



Zoning Committee

**REQUEST**

Current Zoning: ML-1 (Manufacturing and Logistics-1)  
Proposed Zoning: IMU (Innovation Mixed Use)

**LOCATION**

Approximately 6.6 acres located on the northwest side of Toomey Avenue, north of West Tremont Avenue, and east of Interstate 77.

**PETITIONER**

Abacus Capital

**ZONING COMMITTEE  
ACTION/  
STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

**To Approve:**

This petition is found to be **consistent** from staff analysis based on the information from the staff analysis and the public hearing, and because:

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

Therefore, 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:

- The surrounding area aligns with the goal of this zoning because the area helps to contribute to Charlotte's economic viability by providing mixed-use urban places that include light manufacturing, office, residential, and retail.
- The buildings surrounding the sites include office, research and development, studios, light manufacturing, showrooms, hotels, and multi-family residential which aligns with the IMU zoning.
- This area and the requested zoning are characterized by adaptively reused buildings and low to mid-rise single-use structures that are transitioning to vertically integrated uses in a pedestrian-oriented environment.
- This zoning encourages active and passive community gathering spaces.
- The sites would encourage adaptive reuse of light industrial or underutilized buildings, embracing unique history and form.

- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 1: 10 Minute Neighborhoods
  - 5: Safe & Equitable Mobility

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

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

**ZONING COMMITTEE DISCUSSION**

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

There was no further discussion of this petition.

**PLANNER**

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