



Zoning Committee

REQUEST

Current Zoning: ML-2 (Manufacturing & Logistics – 2)

Proposed Zoning: IMU (Innovation Mixed Use)

LOCATION

Approximately 1.2 acres located on the north side of Tuckaseegee Road, west of Gesco Street, and south of State Street. (Council District 2 - Graham)

PETITIONER

TPM Properties, LLC

**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** based on the information from the staff analysis and the public hearing, and because:

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

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 petition is consistent with the recommended *2040 Policy Map* place type of Innovation Mixed Use (IMU). The IMU district permits a variety of uses that are in keeping with the character of the area which is rapidly diversifying from heavy industrial to a mix of light industry, office, retail, restaurant, and residential development.
- The petition is consistent with several recent rezonings in the vicinity that include both the adaptive reuse of existing structures as well as new mixed-use developments while utilizing UDO design standards that are human scaled and pedestrian oriented.
- The site is located within a half-mile walk of the Stewart Creek Greenway as well as the Seversville and Martin Luther King Parks.
- The site is served by the number 8 and 34 CATS local buses providing service between Little Rock and Scott Futrell Roads, the Paw Creek Shopping Center, and the Charlotte Transportation Center.

- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods
 - 5: Safe & Equitable Mobility
 - 8: Diverse & Resilient Economic Opportunity
 - 9: Retain Our Identity & Charm

Motion/Second: Whilden / Neeley

Yeas: Whilden, Neeley, Sealey, Russell, Winiker, and Welton.

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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