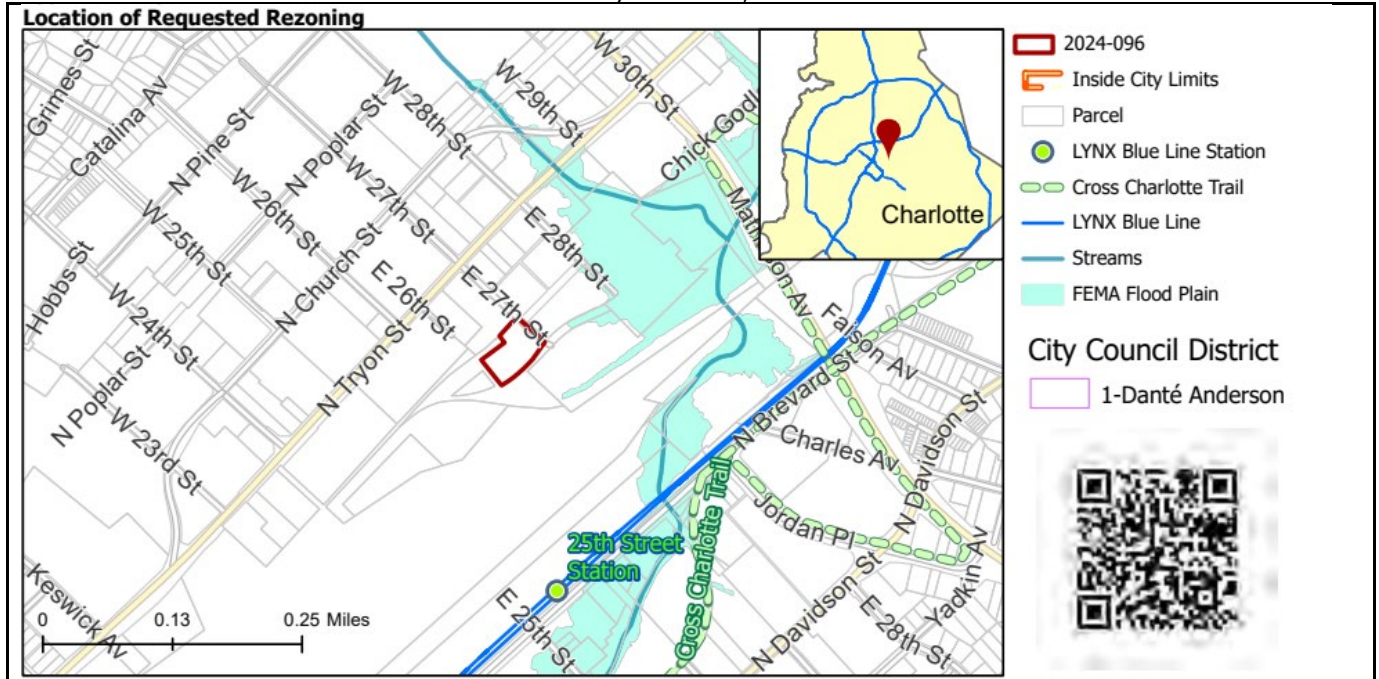


REQUEST

Current Zoning: ML-2 (Manufacturing and Logistics-2)
 Proposed Zoning: IMU (Innovation Mixed-Use)

LOCATION

Approximately 1.06 acres located along the southwest side of E 27th Street, southeast of N Tryon Street, north of N Brevard Street.



SUMMARY OF PETITION

The petition proposes to allow all uses permitted by-right and under prescribed conditions in the IMU zoning district on a parcel currently developed with a warehouse.

PROPERTY OWNER

200E27, LLC

PETITIONER

200E27, 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: 0

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

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

Rationale for Recommendation

- The site is close to major transit options, including:
 - Bus stops on N Tryon Street, located 600 feet and 1,100 feet away from site.
- The area is transitioning from industrial uses to residential and mixed-use developments, as demonstrated by recently approved rezonings nearby. This shift aligns with the Policy Map, which designates most of the surrounding area as Innovation Mixed Use (IMU).
- The site is well-connected, located adjacent to E 27th Street, a local street, and near N Tryon Street, a major arterial road, offering strong

transportation accessibility. Additionally, its proximity to the Cross Charlotte Trail and existing bike lanes further supports active transportation options in the area.

- The site currently hosts a vacant building, presenting opportunities for innovative and adaptive reuse.
- The site is within walking distance to commercial establishments and infrastructure, which aligns with the intent of the Innovation Mixed Use (IMU) district to support a blend of residential, commercial, and mixed-use projects. Its proximity to the Blue Line Extension Station further encourages transit-oriented development, enhancing the site's potential for a vibrant, connected community.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10 Minute Neighborhoods

PLANNING STAFF REVIEW

• **Proposed Request Details**

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

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

• **Existing Zoning**



- The site is currently zoned as IMU and is situated in an area characterized by diverse zoning districts. To the north and west, the site is bordered by MUDD (CD) and ML-1 and ML-2. To the south and east, the zoning transitions to a mix of TOD districts.



- The subject site is denoted with a red star and is in an area with industrial, commercial, and office uses among some vacant parcels



- The site is currently occupied by a vacant building.



- North of the site is a vacant lot.



- East and south of the site are active railroad tracks.



- West of the site is N Tryon Street, which features multiple commercial establishments and a few vacant lots. These vacant lots were recently rezoned to MUDD(CD) through petition 2021-259, allowing for the development of up to 350 multi-family residential units.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-166	Rezoned 1.34 acres from I-2 (general industrial) to TOD-M (transit-oriented development – mixed use) for all uses permitted in the TOD-M district.	Approved
2018-169	Amendment to the Zoning Ordinance	Approved
2019-094	Rezoned 0.41 acres from R-5 (residential) to UR-2(CD) (urban residential conditional) to develop a vacant site into 6 townhomes and permit all uses allowed within UR-2 district.	Approved
2019-102	Rezoned from 1,771 acres from various zonings to various TOD districts to one of four transit-oriented development districts.	Approved
2021-018	Rezoned 10.81 acres from R-22MF (multi-family residential) to UR-2(CD) (urban residential, conditional) to develop a vacant site with up to 3223 residential dwelling units	Approved
2021-038	Rezoned 2 acres from TOD-M(CD) (transit-oriented development, mixed, conditional) to TOD-UC-EX (transit-oriented development, urban center, exception) to a contemporary transit-oriented development district in order to utilize the exception (EX) provision to permit encroachment into the site’s setback along Charles Avenue	Approved
2021-135	Rezoned I-2 (general industrial) to MUDD(CD) (mixed use development, conditional) to allow up to 340 multi-family residential units.	Approved
2021-253	Rezone 15.58 acres from I-2 (general industrial) to TOD-NC (transit oriented development – neighborhood center) to all uses in the TOD-NC, transit oriented development – neighborhood center, zoning district.	Approved

2021-259	Rezoned 3.57 acres from I-2 (general industrial) to MUDD(CD) (mixed-use development, conditional) to develop a residential community of up to 350 multi-family dwelling units with a density of 98 dwelling units per acre. And at least 2,500 square-feet of non-residential uses.	Approved
2022-040	Rezoned 3.58 acres from I-2 (general industrial) to MUDD(CD) (mixed use development, conditional) to allow up to 350 multi-family residential units in a single building.	Approved
2022-044	Rezoned 3.67 acres from I-2 (general industrial) to MUDD-O (mixed use development, conditional) to allow up to 367 multi-family residential units in a single building.	Approved
2022-122	Rezoned 2.4 acres from TOD-NC (Transit Oriented Development – Neighborhood Center) to TOD-UC (Transit Oriented Development – Urban Center) for uses that are both permitted by right or under prescribed conditions in the district.	Approved
2024-037	Rezoned 1.5 acres from ML-2 (Manufacturing and Logistics -2) to NC(CD) (Neighborhood Center, Conditional) to allow uses permitted in the Neighborhood Center zoning district with exception of auto-centric uses among others as specified in the conditional plans.	Approved

• **Public Plans and Policies**



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

- **TRANSPORTATION SUMMARY**

- The site is adjacent to 27th Street, a City-maintained local street, east of Tryon Street, 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: 55 trips per day (based on Warehousing).
Entitlement: 115 trips per day (based on ML-2).
Proposed Zoning: Trip generation is unavailable for this use (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 Fire Department:** No comments submitted.
 - **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined. See advisory comments at www.rezoning.org
 - Highland Renaissance Elementary utilization is currently at 76%
 - Martin Luther King Jr. Middle utilization is currently at 100%
 - Garinger High utilization is currently at 100%
- **Charlotte Water:** Water and sewer service is not accessible for this rezoning boundary. Charlotte Water currently does not have a system accessible for the rezoning boundary under review. The closest water distribution main is approximately 100 feet northwest of the rezoning boundary along E 27th St. The closest sewer gravity main is approximately 100 feet northwest of the rezoning boundary along E 27th St. A developer donated project will be required in cases there is not direct service. The applicant should contact Charlotte Water's New Services at (704) 432-2854 for more information regarding access to water system connections. See advisory comments at www.rezoning.org
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at 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
Planner: Emma Knauerhase (704)-432-1163