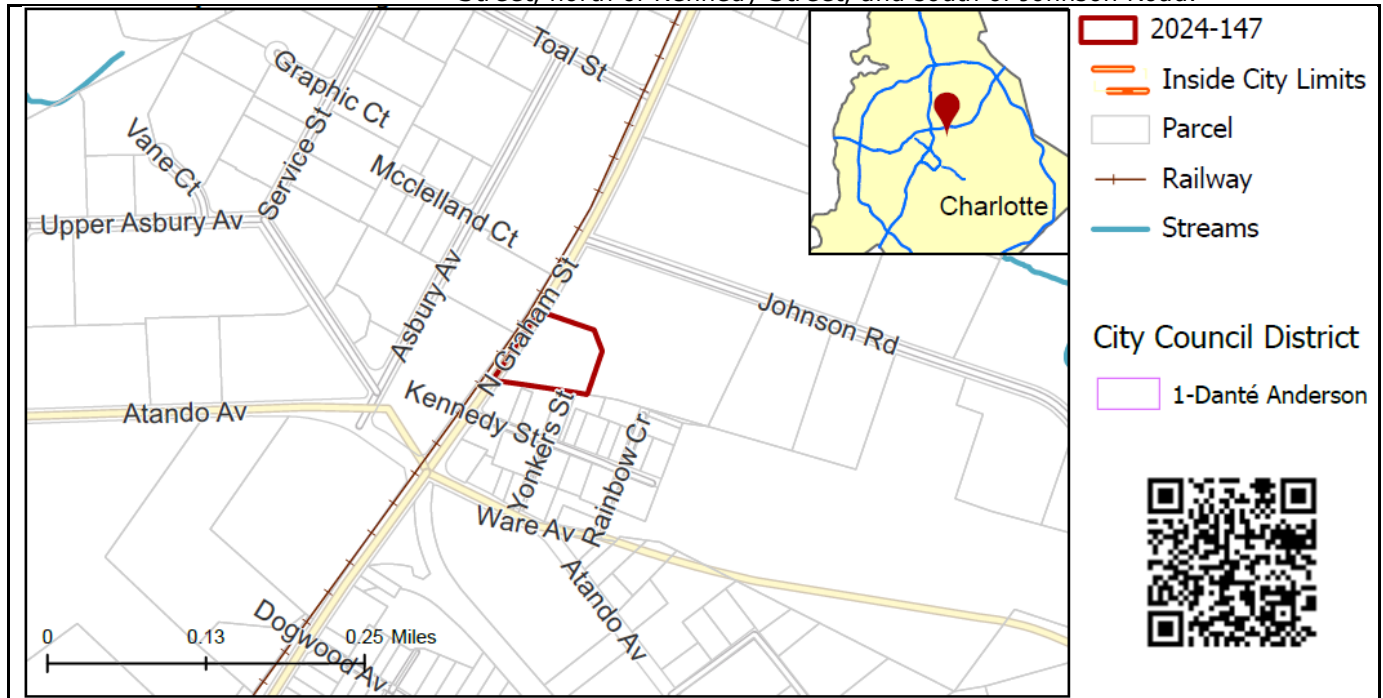


## REQUEST

Current Zoning: ML-2 (Manufacturing & Logistics-2)  
Proposed Zoning: IMU(CD) (Innovation Mixed-Use, Conditional)

## LOCATION

Approximately 2.11 acres located along the east side of North Graham Street, north of Kennedy Street, and south of Johnson Road.



## SUMMARY OF PETITION

The petition proposes to allow all uses permitted by-right and under prescribed conditions in the IMU district with the exception of residential uses on a parcel developed with industrial facilities.

## PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE

ACAT Investments, LLC  
Cristina Septimio  
Cristina Septimio

## COMMUNITY MEETING

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 1

## STAFF RECOMMENDATION

Staff recommends approval of this petition.

### Plan Consistency

The petition is **inconsistent** with the *2040 Policy Map* recommendation for Manufacturing & Logistics.

### Rationale for Recommendation

- This portion of the North Graham corridor houses long-standing industrial uses among smaller areas of commercial activity. However, it is also part of 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 only manufacturing

and logistics uses to a more balanced mix of uses that could better align with the goals of the NGNT Corridor.

- This petition includes one condition to prohibit residential uses on the site. Given the surrounding industrial context and anticipated future uses in the immediately adjacent area, residential development would not be appropriate at this location.
- The Innovation Mixed-Use zoning district allows for a range of uses such as commercial, office, and artisan industrial development. This zoning district is intended to be applied at sites such as these that have housed industrial uses previously but are transitioning away to a broader array of uses.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 8: Diverse & Resilient Economic Opportunity

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

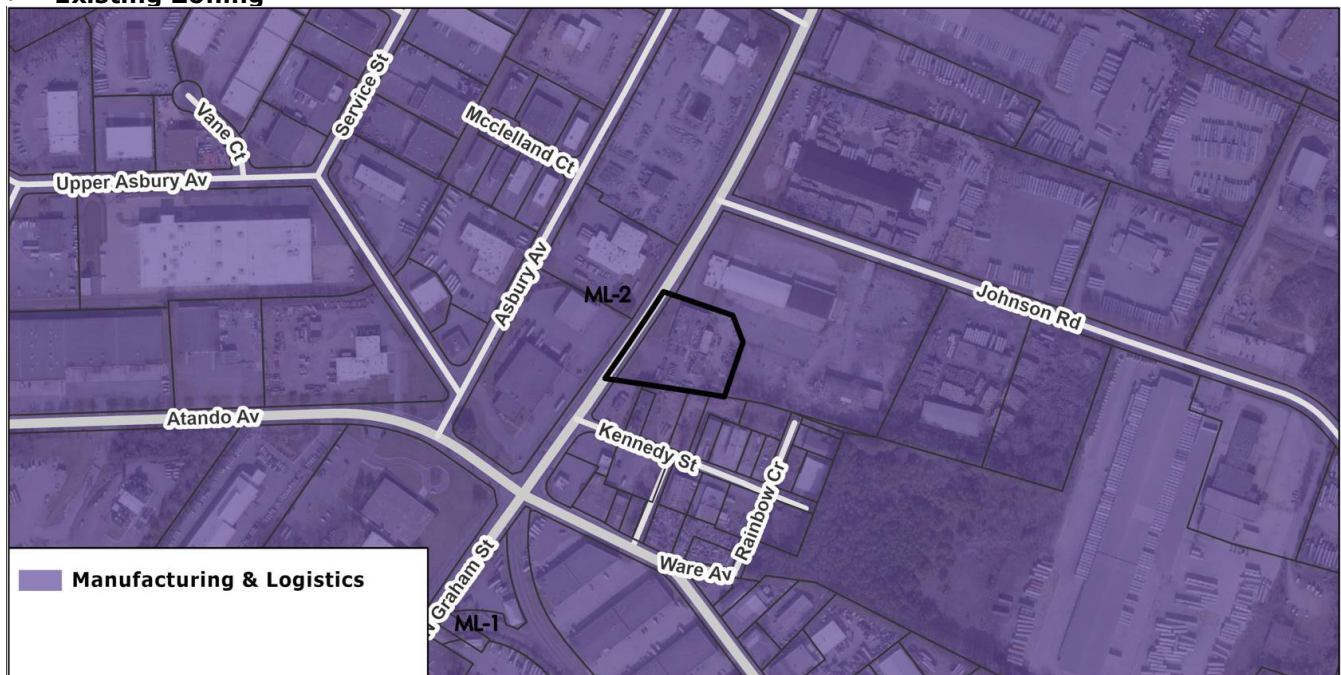
## PLANNING STAFF REVIEW

### • Proposed Request Details

The development standards accompanying this petition contain the following provisions:

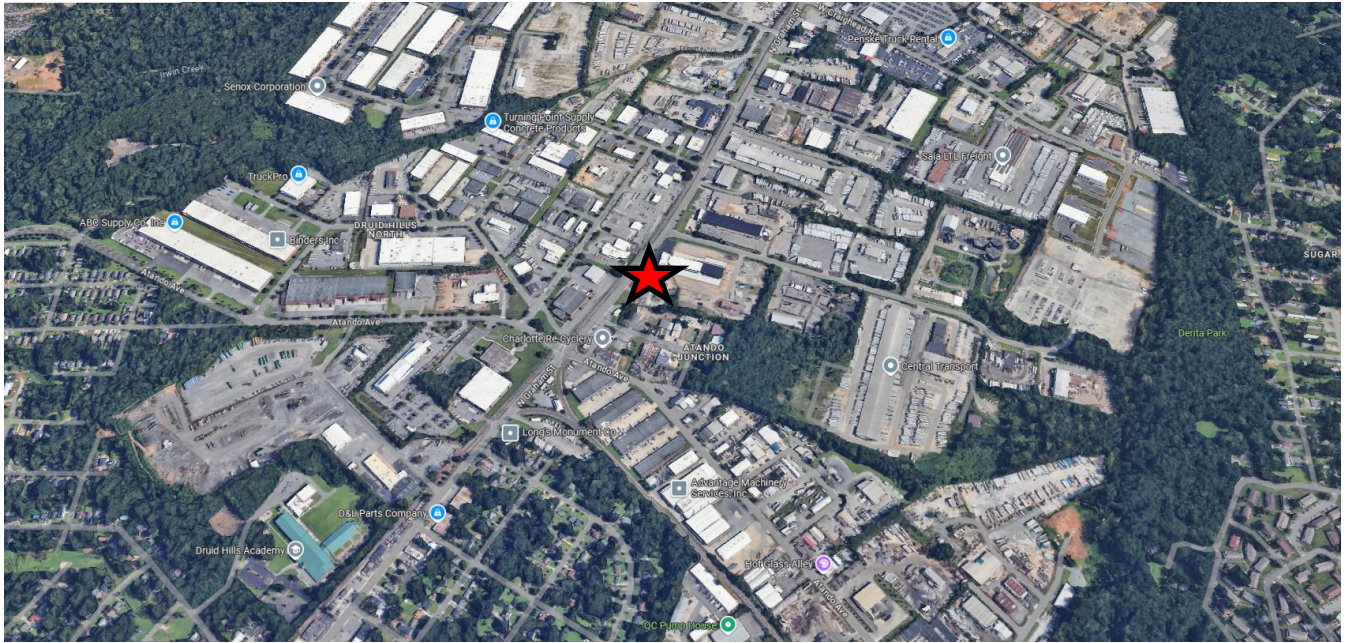
- Prohibits residential uses.

### • Existing Zoning



- The site and all surrounding parcels are zoned ML-2 (Manufacturing & Logistics-2), with some areas zoned ML-1 (Manufacturing & Logistics-1) located to the south.





- The subject site is denoted with a red star and is in an area predominantly developed with industrial uses with some commercial uses spread throughout. Residential areas are located further south, southwest, as well as east of the site beyond Derita Park.



- The site is currently developed with industrial facilities.



- North of the site are warehousing uses.





- South of the site are commercial uses.



- West of the site is an auto repair facility.

- **Rezoning History in Area**



- There have been no recent rezonings in this area.

- **Public Plans and Policies**



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

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to Graham Street, a State-maintained arterial, north of Atando Avenue, a City-maintained arterial. 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:**

- Atando Street Conversion
      - Atando Avenue between Graham Street and Tryon Street
      - The project is a street conversion project that includes pavement markings, bike lanes, curb and sidewalk.
      - The project is currently in the planning phase.

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 205 trips per day (based on 2.1 acres of warehousing and office uses).

Entitlement: 185 trips per day (based on 2.1 acres of ML-2 uses).

Proposed Zoning: Trip generation will be calculated during permitting based on the specific square footage of uses proposed.

## DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main along N Graham St. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Graham Street. See advisory comments at [www.rezoning.org](http://www.rezoning.org)

- **Erosion Control:** No comments submitted.
  - **Long Range Planning:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **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 comments submitted.
  - **Stormwater Services Land Development Engineering:** No comments submitted.
  - **Urban Forestry / City Arborist:** No comments submitted.
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**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Holly Cramer (704) 353-1902