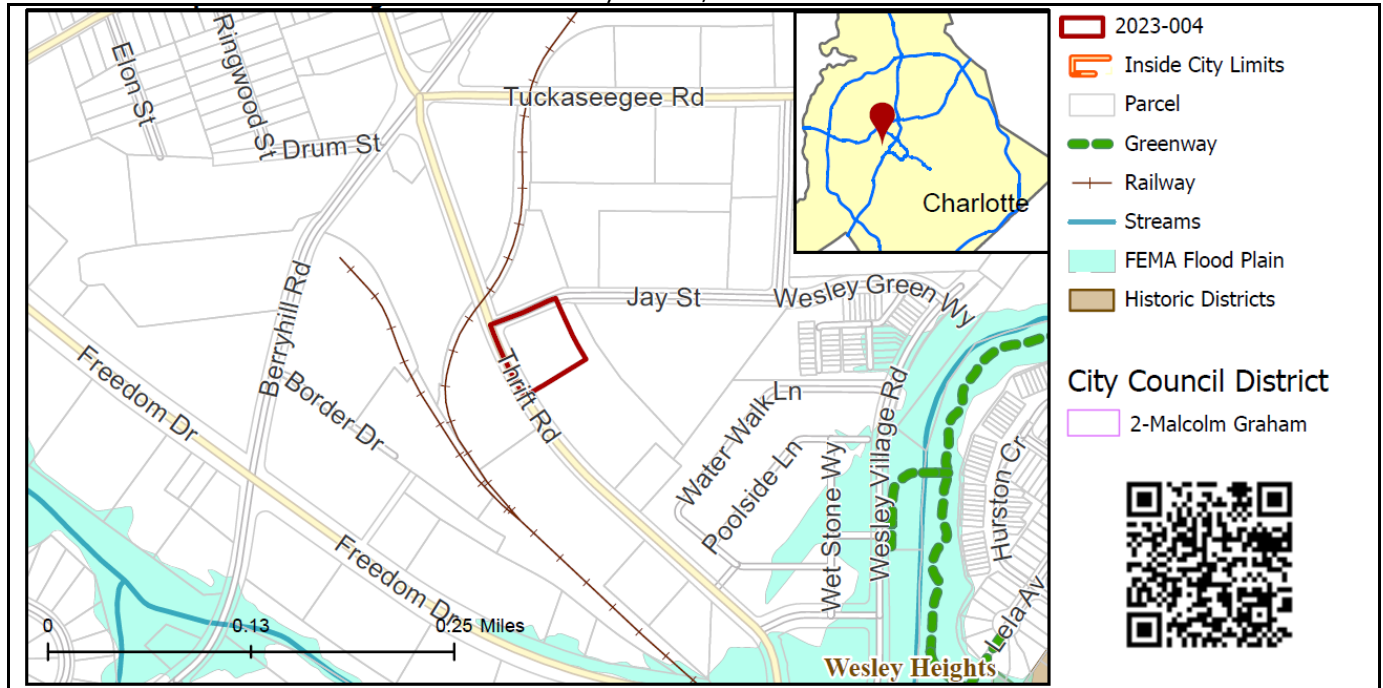


## REQUEST

Current Zoning: ML-2 (manufacturing and logistics, 2)  
Proposed Zoning: MUDD-O (mixed-use development, optional)

## LOCATION

Approximately 0.96 acres located at the southeast intersection of Thrift Road and Jay Street, north of Freedom Drive.



## SUMMARY OF PETITION

The petition proposes to allow uses in the MUDD zoning district with optional provisions on a parcel that is currently developed with commercial uses.

### PROPERTY OWNER

Lucky Dog Charlotte Properties, LLC

### PETITIONER

Lucky Dog Charlotte Properties, LLC

### AGENT/REPRESENTATIVE

Walter Fields, The Walter Fields Group, Inc.

### 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 upon resolution of requested technical revisions related to site design.

#### Plan Consistency

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

#### Rationale for Recommendation

- The intent of this rezoning is to allow the site to continue to operate the existing dog boarding facility and EDEE uses in the adapted industrial building and requests flexibility in the parking standards. The Thrift Road corridor is rapidly redeveloping with a number of adaptive reuse projects and allowing a reduction in the required parking spaces ensures that more space is actively utilized with complementary land uses to this growing area.
- Any new development on the site outside of the current building and parking footprints or changes that would increase to dimensional

nonconformities must comply with MUDD design and streetscape standards.

- This petition would bring the site under a zoning district that aligns to the recommended Innovation Mixed-Use Place Type. The current Manufacturing and Logistics zoning district permits uses that are not necessarily compatible with the site's surroundings.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 1: 10 Minute Neighborhoods
  - 9: Retain Our Identity & Charm

## PLANNING STAFF REVIEW

### Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Allows uses permitted by-right and with prescribed conditions in the MUDD zoning district.
- Requests the following optional provisions:
  - A reduction to the total number of required parking spaces to 27.
  - Allow the existing parking and maneuvering to remain between the building and street frontages.
  - Renovations to the existing building are not subject to MUDD design and streetscape standards and shall not increase the degree of dimensional nonconformity. However, any changes to the building, parking, or outdoor patio area that would increase dimensional nonconformities or create new development outside of the existing footprints must adhere to MUDD standards.
- Freestanding lighting fixtures will be limited to 30' in height.
- Access to the site is via Thrift Road and Jay Street as shown on the site plan.

### Existing Zoning



- The site is currently zoned ML-2 and is in an area with MUDD optional and ML-2 zoning.





- The subject site is denoted with a red star and is in an area with retail, multi-family residential, office, light industrial, and mixed uses.



- North of the site is an adaptive reuse project currently under construction. The site was rezoned as petition 2021-172; a more recent street-view image showing the ongoing changes is unavailable.



- South of the site is a mixed-use development with a restaurant, kitchen incubator, and offices. The site was rezoned as petition 2021-172, and the building was converted from industrial uses.



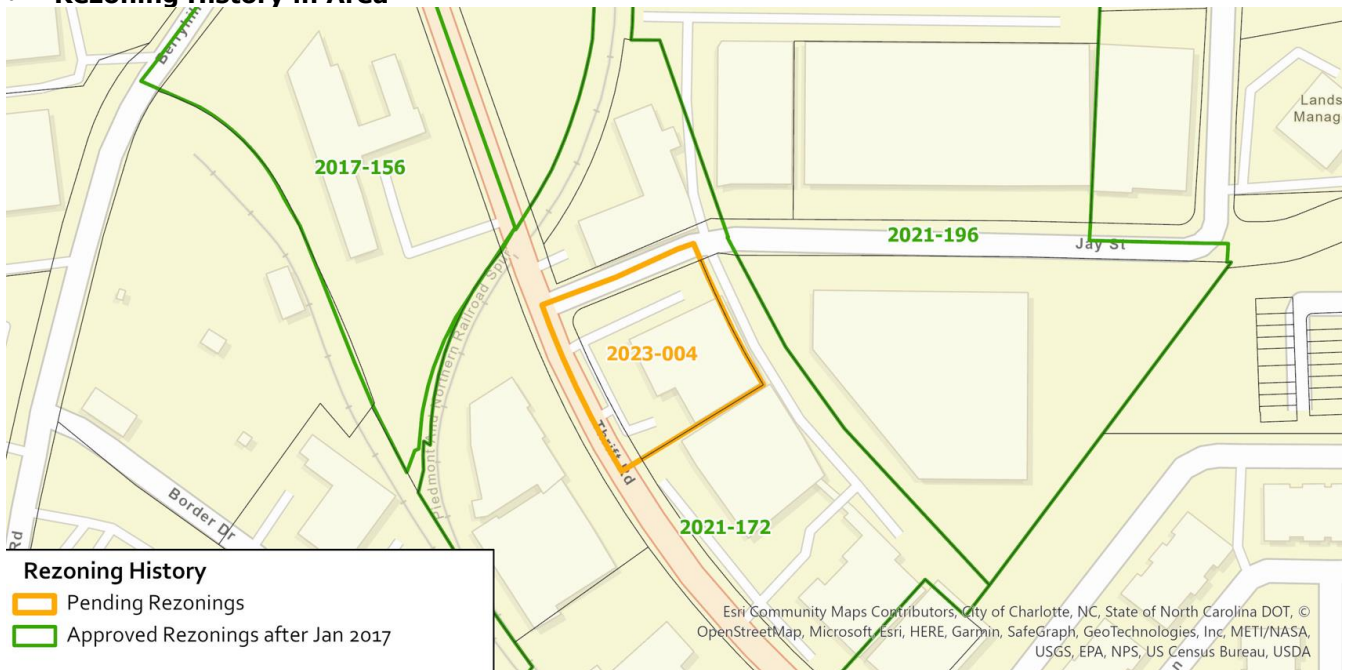


- East of the site is a recently completed office building that is part of the Lower Tuck mixed-use development. The site was rezoned as petition 2021-196, and the building was converted from industrial uses.



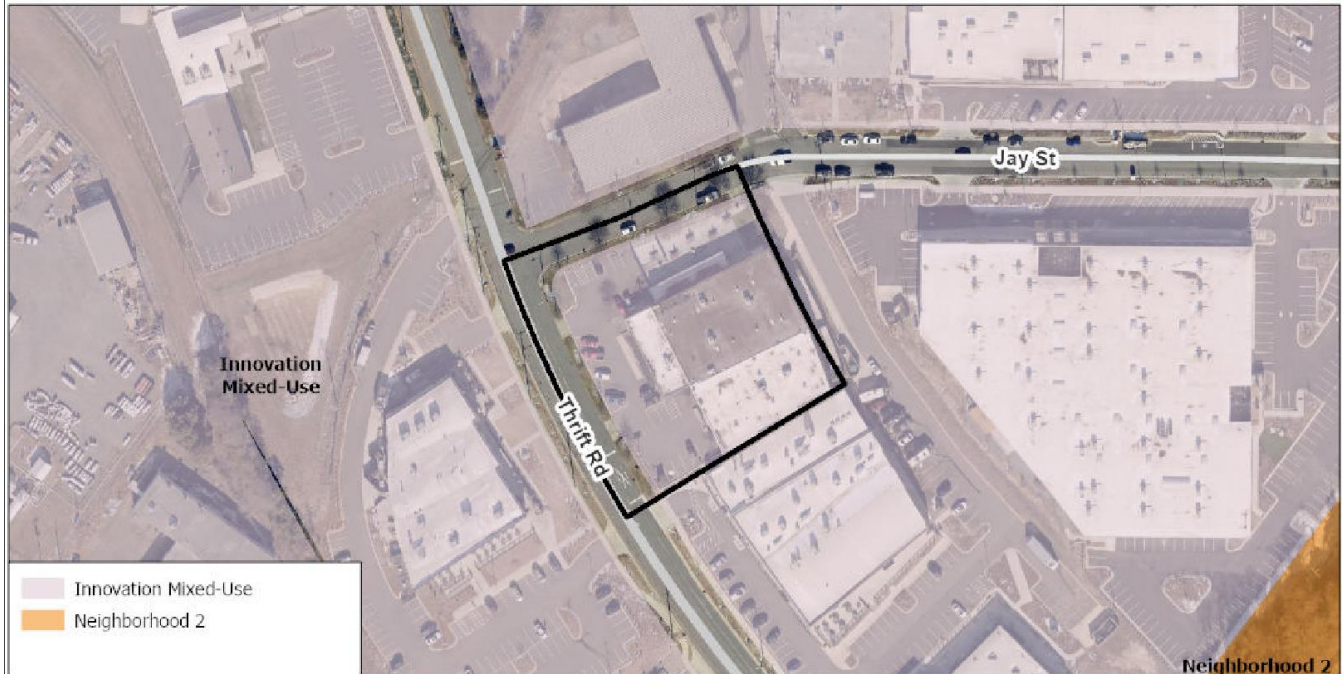
- West of the site is a brewery and seltzery. The site was rezoned as petition 2021-172, and the building was converted from industrial uses.

#### • Rezoning History in Area



Petition Number	Summary of Petition	Status
2017-156	Rezoned 3.81 acres from I-2 to MUDD-O.	Approved
2021-172	Rezoned 10.79 acres from I-2 to MUDD-O.	Approved
2021-196	Rezoned 21.51 acres from I-2 to MUDD-O.	Approved

- **Public Plans and Policies**



- The 2040 Policy Map (2022) calls for Innovation Mixed-Use.

- **TRANSPORTATION SUMMARY**

- The site is located at the corner of Thrift Road, a City-maintained minor throughfare, and Jay Street, a City-maintained local street. The site is located adjacent to Vance Davis Drive, a City-maintained major collector, and west of Old Statesville Road, a State-maintained major arterial. A Traffic Impact Study (TIS) is not necessary for the complete review of this petition due to the conventional rezoning. CDOT will work with the petitioner during the permitting process to ensure all required streetscape and transportation related ordinance requirements are complied with for adequate access and connectivity to the site and surrounding network.

- **Active Projects:**

- There are no active transportation projects near this site.

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 1,065 trips per day (based on 19,737 square feet of commercial uses).

Entitlement: 105 trips per day (based on 41,817 square feet of industrial uses).

Proposed Zoning: 285 trips per day (based on 19,737 square feet of MUDD uses).

## DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No comments submitted.
- **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:** This 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 8-inch water distribution main located along Thrift Rd and an existing 8-inch water distribution main located along Jay St. Charlotte Water has accessible sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Jay St. and an existing 10-inch gravity sewer main located along Thrift Rd. No outstanding issues.
- **Erosion Control:** No comments submitted.
- **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.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)

**REQUESTED TECHNICAL REVISIONS**Site and Building Design

1. Include the minimum number of parking spaces that would typically be required on the site without the optional provision in addition to the listed number of parking spaces that will be provided with the optional provision.
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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