



Zoning Committee

REQUEST

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

LOCATION

Approximately 12.75 acres located along the east side of Atando Avenue, the south side of Robinson Crest, north of North Tryon Street.
(Council District 1 - Anderson)

PETITIONER

RangeWater Development, LLC

**ZONING COMMITTEE
ACTION/
STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **inconsistent** with the *2040 Policy Map (2022)* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map (2022)* calls for Manufacturing & Logistics.

However, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- Located along Atando Avenue, this site is between North Graham Street and North Tryon Street, two parallel corridors that make up the North Graham Street/North Tryon Street Corridor of Opportunity (NGNT). The 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.
- Establishing this site as innovation mixed-use creates a preferred transition between the area's persisting industrial and commercial uses north of the site and the redeveloping transit supportive projects south of the site along North Tryon Street. Although inconsistent

with the recommendation for Manufacturing and Logistics, this petition better reflects the changing nature of the area while demarcating a separation between the industrial uses along Atando and the TOD redevelopment projects along North Tryon Street.

- The innovation mixed-use zoning district is intended for sites such as these that currently have or had industrial developments but are situated in areas that are transitioning to an array of commercial, residential, and artisan industrial uses.
- Atando Avenue is being targeted for a street conversion that will add curb and sidewalk, bike lanes, and pavement markings. This project will help service any future uses on the site.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Manufacturing and Logistics to Innovation Mixed-Use for the site.

Motion/Second: Sealey / Russell
 Yeas: Lansdell, Neeley, Russell, Sealey, Welton, Whilden, Winiker
 Nays: None
 Absent: None
 Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the *2040 Policy Map*.

Chairperson Welton commented that this area is actively transitioning, and this petition positively supports the gradual change in uses in the area.

There was no further discussion of this petition.

PLANNER

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