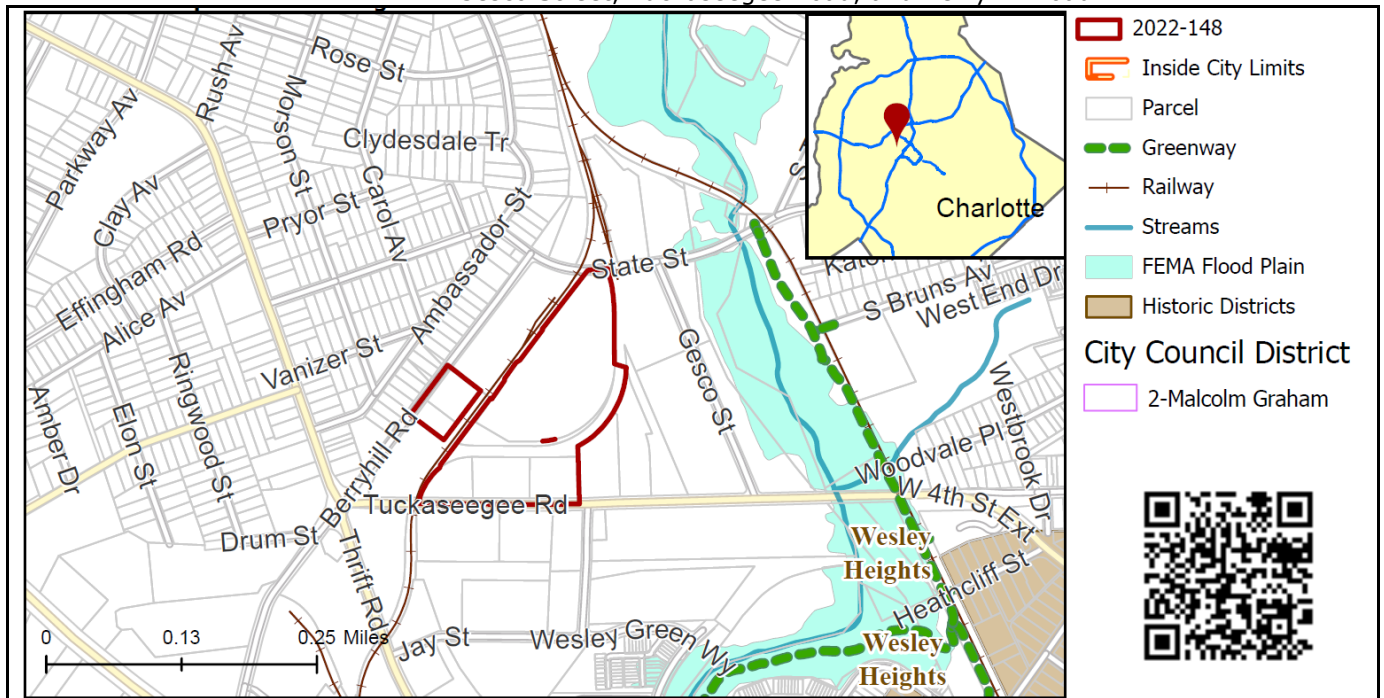


**REQUEST**

Current Zoning: ML-2 (Manufacturing & Logistics) & MUDD-O (Mixed-Use Development District-Optional)  
Proposed Zoning: IMU (Innovative Mixed Use)

**LOCATION**

Approximately 15 acres located on the block bounded by State Street, Gesco Street, Tuckaseegee Road, and Berryhill Road.



**SUMMARY OF PETITION**

The petition proposes to allow all uses permitted in the IMU district on properties currently occupied by a concrete plant and brick warehouses.

**PROPERTY OWNER**

Southern Concrete Co, AG-T&U 926 Tuckaseegee Road Owner LLC, MAZ Progressive Charlotte LLC, Uptown Tessa Holdings LLC, Albert Becton Small Jr., Nancy Robeson, Renees Roundup LLC.

**PETITIONER**

Third & Urban LLC

**AGENT/REPRESENTATIVE**

Collin Brown & Brittany Lins, Alexander Ricks PLLC

**COMMUNITY MEETING**

Meeting was held.  
Number of people attending the Community Meeting: 11.

**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 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.

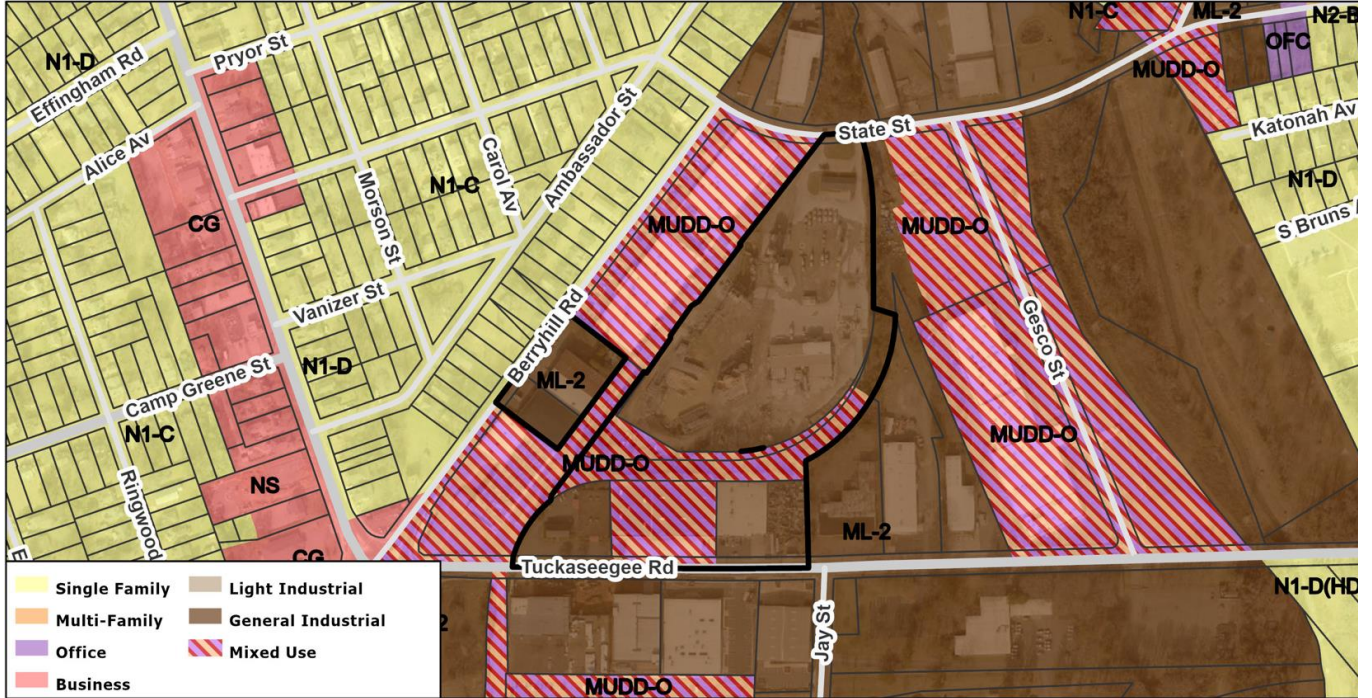
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 1: 10 Minute Neighborhoods
  - 5: Safe & Equitable Mobility
  - 8: Diverse & Resilient Economic Opportunity
  - 9: Retain Our Identity & Charm

**PLANNING STAFF REVIEW**

• **Proposed Request Details**

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

• **Existing Zoning**



- The site is primarily zoned ML-2 with a smaller portion zoned MUDD-O. Similarly, most of the nearby properties are also zoned ML-2 and MUDD-O.



The site, marked by a red star, is surrounded by a mix of uses. Many of the nearby properties have been adaptively reused in recent years to support commercial, office, and institutional uses.



Streetview of industrial uses to the north of the site across State Street. Another rezoning petition proposes multifamily residential use for this site.



Streetview of construction underway to the east of the site at the intersection of State Street and Gesco Street. This site will be a mix of multifamily residential, single family attached residential, and commercial uses.

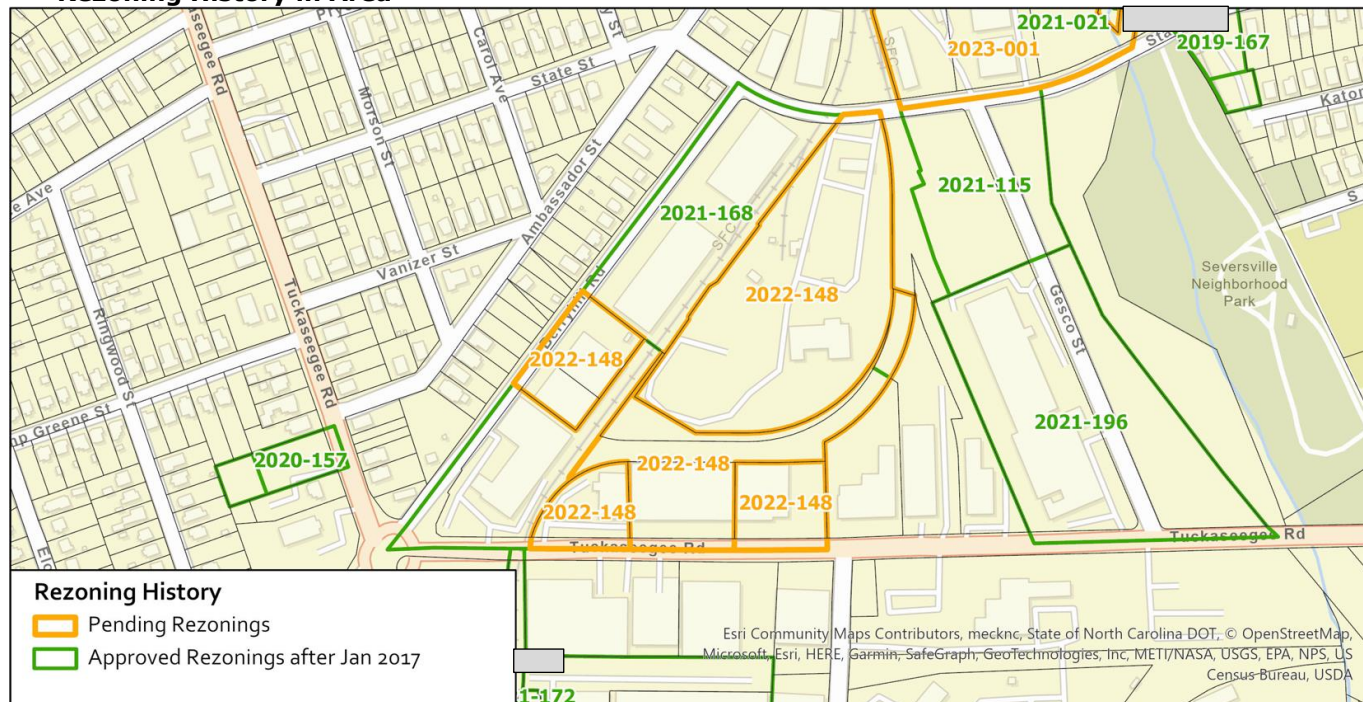


Streetview of adaptive reuse for office and commercial uses to the south of the site across Tuckaseegee Road.



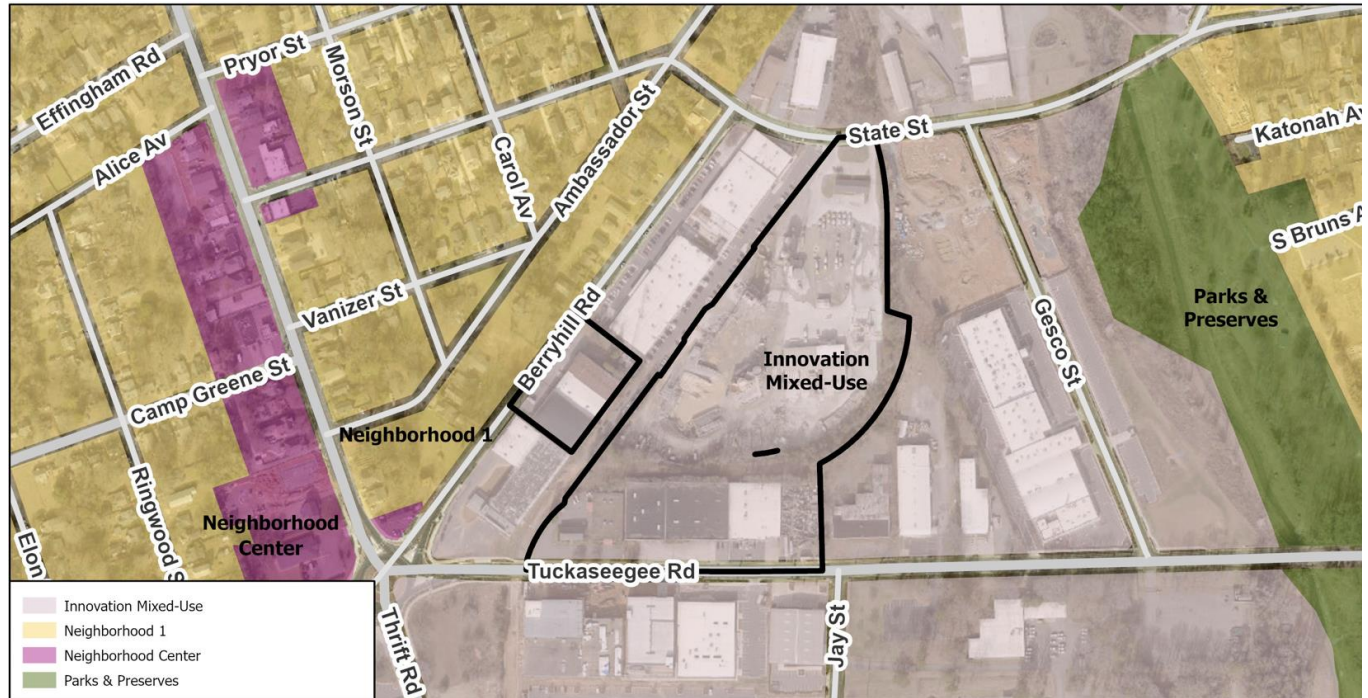
Streetview of adaptive reuse for office and commercial uses to the west of the site along Berryhill Road.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2023-001	Petition to allow 450 multifamily residential dwelling units in the MUDD(CD) district.	Pending
2021-196	Petition to allow adaptive reuse and expansion of buildings with non-residential uses permitted in the MUDD district.	Approved
2021-168	Petition to allow adaptive reuse of industrial buildings as permitted in the MUDD district.	Approved
2021-115	Petition to allow redevelopment with up to 7,500 SF of commercial uses and 265 multifamily or townhomes.	Approved
2021-021	Petition to amend and previously approved plan to allow an increase to the maximum number of dwelling units.	Approved
2020-157	Petition to allow redevelopment of the site with 16,000 SF of uses permitted in the NS district.	Approved
2019-167	Petition to allow 104 multifamily dwelling units.	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Innovation Mixed Use place type for the site.

• **TRANSPORTATION SUMMARY**

- The site is located adjacent to State Street, a City-maintained minor collector, east of Berryhill Road, a City-maintained major collector. 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:**

- No active projects near the site.

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 400 trips per day (based on 103,971 SF warehouse).

Entitlement: 935 trips per day (based on 566,282 SF warehouse).

Proposed Zoning: Unknown trips per day (based on too many uses to determine).

**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:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police 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:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along State St. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along State St. 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.

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

**Planner:** Joe Mangum (704) 353-1908