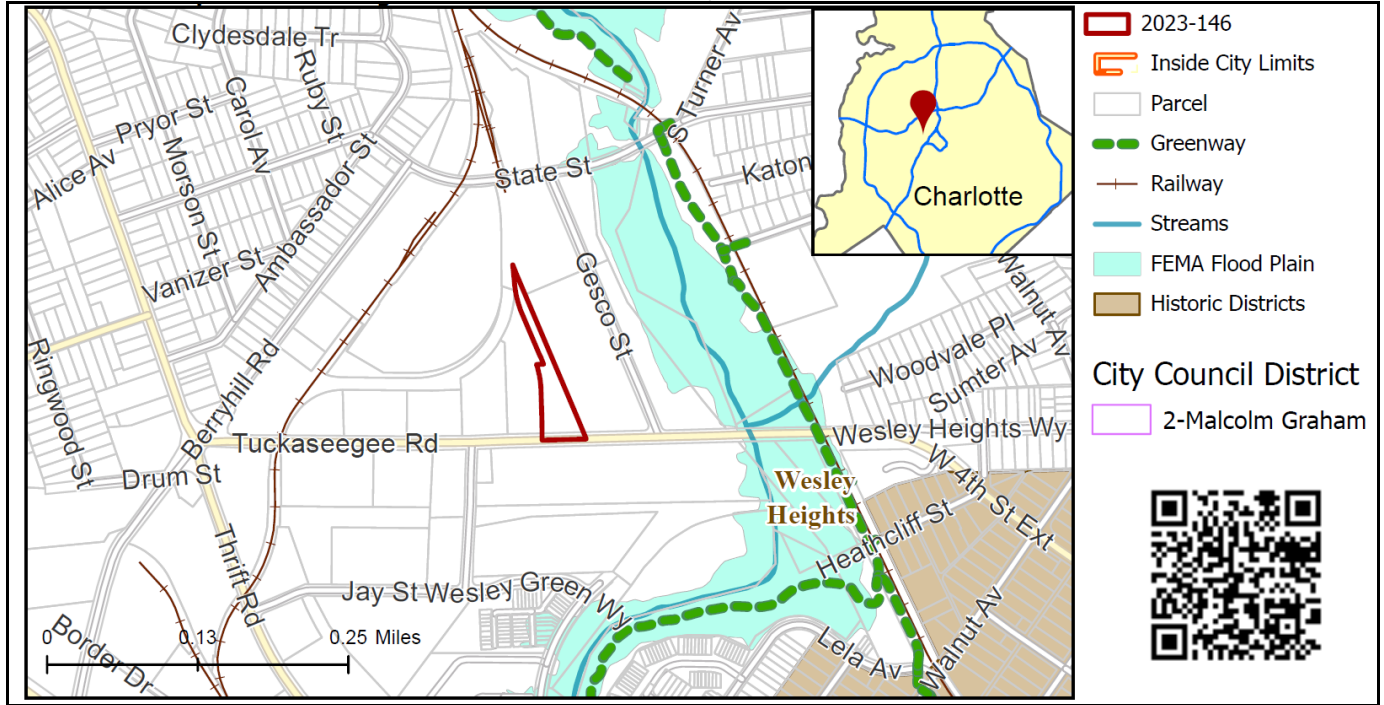


**REQUEST**

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

**LOCATION**

Approximately 1.2 acres located on the north side of Tuckaseegee Road, west of Gesco Street, and south of State Street.



**SUMMARY OF PETITION**

The petition proposes to allow all uses permitted in the IMU district on properties currently developed with a warehouse.

**PROPERTY OWNER**

TPM Properties, LLC

**PETITIONER**

TPM Properties, LLC

**AGENT/REPRESENTATIVE**

Justin Maxwell, DRP Design

**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 Innovation Mixed Use place type.

Rationale for Recommendation

- The petition is consistent with the recommended 2040 Policy Map place type of Innovation Mixed Use (IMU). The IMU district permits a variety of uses that are in keeping with the character of the area which is rapidly diversifying from heavy industrial to a mix of light industry, office, retail, restaurant, and residential development.
- The petition is consistent with several recent rezonings in the vicinity that include both the adaptive reuse of existing structures as well as new mixed-use developments while utilizing UDO design standards that are human scaled and pedestrian oriented.

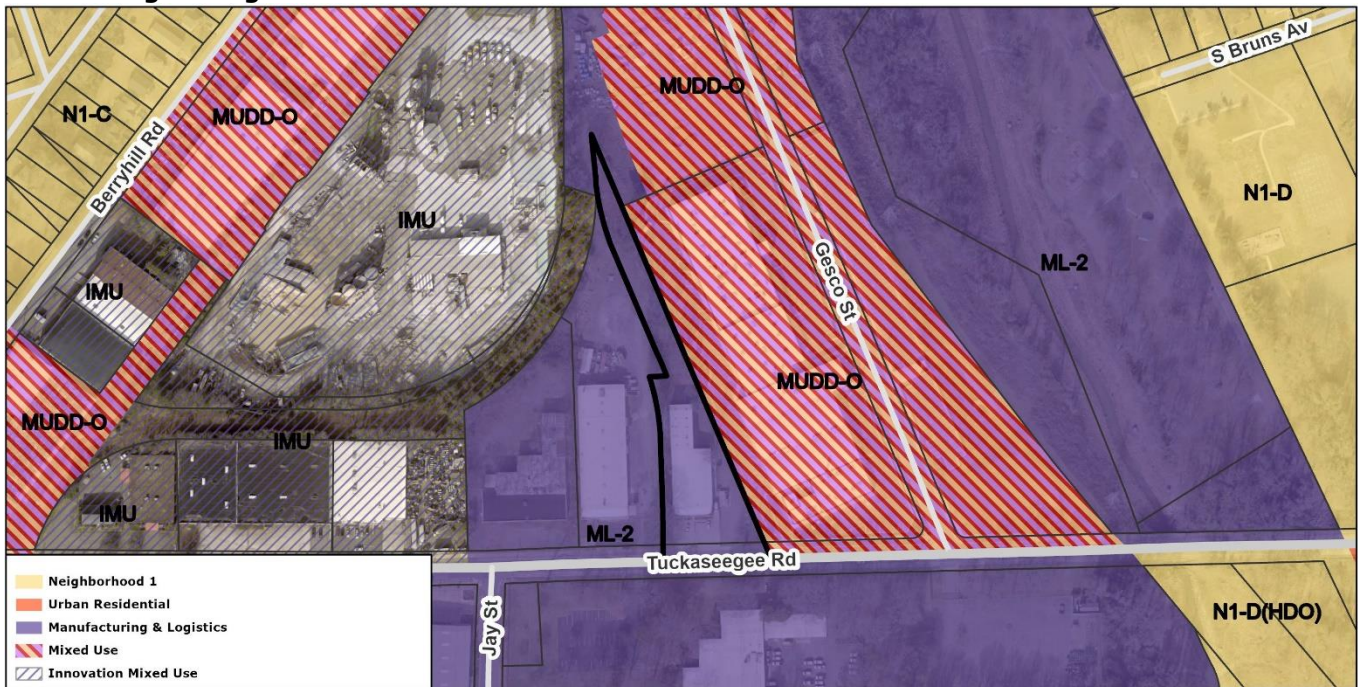
- The site is located within a half-mile walk of the Stewart Creek Greenway as well as the Seversville and Martin Luther King Parks.
- The site is served by the number 8 and 34 CATS local buses providing service between Little Rock and Scott Futrell Roads, the Paw Creek Shopping Center, and the Charlotte Transportation Center.
- 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**

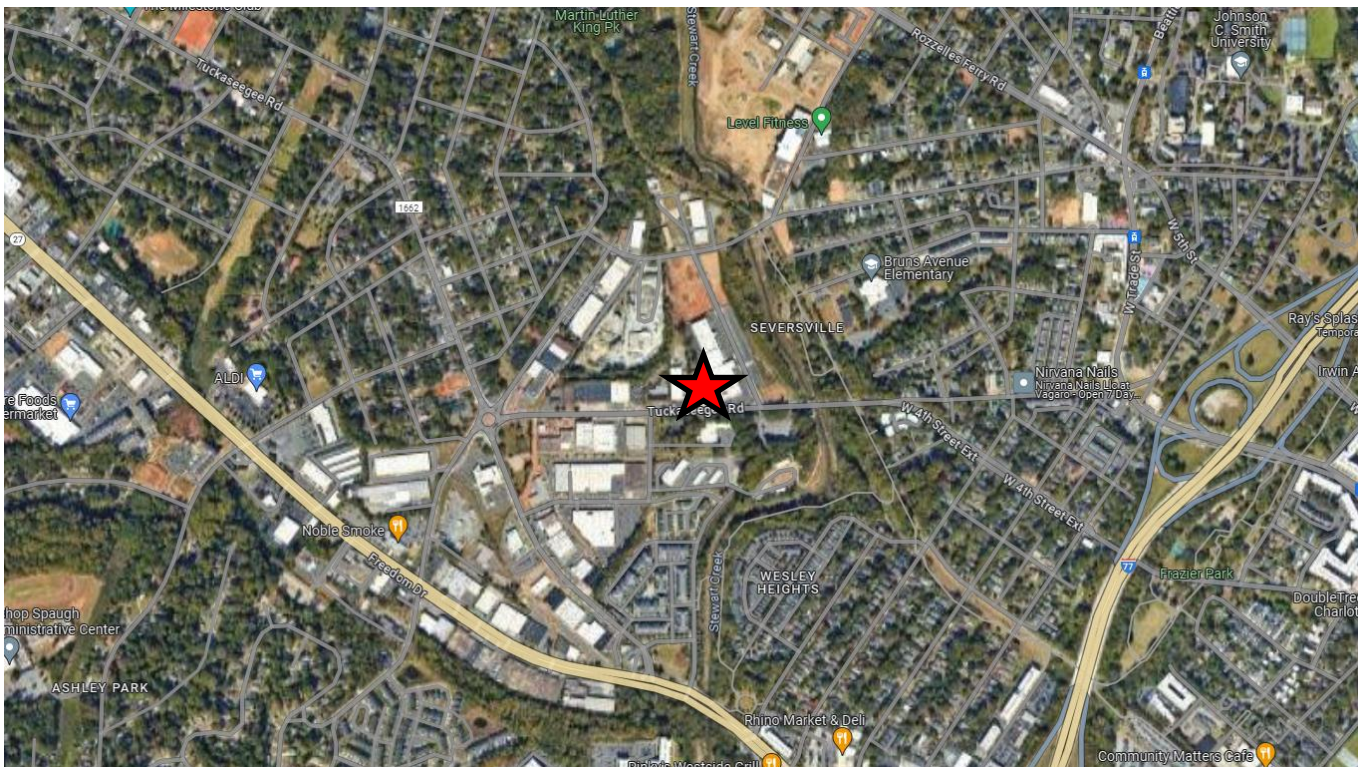
This is a conventional rezoning petition with no associated site plan.

• **Existing Zoning**



- The property is currently zoned ML-2 (Manufacturing & Logistics) and is adjacent to other ML-2 zoned properties located to the west and the south along Tuckaseegee Road. The site is abutting MUDD-O (mixed-use development district, optional) zoned property to the east. The site is near IMU (Innovation Mixed Use) zoned properties located farther the west on Tuckaseegee Road.





The site (indicated by red star above) is located on the north side of Tuckaseegee Road, west of Gesco Street, and south of State Street. The site is adjacent to warehousing and other industrial uses, adaptive reuse projects containing offices, retail, and restaurants, and entitled multi-family and mixed-use projects.



View of the site looking north from Tuckaseegee Road. The site is currently developed with a warehouse.





View of an adaptive reuse office project from the corner of Gesco Street and Tuckaseegee Road located directly east of the site.



View looking west on Tuckaseegee Road. At the left of the image are active warehouses and at the right the image are adaptive reuse projects containing offices.





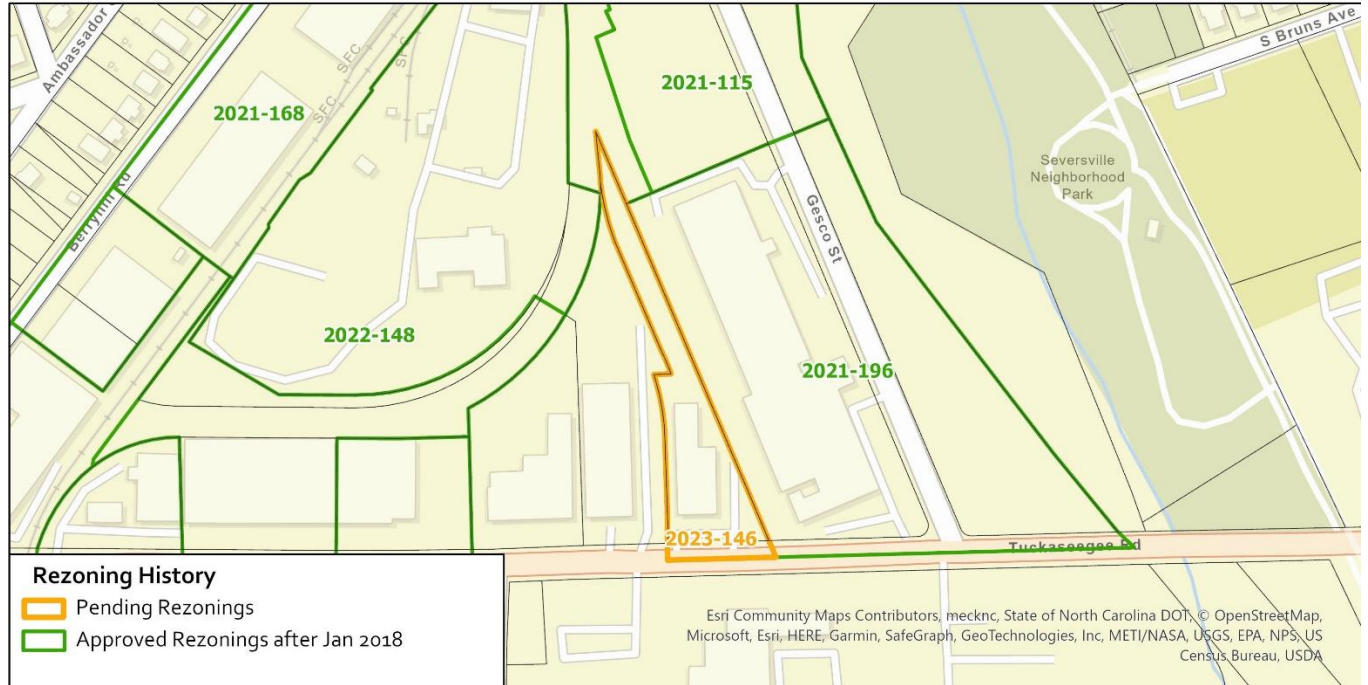
View of the intersection of State Street and Gesco Street, located north of the site. At the right of the image are active warehouses and at the left of the image is a site under construction that will contain mix of multi-family dwellings, single-family attached dwellings, and commercial uses.



View of an adaptive reuse project along Jay Street, located southwest of the site, containing a coffee shop, office, and retail.

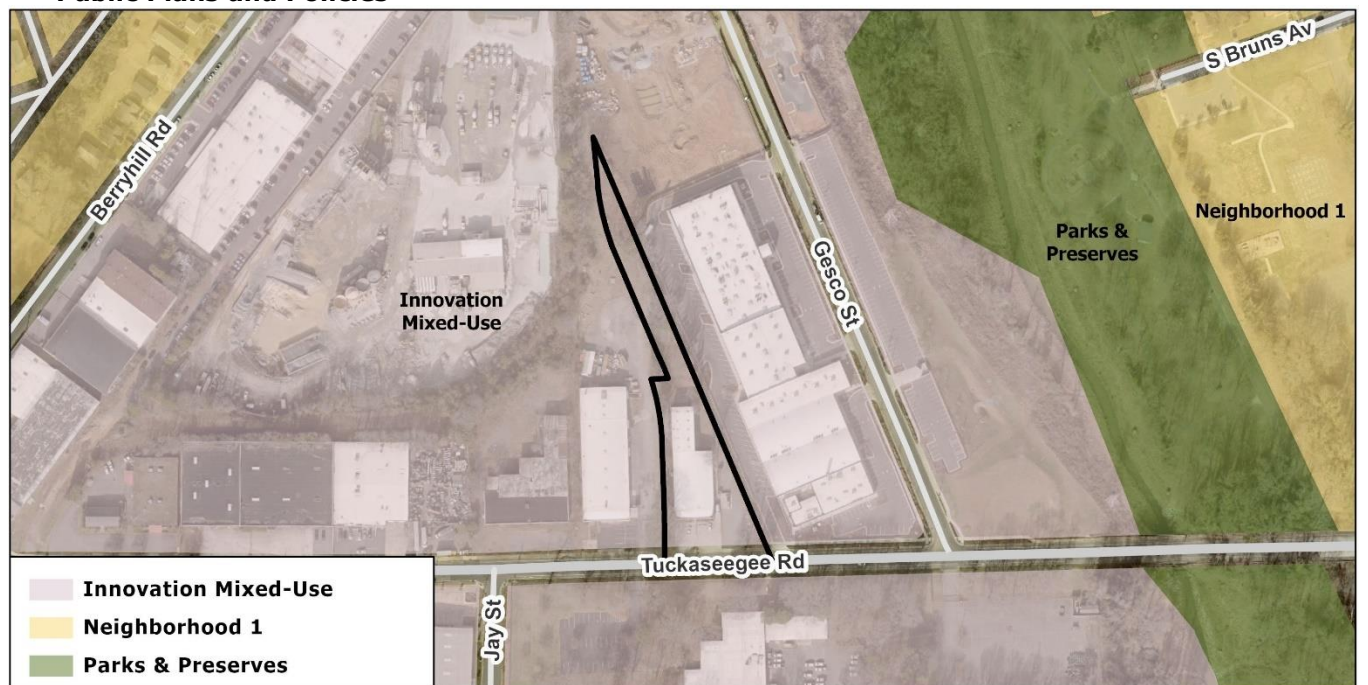


• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-115	8.68 acres located at the intersection of Gesco Street and State Street, north of Tuckaseegee Road. From I-2 to MUDD-O.	Approved
2021-168	3.83 acres located at the southeast intersection of Berryhill Road and State Street, north of Tuckaseegee Road. From I-2 to MUDD-O.	Approved
2021-196	21.51 acres located on the north and south side of Jay Street and north side of Tuckaseegee Road, east of Berryhill Road. From I-2 to MUDD-O.	Approved
2022-148	15 acres located on the south side of State Street, north of Tuckaseegee Road, and east of Berryhill Road. From ML-2 and MUDD-O to IMU.	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Innovation Mixed Use (IMU) Place Type.

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- **TRANSPORTATION SUMMARY**

- The site is located adjacent to Tuckaseegee Road, a City-maintained avenue, and Gesco Street, a City-maintained local street. 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:**
  - N/A
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 60 trips per day (based on 50,951 sq.ft. of warehouse).
    - Entitlement: 125 trips per day (based on 53,579 sq.ft. of warehouse).
  - Proposed Zoning: Too many uses to determine trip generation.

**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:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
- **Charlotte Water:** Accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main along Tuckaseegee Rd. Accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Tuckaseegee Rd. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **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:** 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:** Maxx Oliver 704-336-3818