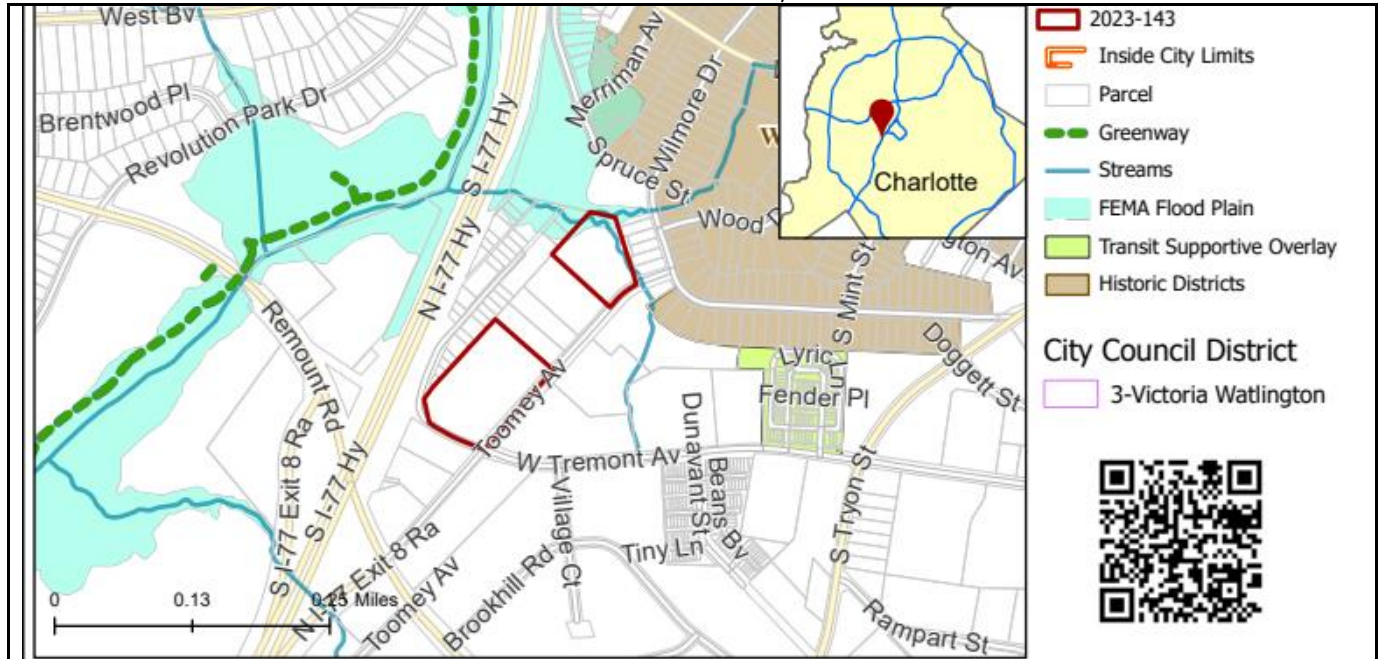


**REQUEST**

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

**LOCATION**

Approximately 6.6 acres located on the northwest side of Toomey Avenue, north of West Tremont Avenue, and east of Interstate 77.



**SUMMARY OF PETITION**

The petition proposes all uses permitted by right and under prescribed conditions in the IMU (Innovation Mixed-Use) zoning district

**PROPERTY OWNER**

2320 Toomey Avenue Owner LLC, 2213/2218 Toomey Avenue Owner LLC

**PETITIONER**

Abacus Capital

**AGENT/REPRESENTATIVE**

Collin Brown, Alexander Ricks PLLC

**COMMUNITY MEETING**

Meeting is required and has been held. Report will be available online when received.

Number of people attending the Community Meeting: 1

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

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

Rationale for Recommendation

- The surrounding area aligns with the goal of this zoning because the area 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, research and development, studios, light manufacturing, showrooms, hotels, 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 sites would encourage adaptive reuse of light industrial or underutilized buildings, embracing unique history and form.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 5: Safe & Equitable Mobility

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

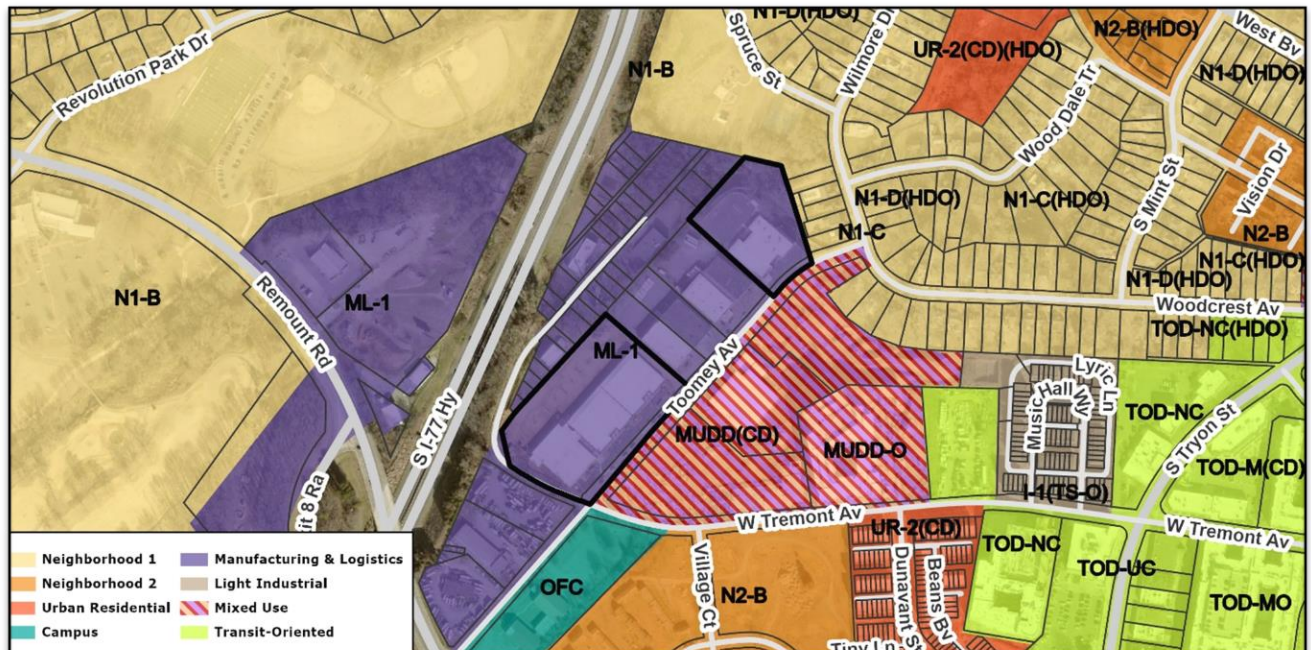
## PLANNING STAFF REVIEW

### Proposed Request Details

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

- All uses permitted by right and under prescribed conditions in the IMU (Innovation Mixed-Use) zoning district.

### Existing Zoning

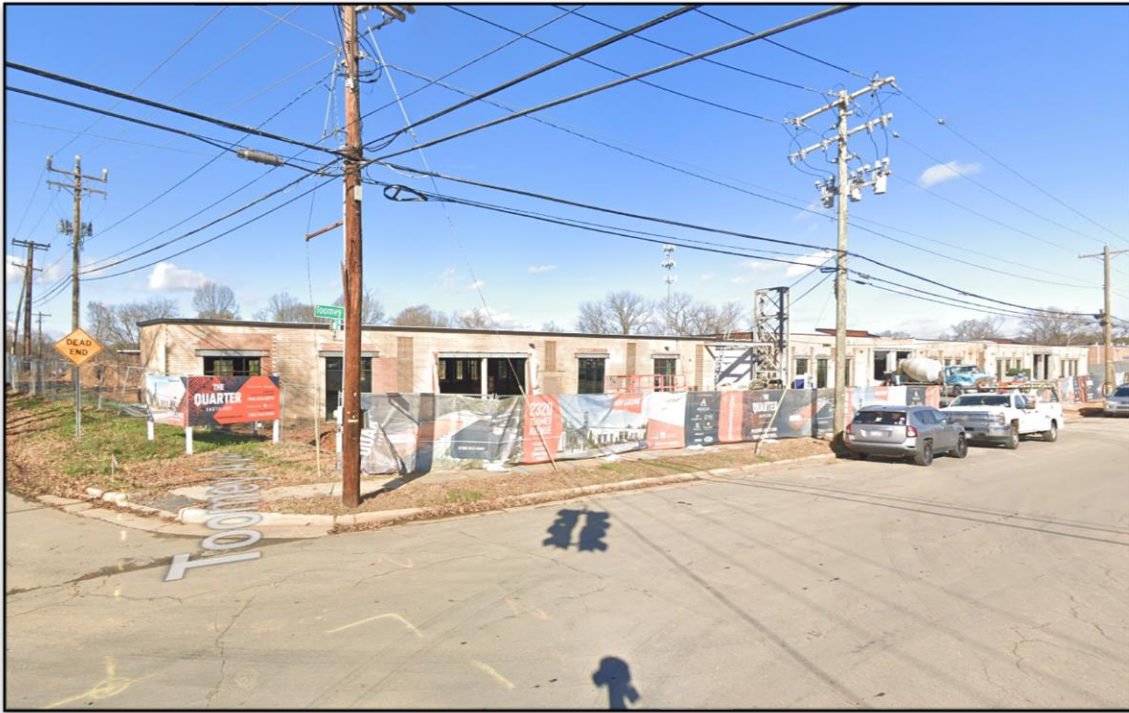


- The site is currently occupied and surrounded by a mix of industrial, residential, retail uses on parcels in various zoning districts.





The site is in use and encircled by a blend of industrial, residential, and retail activities across parcels in diverse zoning districts.



The requested rezoning sites are in one building, with the site spaces being at opposite ends of each other.





East of the site are residential homes.



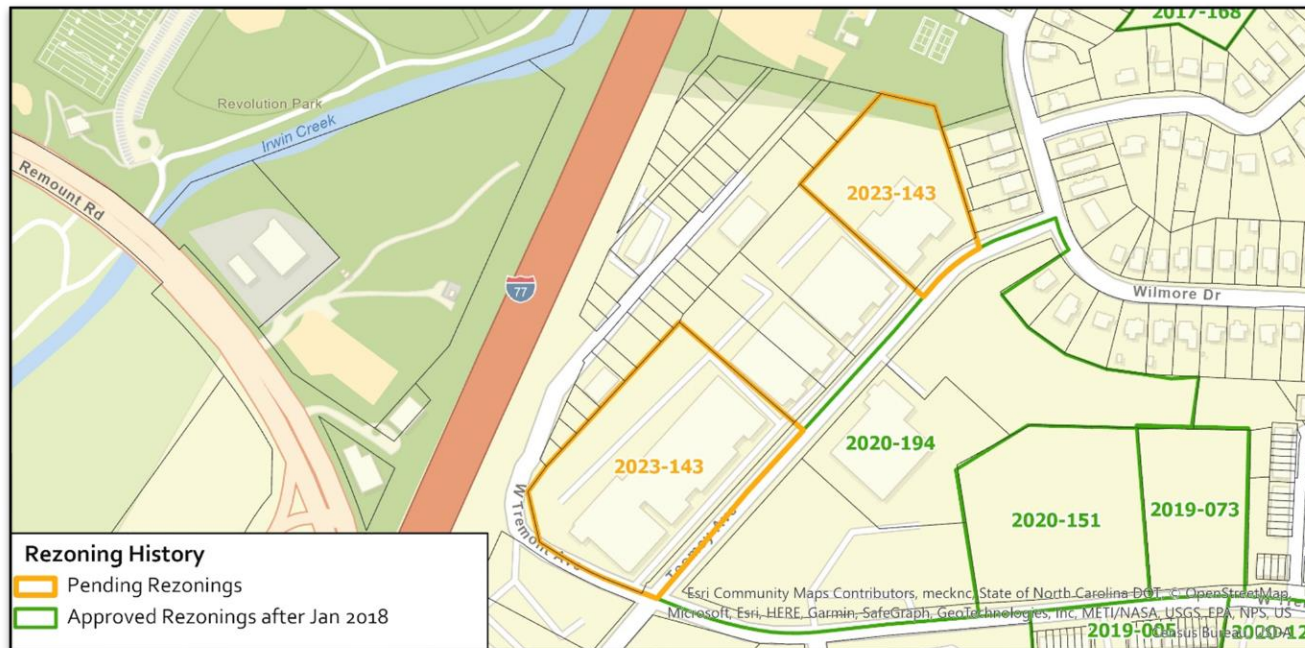
South of the site is an office building and apartment complex.





West of the site is a church and businesses.

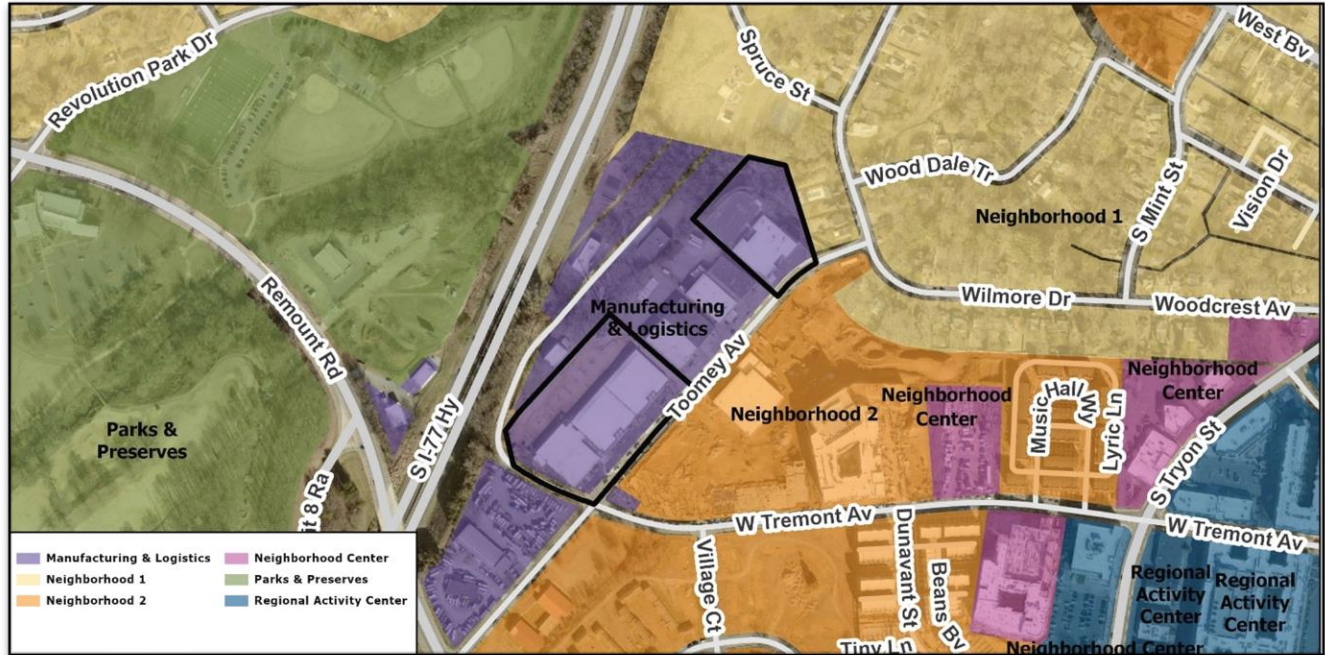
- Rezoning History in Area**



| Petition Number | Summary of Petition                     | Status   |
|-----------------|-----------------------------------------|----------|
| 2020-194        | From U-1 and R-5 to MUDD(CD); 8.8 acres | Approved |
| 2020-151        | From I-1 to MUDD-O; 3.455 acres         | Approved |
| 2019-073        | From I-1 to TOD-NC; 1.91 acres          | Approved |



- **Public Plans and Policies**



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

- **TRANSPORTATION SUMMARY**

- The site is located at the intersection of Toomey Avenue, a City-maintained collector, and West Tremont 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 transportation projects near the site
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**
  - Current Zoning:
  - Existing Use: 230 trips per day (based on ML-1).
  - Entitlement: 145 trips per day (based on ML-1).
  - Proposed Zoning: Too many uses to determine number of trips (based on IMU).

## 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 Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
  - Charles H Parker Elementary currently at 90% capacity.
  - Sedgefield Middle currently at 66% capacity.
  - Harding University High currently at 112% capacity.

- **Charlotte Water:** No comments submitted.
  - **Erosion Control:** No comments submitted.
  - **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.
- 

**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Emma Knauerhase (704)-432-1163