



Zoning Committee Recommendation

Rezoning Petition 2023-004

August 3, 2023

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.
(Council District 2 - Graham)

PETITIONER

Lucky dog Charlotte Properties, LLC

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **consistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

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

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 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

Motion/Second: Sealey / Winiker

Yeas: Lansdell, Neeley, Russell, Sealey, Welton,
Whilden, Winiker

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the *2040 Policy Map*.

Chairperson Welton asked if this rezoning petition was related to any of the recent rezonings along the corridor. Staff responded that this petition is separate from the other projects mentioned.

There was no further discussion of this petition.

PLANNER

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