



Zoning Committee

REQUEST

Current Zoning: ML-1 (Manufacturing and Logistics-1)
Proposed Zoning: IMU (Innovation Mixed-Use)

LOCATION

Approximately 9.892 acres located along the south side of Monroe Road and the west side of North Wendover Road, north of the Norfolk Southern Railway.

(Council District 1 - Anderson)

PETITIONER

400 Monroe, LLC

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 7:0 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 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 supports Charlotte's economic growth by fostering mixed-use urban areas that offer diverse opportunities for employment, housing, and services.
- The buildings surrounding the site include offices, vehicle repair facilities, single family residential and commercial uses which aligns with the IMU zoning district.
- This rezoning will align the site with the *2040 Policy Map*, which designates the area for Innovative Mixed-Use (IMU). Currently zoned ML-1, the site is out of alignment with this designation, and the proposed rezoning will bring it into consistency with the long-term vision for the area.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 8: Diverse & Resilient Economic Opportunity

Motion/Second: Sealey / McDonald

Yeas: Neeley, Sealey, Winiker, Blumenthal, McDonald,
Shaw, Stuart
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*.

Commissioner Sealey commented that this rezoning petition is appropriate for IMU.

There was no further discussion of this petition.

PLANNER

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