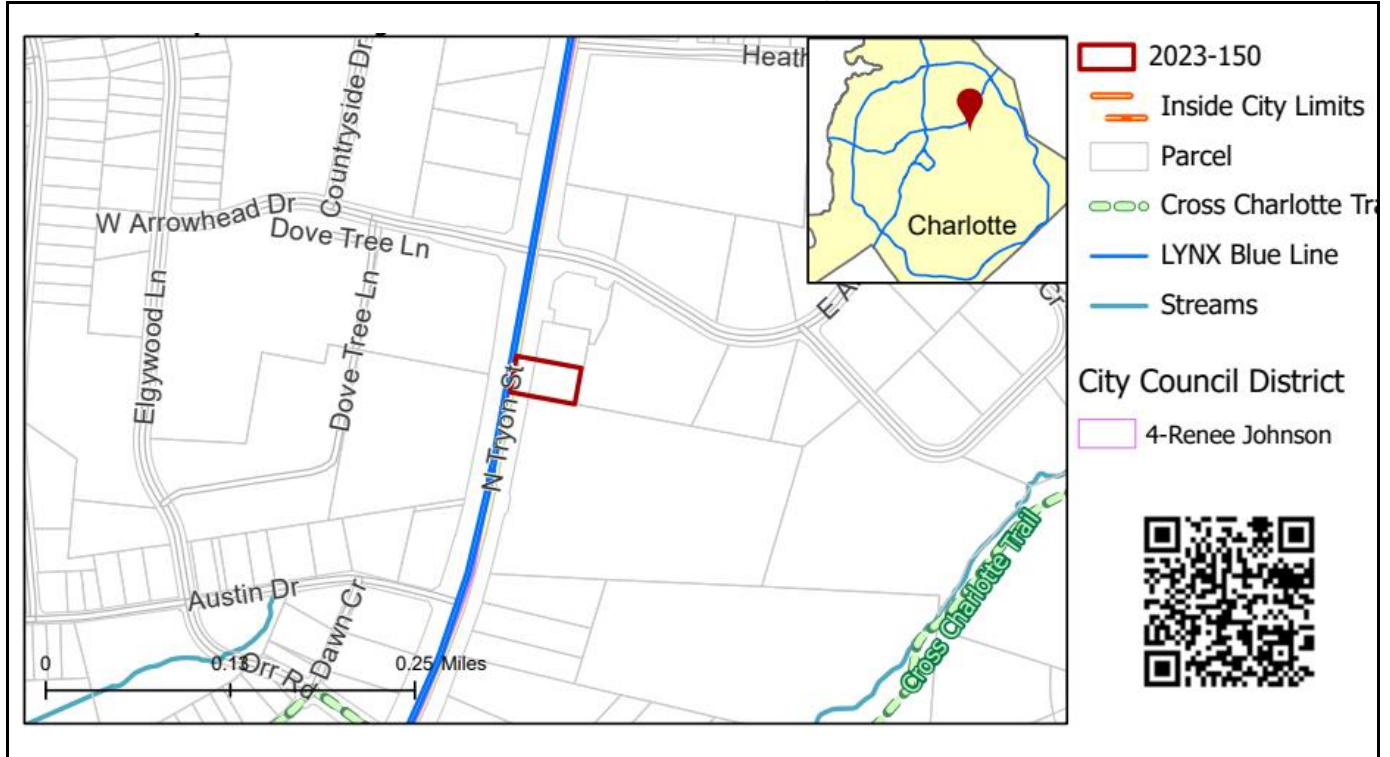


**REQUEST**

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

**LOCATION**

Approximately 0.51 acres located on the east side of North Tryon Street, south of East Arrowhead Drive, and west of North Hills Circle.



**SUMMARY OF PETITION**

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

**PROPERTY OWNER**

Manifest Next, LLC

**PETITIONER**

Caren Wingate

**AGENT/REPRESENTATIVE**

Caren Wingate

**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 **inconsistent** with the *2040 Policy Map* recommendation for the Manufacturing and Logistics Place Type.

Rationale for Recommendation

- The petition is supported by preferred agencies to Community Activity Center and Manufacturing and Logistics place types.
- The subject property is not located adjacent to N1 or within Uptown or Center City.
- The petition proposes to potentially increase access to jobs and economic mobility.
- The proposed site is located within ½ mile walkshed of a high-capacity transit station or major transportation corridor.

- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 4: Trail & Transit Oriented Development
  - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Manufacturing & Logistics Place Type to the Innovation Mixed Use Place Type.

**PLANNING STAFF REVIEW**

- **Proposed Request Details**  
This is a conventional rezoning petition with no associated site plan.
- **Existing Zoning**



- The surrounding land uses include office, warehousing, auto sales/repair and retail uses.



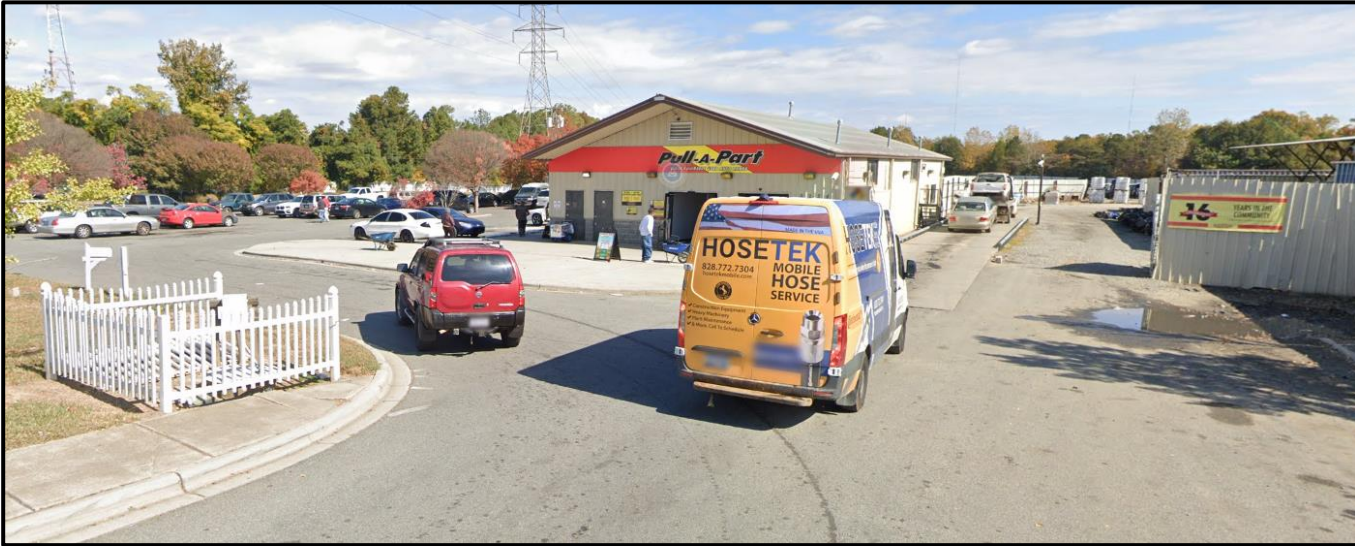


The subject property is denoted with a red star.



The property to the north along North Tryon Street is developed with an office building.





The property to the south along North Tryon Street is the Pull-A-Part auto sales facility.



The property to the east along East Arrowhead Road is developed with an office/warehousing use.



The property to the west across North Tryon Street is developed with a car sales/repair use.

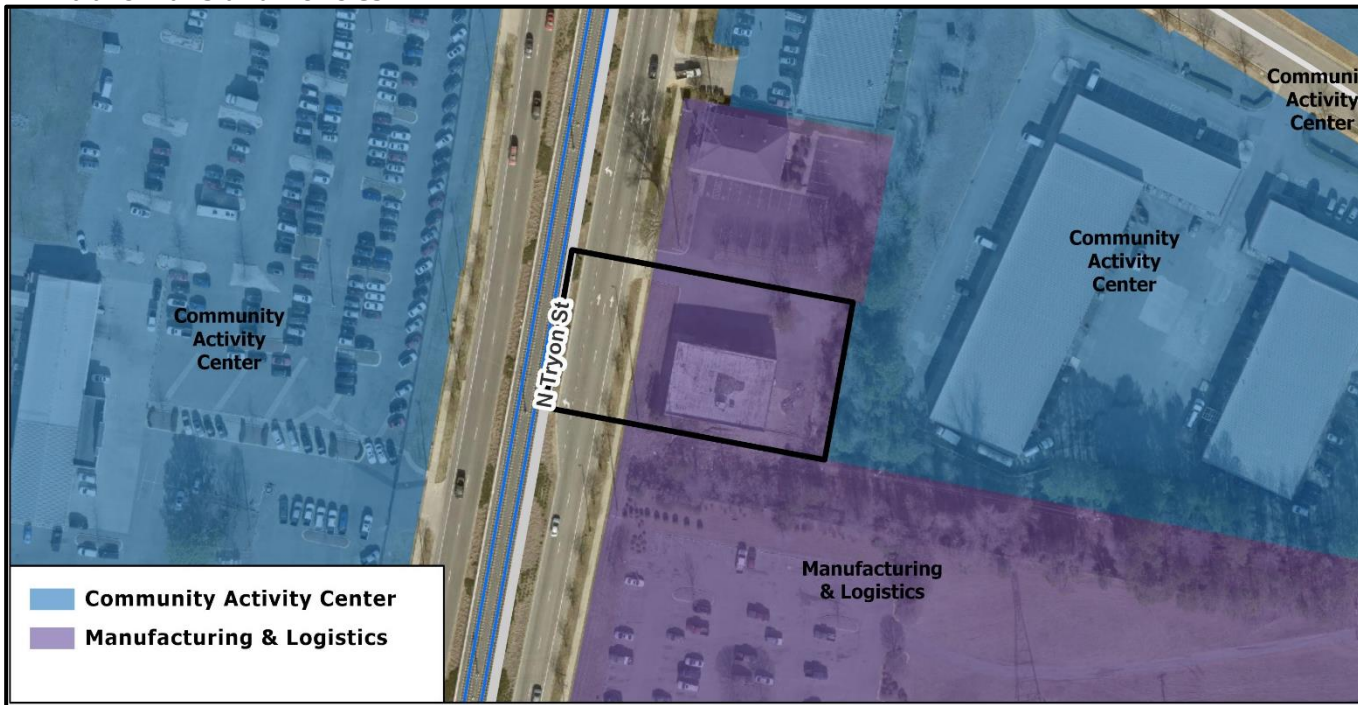


• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-102	Rezoned 1,771.18 acres to various transit-oriented zoning districts in a realignment rezoning process.	Approved
2023-061	Rezoned 35.03 acres from ML-1 and ML-2 to TOD-CC, TOD-NC, and TOD-UC to allow all uses permitted by right and under prescribed conditions.	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Manufacturing & Logistics Place Type for the Site.

- **TRANSPORTATION SUMMARY**

- The petition is located on 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 near the site.
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 230 trips per day (based on 5,124 square-feet of retail).
    - Entitlement: 145 trips per day (based on 22,215 square feet of warehouse).
    - Proposed Zoning: XX trips per day (based on too many uses to determine).

**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 North Tryon Street. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located inside parcel 04904115 on the southwest corner of the rezoning boundary. 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.

**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Michael Russell (704) 353-0225