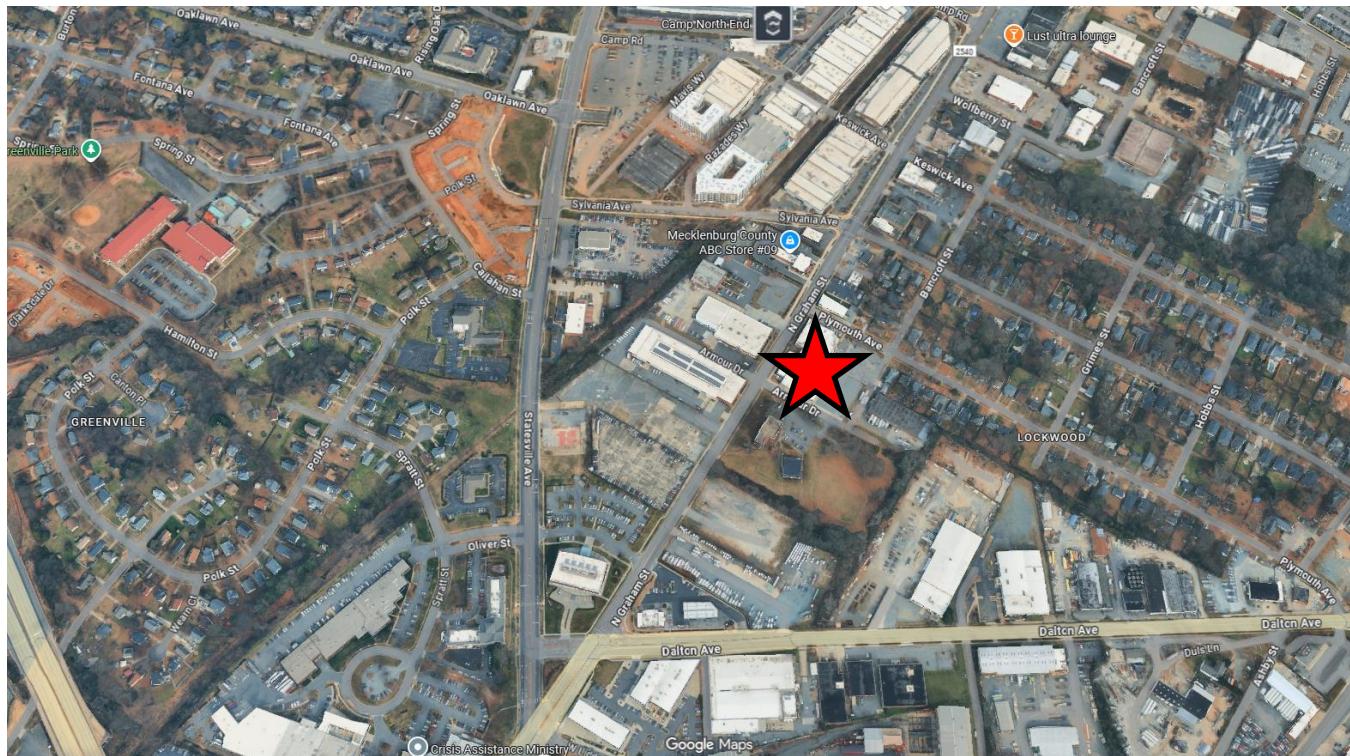
This is a conventional rezoning petition with no associated site plan.

- The petition proposes all uses permitted by-right and under prescribed conditions in the NC zoning district.

- **Existing Zoning**



- North of the site includes office and manufacturing and logistics zoning. To the south, zoning is entirely manufacturing and logistics. The east side is primarily Neighborhood 1 zoning (Neighborhood 1-C and Neighborhood 1-D). To the west, the zoning shifts into commercial and mixed-use zoning, including General Commercial, Community Activity Center, and Mixed Use.



The area to the north of the site includes industrial and warehouse uses along North Graham Street and smaller commercial buildings. South of the site transitions into industrial and distribution uses. The east side is predominantly residential with single-family homes. To the west, land use shifts into a mix of commercial and light industrial uses along North Graham Street and the surrounding parcels.



The site is currently occupied by an office.



North of the site is Camp North End.



East of the site is predominantly residential with single-family homes.

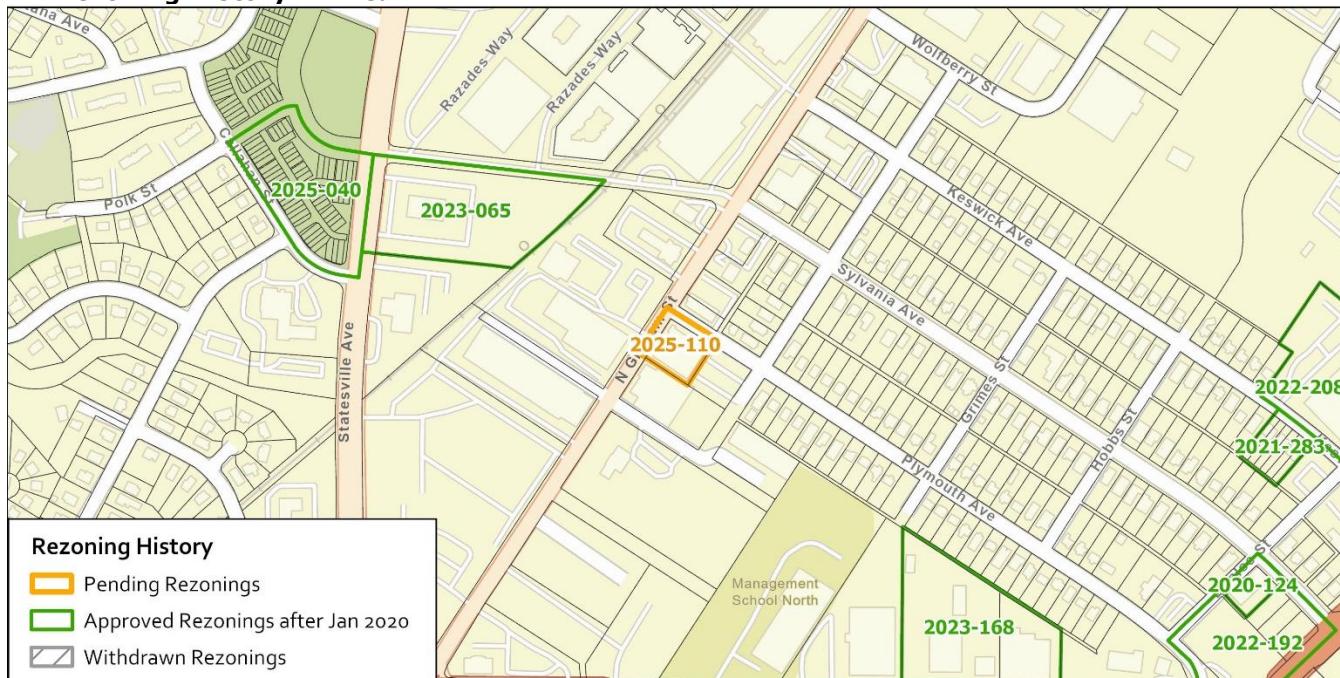


South of the site transitions into industrial uses.



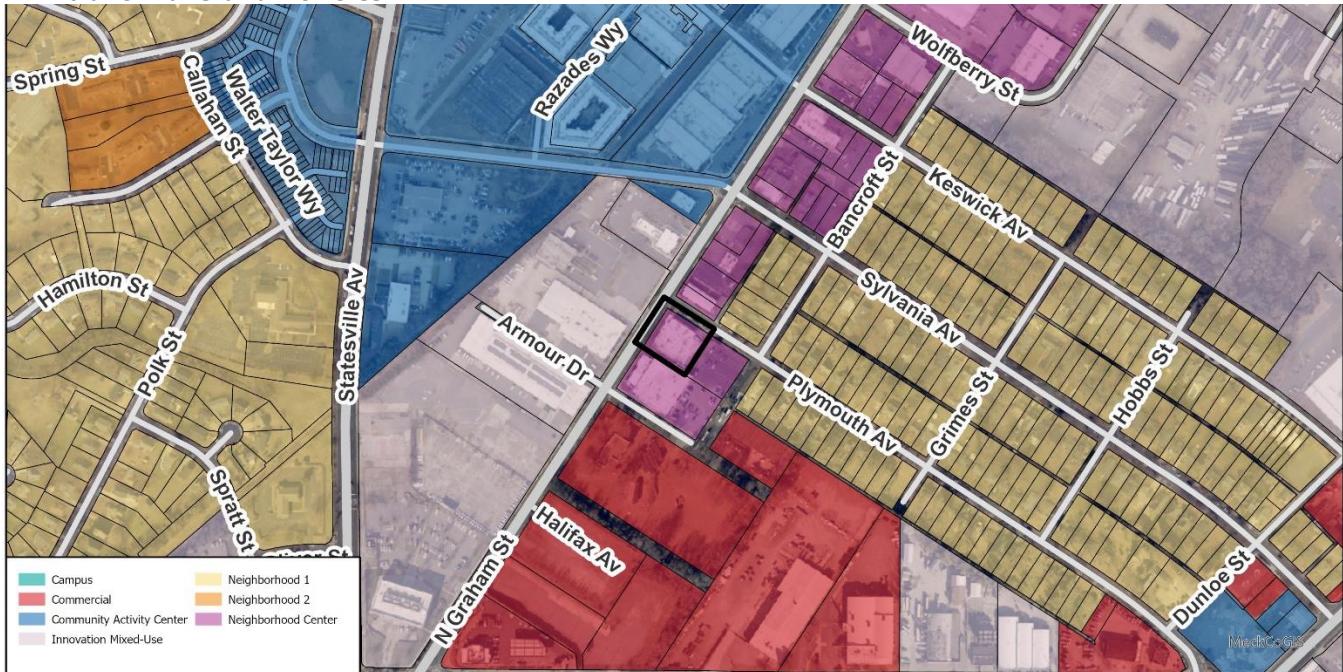
To the west of the site, is a Charlotte Fire Department office.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-124	Rezoned 0.33 acres from I-2 (General Industrial) to UR-2(CD) (Urban Residential, Conditional) to develop a residential building containing a maximum of 21 multifamily dwelling units	Approved
2021-283	Rezoned 0.60 acres from R-5 (Single Family Residential) to R-8 (Single Family Residential) to allow all uses in the R-8 (single family residential) zoning district.	Approved
2022-192	Rezoned 2.0 acres from ML-2 (Manufacturing And Logistics-2) to MUDD(CD) (Mixed Use Development District, Conditional) to develop 275 multi-family residential dwelling units and a minimum of 3,000 square feet and up to 8,000 square feet of non-residential space.	Approved
2022-208	Rezoned 7.6 acres from ML-2 (Manufacturing And Logistics-2) and I-2(CD) (General Industrial, Conditional) to IMU (Innovation Mixed-Use) to allow all uses permitted by-right and with prescribed conditions in the innovation mixed-use district.	Approved
2023-065	Rezoned 3.89 acres from ML-2 (Manufacturing And Logistics-2) to CAC-2 (Community Activity Center, 2) to allow all uses permitted by-right and under prescribed conditions in the CAC-2 zoning district.	Approved
2023-168	Rezoned 9.1 acres from ML-2 (Manufacturing And Logistics – 2) to IMU (Innovation Mixed-Use) to allow all uses in the IMU district.	Approved
2025-040	Rezoned 2.21 acres from MUDD(CD) (Mixed-Use Development District, Conditional) to MUDD(CD) SPA (Mixed-Use Development District, conditional, site plan amendment) increase the maximum height of the principal structures and revise the affordable housing standards for a portion of the site.	Approved

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood Center Place Type.

- **TRANSPORTATION SUMMARY**

- The site is located at the intersection of North Graham Street, a State-maintained major arterial, and Plymouth 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 project near the site

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 1010 trips per day (based on Medical-Dental Office).

Entitlement: 1,137 trips per day (based on Office).

Proposed Zoning: Too many uses to determine trip generation (based on Neighborhood Center).

Trip generation will be determined at the time of permitting based upon the development proposed

## 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:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
  - Highland Renaissance Elementary current utilization is 85%
  - Martin Luther King, Jr current utilization is 87%
  - Garinger High current utilization is 100%

- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along N Graham St. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along N Graham St.. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **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:** Emma Knauerhase (704)-432-1163