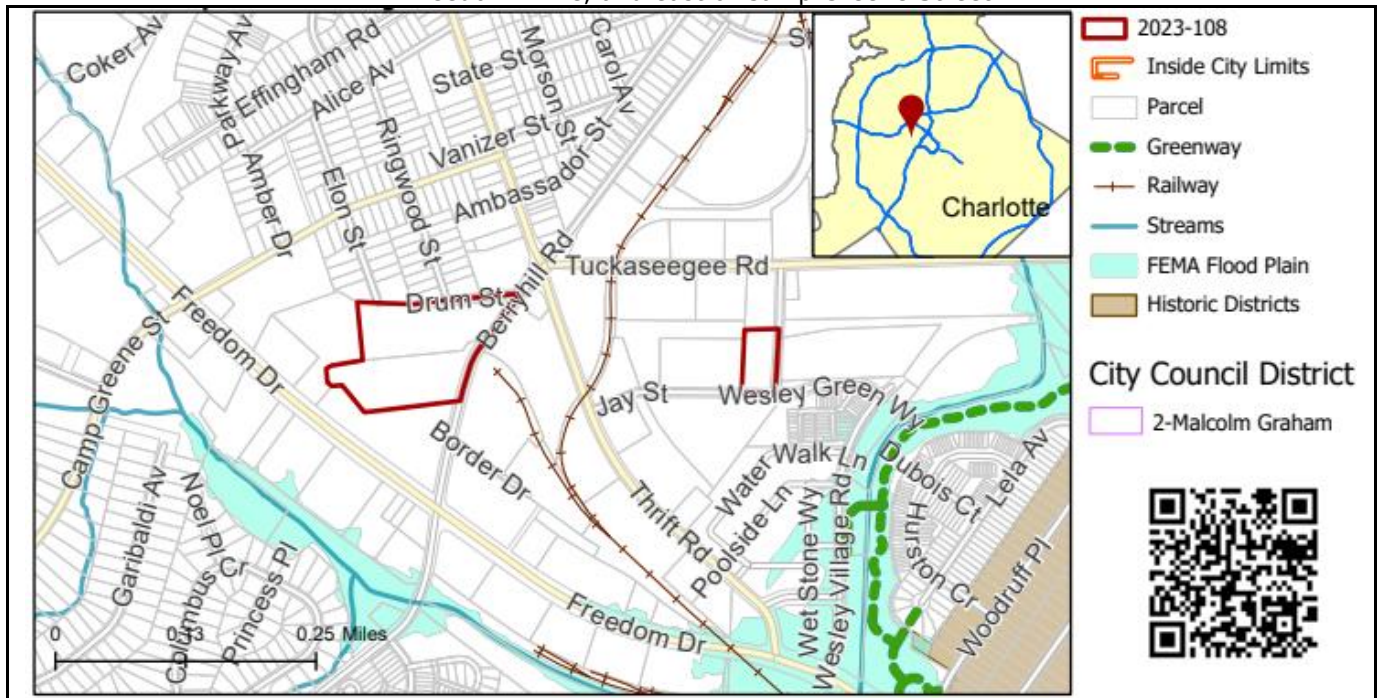


**REQUEST**

Current Zoning: ML-1 (Manufacturing and Logistics-1), ML-2 (Manufacturing and Logistics-2)  
Proposed Zoning: IMU (Innovation Mixed Use)

**LOCATION**

Approximately 8.6 acres located along the west side of Berryhill Road, north of Freedom Drive, and east of Camp Greene Street.



**SUMMARY OF PETITION**

The petition proposes all uses permitted by-right and under prescribed conditions in the IMU (innovation mixed-use) zoning district.

**PROPERTY OWNER**

BIN-BR1304 LLC; Berryhill Investment Company LLC; BIN-JS900 LLC

**PETITIONER**

Beacon Partners

**AGENT/REPRESENTATIVE**

Collin Brown and Brittany Lins; Alexander Ricks PLLC

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 10

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

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

Rationale for Recommendation

- The location of the site aligns with IMU goals because the surrounding area is a vibrant area of mixed-use and employment, that capitalize on Charlotte’s history and industry with uses such as light manufacturing, office, studios, research, retail, and dining.
- The site is already surrounded by office, research and development, light manufacturing, and multi-family residential.

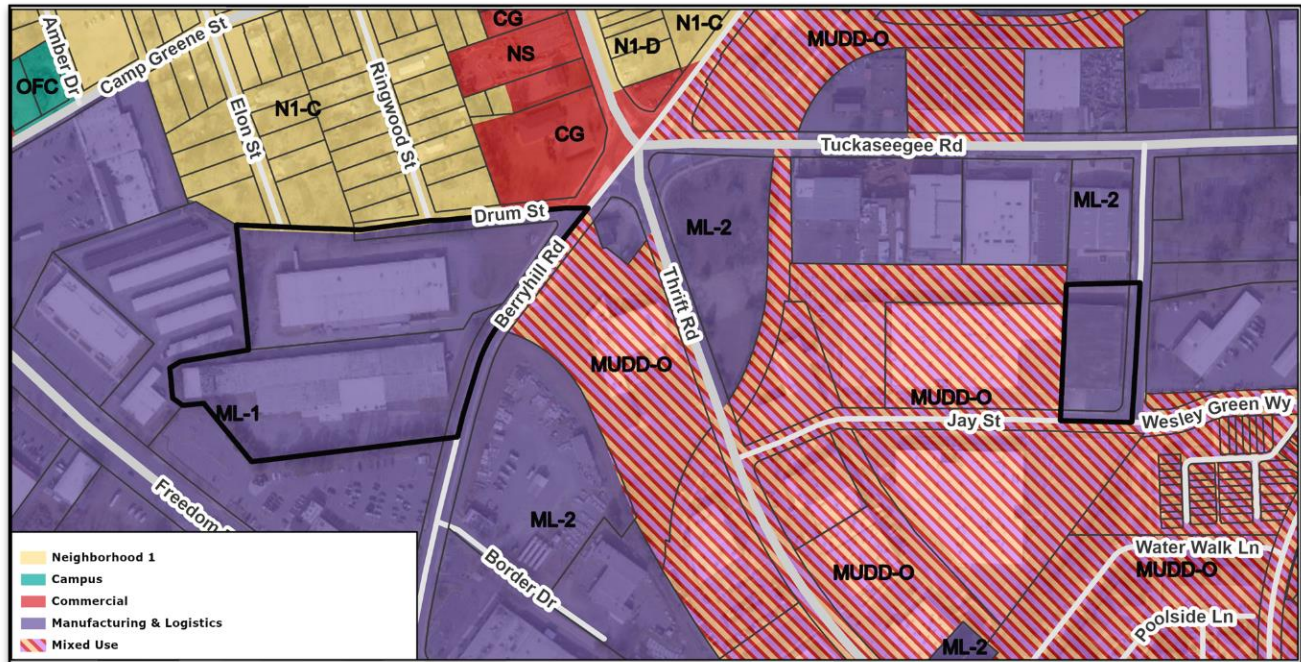
- In the surrounding area of the site, is retail, personal services, restaurants, and bars, with limited warehouse and distribution associated with light manufacturing and fabrication.
- The purpose of IMU is to reuse buildings and low to mid-rise single-use structures to integrate uses in a pedestrian-oriented environment.
- Arterial streets such as Freedom Drive close to the site support walking, cycling, and transit use by providing a safe and comfortable environment to reach transit stops, jobs, or nearby destinations.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion
  - 8: Diverse & Resilient Economic Opportunity
  - 9: Retain Our Identity & Charm

**PLANNING STAFF REVIEW**

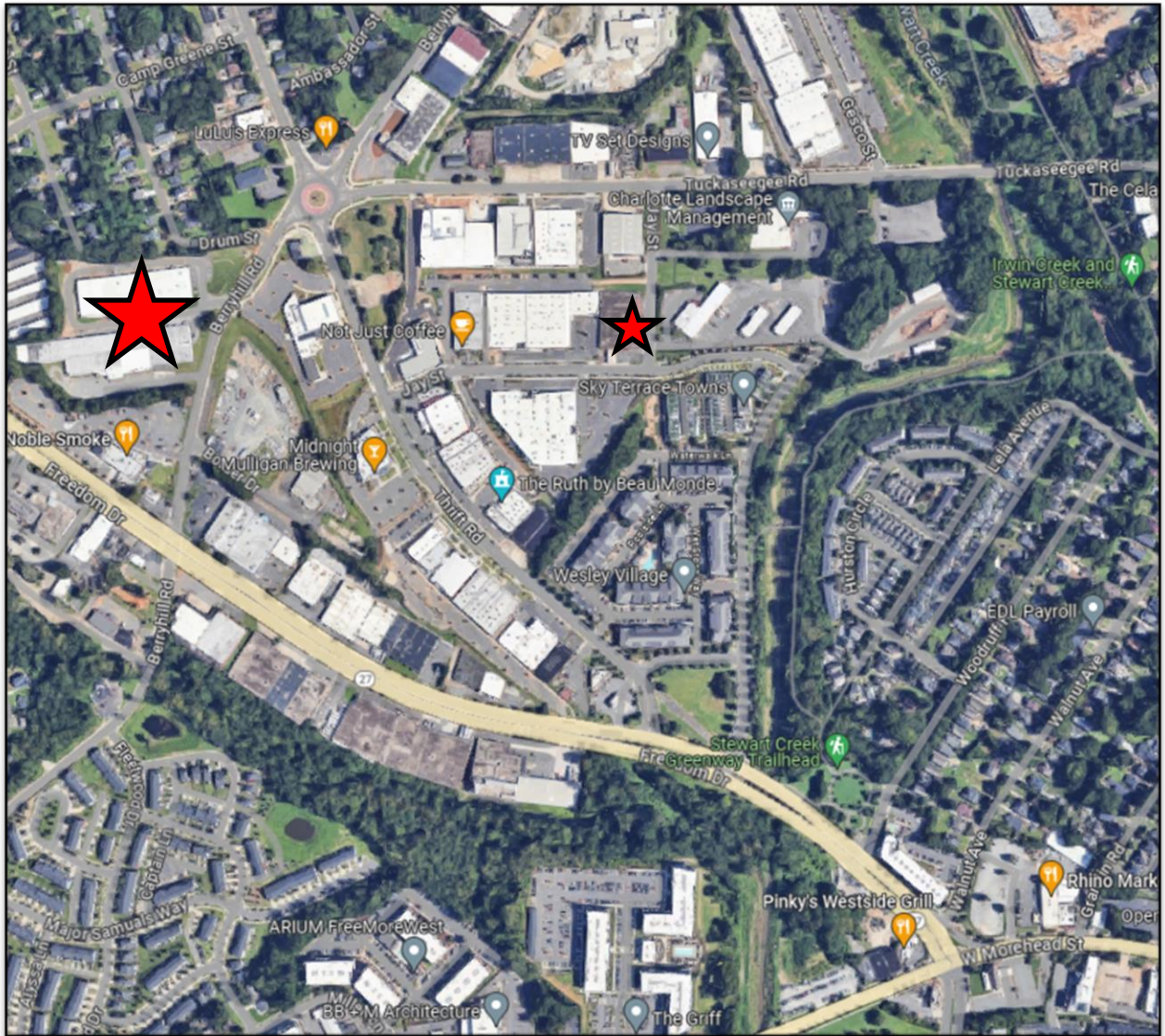
• **Proposed Request Details**

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

• **Existing Zoning**



- The zoning surrounding the site includes, Manufacturing and Logistics, Mixed Use, with some Neighborhood 1, Campus, and Commercial zoning.



The sites are denoted by two stars on the above ariel. Both sites are located near shops, restaurants, residential neighborhoods, and a shopping center.



The site Street view on Jay Street has an existing structure.



To the East of the site on Jay street is a community of townhomes.



South of the site on Jay Street, is office space.



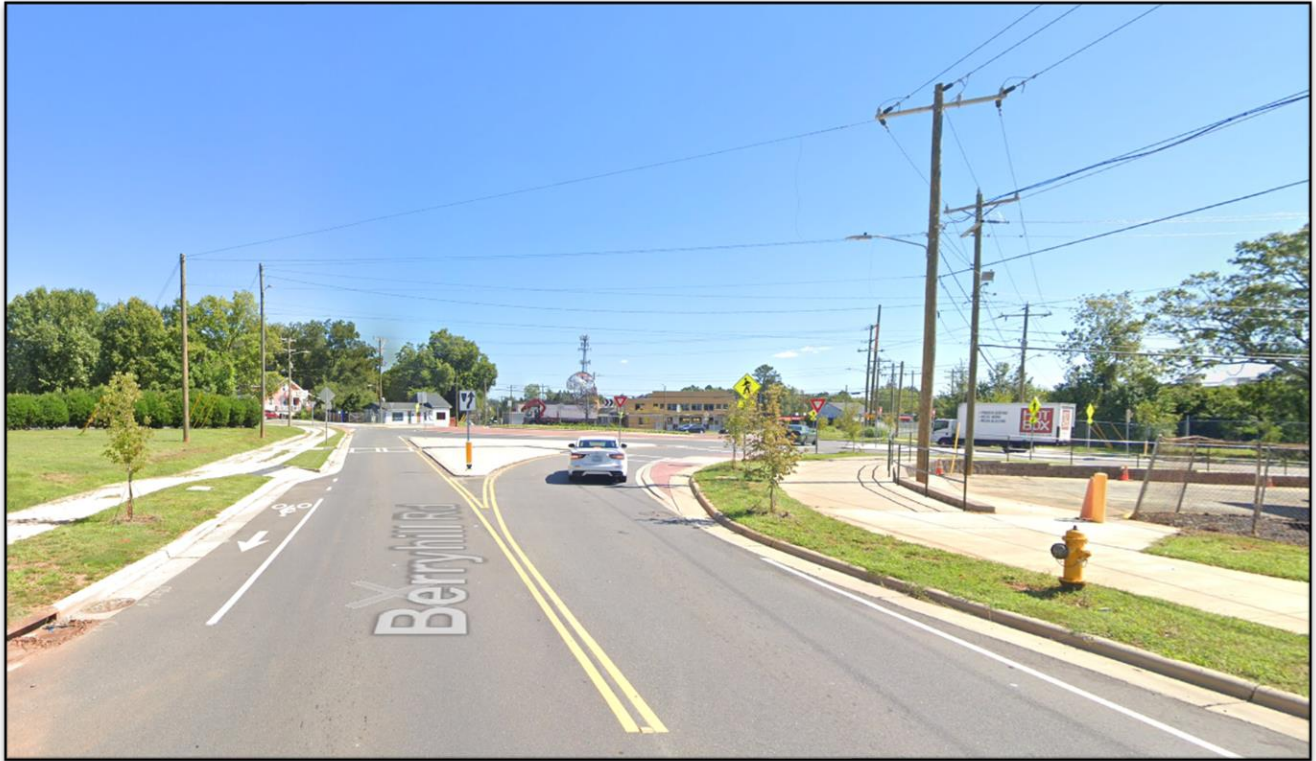
West of the site on Jay Street are additional office buildings.



Street View of site on Berry Hill Rd, an existing structure is present.



East of the site on Berryhill Rd. is an office building.

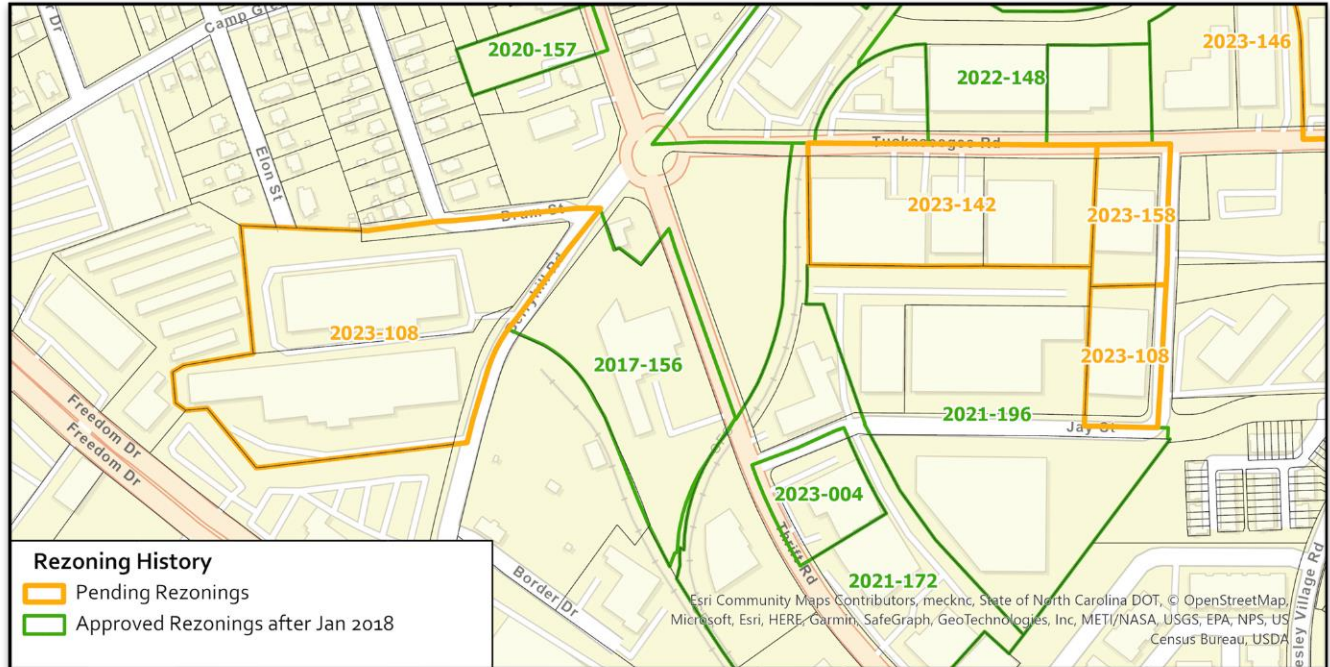


North of the site on Berryhill Rd. is a round-about with businesses, retail and offices.



South of the site on Berryhill road is a propane supplier business.

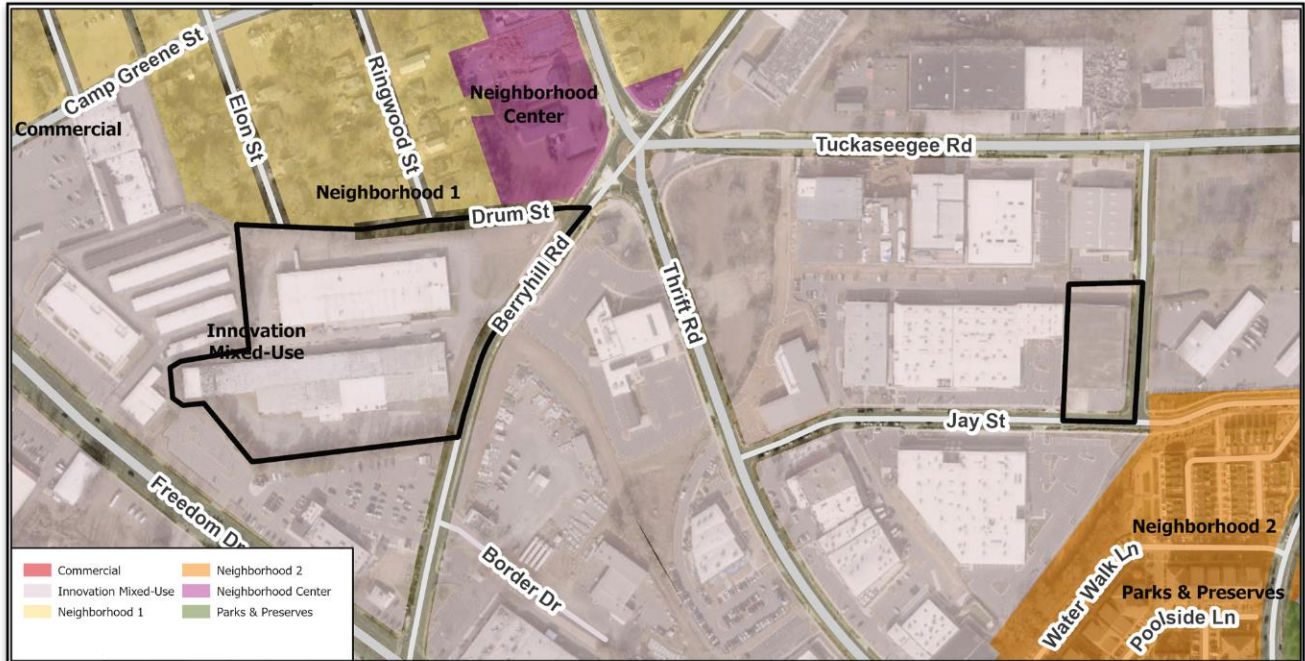
• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-156	3.81 acres from I-2 to MUDD-O	Approved
2020-157	0.76 acres from B-1 and R-5 to NS	Approved
2021-172	10.79 acres from I-2 to MUDD-O	Approved
2021-196	21.51 acres from I-2 to MUDD-O	Approved
2022-148	15 acres from ML-2 and MUDD-O to IMU	Approved
2023-004	0.96 acres from ML-2 to MUDD-O	Approved
2023-142	3.7 acres from ML-2 to IMU	Pending
2023-146	1.2 acres from MI-2 to IMU	Pending
2023-158	0.99 acres from ML-2 to IMU	Pending



• **Public Plans and Policies**



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

• **TRANSPORTATION SUMMARY**

- The site is located adjacent to Berryhill Road, a city-maintained major collector, north of Freedom Drive, a State-maintained major arterial. The petition is located in a west corridor outside of Route 4, within the Westside strategy Plan Study Area.

• **Active Projects:**

- No active projects near the site

• **Transportation Considerations**

- No outstanding issues.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 360 trips per day (based on Warehousing).

Entitlement: 175 trips per day (based on Warehousing).

Proposed Zoning: Too many uses to determine trips per day (based on IMU).

**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 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.
  - Ashley Park K-8 currently 81%
  - West Charlotte High currently 98%
- **Charlotte Water:** No comments submitted.
- **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:** Emma Knauerhase (704)-432-1163