

**TO:** Emma Knauerhase – Entitlement Services  
**FROM:** Maria Floren – Long Range Planning  
**SUBJECT:** REZ 2024-096: 2040 Comprehensive Plan Consistency  
**LOCATION:** 200 E 27th St (PID: 08301104)  
**DESCRIPTION:** Zoning Change Request from ML-2 to IMU – 1.06 acres.

The Long-Range Division of the Planning, Design and Development Department offers the following comments on the above referenced rezoning petition. Please communicate these comments with the petitioner to the greatest extent practical and incorporate into the public hearing staff analysis report.


**Plan Consistency:** This petition is **CONSISTENT** with the 2040 Policy Map recommendation for **Innovation Mixed Use (IMU)**. The table below represents elements of the IMU Place Type.

<b>Land Uses</b>	Typical uses include office, research and development, studios, light manufacturing, showrooms, hotels, and multi-family residential. Uses in this Place Type also include retail, personal services, restaurants, and bars, and limited warehouse and distribution associated with light manufacturing and fabrication.
<b>Character</b>	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.
<b>Mobility</b>	Innovation Mixed-Use places are accessible by higher capacity facilities such as arterials and may also include access from interstates and freight rail. Streets serve all travel modes while still accommodating large trucks along primary arterial streets. The local and collector street network is well-connected to serve sites directly and to provide good access to arterials. Truck traffic will use routes that do not impact neighborhoods or open spaces. Mobility hubs with transit stations, pick-up and drop-off areas, bike parking and share, and micro-mobility options should be provided within this Place Type to accommodate employees without access to a vehicle. Arterial streets support walking, cycling, and transit use by providing a safe and comfortable environment to reach transit stops, jobs, or nearby destinations.
<b>Building Form</b>	The typical building in Innovation Mixed-Use places is an older industrial structure that has been adaptively reused. Newer office, residential, and mixed-use buildings typically have heights up to six stories in this Place Type. New buildings are designed with active ground floor uses to support a vibrant pedestrian environment. They have tall ground floors and a high degree of transparency using clear glass windows and doors. All buildings are designed to orient to streets, whether reused or new, with prominent entrances providing pedestrian access from the public sidewalk. Buildings also orient toward existing or planned on-site open spaces and abutting parks and greenways.

**Equitable Growth Framework (EGF) Support:** Please be advised of the following regarding the petitions support of the EGF Manual and Metrics

1. Environmental Justice –New developments should minimize environmental hazards and exposures to sensitive groups. Development should be limited in flood prone areas and areas with steep slopes, and impervious surfaces should be limited and managed. Tree save, additional landscaping, and open spaces should be an integral part of the development. **Environmental Justice is the highest priority need in this area. The petitions proposal to change from Manufacturing & Logistics to Innovation Mixed Use could help advance support of the EGF priorities for this area.**

**Rationale for Recommendation:** The petition could facilitate the following 2040 Comprehensive Plan Goals:

	<p><u>Goal 6: Healthy, Safe &amp; Active Communities</u> – All Charlotteans will live and work in safe and resilient neighborhoods that enable healthy and active lifestyles by reducing exposure to harmful environmental contaminants, expanding and improving the quality of tree canopy, encouraging investment in walking, cycling, and recreation facilities, and providing access to healthy food options and healthcare services.</p>
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