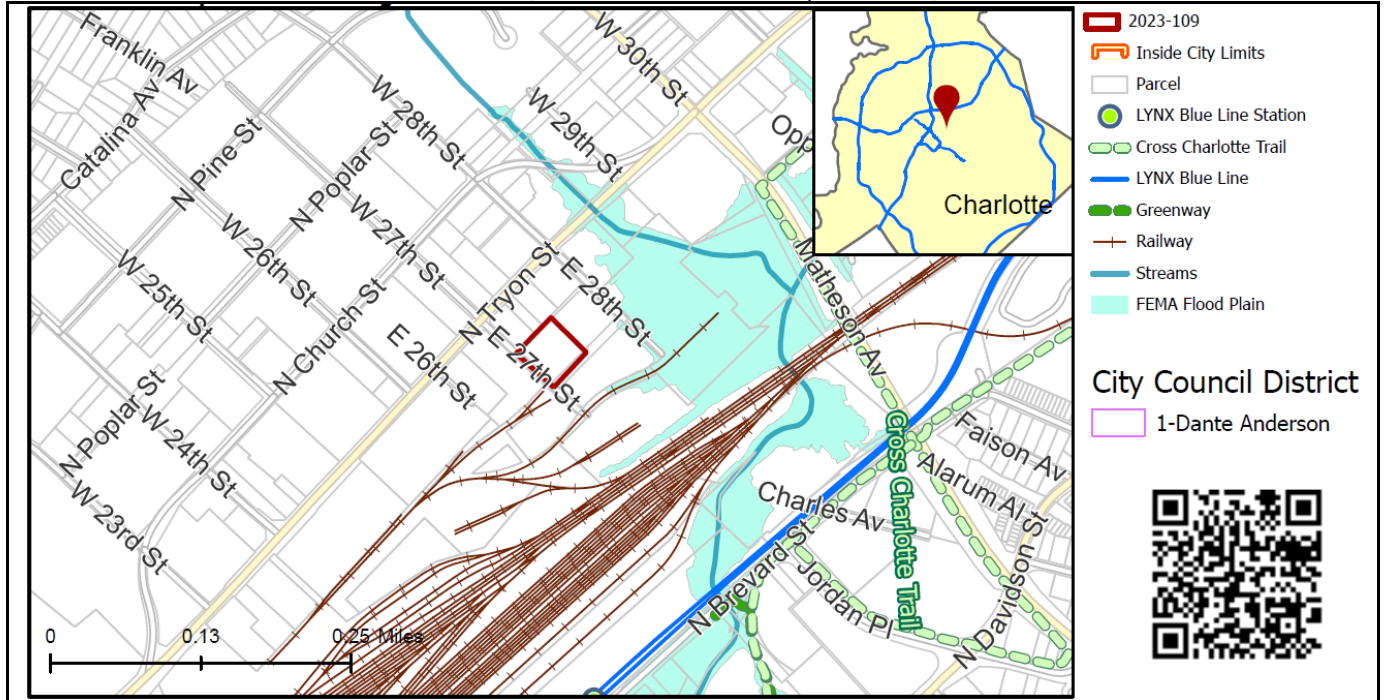


**REQUEST**

Current Zoning: ML-2 (manufacturing and logistics, 2)  
Proposed Zoning: IMU (innovation mixed use)

**LOCATION**

Approximately 0.89 acres located along the northeast side of East 27th Street, southeast of North Tryon Street, north of the LYNX Blue Line.



**SUMMARY OF PETITION**

The petition proposes to allow all uses in the innovation mixed-use district on a parcel that houses office uses as well as a fitness center.

**PROPERTY OWNER**

123 E 27, LLC

**PETITIONER**

123 E 27, 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.

Rationale for Recommendation

- The North Graham Street/North Tryon Street (NGNT) is one of six identified corridors in the Corridors of Opportunity (COO) program which aims to revitalize areas with a mix of uses that provide critical resources and businesses to its neighbors, creating more prosperous and safe communities. This rezoning would allow the site's entitlements to be shifted away from industrial uses to a more balanced mix of uses that could better align with the goals of the NGNT Corridor.
- The innovation mixed-use zoning district is intended for sites such as these that may have formerly been reserved industrial developments but are situated in areas that are transitioning to an array of commercial, residential, and artisan industrial uses among others.

- The subject site is not adjacent to any sensitive land uses or place types that would be incongruent with development under the IMU district.
- Rezoning this site would bring it into alignment with the proposed Innovation Mixed-Use Place Type and allow more flexibility in the uses that may be developed.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities

**PLANNING STAFF REVIEW**

• **Proposed Request Details**

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

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

• **Existing Zoning**



- The site is currently zoned ML-2 and is in an area with ML-2 and MUDD zoning.





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



- North of the site is a car repair facility and other industrial uses.



- East of the site is a warehousing facility.



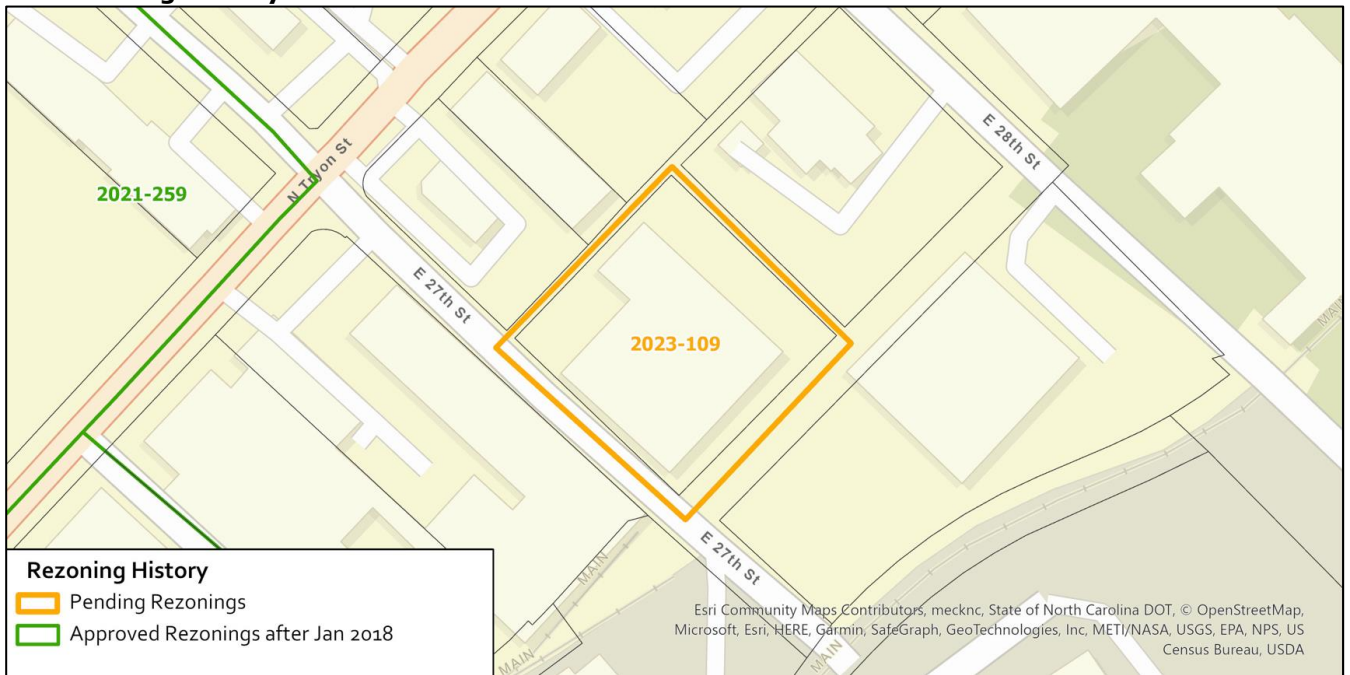


- South of the site is an animal rescue center.



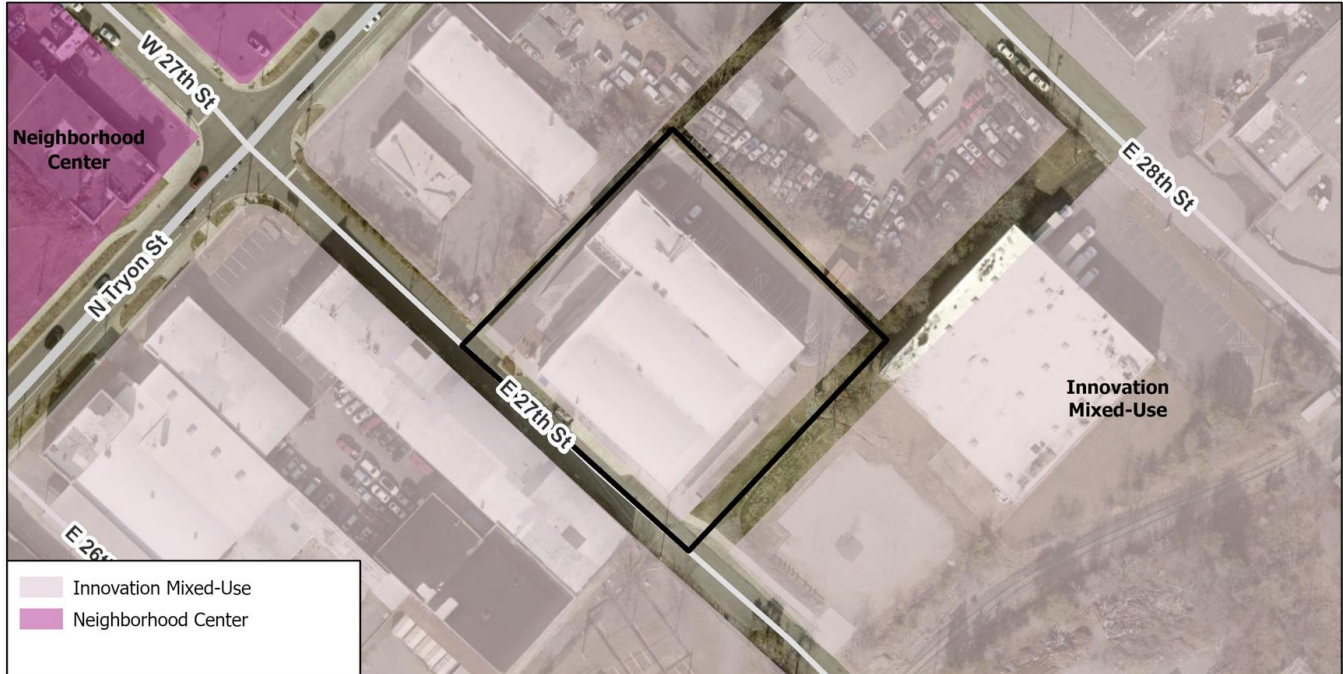
- West of the site are commercial and industrial uses.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-259	Rezoned 3.57 acres from I-2 to MUDD(CD).	Approved

• **Public Plans and Policies**



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

• **TRANSPORTATION SUMMARY**

- The site is located adjacent to 27<sup>th</sup> Street, a City-maintained local street, east of North 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:**

- Matheson Bridge Streetscape
  - Incorporate pedestrian, bicycle, and aesthetic improvements from North Tryon Street to Jordan Place.
  - Project is scheduled to be complete by mid-2027.

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 1,205 trips per day (based on 23,076 square feet of retail and office uses).

Entitlement: 100 trips per day (based on 0.89 acres of industrial uses).

Proposed Zoning: Too many uses to determine trip generation.

**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.
  - Highland Renaissance currently at 123%
  - Martin Luther King, Jr Middle currently at 95%
  - Garinger High currently at 99%

- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along E 27th St. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch sewer main along E 27th St. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **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.
  - **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:** Holly Cramer (704) 353-1902