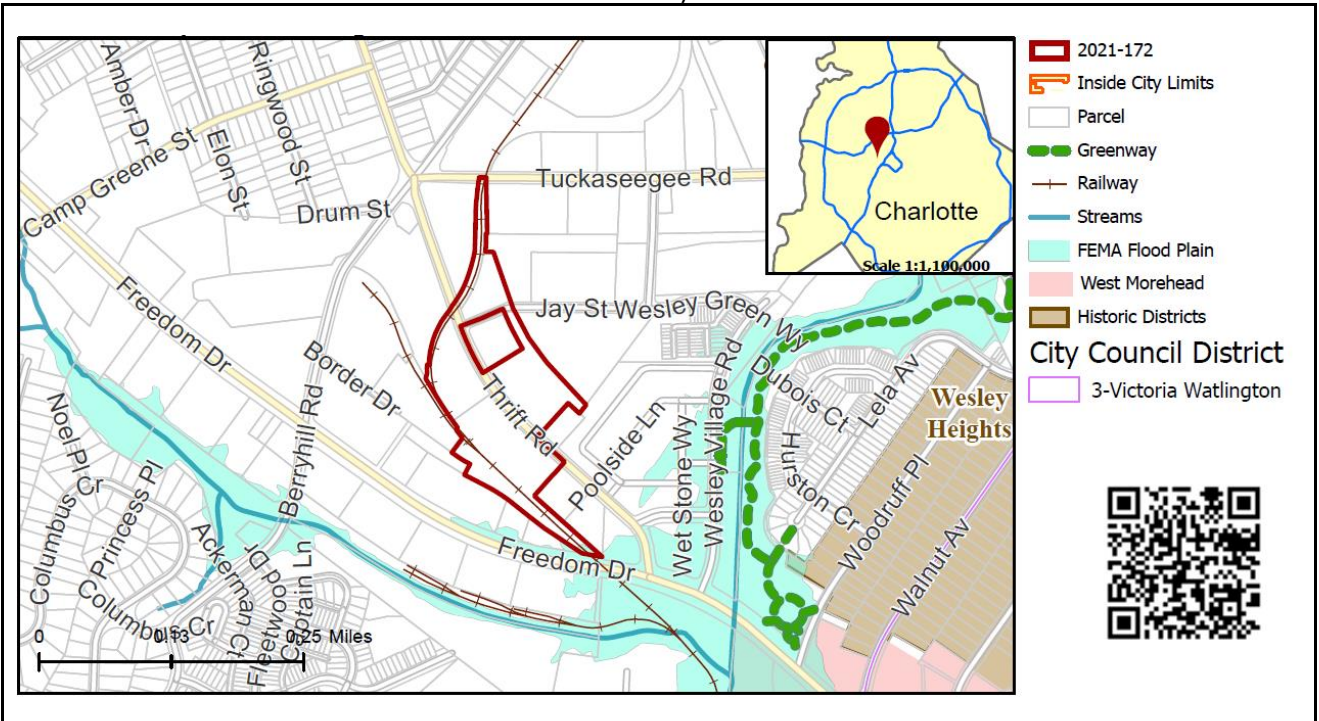


**REQUEST**

Current Zoning: I-2 (general industrial)  
Proposed Zoning: MUDD-O (mixed use development, optional)

**LOCATION**

Approximately 10.79 acres on either side of Thrift Road near the intersection of Jay Street.



**SUMMARY OF PETITION**

The petition proposes to allow adaptive reuse of industrial buildings with commercial uses permitted in the MUDD zoning district.

**PROPERTY OWNER**

Summit Avenue Thrift Road LLC, Summit Avenue Thrift Road Holdings LLC, Summit Avenue Jay Street LLC

**PETITIONER  
AGENT/REPRESENTATIVE**

Browder Group Real Estate, LLC  
Justin Maxwell

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 2

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the mixed-use (office, retail, light-industrial) uses recommended for this site as per the *Bryant Park Land Use and Streetscape Plan*.

Rationale for Recommendation

- The existing buildings have already been repurposed from industrial uses to retail and office uses.
- The proposed uses are consistent with the adopted land use for the site.
- The area has been transitioning from industrial uses to mixed office and retail uses, which is in line with the vision for the area and more compatible with the nearby residential uses.

- The petition commits to improving the streetscape where substandard or no sidewalk exists, which will enhance pedestrian connectivity in an area that is rapidly transforming into a mixed-use activity center.

## PLANNING STAFF REVIEW

### • Background

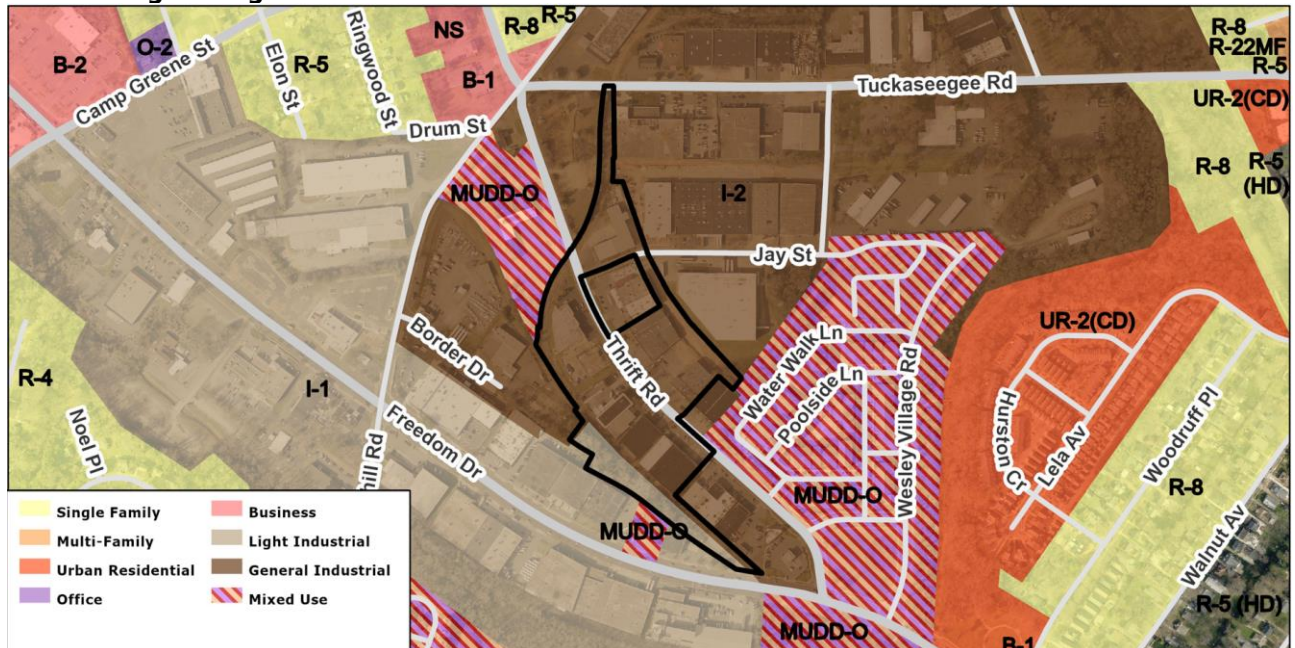
- The properties involved in this rezoning have been adaptively reused for commercial activities including retail, office, and eating/drinking/entertainment establishments (EDEE). As uses changed it became challenging to meet parking requirements as they were met through a series of parking reductions and offsite parking agreements. This petition seeks to provide flexibility for adaptive reuse and change of uses while allowing for shared parking across different parcels.

### • Proposed Request Details

The site plan accompanying this petition contains the following provisions:

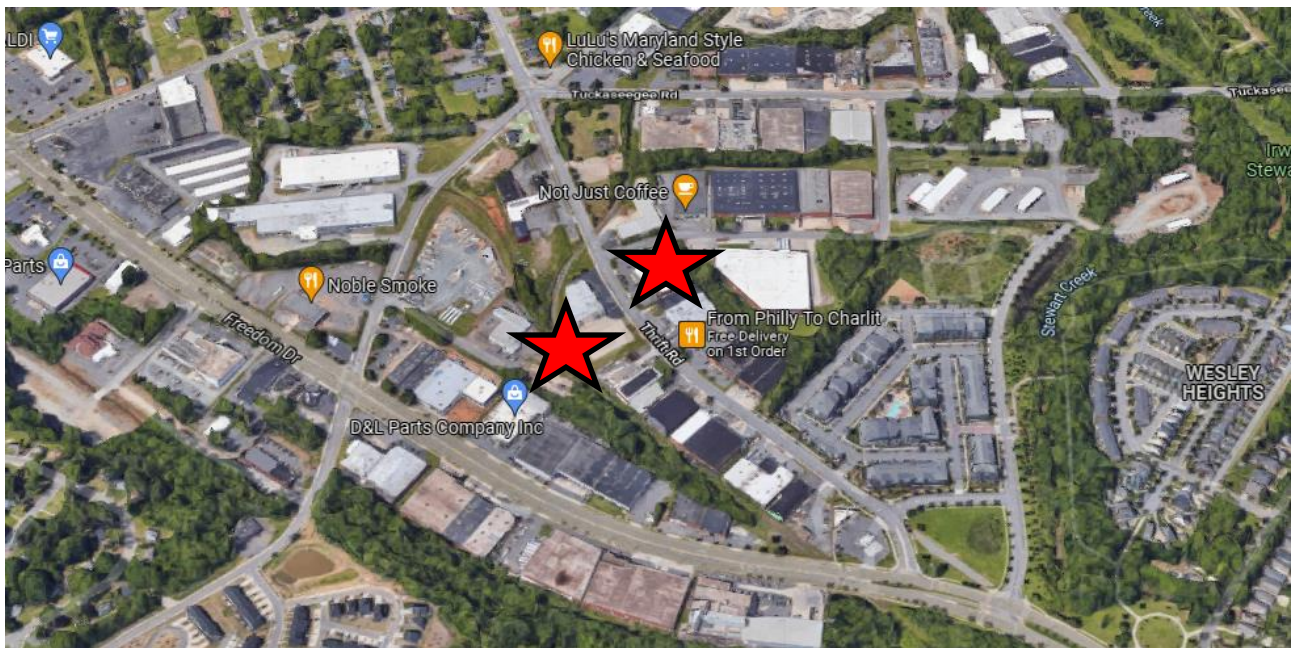
- Allows for all uses permitted in the MUDD district.
- Limits building height to 90'.
- Requests the following optional provisions:
  - Allows parking and maneuvering between the existing buildings and adjacent public streets.
  - In coordination with CDOT, uses a tracking chart to calculate trip generation for each parcel as land use changes. At such time as cumulative trips exceed 2,500 the petitioner will be required to perform a traffic study and/or propose and construct alternative transportation improvements as agreed to by CDOT.
- Requests that renovations to the existing buildings not be subject to MUDD standards.
- Requires that any new building construction meet MUDD standards.
- Commits to implementation of 8' planting strip and 6' sidewalk along all street frontages where feasible. Where conflict occurs with existing buildings, minimum 6' planting strip and 5' sidewalk will be installed.
- Commits to right of way dedication on Jay Street at 27' from centerline.
- Commits to providing median improvements to Thrift Road, including installation of a pedestrian crosswalk and refuge with appropriate signage. The cost of the improvements is to be reimbursed by the City.

### • Existing Zoning and Land Use



The site, which lies on both sides of Thrift Road, is surrounded by a mix of commercial, office, single family residential, multifamily residential, and legacy industrial uses.





The site, marked by red stars, is surrounded by a mix of uses.



View of the portion of the site on the western side of Thrift Road.



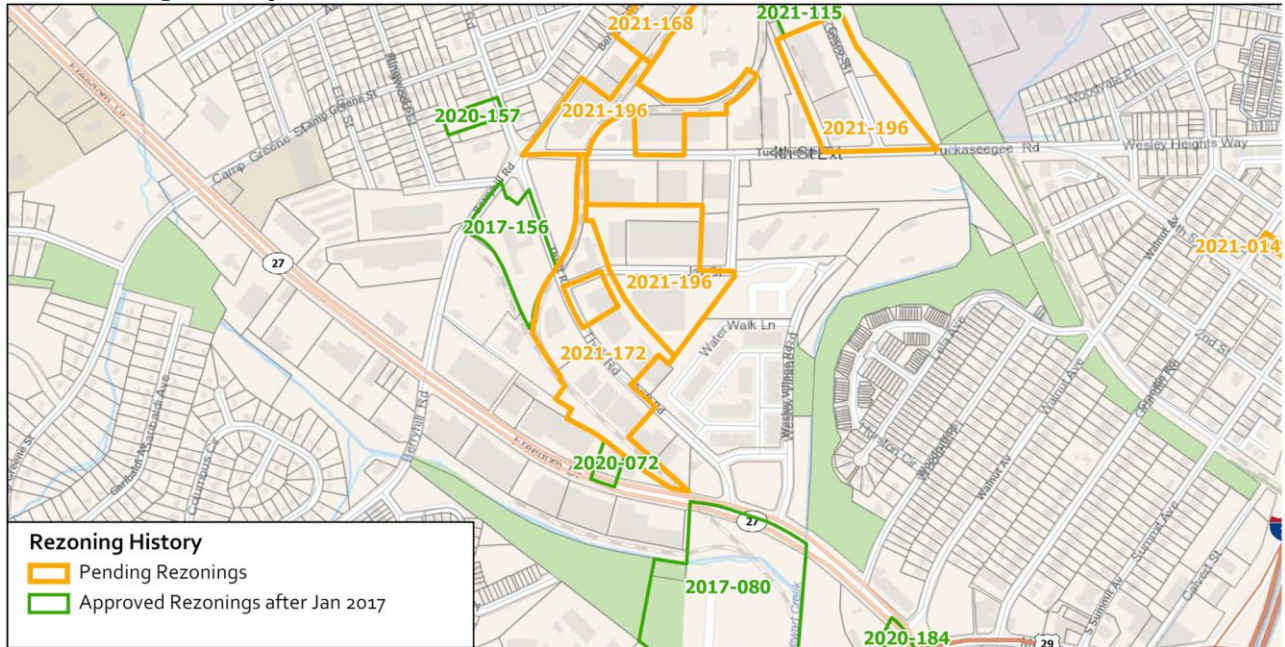
View of the portion of the site on the eastern side of Thrift Road. This building has since been renovated for adaptive reuse.



View of the portion of the site north of Jay Street.

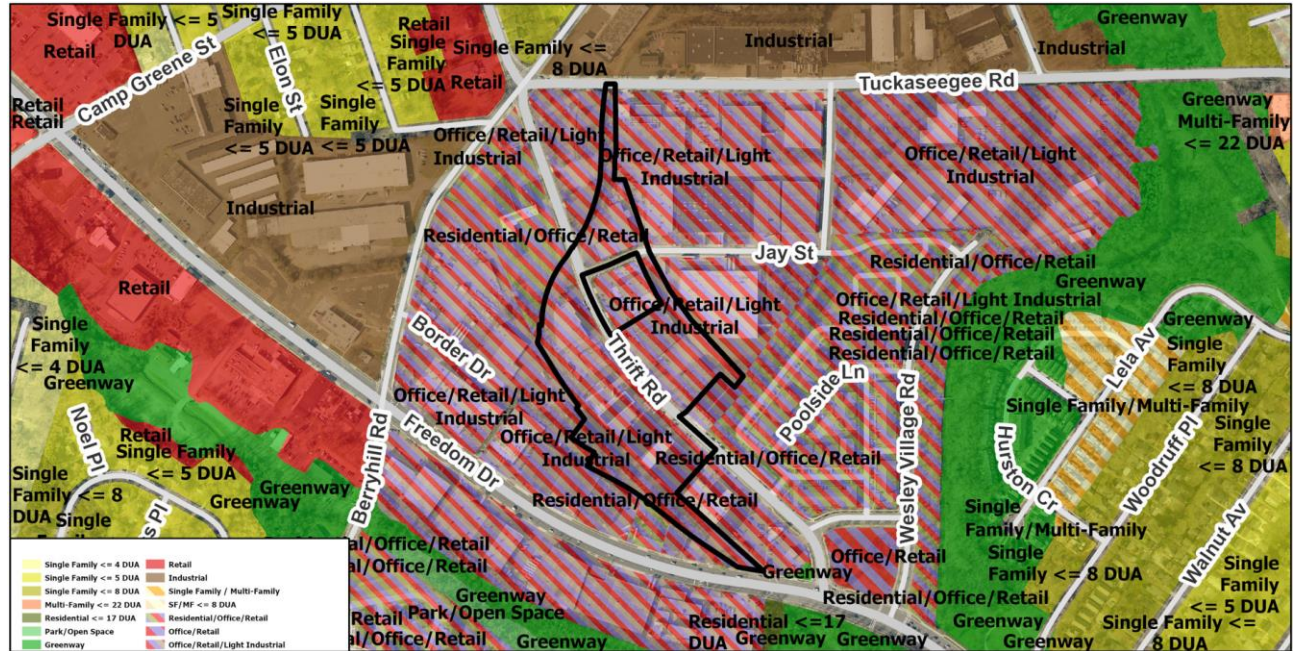


- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-196	Request to rezone to MUDD-O to allow for adaptive reuse of buildings.	Pending
2021-168	Request to rezone to MUDD-O to allow for adaptive reuse of buildings.	Pending
2021-115	Request to rezone to MUDD-O to allow for the development of 7,500 SF of commercial uses and 265 multifamily dwelling units.	Approved
2021-014	Request to rezone to MUDD-O to provide additional parking for adjacent multifamily development.	Withdrawn
2020-184	Request for site plan amendment to reduce the number of required parking spaces.	Approved
2020-157	Request to rezone to NS to allow for redevelopment of the site with up to 16,000 SF of building area.	Approved
2020-072	Request to rezone to MUDD-O to allow for adaptive reuse of the site.	Approved
2017-080	Request to rezone to MUDD-O to allow for development of 280 multifamily dwelling units.	Approved

- **Public Plans and Policies**



- The *Bryant Park Land Use and Streetscape Plan* (adopted 2007) recommends mixed-use (office, retail, light-industrial) uses for this site and surrounding area.

- **TRANSPORTATION SUMMARY**

- The petition is located adjacent to Thrift Road, a City-maintained minor thoroughfare and Jay Street, a City-maintained local street. A TIS is not required with this petition; however, the petitioner has agreed to complete a TIS when the proposed cumulative trips, associated with the development areas exceed 2,500 new vehicle trips per day. In accordance with City's Ordinances, Charlotte WALKS, and Charlotte BIKES Policies, the petitioner has committed to providing sidewalks along the site's Jay Street and Thrift Road frontages. Most of the properties are currently in permitting and will construct the required transportation improvements associated with each project. Additionally, the petitioner is partnering with City staff to improve Thrift Road from Tuckaseegee Road to Freedom Drive by installing bike lanes and a planted median. Lastly, the petitioner has committed to provide a pedestrian crossing, with a median refuge on Thrift Road.

- **Active Projects:**

- Tuckaseegee Road/Berryhill Road/Thrift Road Roundabout Capital Improvement Project
  - Replace the existing five-leg intersection controlled by a traffic signal with a roundabout. Improvements will also include crosswalks, new sidewalks, bicycle accommodations, planting strips, landscaping, decorative lighting, and utility relocation.
  - Utility relocation ongoing with an anticipated project completion date of Summer 2022

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 5,510 trips per day (based on 72,259 SF office, 15,004 SF warehouse, 35,698 SF restaurant, 2,954 SF retail).

Entitlement: 790 trips per day (based on 470,014 SF warehouse).

Proposed Zoning: 5,510 trips per day (based on 72,259 SF office, 15,004 SF warehouse, 35,698 SF restaurant, 2,954 SF retail).

**DEPARTMENT COMMENTS** (see full department reports online)

- **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:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **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 Thrift Road. Charlotte Water has accessible sewer system infrastructure for the rezoning boundary via an existing 10-inch gravity sewer main located along Thrift Road. No outstanding issues.
- **Erosion Control:** No outstanding issues.
- **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:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Urban Forestry / City Arborist:** No comments submitted.

**OUTSTANDING ISSUES**Site and Building Design

1. ~~Remove note 4.a. "Renovations to existing buildings shall not be subject to the design standards in the MUDD zoning district and shall not increase the degree of nonconformity at the time of this rezoning approval."~~ **RESCINDED**
2. ~~Remove note 4.b. "Any new development of the sites shall conform to the MUDD zoning district". This is an ordinance requirement.~~ **ADDRESSED**
3. ~~List note 11.b regarding sidewalk width and building conflicts as an optional provision.~~ **ADDRESSED**

**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**





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










## Goals Relevant to Rezoning Determinations Petition 2021-172

The following table represents an overview of the relationship between the **Charlotte Future 2040 Comprehensive Plan** and **Rezoning Petitions**. This is an evolving analysis that is expected to be refined when Policy Mapping is completed (anticipated early 2022) and when the **Policy Map** is adopted (anticipated March 2022).

Please note: not all goals will apply to all rezoning petitions.

Goals	Goal Description	Relationship to Charlotte Future 2040 Comprehensive Plan
	<b>Goal 1: 10- Minute Neighborhoods</b> All Charlotte households should have access to essential amenities, goods, and services within a comfortable and tree-shaded 10-minute walk, bike, or transit trip by 2040. Not all neighborhoods are expected to include every essential amenity, good, or service, but every resident should have access within a ½ mile walk or a 2-mile bike or transit ride.	✓
	<b>Goal 2: Neighborhood Diversity &amp; Inclusion</b> Charlotte will strive for all neighborhoods to have a diversity of housing options by increasing the presence of middle density housing (e.g. duplexes, triplexes, fourplexes, townhomes, accessory dwelling units, and other small lot housing types) and ensuring land use regulations allow for flexibility in creation of housing within existing neighborhoods.	N/A
	<b>Goal 3: Housing Access for All</b> Charlotte will ensure opportunities for residents of all incomes to access affordable housing through the preservation of naturally occurring affordable and workforce housing and increasing the number of affordable and workforce housing units through new construction.	N/A
	<b>Goal 4: Trail &amp; Transit Oriented Development (2-TOD)</b> Charlotte will promote moderate to high-intensity, compact, mixed-use urban development along high-performance transit lines and near separated shared-use paths or trails.	N/A

	<p><b>Goal 5: Safe &amp; Equitable Mobility</b></p> <p>Charlotte will provide safe and equitable mobility options for all travelers regardless of age, income, ability, race, where they live, or how they choose to travel. An integrated system of transit and tree-shaded bikeways, sidewalks, shared-use paths, and streets will support a sustainable, connected, prosperous, and innovative network that connects all Charlotteans to each other, jobs, housing, amenities, goods, services and the region.</p>	
	<p><b>Goal 6: Healthy, Safe &amp; Active Communities</b></p> <p>All Charlotteans will live and work in safe and resilient neighborhoods that enable healthy and active lifestyles by reducing exposure to harmful environmental contaminants, expanding and improving the quality of tree canopy, encouraging investment in walking, cycling, and recreation facilities, and providing access to healthy food options and healthcare services.</p>	<p>N/A</p>
	<p><b>Goal 7: Integrated Natural &amp; Built Environments</b></p> <p>Charlotte will protect and enhance its surface water quality, tree canopy, and natural areas with a variety of trees, plantings, green infrastructure, green building practices, and open space at different scales throughout the entire community as a component of sustainable city infrastructure that addresses the threat of climate change.</p>	
	<p><b>Goal 8: Diverse &amp; Resilient Economic Opportunity</b></p> <p>Charlotteans will have opportunity for upward economic mobility through access to a diverse mix of jobs and careers that align with education and skill levels of residents and the economic strengths of the region.</p>	
	<p><b>Goal 9: Retain Our Identity &amp; Charm</b></p> <p>Charlotte will cultivate community-driven placemaking and identity, while limiting displacement and retaining the essence of existing neighborhoods by intentionally directing redevelopment.</p>	<p>N/A</p>
	<p><b>Goal 10: Fiscally Responsible</b></p> <p>Charlotte will align capital investments with the adopted growth strategy and ensure the benefit of public and private sector investments benefit all residents and limit the public costs of accommodating growth</p>	