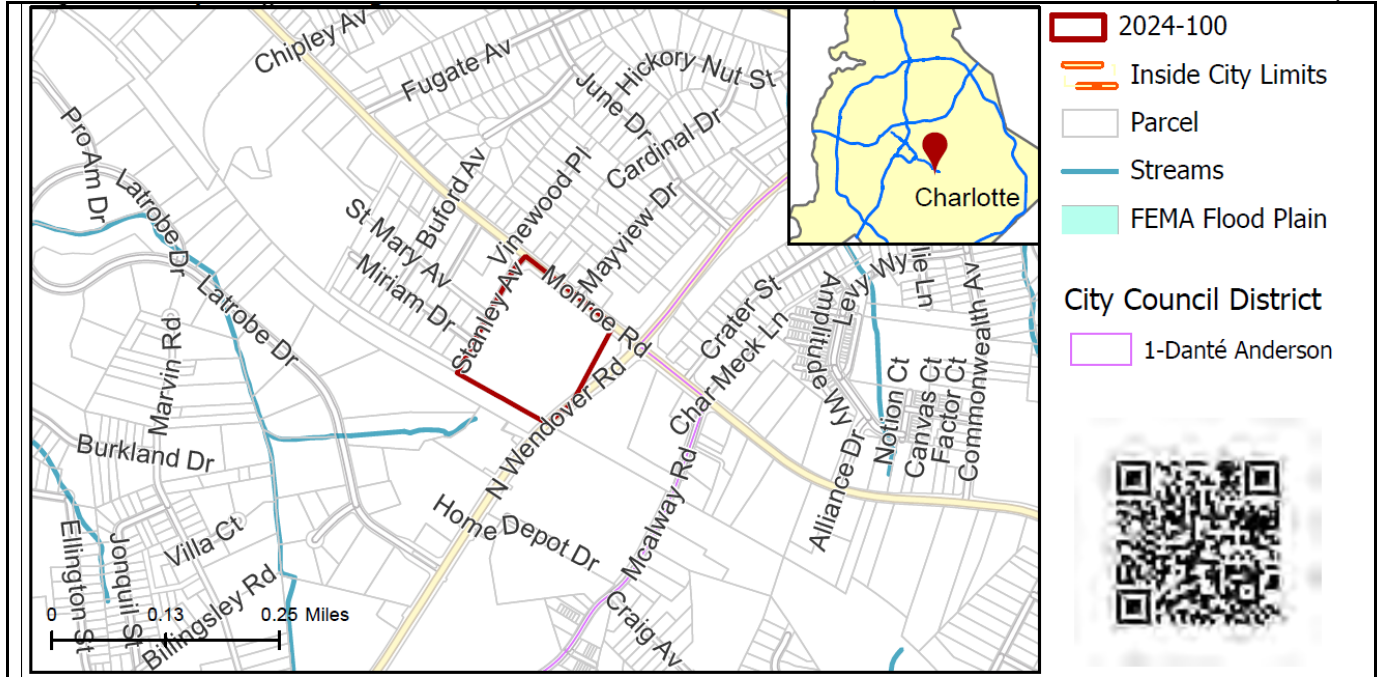


**REQUEST**

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.



**SUMMARY OF PETITION**

The petition proposes to allow all uses permitted by-right and under prescribed conditions in the IMU zoning district on a site currently developed with two large office buildings.

**PROPERTY OWNER**

4000 Monroe, LLC

**PETITIONER**

4000 Monroe, LLC

**AGENT/REPRESENTATIVE**

Keith MacVean; Moore & VanAllen

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 5

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *2040 Policy Map* recommendation for Innovation Mixed Use.

Rationale for Recommendation

- 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

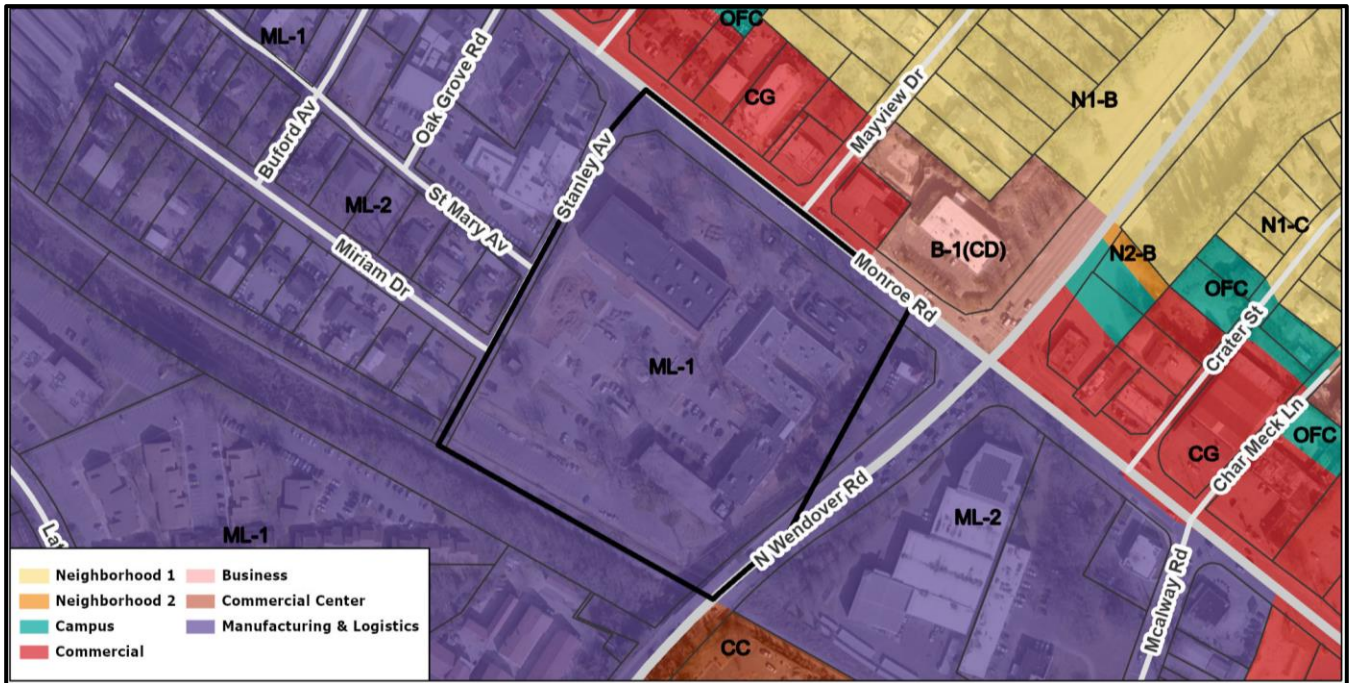
**PLANNING STAFF REVIEW**

- Proposed Request Details**

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

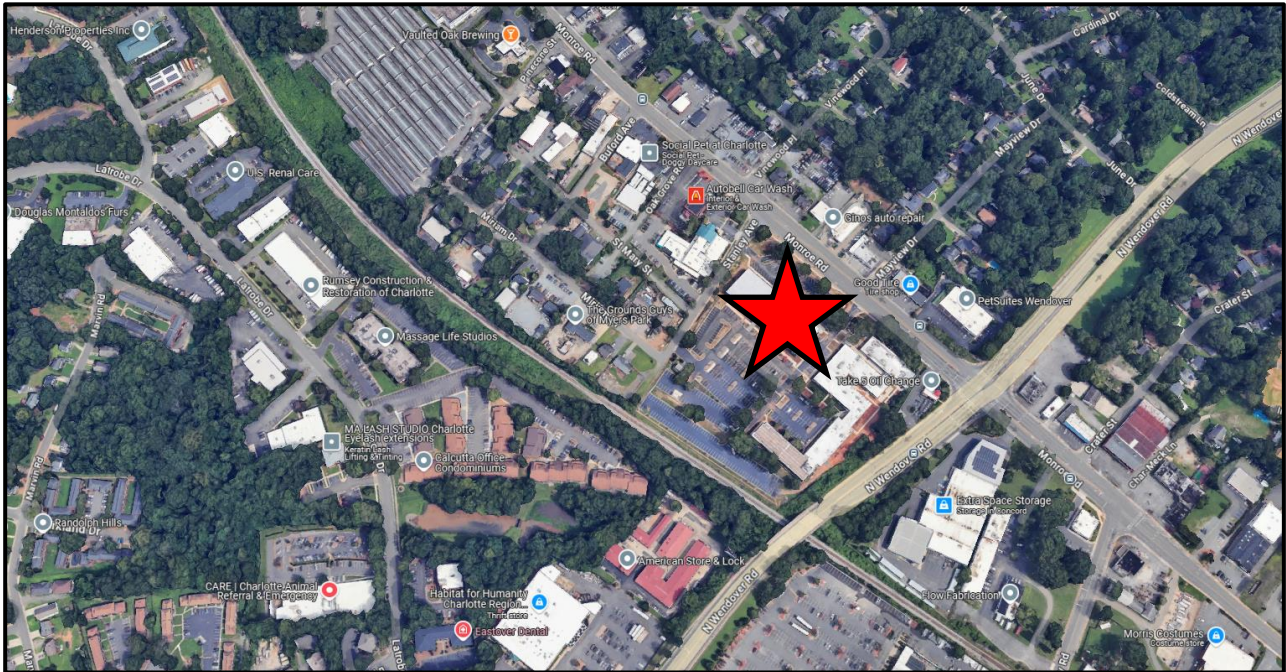
- This petition proposes to allow all uses permitted by-right and under prescribed conditions in the IMU zoning district.

- Existing Zoning**



- This site is surrounded by industrial zoning as well as a mix of residential, commercial, and office zoning districts and uses.





The site, denoted with a star, includes a variety of businesses, such as auto repair shops, a car wash, and storage facilities. There are also residential neighborhoods in the area around the site. The area features a mix of low-rise buildings and green spaces, along with community resources.

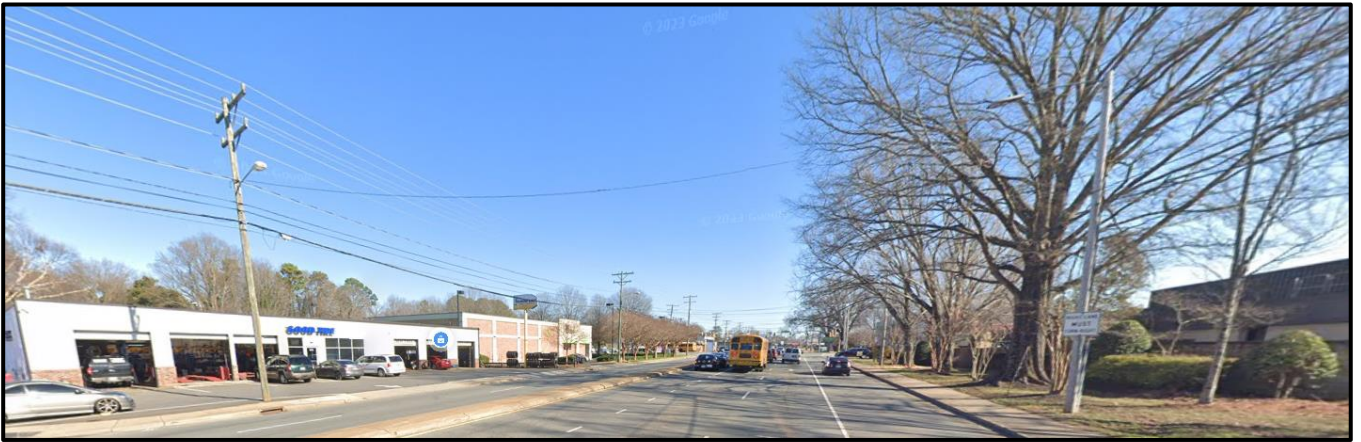


The site is occupied by two buildings that have a few businesses in them, such as a spa, coworking space, gym, and a business consultant office.





- North of the site are single family homes and some commercial businesses.



- East of the site are commercial businesses.



- West of the site is an animal hospital and commercial businesses.

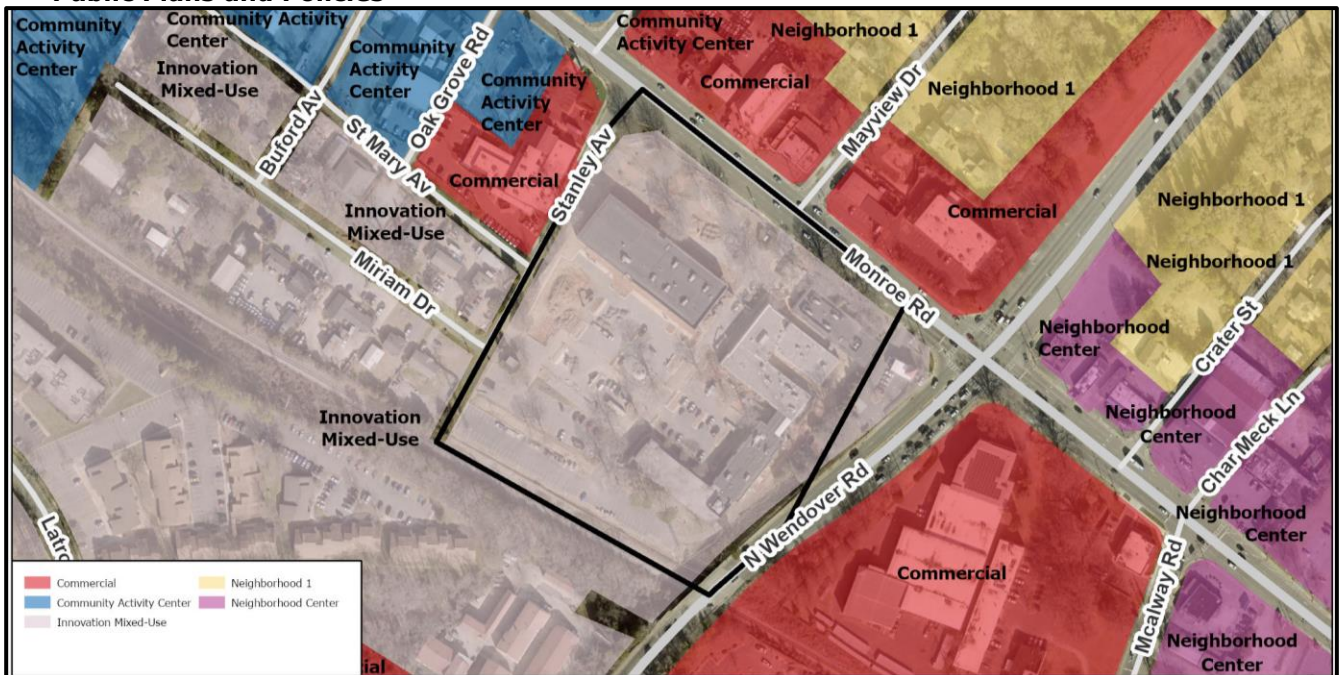


• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-080	11.15 acres from R-8MF to UR-2(CD)	Approved
2022-152	0.82 acres from OFC and N1-C to B-2	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) calls for Innovation Mixed-Use.

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- **TRANSPORTATION SUMMARY**

- The site is located adjacent to Monroe Road, a State-maintained major arterial, west of Wendover Road, a State-maintained major arterial. 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 projects underway near the site

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 1,500 trips per day (based on General Office Buildings).

Entitlement: 195 trips per day (based on industrial uses).

Proposed Zoning: Too many uses to determine trip generation (based on IMU). 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:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary around parcel 15904612 via an existing 6-inch water distribution main located along Monroe Rd. Charlotte Water has accessible water system infrastructure for the rezoning boundary around parcel 15904612 via an existing 8 inch water distribution main located along Monroe Rd. 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