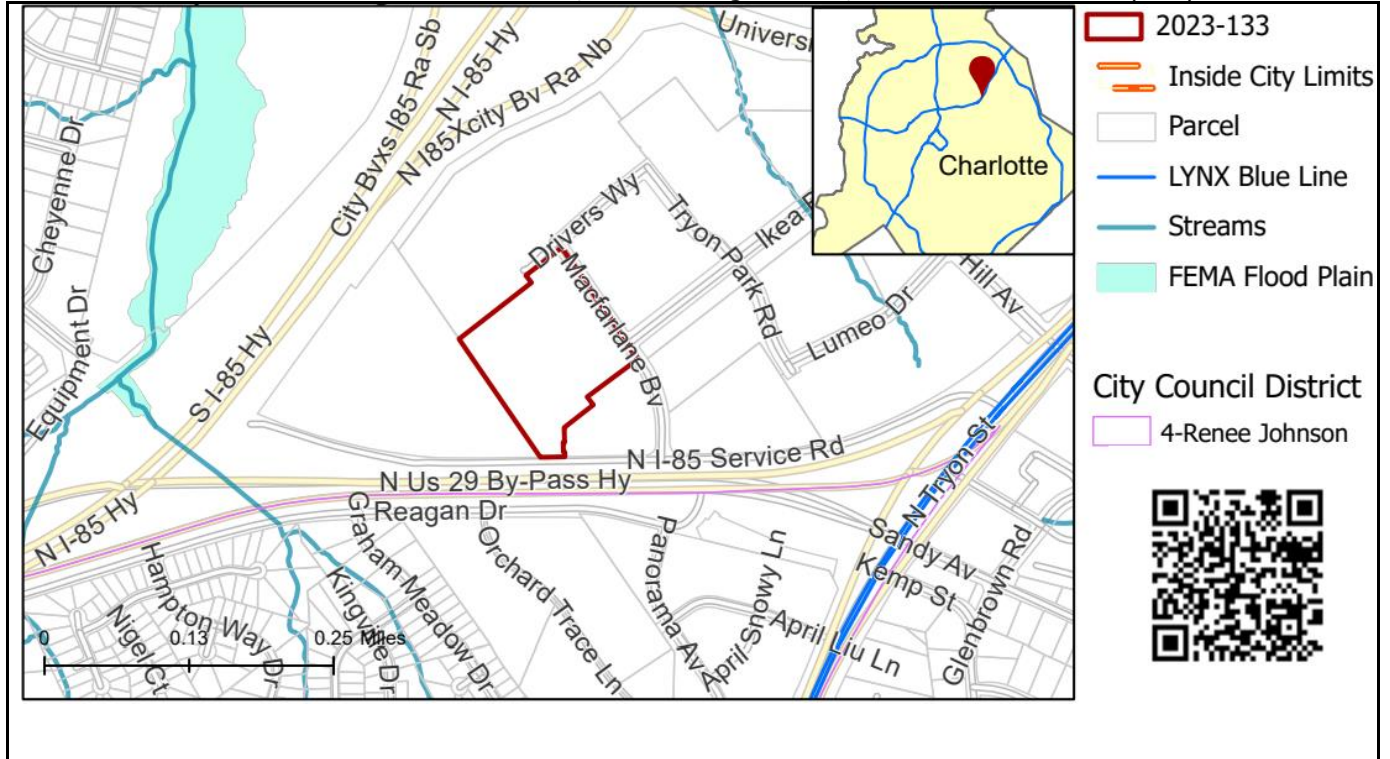


**REQUEST**

Current Zoning: ML-1 (manufacturing and logistics-1)  
Proposed Zoning: IMU (innovation mixed use)

**LOCATION**

Approximately 8.5 acres located along the west side of MacFarlane Boulevard, north of Regan Drive, and south of University City Boulevard.



**SUMMARY OF PETITION**

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

**PROPERTY OWNER**

UCED-1, LLC

**PETITIONER**

Cambridge Properties, Inc.

**AGENT/REPRESENTATIVE**

Jay Priester, Cambridge Properties, Inc.

**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 the Innovation Mixed Use Place Type.

Rationale for Recommendation

- This petition is consistent with the recommended land use for the site.
- The requested district is aligned with the mixed-use sites in the surrounding area.
- The proposed uses could contribute to access to goods, services, and amenities and has the potential to contribute to access to employment.
- The proposed site would be well supported by transit with a CATS bus line and bus stops within a 1/2 mile of the site as well as a LYNX Blue Line stop within a 1/2 mile of the site.

- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 1: 10 Minute Neighborhoods
  - 8: Diverse & Resilient Economic Opportunity

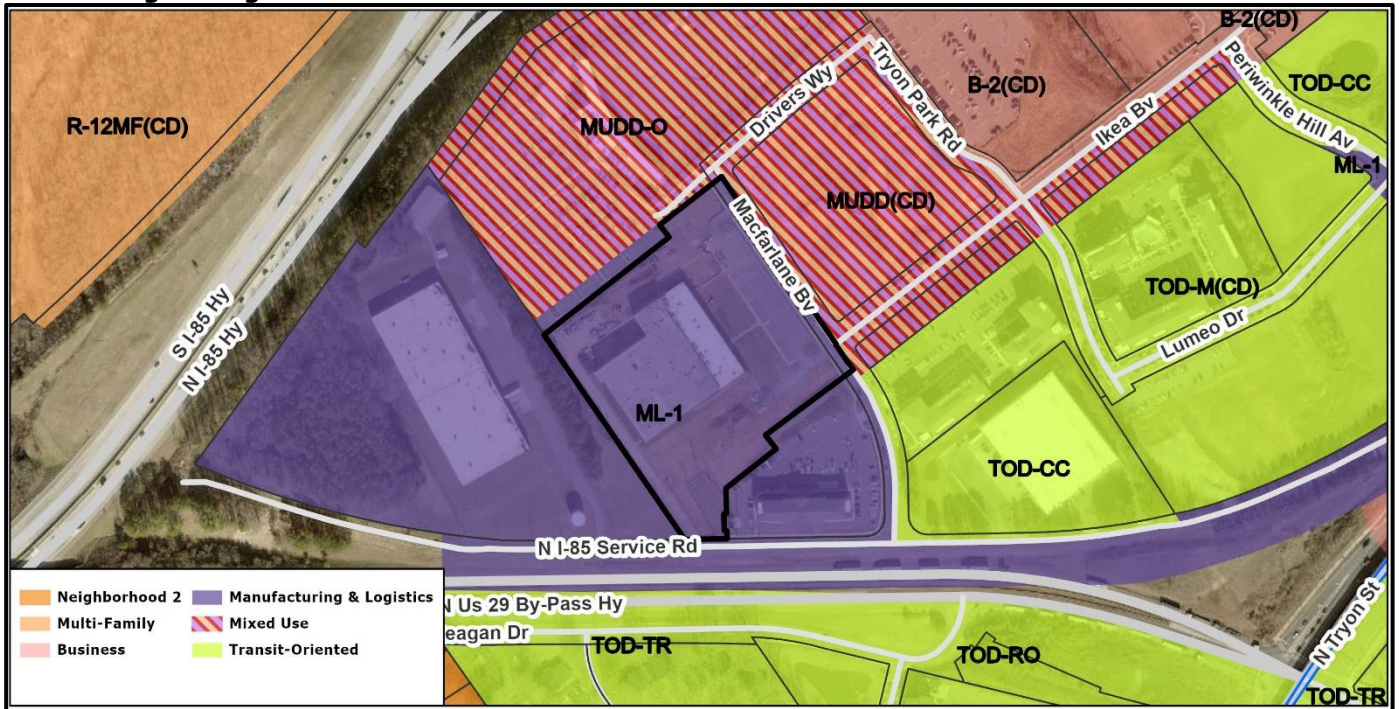
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

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

- Allows all uses permitted by-right and under prescribed conditions in the IMU (innovation mixed-use) zoning district.

• **Existing Zoning**



- The site is currently zoned ML-1. The surrounding uses include an entertainment complex, hotel, apartments, retail, and a warehouse.



The subject property is denoted with a red star.



The property to the is the Topgolf facility.

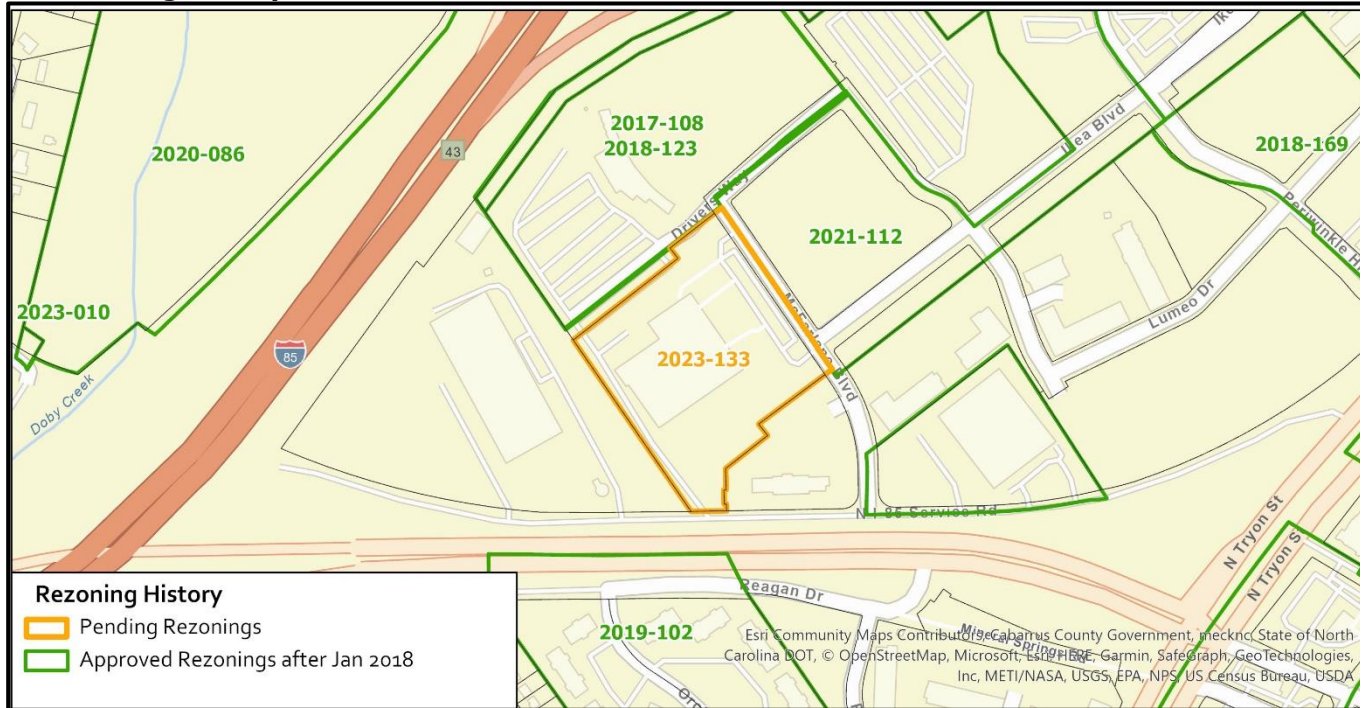


The property to the west is developed with a warehouse.



The property to the south is developed with a hotel.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-108	Rezoned 14.2 acres from I-1 and B-2(CD) to MUDD-O to allow up to 80,000 square-feet of EDEE’s with golf-related outdoor entertainment uses.	Approved
2018-123	Site plan amendment to allow two additional ground mounted signs not exceeding a total of 3,000 square feet in area and 30 feet in height, associated with an approved eating/drinking/entertainment establishment (EDEE), while retaining the existing development entitlements.	Approved
2018-169	Amendment to the Zoning Ordinance to replace three existing transit-oriented development districts with four new transit-oriented development districts and regulations.	Approved
2019-102	Rezoned parcels under a range of zoning districts to one of four transit-oriented development (TOD) districts.	Approved
2020-086	Rezoned 71.94 acres from RE-2(CD) to R-12MF(CD) to allow up to 715 multi-family units and 26 townhome units.	Approved
2021-112	Rezoned 15.54 acres from B-2(CD) to MUDD-O to allow a mixed-use development with up to 350 multi-family units, a structured parking deck, up to 20,000 square-feet of auto dealership related business.	Approved
2023-010	Rezoned 0.09 acres from R-12MF(CD) to N1-C to allow all uses that are both permitted by right or under prescribed conditions in the N1-C district.	Approved

• **Public Plans and Policies**



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

• **TRANSPORTATION SUMMARY**

- The petition is located adjacent to Ikea Boulevard, a private maintained collector, and MacFarlane Boulevard, a private maintained collector. 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:**

- N/A

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 180 trips per day (based on 89,600 square-feet of warehousing).

Entitlement: 175 trips per day (based on 85,000 square-feet of warehousing).

Proposed Zoning: XX trips per day (based on to many uses to determine trip generation).

**DEPARTMENT COMMENTS**

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main along N I-85 Service Road and an existing 12-inch water distribution main along McFarlane Blvd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along McFarlane Blvd. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No outstanding issues.

- **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 outstanding issues.
  - **Stormwater Services Land Development Engineering:** No outstanding issues.
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry / City Arborist:** No outstanding issues.
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**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**  
**Planner:** Michael Russell (704) 353-0225