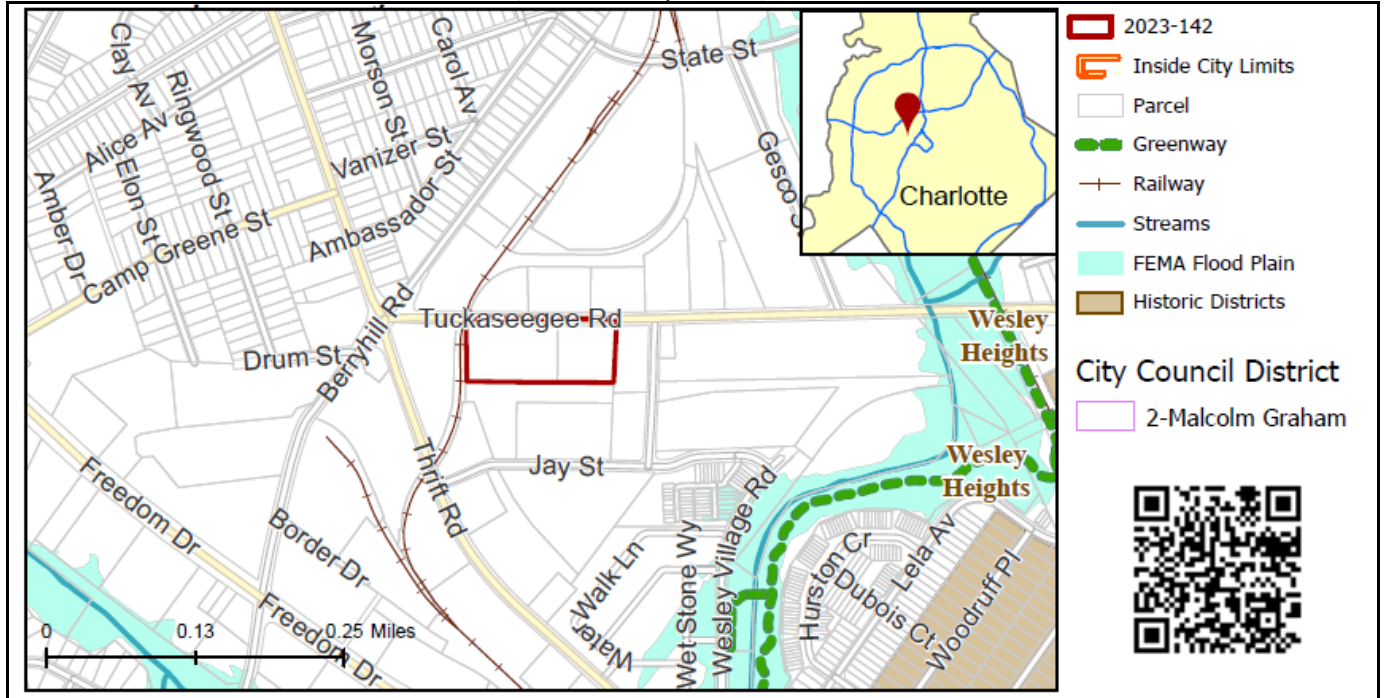


REQUEST

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

LOCATION

Approximately 3.7 acres located along the south side of Tuckaseegee Road, north of Jay Street, and east of Thrift Road.



SUMMARY OF PETITION

The petition proposes to allow all uses in the IMU zoning district on acreage developed with office/warehouse uses.

PROPERTY OWNER

AC 925 TUCKASEEGEE OWNER LP, AC1001 Tuckaseegee Owner LP

PETITIONER

Abacus Capital

AGENT/REPRESENTATIVE

Collin Brown, Brittany Lins, and Lisa Arnold/Alexander Ricks PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 0

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for the Innovation Mixed Use place type.

Rationale for Recommendation

- The petition is consistent with the recommended Innovation Mixed Use place type.
- The petition would allow adaptive reuse of the existing structures on site while also permitting new development in a pedestrian oriented design.
- The petition is consistent with recent rezonings in the vicinity that include both adaptive reuse and new construction to permit mixed-use development.
- 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

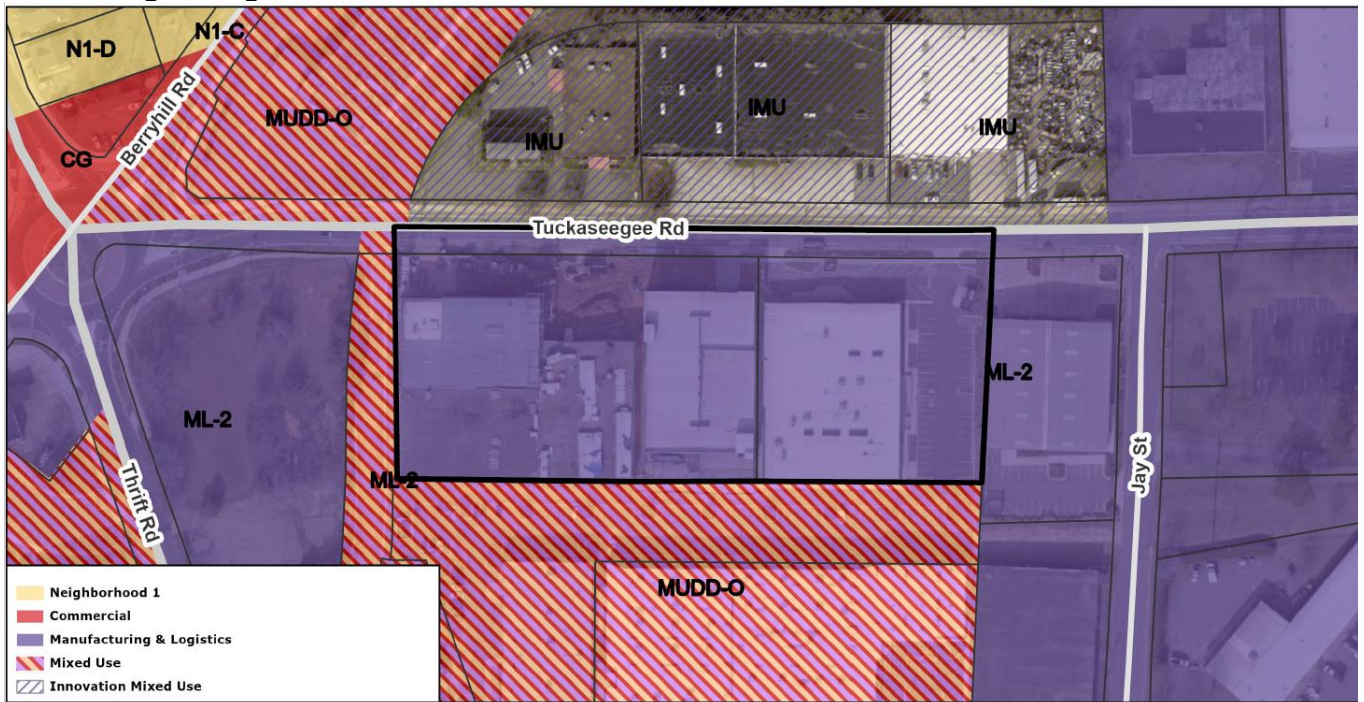
PLANNING STAFF REVIEW

• **Proposed Request Details**

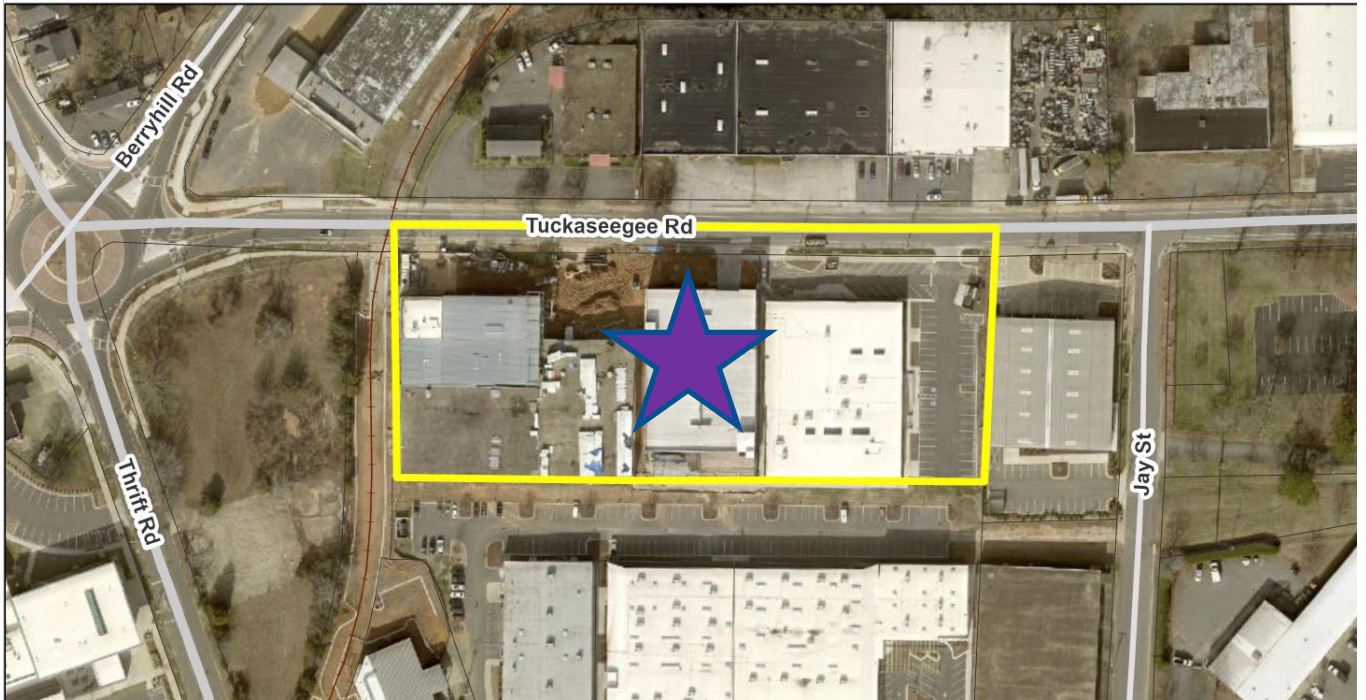
This is a conventional rezoning petition with no associated site plan.

- Allow all uses by right and under prescribed conditions in the IMU zoning district.

• **Existing Zoning**



- The rezoning site is developed with adaptive reuse and warehousing and is surrounded by office, office/warehouse/distribution, and residential uses in various zoning districts.

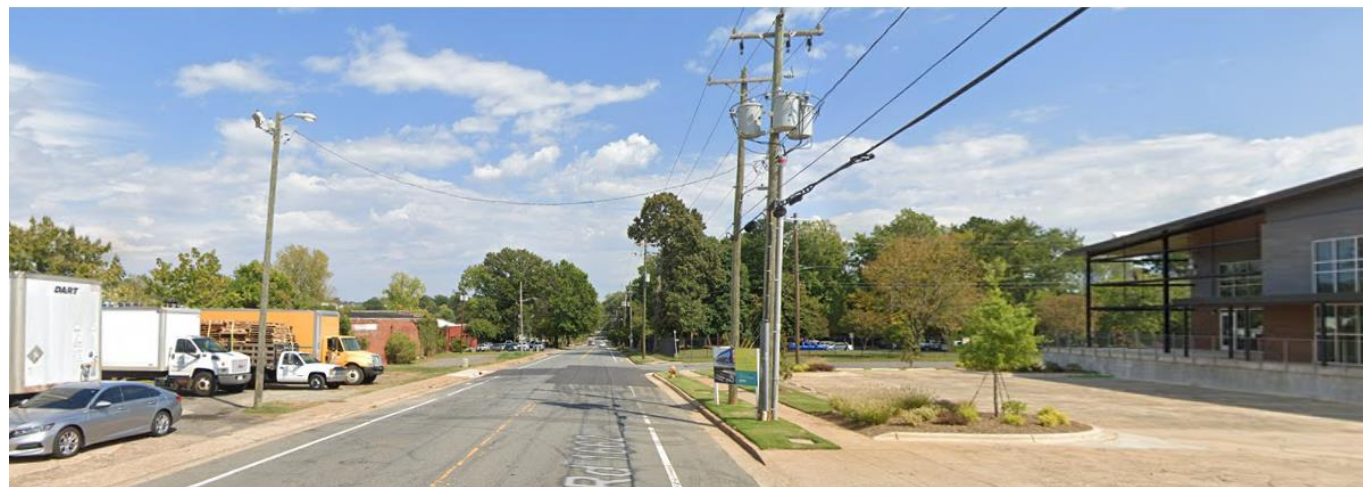


The rezoning site is surrounded by office/warehouse/distribution/manufacturing uses, commercial, and residential uses.





North are office/manufacturing/warehousing activities and residential uses (above and below).



East are office/manufacturing/distribution/warehouse uses.

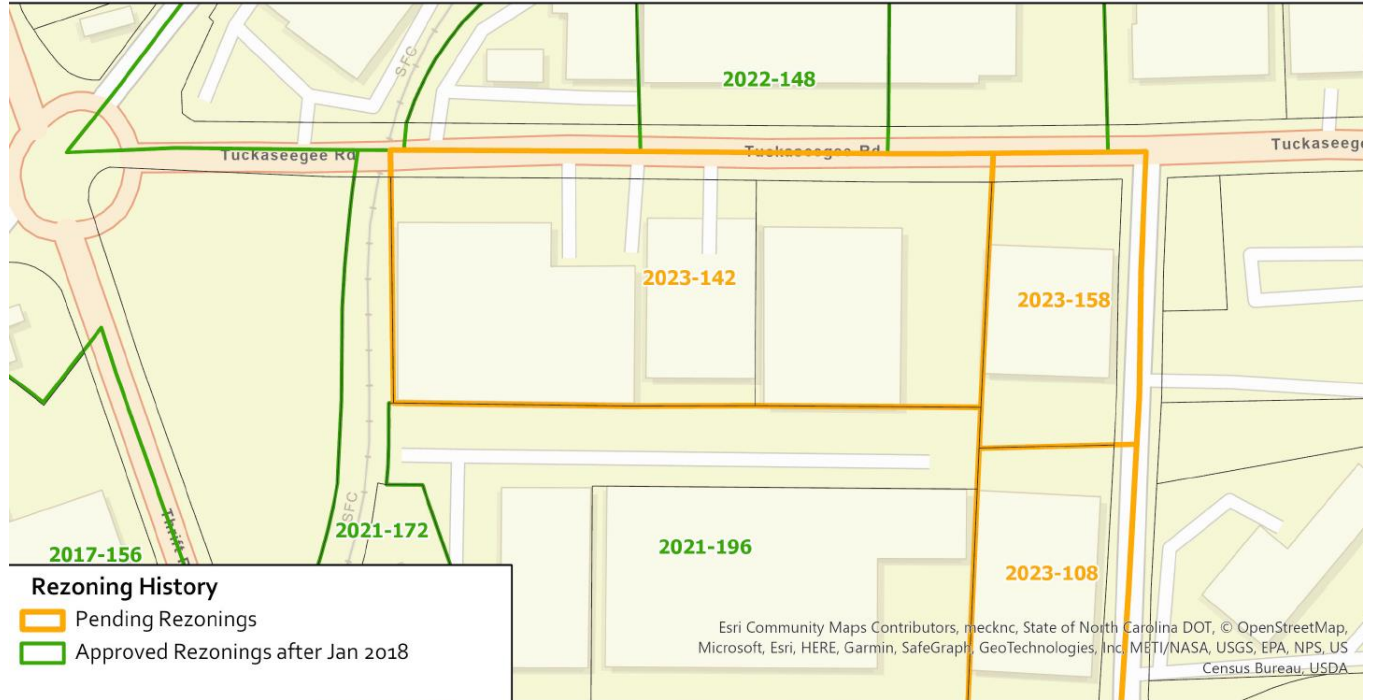


South are residential communities and office/warehouse uses.



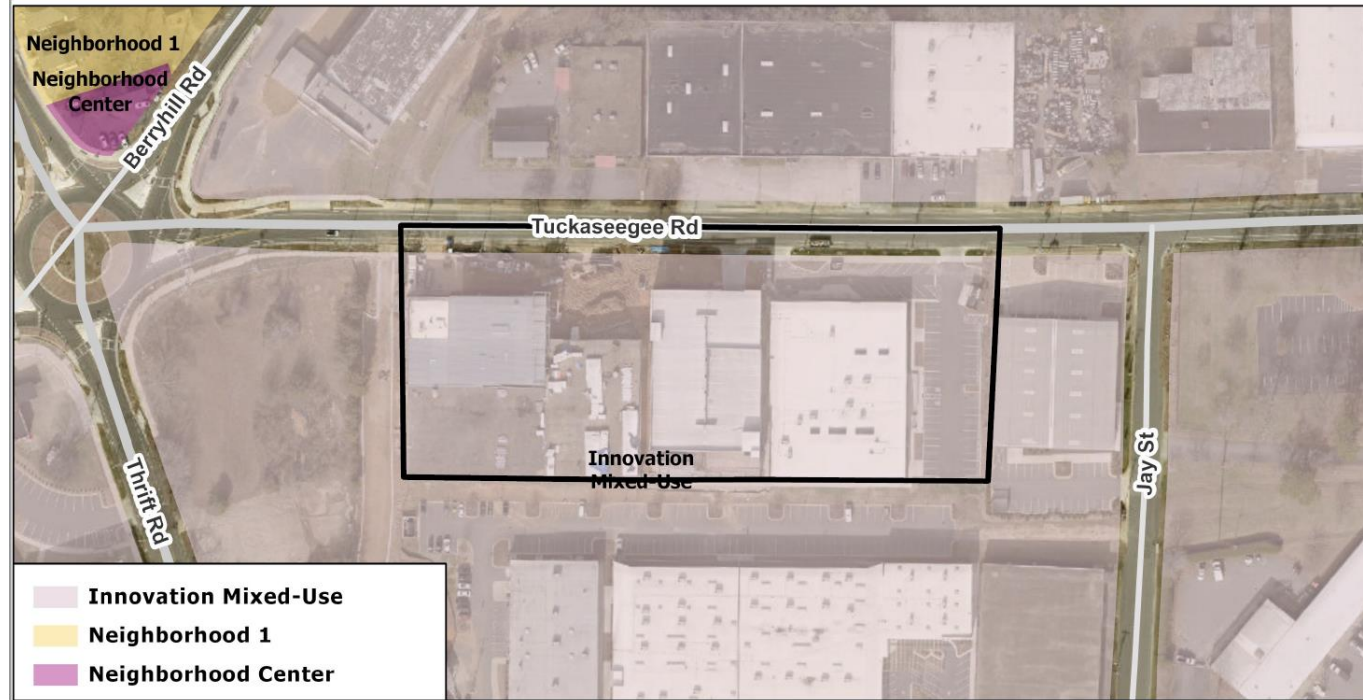
West are retail and residential uses.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2023-158	Rezone 0.99 acres from ML-2 to IMU.	Pending
2023-108	Rezone 8.6 acres from ML-1 and ML-2 to IMU.	Pending
2022-148	Rezoned 15 acres from ML-2 and MUDD-O to IMU.	Approved
2021-196	Rezoned 21.48 acres from I-2 to MUDD-O.	Approved
2021-172	Rezoned 10.79 acres from I-2 to MUDD-O.	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Innovation Mixed Use for this site.

- **TRANSPORTATION SUMMARY**

- The petition is located adjacent to Tuckaseegee Road, a City-maintained avenue, and Thrift Road, a City-maintained avenue. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the conventional rezoning. 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:**
 - No active projects near the site.
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 1,055 trips per day (based on 50,951 sq office; 30,000 sq ft office).
 - Entitlement: 295 trips per day (based on 161,172 sq ft warehouse).
 - Proposed Zoning: too many uses to determine (based on 3.7 acres IMU zoning).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** The site is located at 925 Tuckaseegee. It is served by CATS routes #34 & 8. CATS requests the construction of an ADA complaint bus standard detail 60.03A along Tuckaseegee Rd. The final location will be coordinated with the developer during the Land Development Plan review process.
- **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main along Tuckaseegee Road. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Tuckaseegee Road. See advisory comments at www.rezoning.org
- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Claire Lyte-Graham (704) 336-3782