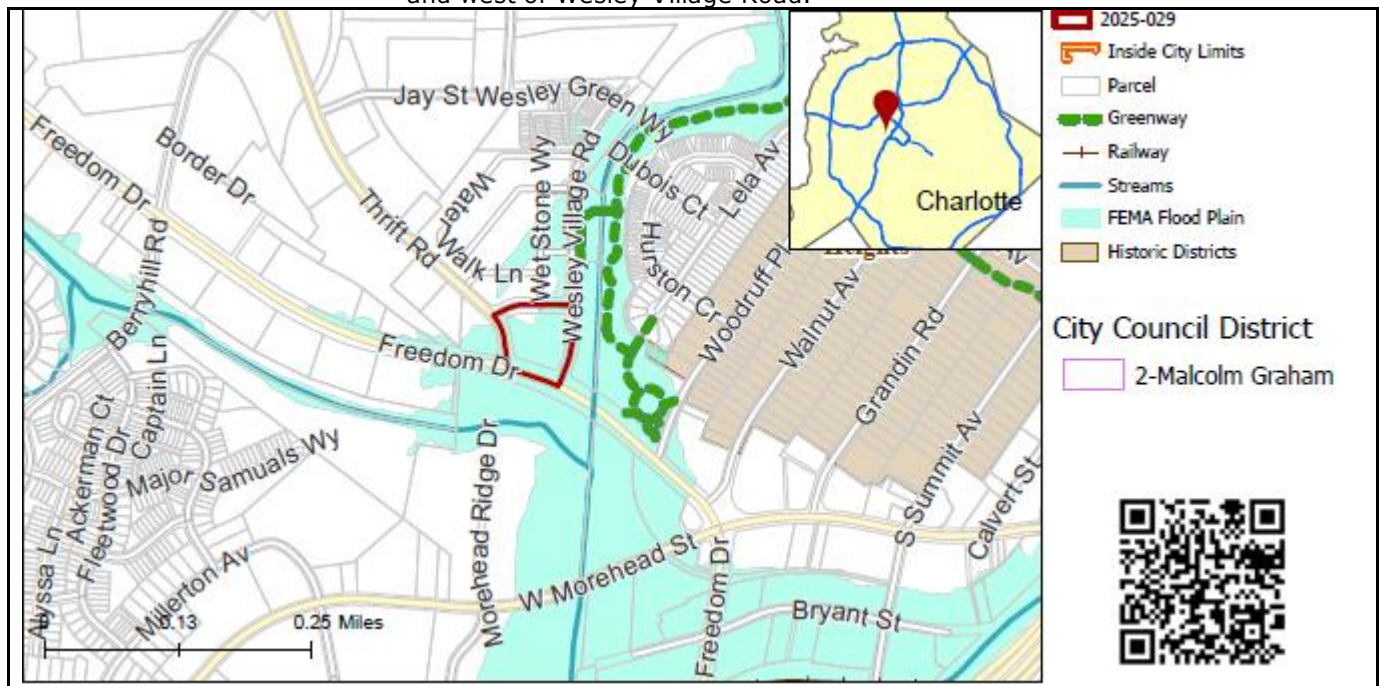


## REQUEST

Current Zoning: MUDD-O SPA (Mixed Use Development, Optional, Conditional Site Plan Amendment)  
Proposed Zoning: NC(CD) (Neighborhood Center, Conditional)

## LOCATION

Approximately 1.49 acres located north of Freedom Drive, east of Thrift Road, and west of Wesley Village Road.



## SUMMARY OF PETITION

The petition proposes to allow uses permitted by-right and under prescribed conditions in the NC zoning district. The site is currently vacant.

## PROPERTY OWNER

Summit Avenue Wesley Heights, LLC

## PETITIONER

Summit Avenue Wesley Heights, LLC

## AGENT/REPRESENTATIVE

Sarah Stewart

## 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 **inconsistent** with the *2040 Policy Map* recommendation for the Neighborhood 2 Place Type.

### Rationale for Recommendation

- The site is within walking distance of multi-family housing, single family housing, the Stewart Creek Greenway, and nearby goods and services, supporting the goals of the *2040 Comprehensive Plan* for 10-Minute Neighborhoods.
- The existing MUDD-O zoning allows for intensive office and commercial uses; the proposed NC zoning district allows building forms that may be a more appropriate scale given the surrounding context and permits a mix of uses with prohibitions on auto-centric uses.

- The Neighborhood Center district promotes walkable, compact development and allows for a range of residential and commercial uses that can provide everyday services close to existing housing.
- The petition reflects a logical transition from light industrial and mixed-use zoning along Freedom Drive to residential zoning to the north and east, supporting a more connected and complete neighborhood. This site sits at the end of the Thrift Road corridor which is rapidly shifting from industrial uses to adaptive commercial and mixed-use projects.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhood

The approval of this petition will revise the *2040 Policy Map*, from the Neighborhood 2 Place type to the Neighborhood Center Place Type for the site.

## PLANNING STAFF REVIEW

### • Background

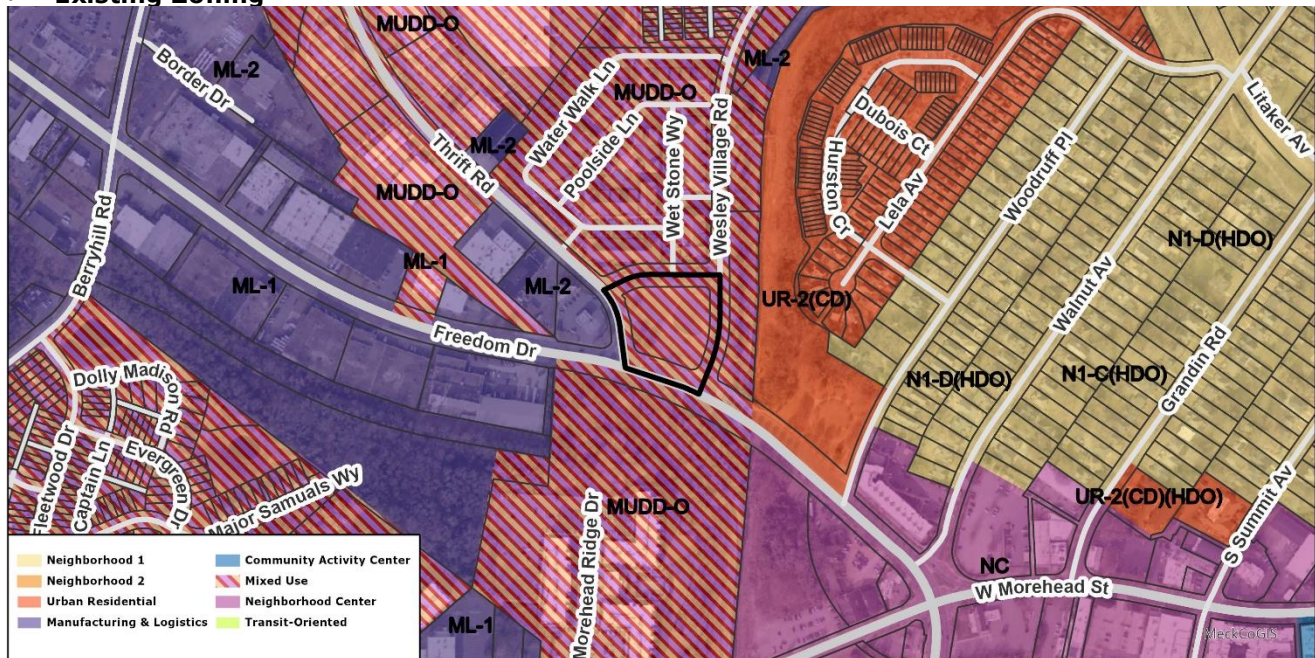
- RZP-2016-124 rezoned the site from MUDD-O (Mixed Use Development, Optional) to MUDD-O SPA (Mixed Use Development, Optional, Site Plan Amendment) with five-year vested rights. The petition proposed development of a vacant site in the FreeMoreWest area with a mixed-use building containing 10,000 square feet of retail and 66,000 square feet of office uses.

### • Proposed Request Details

The development standards accompanying this petition contain the following provisions:

- Allows all uses in the NC district with the exception of the following prohibitions:
  - Vehicle Fueling Facility
  - Vehicle Service (Minor and Major Maintenance Or Repair)
  - Vehicle Sales and Rental
  - Car Wash
  - Towing Service
  - Principal-Use Parking Lots and Structure
  - Vehicle Parts and Accessories Sales.

### • Existing Zoning



- The subject site is currently zoned MUDD-O (Mixed Use Development). The surrounding area includes a diverse mix of zoning districts that support residential, commercial, mixed-use, and industrial development.





The subject site (denoted by a red star) is located along Freedom Drive near the intersection with Wesley Village Road. The area includes a mix of uses: industrial facilities and commercial uses to the west, multi-family and townhome residential communities to the north and east, and a blend of commercial and institutional uses to the south along West Morehead Street. The Stewart Creek Greenway and associated natural buffers run along the eastern edge of the site, providing open space and recreational connectivity.





The site is currently vacant.

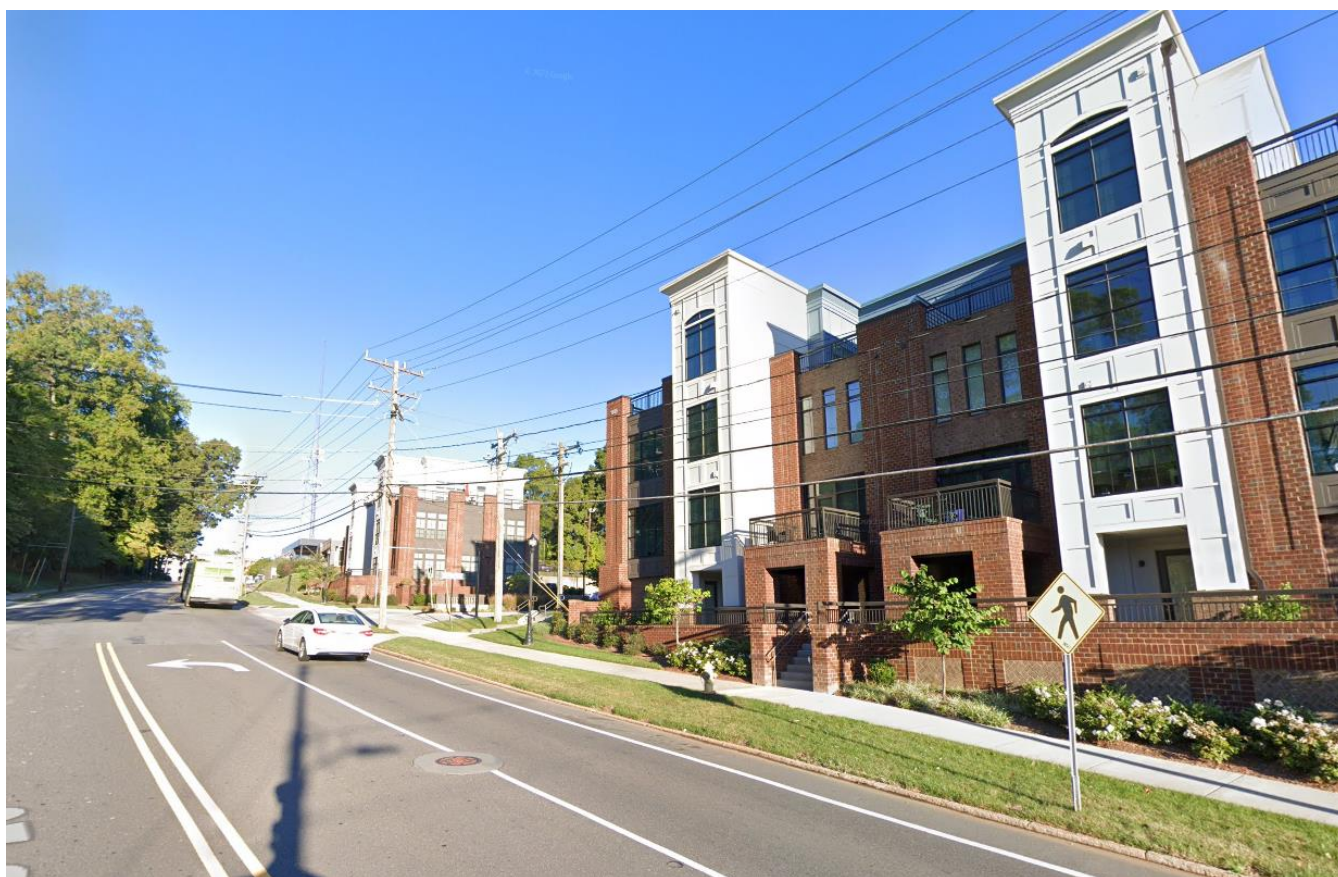


North of the site includes the Wesley Village multi-family development and townhomes.





East of the site is the Stewart Creek Greenway trailhead and an apartment complex.



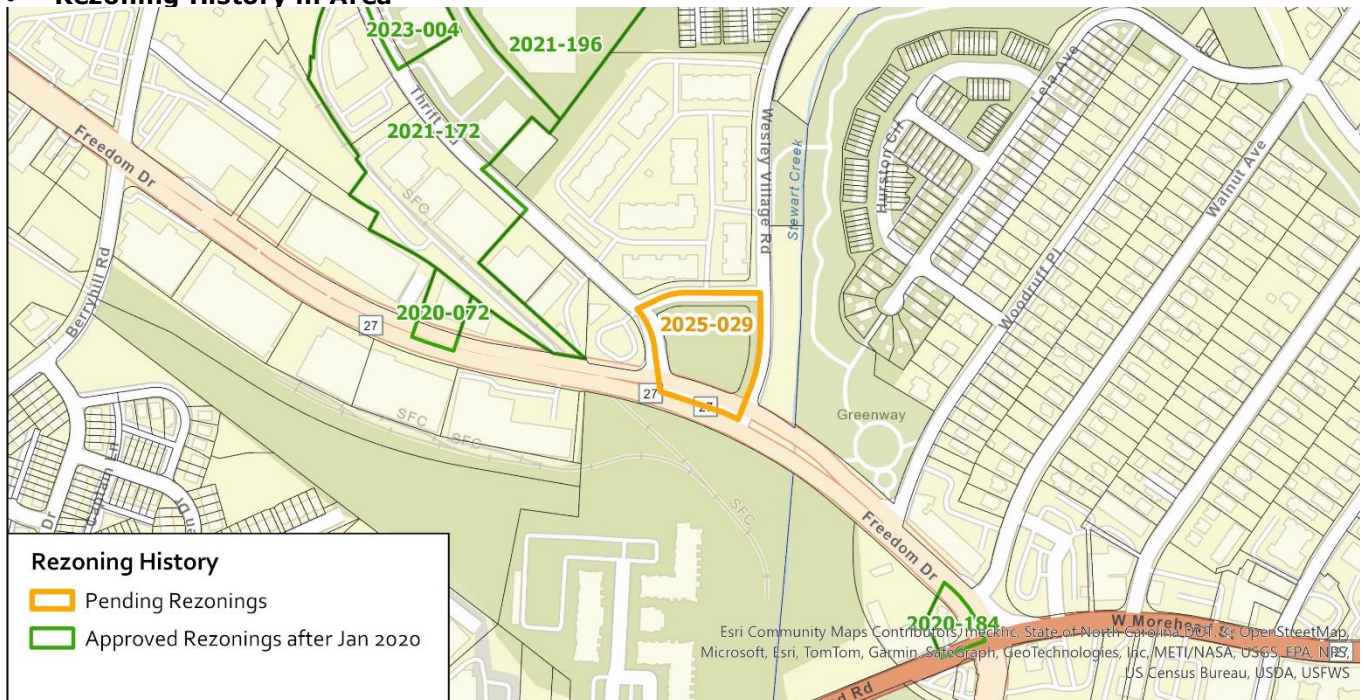
South of the site is developed with multifamily residential communities and retail services, with access to the nearby Stewart Creek Greenway.





This area includes industrial and warehouse buildings along Freedom Drive and Thrift Road, as well as commercial uses and surface parking.

• **Rezoning History in Area**

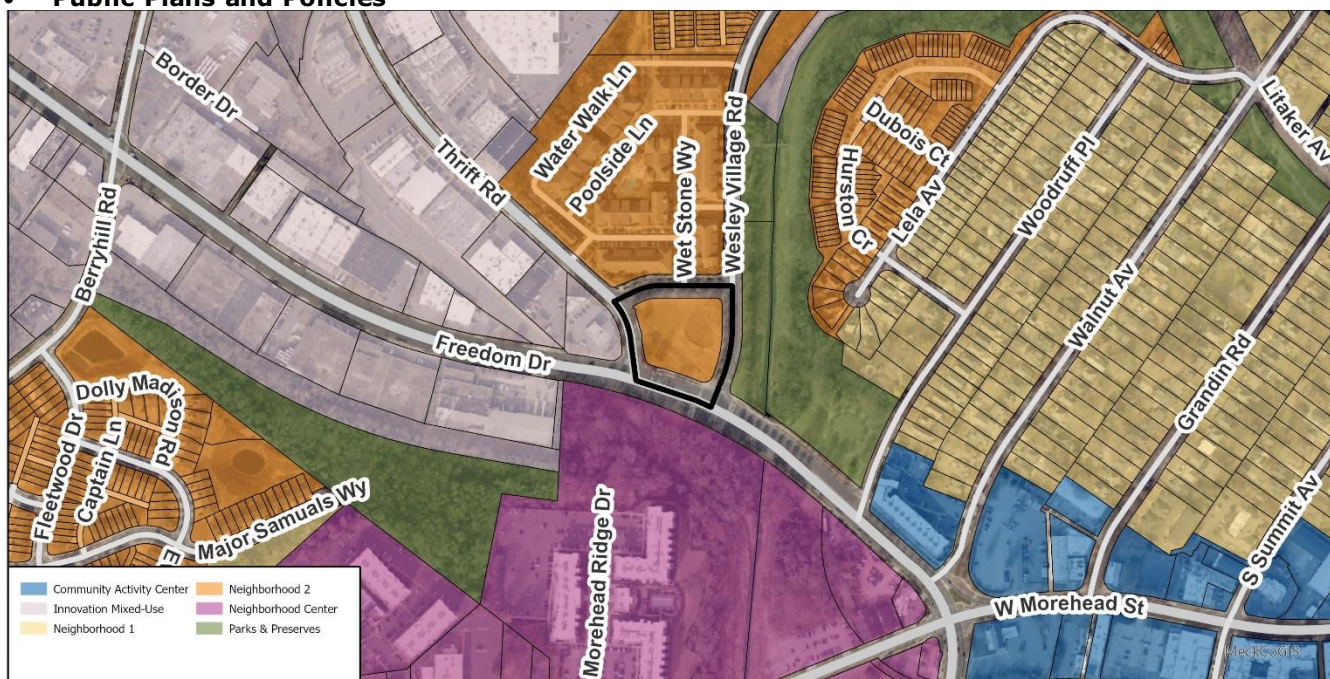


Petition Number	Summary of Petition	Status
2020-072	0.48 acres rezoned from I-1 (Light Industrial) to MUDD-O (Mixed-Use Development, Optional) to adaptively reuse the site for residential and non-residential uses.	Approved
2021-172	10.79 acres rezoned from I-2 (General Industrial) to MUDD-O (Mixed-Use Development, Optional) to allow adaptive reuse of industrial buildings with commercial uses permitted in the MUDD zoning district.	Approved



2021-196	21.51 acres rezoned from I-2 (General Industrial) to MUDD-O (Mixed-Use Development, Optional) to allow adaptive reuse and expansion of industrial buildings with non-residential uses permitted in the MUDD zoning district.	Approved
2023-004	0.96 acres rezoned from ML-2 (Manufacturing and Logistics-2) to MUDD-O (Mixed-Use Development, Optional) to allow uses in the MUDD zoning district with optional provisions on a parcel that is currently developed with commercial uses.	Approved

### • Public Plans and Policies



- The 2040 Policy Map (2022) recommends the Neighborhood 2 Place Type.

### • TRANSPORTATION SUMMARY

- The site is located at the intersection of Freedom Drive, a State-maintained commercial arterial, and Wesley Village Road, a City-maintained local street. 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

#### • Transportation Considerations

- No outstanding issues.

#### • Vehicle Trip Generation:

Current Zoning:

Existing Use: Too many uses to determine trip generation (based on vacant lot) Trip generation will be determined at the time of permitting based upon the development proposed.

Entitlement: 1074 trips per day (based on MUDD-O).

Proposed Zoning: Too many uses to determine trip generation (based on NC) Trip generation will be determined at the time of permitting based upon the development proposed.

### 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-Douglas International Airport:** No comments submitted.

- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The district allows a variety of uses; therefore the impact on local schools cannot be determined. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - Ashley Park K-8 Elementary current utilization is 75%.
  - West Charlotte High current utilization is 96%.
- **Charlotte Water:** Water and sewer service is accessible for this rezoning boundary. Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Wesley Village Rd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 10-inch gravity sewer main located inside the zoning property boundary. 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.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** No comments submitted.

**REQUESTED TECHNICAL REVISIONS PRIOR TO PUBLIC HEARING**Land Use

1. ~~Update the listed proposed zoning to NC(CD).~~ **Addressed**
2. ~~Revise the Development Data Table to clarify proposed uses by removing the statement that all uses allowed in NC are proposed. Ensure that any listed prohibited uses are uses that are otherwise allowed in the NC zoning district — remove prohibited uses are already not permissible in NC.~~ **Addressed**

**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Emma Knauerhase (704)-432-1163