

OFFICIAL COMMUNITY MEETING REPORT

Petitioner: Portman Residential

Rezoning Petition No. 2024-005

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Staff pursuant to the provisions of the City of Charlotte Unified Development Ordinance (UDO).

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed written notice of the date, time, and virtual format for the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on February 23, 2024. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND FORMAT OF MEETING:

The Virtual Community Meeting was held on Thursday, March 7th at 7:00p.m. via the Zoom platform.

Recipients of the notice letter were directed to RSVP for a link to the virtual meeting via email or phone to a member of the Petitioner's team. Members of the community who were unable to access the virtual meeting were directed to email or call a member of the Petitioner's team and could be provided with a copy (including a mailed paper copy, if necessary) of the meeting presentation.

MEETING PARTICIPATION:

The Virtual Community Meeting had five (5) attendees from the community, as listed in Exhibit C. The Petitioner was represented at the Community Meeting by Brittani Sanders, as well as by Petitioner's agents Collin Brown, Lisa Arnold, and Lisa Larkins.

SUMMARY OF PRESENTATION/DISCUSSION:

Mr. Collin Brown welcomed the attendees and introduced the Petitioner's team, using a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown showed aerials of the approximately 1-acre site located on the south side of Chamberlain Avenue, east of Gardner Avenue. He explained that this area is transitioning from industrial to adaptive mixed use. He noted the location of the Savona Mill development in relation to the site. This parcel would be incorporated into the overall Savona Mill redevelopment.

Mr. Brown displayed the zoning map and explained that the site was currently zoned ML-2. Mr. Brown displayed the current zoning of the site and surrounding parcels and the rezoning proposal. Mr. Brown explained that the adoption of the Unified Development Ordinance (UDO) changed the zoning of the site from I-2 to ML-2. He explained that the rest of the Savona Mill redevelopment project was rezoned to MUDD-O a few years ago. This parcel would be included in the overall Savona Mill redevelopment project.

Mr. Brown stated that the proposed zoning for the petition is IMU. Mr. Brown explained that the rezoning petition is a conventional petition without an associated site plan. He displayed a slide which included graphics from the comprehensive plan for the type of development that would be included in both manufacturing and logistics and innovation mixed use. He noted that the IMU district would be more compatible with the surrounding neighborhood and existing uses. IMU would allow adaptive reuse and lighter industrial uses.

Mr. Brown explained that the rezoning timeline could result in a public hearing in April and City Council decision in May, at the earliest. Mr. Brown concluded the presentation by providing the petition number and encouraged any interested neighbors to reach out to our team. A member of the development team introduced herself and added background about the Portman team.

The virtual meeting was then opened for discussion:

An attendee asked about future apartment development on the site. A member of the development team explained that the rezoning is more compatible with the overall Savona Mill redevelopment. Mr. Brown added that the petitioner has no desire to provide manufacturing and logistics type uses on the site. The IMU district would give the petitioner flexibility to provide lighter commercial, adaptive reuse, or residential uses for the site.

In response to a question about future retail use of the site, a member of the development team stated that the petitioner is planning the future of the overall redevelopment. There would be retail provided within the Savona Mill campus, but it may not specifically be located on this parcel.

The attendee asked about the distance from the fence on her property to the overall development. Brown explained that this rezoning is not adjacent to her property. A member of the development team explained that the footprints that were approved under the MUDD-O plan would not change. Mr. Brown displayed an aerial of the rezoning parcel to show the site in relation to her property.

In response to a question about the development timeline, a member of the development team updated the attendees on the current construction timeline for the overall redevelopment project. Phase I is currently under construction and be completed by the end of the year. Phase II construction will begin early next year.

The meeting concluded at approximately 7:25 p.m. without any further questions or discussion from the community.

Respectfully submitted this 12th day of March 2024.

cc: Emma Knauerhase, Charlotte-Mecklenburg Planning Department

EXHIBIT A

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY

2024-005	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2024-005	Biddleville-Smallwood Community	Charles	Jones	2014 W TRADE ST, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2024-005	Biddleville-Smallwood Community	James	Turner	327 CAMPUS ST, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2024-005	Biddleville-Smallwood Community	Justin	Harlow	2300 ROZZELLES FERRY RD, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2024-005	Biddleville-Smallwood Community	Lucas	Blanchard	2121 ROSLYN AVENUE, CHARLOTTE, NC, 28208		Charlotte	28208
2024-005	Biddleville-Smallwood Community	Paul	VanGundy	2308 ROZZELLES FERRY RD, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2024-005	Biddleville Residents & Friends	Gerald	Greenberg	2018 WEST TRADE ST, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2024-005	Bradfield Farms Homeowners Asso	Douglas	Morris	310 MILL RD, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2024-005	choice_1541	DON	JOHNSON	3100 AVALON AVE, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2024-005	Code for Charlotte	Jill	Bjers	322 KATONAH AVE, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2024-005	Eleanore Heights	Lois	Moore	2901 CORONET WAY, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2024-005	Enderly Park	Jon	Littlepage	1400 EFFINGHAM RD, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2024-005	Enderly Park Neighborhood Assoc	Don	Johnson	3100 AVALON AVE, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2024-005	Enderly Park Neighborhood Assoc	Pam	Roberson	3128 KIRKLAND AV, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2024-005	Fairies Farms Homeowners Associ	Johnny	White	2901 CORONET WY, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2024-005	Farmington	Thomas	Polys	1511 EFFINGHAM RD, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2024-005	Greater Enderly Park Neighborho	Annie	Anderson	1305 CAMP GREENE STREET, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2024-005	Greater Enderly Park Neighborho	Shamaiye	Haynes	2908 Tuckaseegee Rd, Charlotte, NC, 28208, USA		Charlotte	28208
2024-005	Greater West Coalition	JTanya	Adams	309 LIMA AV, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2024-005	Historic Washington Heights Com	Mattie	Marshall	2304 BOOKER AV, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2024-005	Historic Washington Heights Com	Mattie	Marshall	2304 BOOKER AVENUE, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2024-005	Historic West End Wellness Asso	Beth	Marlin	508 BEATTIES FORD RD, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2024-005	Lakewood Community Development	Scott	Terry	211 LAKEWOOD AV, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2024-005	Lakewood Neighborhood Alliance	Delores	Miller	309 HARRISON STREET, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2024-005	Lakewood Neighborhood Alliance	Jamall	Kinard	330 LAKEWOOD AVE, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2024-005	Lakewood Neighborhood Alliance	Jessica	Foster	400 JONES ST, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2024-005	Lakewood Neighborhood Alliance	Nola	Murphy	417 LAKEWOOD AVE, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2024-005	Lakewood Ridge	Leondra	Garrett	415 JONES STREET, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2024-005	Lampighter Village South Homeo	Joel	Haecherl	308 JONES ST, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2024-005	McCrorey Heights-Oaklawn Assoc.	Nichelle	Bonaparte	1815 PATTON AVENUE, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2024-005	McCrorey Heights-Oaklawn Assoc.	Renee	Rubens	1822 PATTON AVE, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2024-005	National Black Child Developmen	Devonya	Govan-Hunt	7206 E WT BLVD SUITE J #276, CHARLOTTE, NC, 28215		CHARLOTTE	28215
2024-005	Orchid Hill Homeowners Associat	Cora	Todd	200 FRAZIER AVENUE, CHARLOTTE, NC, 28216	D	CHARLOTTE	28216
2024-005	Parkview Community Foundation,	Gwendolyn	Johnson	1105 PRYOR ST, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2024-005	Parkview Community Neighborhood	Gwendolyn	Brown-Johnson	1100 PRYOR ST, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2024-005	Parkview Neighborhood Associati	Daniel	Pentecost	3009 MORSON ST, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2024-005	Parkview Neighborhood Associati	Dorothy	Crowder	2931 MORSON ST, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2024-005	Parkview Neighborhood Associati	Sarah	Griffith	1000 VANIZIR ST, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2024-005	Seversville Community Organizat	Amar	Johnson	409 COXE AVENUE, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2024-005	Seversville Community Organizat	Catherine	Jardines	214 AUTEN STREET, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2024-005	Seversville Community Organizat	Janice	Shirley	509 STATE STREET, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2024-005	Severville	Tanis	Stewart	167 S BRUNS AVENUE, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2024-005	South Hall Homeowners Associati	Brian	Gomsak	101 S SMALLWOOD PL, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2024-005	Villages Of Leacroft (Fume)	Willie	Jefferson	417 GRANDIN RD, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2024-005	Wesley Heights	Colette	Forrest	209 S SUMMIT AVE, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2024-005	Wesley Heights Neighborhood Ass	David	Luddy	1524 DUCKWORTH AVE, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2024-005	Wesley Heights Neighborhood Ass	Shannon	Hughes	716 GRANDIN ROAD, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2024-005	Wesley Heights Neighborhood Ass	Stephen	Nett	133 S SUMMIT AVE, CHARLOTTE, NC, 28208		CHARLOTTE	28208

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH

2024-005	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2024-005	07111206	KEY	KEVIN			2421 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2024-005	07111207	SHAFFER	ROSS TYLER			2425 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2024-005	07111208	LAKSHMIPURAM	PRADYUMNA GOPALA			2429 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2024-005	07111209	SAVONA RESI PROJECT LLC			C/O PORTMAN HOLDINGS LLC	303 PEACHTREE CENTER AVE STE 175		ATLANTA	GA	30303
2024-005	07111211	MOTLEY	GREGORY	TRACEY	MOTLEY	5901 CRESTWOOD DR		CHARLOTTE	NC	28216
2024-005	07111212	MOTLEY	GREGORY M			5901 CRESTWOOD DR		CHARLOTTE	NC	28216
2024-005	07111301	VANDER LUGT	WESLEY	STEPHANIE VANDER	VANDER LUGT	2435 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2024-005	07111302	FOX	MEGAN LYNN			2439 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2024-005	07111303	HICKEY	KEVIN D			2509 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2024-005	07111305	HUGHEY	MARY ANN			2521 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2024-005	07111306	LITTLEJOHN	KATELYN	MICHEAL	LITTLEJOHN	2525 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2024-005	07111307	SINGH	SHARON	DEEPAK	SINGH	6841 DOMBARTON DR		CHARLOTTE	NC	28210
2024-005	07111312	CRUICKSHANKS	KIMBERLY JEAN			2513 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2024-005	07111313	CHAO	DANNY			2517 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2024-005	07111410	410 SG PARTNERS LLC				1800 CAMDEN RD STE 107-230		CHARLOTTE	NC	28203
2024-005	07111415	CUTTER	BRYANT W	NANCY	CUTTER	119 BREVARD CT		CHARLOTTE	NC	28202
2024-005	07111419	SAVONA RESI PROJECT LLC			C/O PORTMAN HOLDINGS LLC	303 PEACHTREE CENTER AVE STE 175		ATLANTA	GA	30303
2024-005	07112205	MECKLENBURG COUNTY			% REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2024-005	07114340	MECKLENBURG COUNTY				600 E 4TH ST		CHARLOTTE	NC	28202

EXHIBIT B

February 23, 2024

Alexander Ricks PLLC
1420 E. 7th St., Suite 100
Charlotte, North Carolina 28204

VIA US MAIL

NOTICE TO INTERESTED PARTIES OF REZONING COMMUNITY MEETING

Date: Thursday, March 7th at 7:00 p.m.
Location: Virtual Meeting, RSVP for link (details provided below)
Petitioner: Portman Residential
Petition No.: 2024-005

Dear Charlotte Neighbor:

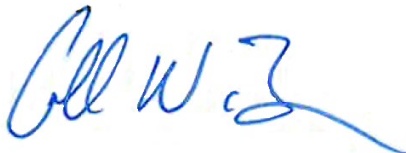
Our firm represents Portman Residential (the “Petitioner”) in their proposal to rezone approximately one (1) acre located on Chamberlain Avenue, west of Gardner Avenue, more particularly described as Tax Parcel 07111415. The Petitioner is requesting a rezoning from the ML-2 zoning district to the IMU zoning district to accommodate future development plans. A property map is included for your reference.

In accordance with the requirements of the City of Charlotte Unified Development Ordinance, the Petitioner will hold an Official Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Property.

The Official Community Meeting will be held virtually in accordance with guidance provided by the Charlotte Planning Design & Development Department. We invite you to attend the virtual Official Community Meeting via Zoom on **Thursday, March 7th at 7:00 p.m.** If you are interested in attending the live virtual presentation and discussion session at the scheduled time, **please send an email to Lisa@alexanderricks.com and you will be provided with a link to RSVP and receive access information for the virtual meeting.** Please reference the property location (“Chamberlain”) and/or the petitioner (“Portman”) in your email so we can send you the proper link.

If you expect you will be unable to access the virtual meeting and would like additional information, please contact Lisa@alexanderricks.com or call 980-498-6109 and we can make alternative arrangements for you to receive the rezoning information.

Sincerely,



Collin W. Brown

EXHIBIT C

Registrants for 'Official Community Meeting - Savona III'

Search by name or email Search

Cancel Registration Resend Confirmation Email

<input type="checkbox"/> Registrants	Email Address	Registration Date	
<input type="checkbox"/> Lisa Larkins	lisa@alexanderricks.com	Mar 7, 2024 06:56 PM	Copy
<input type="checkbox"/> Collin Brown	collin.brown@alexanderricks.com	Mar 7, 2024 06:54 PM	Copy
<input type="checkbox"/> Brittani Sanders	bsanders@portmanresidential.com	Mar 7, 2024 06:49 PM	Copy
<input type="checkbox"/> Prad Lakshmipuram	prad.lakshmi@gmail.com	Mar 7, 2024 12:59 PM	Copy
<input type="checkbox"/> Mario Mobley	mario.mobley5487@gmail.com	Mar 7, 2024 11:02 AM	Copy
<input type="checkbox"/> Bryatn Cutter	brcutter@usman.com	Mar 7, 2024 08:20 AM	Copy
<input type="checkbox"/> M. Hughey	mahouserhughey@aol.com	Mar 6, 2024 09:22 PM	Copy
<input type="checkbox"/> Wes Vander Lugt	wes.vanderlugt@usa.com	Feb 29, 2024 10:49 AM	Copy

EXHIBIT D

CHAMBERLAIN AVENUE REZONING

(REZONING #2024-004)

PORTMAN RESIDENTIAL

Official Community Meeting

March 7, 2024

Alexander
Ricks
PLLC

MEETING AGENDA

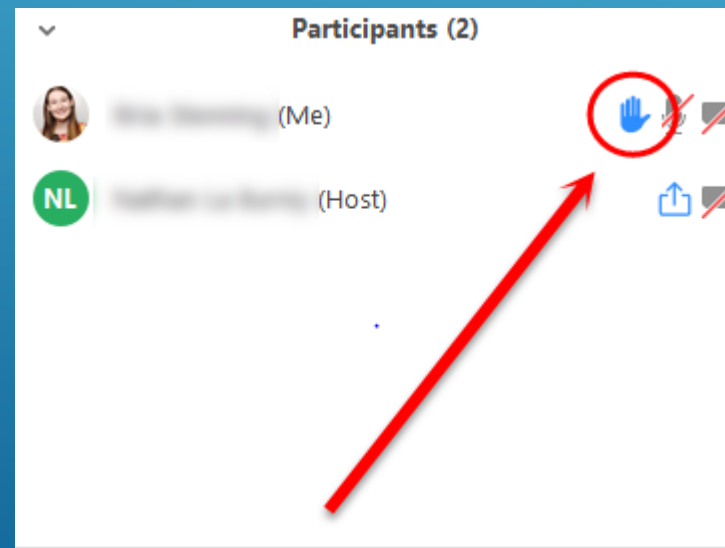
- **Introductions**
 - **Property Location**
 - **Current Zoning**
 - **Land Use Plan Recommendation**
 - **IMU Zoning District**
 - **Proposed Rezoning Potential Timeline**
 - **Questions/Discussion**
- 

AT THE END: QUESTIONS & DISCUSSION

Type your questions



Or ask out loud



TEAM INTRODUCTIONS

Property Owner: Bryant W. and Nancy Cutter

Petitioner: Portman Residential
Brittani Sanders, Seth Peek, & Santiago Barbosa-Garcia

Alexander
Ricks
PLLC

Collin Brown & Lisa Arnold

PROPERTY LOCATION

2024-005: Portman Residential, LLC

Current Zoning ML-2 (Manufacturing and Logistics 2)

Requested Zoning IMU (Innovation Mixed Use)

Approximately 1.21 acres

Location of Requested Rezoning



Rezoning Map



CHARLOTTE.

PLANNING, DESIGN
& DEVELOPMENT

- 2024-005
- Inside City Limits
- Parcel
- Greenway
- Railway
- Streams
- FEMA Flood Plain
- City Council District**
- 2-Malcolm Graham





Stewart Creek
Tributary 2

Five Points
Park
Developed

Charlotte



Martin Luther King
Park
Developed

Martin Luther
King Park
Developed

Charlotte

Charlotte

Stewart Creek

Stewart Creek Greenway

Stewart
Creek

Savona Mill Ln

Savona Creek Dr

Lockwood
Creek Dr

Savona Dr

Old Dominion Dr

Old Bacon Av

Old Bacon Av

Ravencroft Dr

Lake Av

Brice St

Rose St

Clydesdale Tr

State St

September Ln

Yellowstone Dr

Cummings Dr

Ambassador St

Morison St

Carol Av

State St

Coronet Wy

Stewart Av

Chamberlain Av

S Turner Av

Bacon Av

Lima Av

State St

Stewart Av

Chamberlain Av

S Turner Av

Bacon Av

Lima Av

State St

State St

Stewart Av

Chamberlain Av

S Turner Av

Bacon Av

Lima Av

State St

State St

Stewart Av

Chamberlain Av

S Turner Av

Bacon Av

Lima Av

State St

State St

Stewart Av

Chamberlain Av

S Turner Av

Bacon Av

Lima Av

State St

State St

Stewart Av

Chamberlain Av

S Turner Av

Bacon Av

Lima Av

State St

State St

Stewart Av

Chamberlain Av

S Turner Av

Bacon Av

Lima Av

State St

State St

Stewart Av

Chamberlain Av

S Turner Av

Bacon Av

Lima Av

State St

State St

Stewart Av

Chamberlain Av

S Turner Av

Bacon Av

Lima Av

State St

State St

Stewart Av

Chamberlain Av

S Turner Av

Bacon Av

Lima Av

State St

State St

Stewart Av

Chamberlain Av

S Turner Av

Bacon Av

Lima Av

State St

State St



900 - 999

Cunningham Dr

2000 - 2699

Martin Luther King Park Developed

Charlotte

Stewart Creek



2618 - 2699

100 - 193 Savona Creek Dr

Charlotte

2400 - 2617 Chamberlain Av

Rozzelles Ferry Rd 2400 - 2499

2368 - 2399

516 Leeward Creek Dr

500 - 515

916 - 961 Savona Dr

2300 - 2367

200 - 299

828 - 851 Old Dominion Dr

600 - 627

900 - 915

2200 - 2299

800 - 827

330 - 335

2300 - 2399

800 - 899 Savona Mill Ln

400 - 499 S Gardner Av

194 - 399

400 - 467

700 - 799

194 - 399 Savona Creek Dr

700 - 799

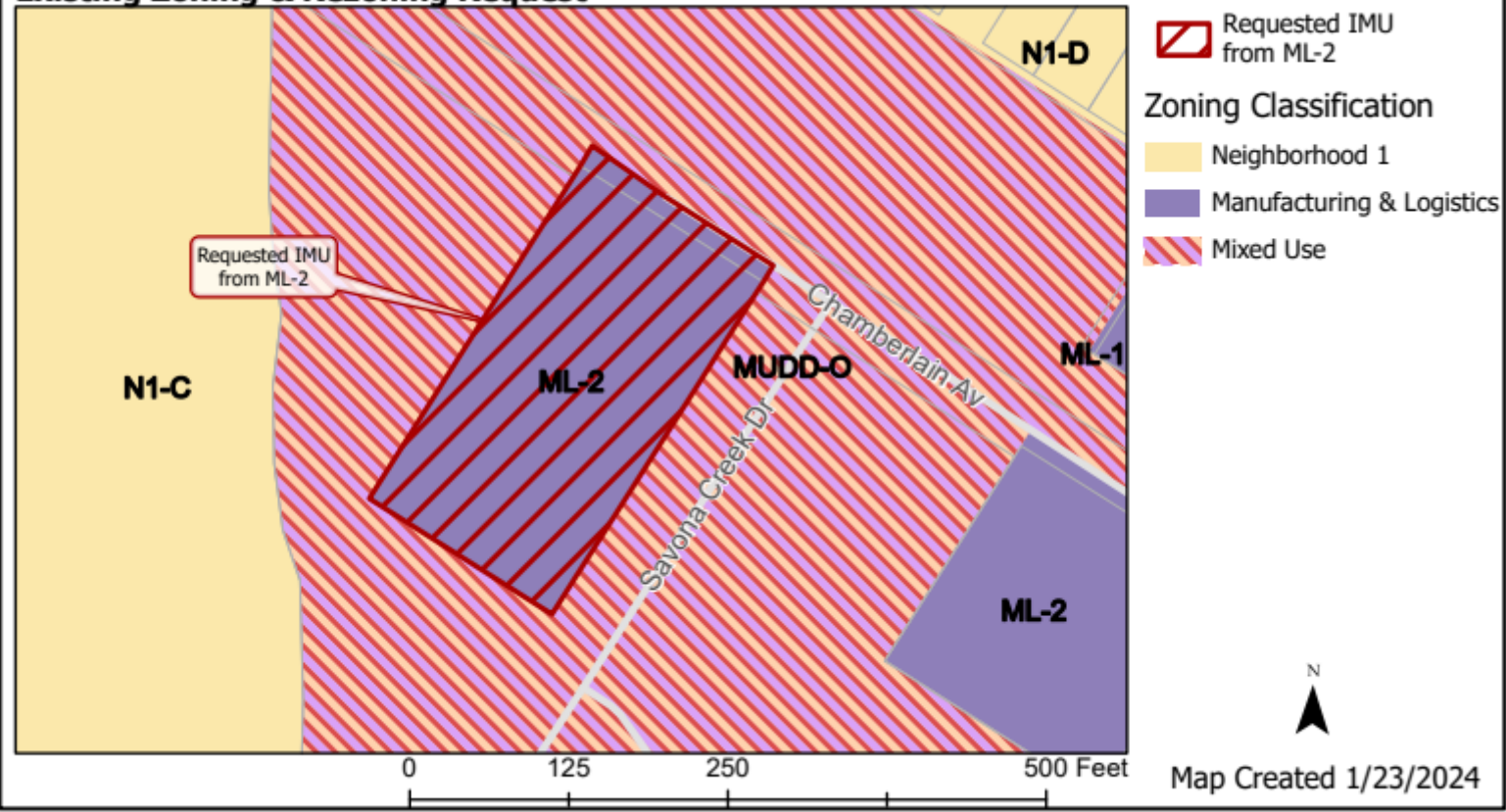
400 - 467

300 - 449 Bacon Av

Martin Luther King Park

EXISTING ZONING

Existing Zoning & Rezoning Request



ML DISTRICT

Closeup Highlights



A.Improved bike and pedestrian facilities and connections

B.Generous landscaping and buffers

C.Small shared outdoor gathering space for employees

D.Dedicated rideshare pickup/dropoff locations

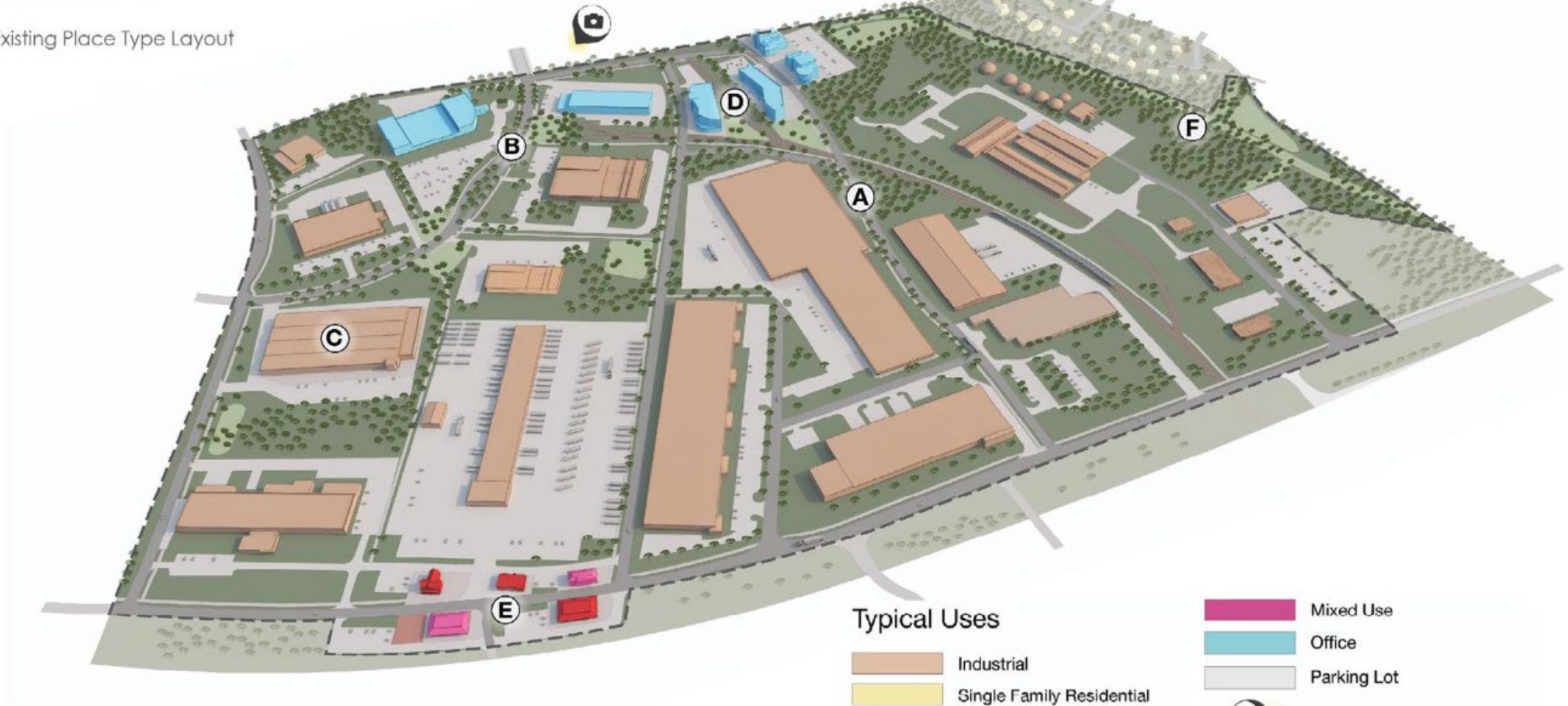
Notable Characteristics



1. Outdoor storage of materials, storage and distribution are common elements of industrial development, but should be screened from the public realm, to the extent reasonably possible.
2. Some heavy manufacturing uses contain taller elements such as smokestacks and cooling towers.
3. Large distribution warehouses that accommodate a high volume of large truck traffic are common and should still include clear entries and connections to the public realm.
4. The outdoor storage and movement of heavy equipment is common, such as train depots and inter-modal yards.
5. The outdoor storage of trucks, materials and equipment occur when larger buffers can be accommodated at the edges.
6. Contractor storage yards, metal recycling and materials recycling can occur when separated by larger, undisturbed natural buffers.
7. The airport and its associated facilities are found in this Place Type.
8. Warehouse buildings accommodate a high volume of large truck traffic and should be designed to do so safely, and out of view of the public realm, to the extent reasonably possible.



Existing Place Type Layout



Aspirational Place Type Layout

Typical Uses

- Industrial
- Single Family Residential
- Commercial

- Mixed Use
- Office
- Parking Lot
- Closeup Graphic Viewpoint

LAND USE PLAN RECOMMENDATION



CHARLOTTE FUTURE

2040 COMPREHENSIVE PLAN

OUR CITY. OUR PLAN. OUR FUTURE.

Public Review Draft
Published October 31, 2020





NEIGHBORHOOD 1

Lower density housing areas primarily comprised of single-family or small multi-family homes or ADUs.



NEIGHBORHOOD 2

Higher density housing areas that provide a variety of housing types such as townhomes and apartments alongside neighborhood-serving shops and services.



NEIGHBORHOOD CENTER

Small, walkable mixed-use areas, typically embedded within neighborhoods, that provide convenient access to goods, services, dining, and residential for nearby residents.



PARKS & PRESERVES

Serve to protect public parks and open space while providing rest, recreation, and gathering places.



COMMUNITY ACTIVITY CENTER

Mid-sized mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, entertainment, and residential for nearby and regional residents.



COMMERCIAL

Primarily car-oriented destinations for retail, services, hospitality, and dining, often along major streets or near interstates.



CAMPUS

A cohesive group of buildings and public spaces that serve one institution such as a university, hospital, or office park.



INNOVATION MIXED-USE

Vibrant areas of mixed use and employment, typically in older urban areas with uses such as light manufacturing, office, studios, research, retail, and dining.



MANUFACTURING & LOGISTICS

Employment areas that provide a range of job types, services, and wage levels in sectors such as production, manufacturing, research, distribution, and logistics.

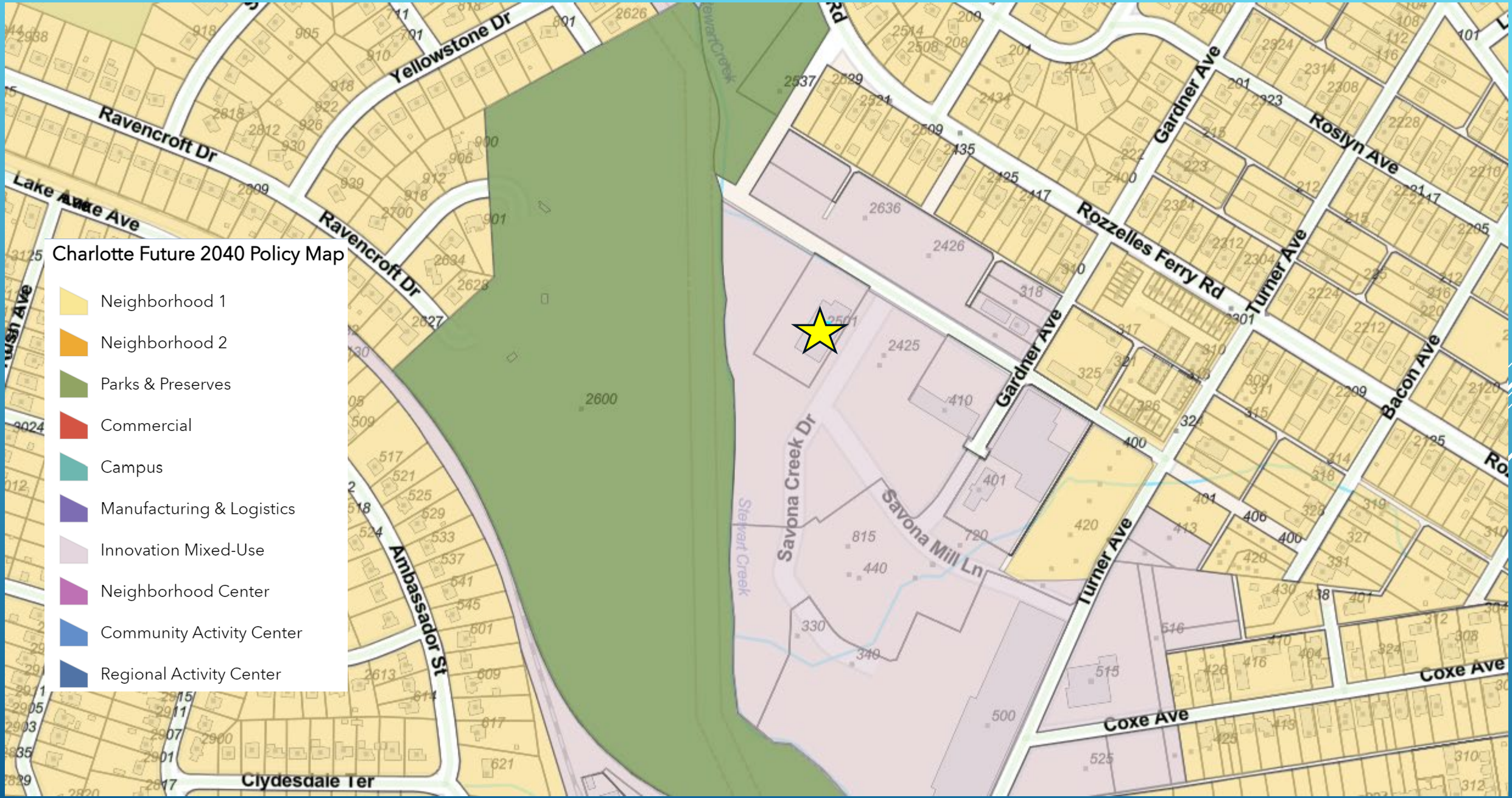


REGIONAL ACTIVITY CENTER

Large, high-density mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, offices, entertainment, and residential for regional residents and visitors.

Charlotte Future 2040 Policy Map

- Neighborhood 1
- Neighborhood 2
- Parks & Preserves
- Commercial
- Campus
- Manufacturing & Logistics
- Innovation Mixed-Use
- Neighborhood Center
- Community Activity Center
- Regional Activity Center



REZONING REQUEST:

IMU (INNOVATIVE MIXED USE) ZONING DISTRICT

CONSISTENT WITH ADAPTIVE REUSE
TRANSITION IN THE AREA

Decorative white lines consisting of several parallel diagonal strokes on the right side of the slide.

IMU DISTRICT

Closeup Highlights



A. Active and passive community gathering spaces

B. Adaptive reuse of light industrial or underutilized buildings, embracing unique history and form

C. Regular rail crossings

D. Increased tree canopy

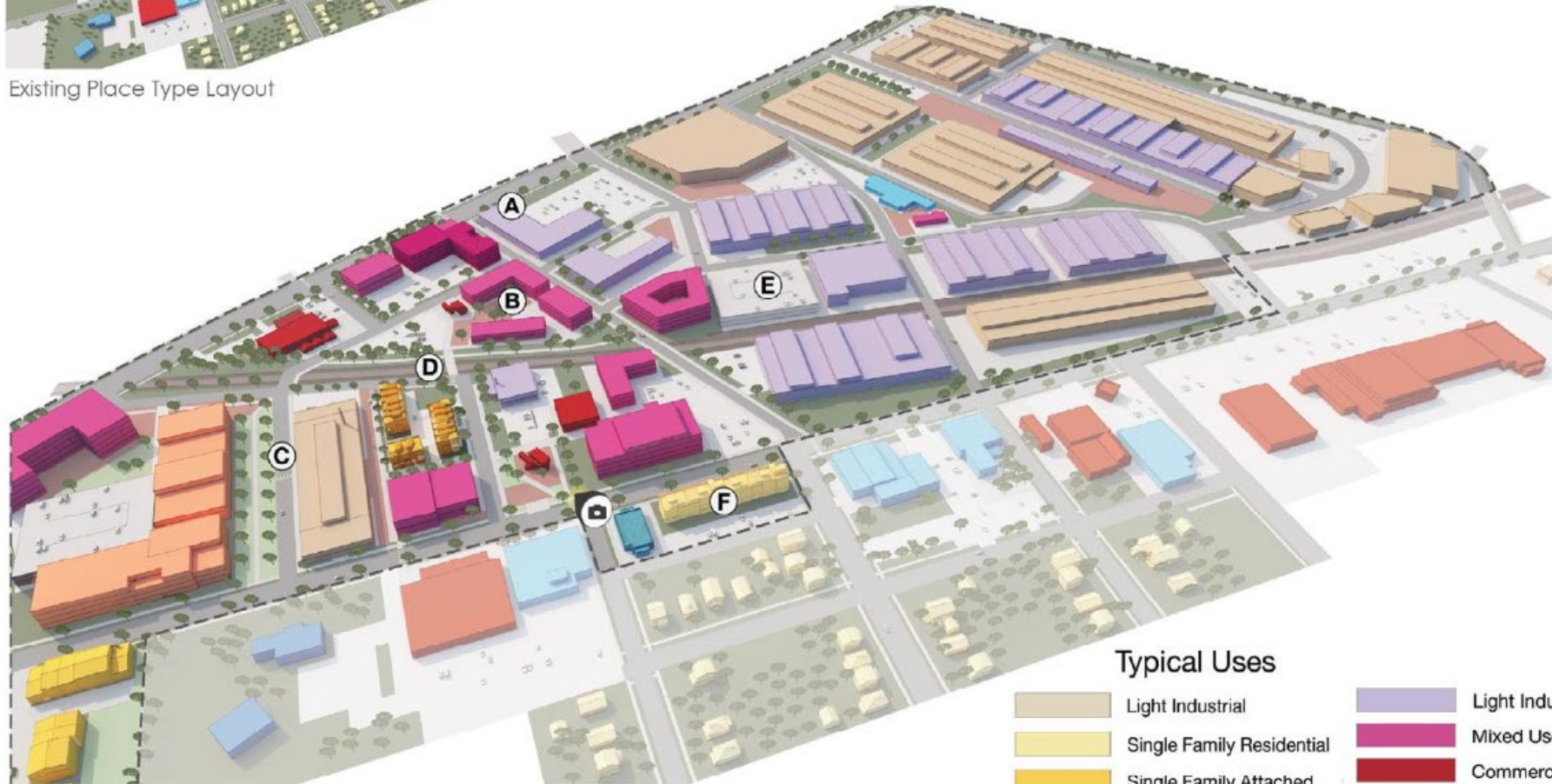
Notable Characteristics



1. The reuse of buildings for small scale production and distribution like breweries, bakeries, and similar businesses is common and encouraged.
2. Self storage coupled with ground floor commercial space integrate this use into a mixed use, walkable place.
3. Creative office space often occupies buildings not originally created for office use.
4. Mixed Use Residential buildings may be integrated into post industrial buildings.
5. Preservation of significant industrial buildings for new uses is common in areas that want to maintain a character that honors the past.
6. Small, older purpose built warehouses can become the framework for a wide range of development infill.
7. New office buildings can take on the character of a transitioning industrial area and provide a mix of old and new building styles.
8. Newly built, smaller scale flex buildings that house office uses in conjunction with limited distribution are common. Truck traffic is lower than Manufacturing and Logistics uses, minimizing the impacts to adjacent neighborhoods.








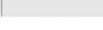




Existing Place Type Layout



Aspirational Place Type Layout

Typical Uses

- | | | | |
|---|---------------------------|---|----------------------------|
|  | Light Industrial |  | Light Industrial Mixed Use |
|  | Single Family Residential |  | Mixed Use |
|  | Single Family Attached |  | Commercial |
|  | Office |  | Parking Lot / Garage |
|  | Institutional |  | Closeup Graphic Viewpoint |

POTENTIAL REZONING SCHEDULE

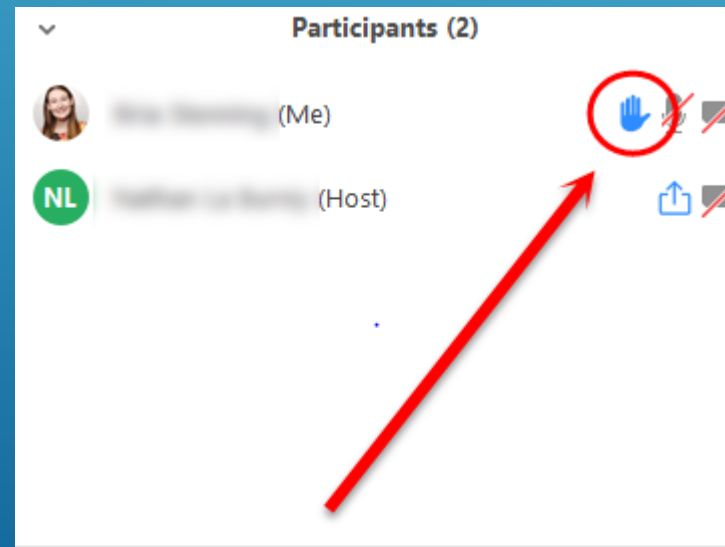
- ▶ **Application Filed:** January 2024
- ▶ **Application Processed:** February 2024
- ▶ **Official Community Meeting:** Today, March 7th
- ▶ **Earliest Public Hearing:** April 15th
- ▶ **Zoning Committee:** April 30th
- ▶ **City Council Decision:** May 20th

QUESTIONS & DISCUSSION

Type your
questions



Or ask out loud



THANK YOU!

