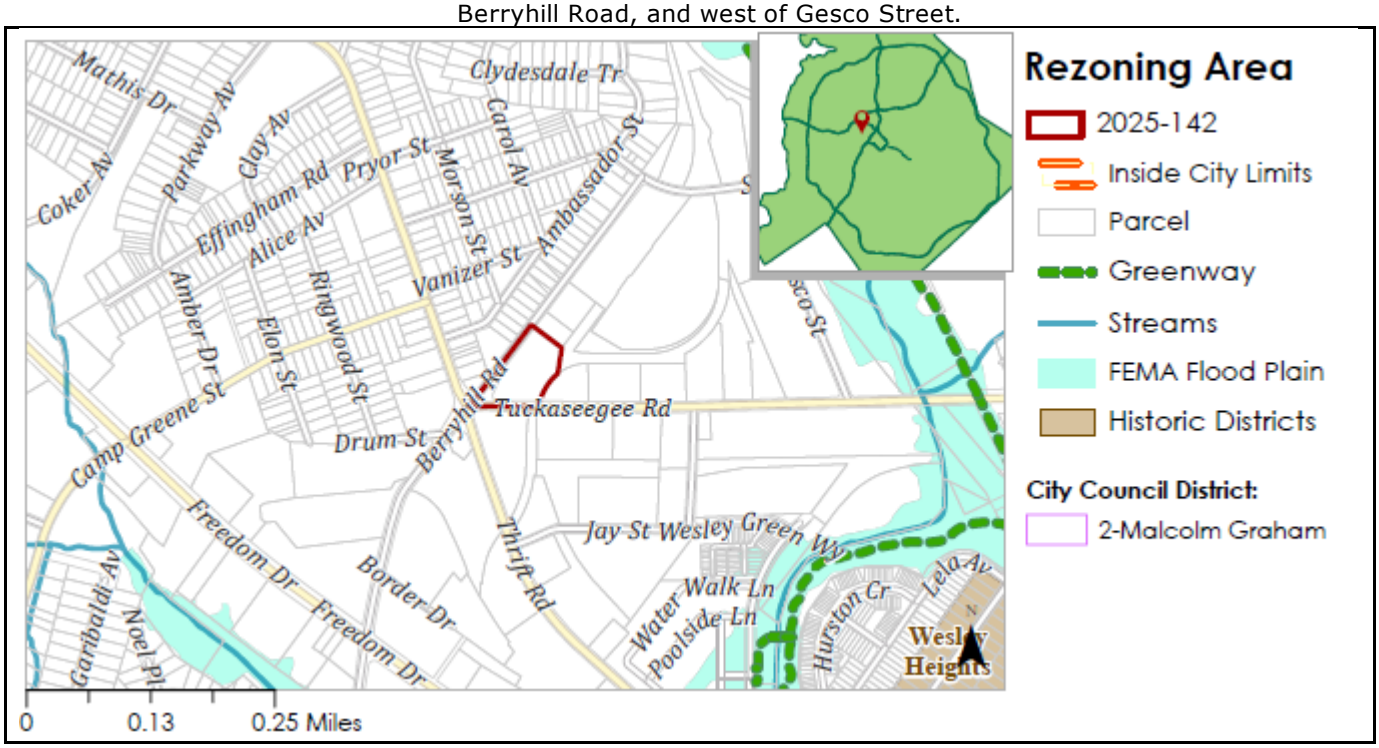
CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2025-142
Pre-Hearing Staff Analysis
Public Hearing Date: April 20, 2026

REQUEST	Current Zoning: MUDD-O (Mixed Use Development, Optional) Proposed Zoning: IMU(CD) (Innovation Mixed-Use, Conditional)
LOCATION	Address: 1100 Tuckaseegee Road, Charlotte, NC 28208 Approximately 1.90 acres located north of Tuckaseegee Road, east of Berryhill Road, and west of Gesco Street.



SUMMARY OF PETITION	The petition proposes some uses permitted by-right and under prescribed conditions in the IMU zoning district. The site is currently occupied by an abandoned building.
PROPERTY OWNER	Third & Urban LLC
PETITIONER	Third & Urban LLC
AGENT/REPRESENTATIVE	Collin Brown and Brittany Lins; Alexander Ricks PLLC
COMMUNITY MEETING	The community meeting was held on March 2, 2026 and 4 people from the community attended. The community meeting report notes that items discussed at the meeting included an overview of the rezoning petition for a 2-acre site at Berryhill Road and Tuckaseegee Road, including site imagery, zoning history, and development context. The agent explained the request to rezone the property from MUDD-O to IMU(CD) to allow adaptive reuse of the existing industrial building with specific conditions. Attendees asked about issues such as site plans, leasing status, traffic studies, building height, density, allowed uses, and parking requirements, and Mr. Brown and Mr. Huang provided responses emphasizing flexibility and alignment with the UDO. The petitioner noted that most of the larger development area is already zoned IMU and that the proposed rezoning is consistent with the *Charlotte 2040 Policy Map*. The

meeting concluded with Mr. Brown outlining the anticipated public hearing timeline and offering follow-up contact information.
The full meeting report is available online.

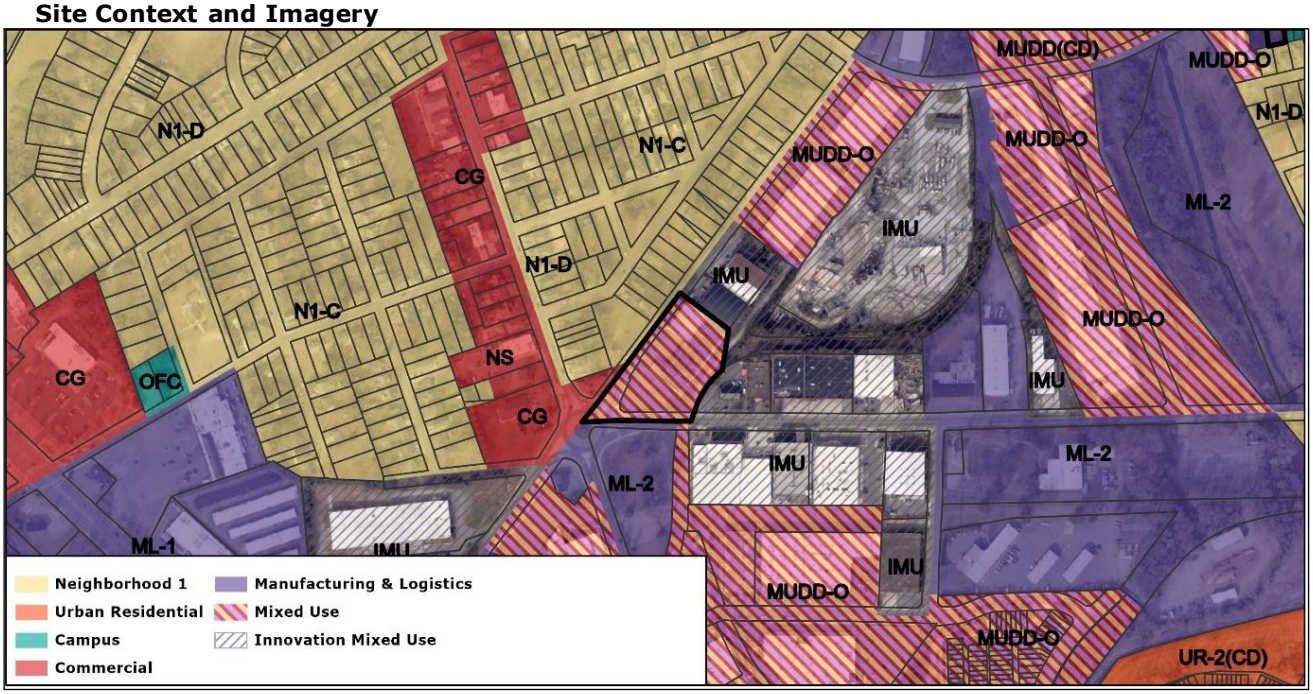
STAFF RECOMMENDATION	Staff recommends approval of this petition. Plan Consistency The petition is **consistent** with the goals and policies of the *West Inner Community Area Plan.* Rationale for Recommendation • The petition is in alignment with the recommended Innovation Mixed Use place type for this property and the surrounding area which has transitioned from hosting industrial uses to a range of commercial, office, and residential projects in recent years. • The conditions of the plan prohibit auto-centric uses, encouraging development that may be more oriented toward pedestrians and in line with the newer projects in the area. • 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 additional *2040 Comprehensive Plan* Goals: ○ 1: 10 Minute Neighborhoods may be facilitated by proposing uses aligned with the IMU Place Type. The proposal could help bring a mix of uses to the site, potentially increasing access to amenities in the area.

PLANNING STAFF REVIEW

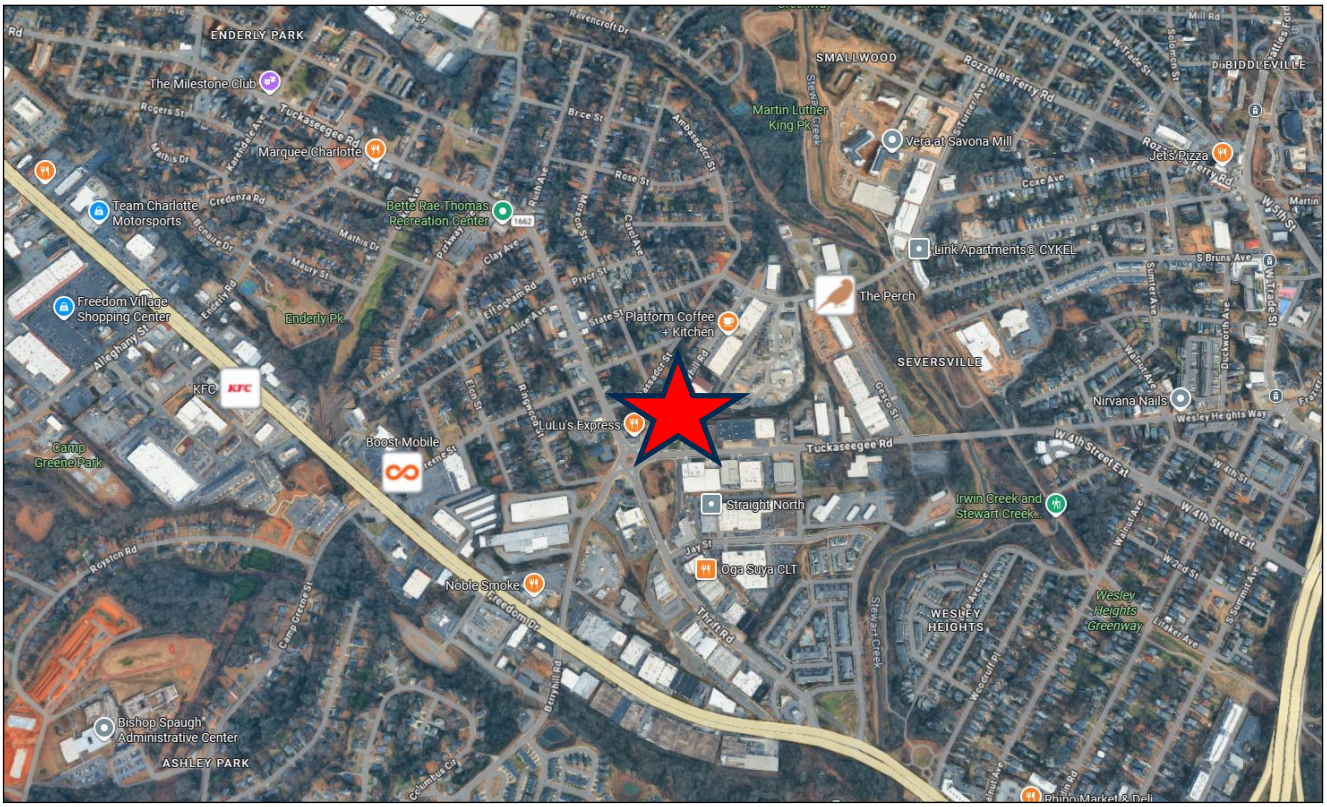
- **Background and Zoning District Summary**
  - Existing Zoning:
    - MUDD-O: Conditional rezoning 2021-196 entitled the site for adaptive reuse and expansion of industrial buildings with non-residential uses permitted in the MUDD zoning district.
  - Proposed Zoning:
    - IMU: This district is intended to accommodate those areas that have typically developed as industrial areas but are transitioning from an exclusively industrial orientation to a broader mix of light industrial, artisan industrial, commercial, and moderate density residential uses. The district prioritizes adaptive reuse of existing structures within a more walkable environment.
    - Conditional (CD): This petition proposes site-specific commitments that further restrict the use of the site.

- **Proposed Request Details**
  The development standards accompanying this petition contain the following provisions: **i**
  - The following uses shall be prohibited on the site:
    - Vehicle Dealership: Enclosed
    - Vehicle Fueling Facility
    - Vehicle Rental: Enclosed
    - Vehicle Repair: Minor
    - Parking Lot (Principal Use)
  - If residential units are constructed on the site, they shall include a minimum parking ratio of one (1) parking space per residential unit.
  - Building height shall be limited to seventy-five (75) feet.

- **Site Context and Imagery**



- The site is currently zoned MUDD-O, with Neighborhood 1 predominantly to the north of the site with some commercial and office zoning. To the South, East, and West of the site there is a concentration of Mixed Use, Innovation Mixed Use, and Manufacturing and Logistics.



The site (indicated by red star above) is north of Tuckaseegee Road, east of Berryhill Road, and west of Gesco Street. The site is adjacent to a residential neighborhood to the north and warehousing and other industrial uses, adaptive reuse projects containing offices, retail, and restaurants, and entitled multi-family and mixed-use puse projects to the North, South, and East.

View of the site looking east of Berryhill Road. The site is currently developed with a vacant building.

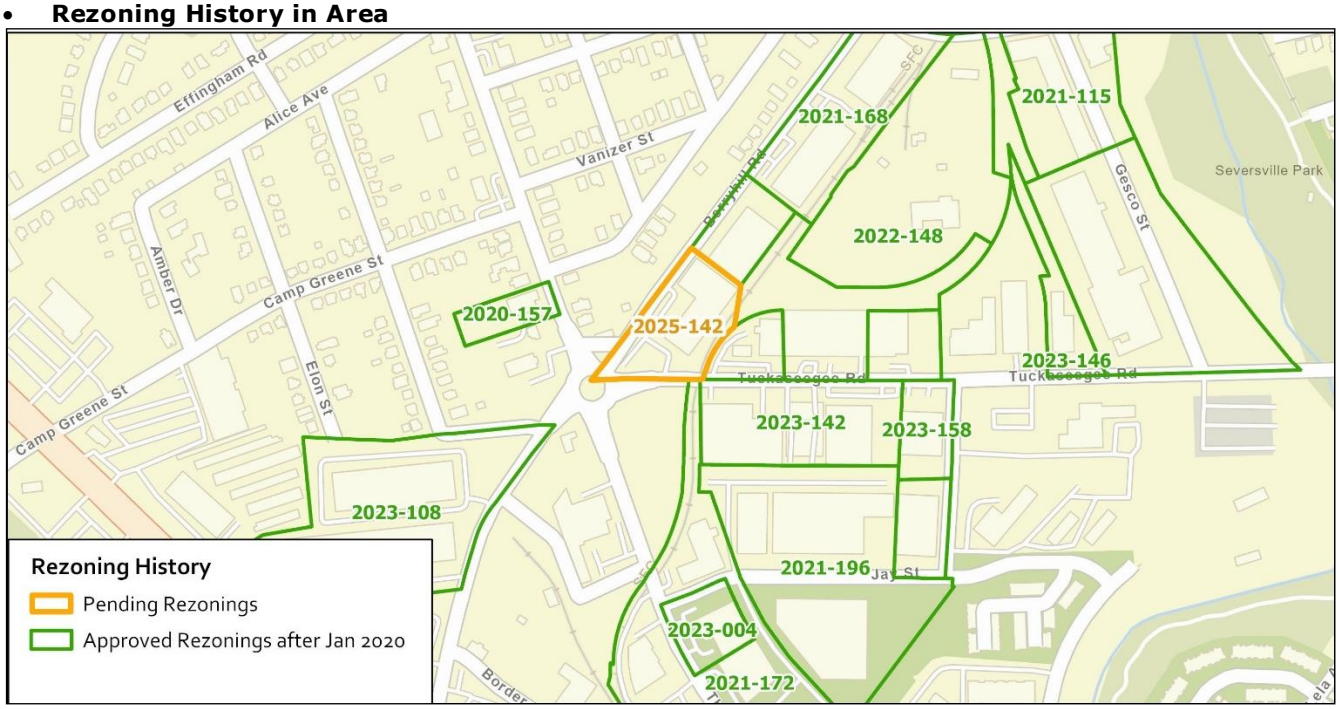
North of the site on Berryhill Road are adaptive reuse projects containing offices and restaurants in addition to single family homes.

East of the site looking south from the intersection of Tuckaseegee Road, is a view of office spaces and industrial uses.

South of the site on Berryhill Road there are active industrial warehouses and a propane supplier.

West of the site on Berryhill Road is a cluster of single family homes which are a part of a large neighborhood on Ambassador Street.

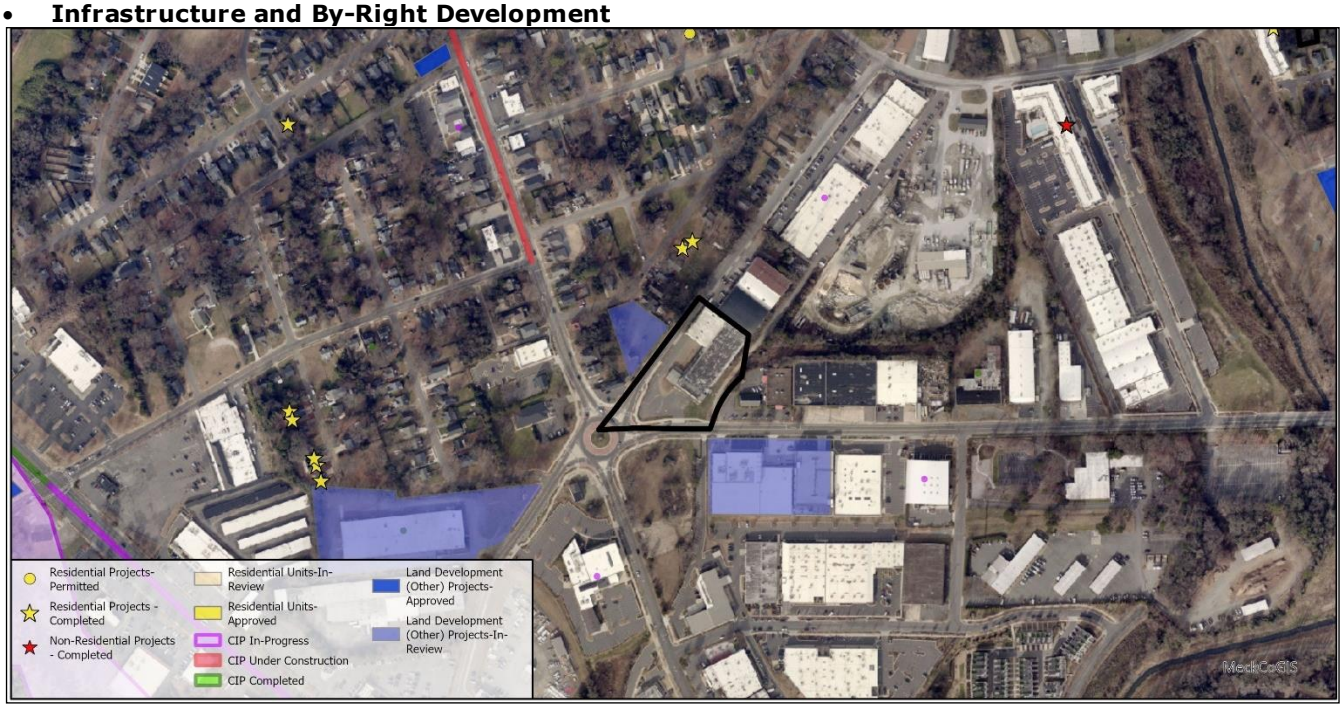
- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-157	Rezoned 0.76 acres from B-1 (neighborhood business) and R-5 (single family residential) district to NS (neighborhood services) district to allow for redevelop the site to allow all uses in the NS district in up to 16,000 square feet of building area.	Rezoning Approved development complete (LDC-2021-00108) for office uses.
2021-115	Rezoned 2.58 acres from I-2 (General Industrial) district to MUDD-O (Mixed-Use Development District – Optional) district to allow for the redevelopment of an industrial site near the Seversville neighborhood with up to 7,500 square feet of commercial uses and 265 multi-family and/or single family attached residential units.	Rezoning Approved. Rezoning Administrative Amendment Minor submitted and completed (RZAAMI-2022-00008), permit submitted and development completed (LDUMUDD-2022-00007) for multi-family uses.
2021-168	Rezoned 3.83 acres from I-2 (general industrial) district to MUDD-O (mixed-use development, optional) district to allow for adaptive reuse of industrial buildings with commercial uses permitted in the MUDD zoning district.	Rezoning Approved, permit applications submitted development completed (LDC-2020-00003) for adaptive reuse.
2021-172	Rezoned 10.79 acres from I-2 (general industrial) district to MUDD-O (mixed use development, optional) district to allow for adaptive reuse of industrial buildings with commercial uses permitted in the MUDD zoning district.	Rezoning Approved, various permits submitted and completed for adaptive reuse projects.
2021-196	Rezoned 21.51 acres from I-2 (general industrial) district to MUDD-O (mixed-use development, optional) district to allow for adaptive reuse and expansion of industrial buildings with non-residential uses permitted in the MUDD zoning district.	Rezoning Approved, various permits submitted and completed for adaptive reuse projects.
2022-148	Rezoned 15 acres from ML-2 (Manufacturing & Logistics) & MUDD-O (Mixed-Use Development District-Optional) district to IMU (Innovative Mixed Use) district to allow for all uses permitted in the IMU district on properties.	Rezoning Approved, permits submitted and completed (LDPSM-2024-00008) for multi-family residential and retail.
2023-004	Rezoned 096 acres from ML-2 (manufacturing and logistics, 2) district to MUDD-O (mixed-use	Rezoning Approved, no permit applications submitted

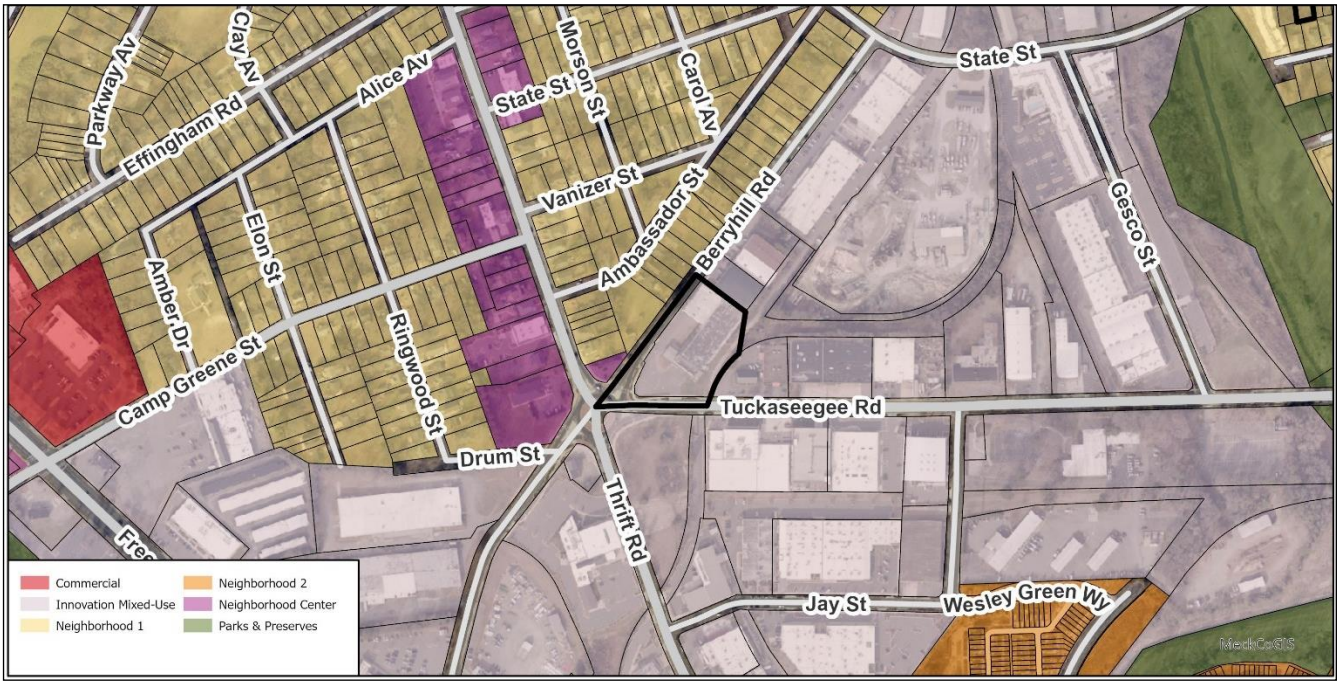
	development, optional) district to allow for uses in the MUDD zoning district with optional provisions.	
2023-108	Rezoned 8.6 acres from ML-1 (Manufacturing and Logistics-1), ML-2 (Manufacturing and Logistics-2) district to IMU (Innovation Mixed Use) district to allow for all uses permitted by-right and under prescribed conditions in the IMU (innovation mixed-use) zoning district.	Rezoning Approved, permits submitted and still under review (LDCP-2026-00021) for Drum Street extension.
2023-142	Rezoned 3.7 acres from ML-2 (Manufacturing & Logistics – 2) to IMU (Innovation Mixed Use) to allow for all uses permitted in the IMU district.	Rezoning Approved, permits submitted and completed (LDCR-2023-00002) and LDX-2021-00012 for adaptive reuse of existing structures.
2023-146	Rezoned 1.2 acres from ML-2 (Manufacturing & Logistics – 2) district to IMU (Innovation Mixed Use) district to allow for all uses permitted in the IMU district.	Rezoning Approved, no permit applications submitted.
2023-158	Rezoned 0.99 acres from ML-2 (Manufacturing & Logistics – 2) to IMU (Innovation Mixed Use) district to allow for all uses permitted in the IMU district.	Rezoning Approved, permits submitted and completed (LDX-2020-00036) for adaptive reuse of the existing structure.

- **Infrastructure and By-Right Development**



- This map depicts infrastructure projects, rezonings, and projects occurring by-right in the vicinity of the subject rezoning. By-right development is development that without exception complies with all standards of the zoning district in which the development is taking place. A project occurring by-right denotes that the development is allowed on the property and needs only to show that the development will meet the ordinance standards).
- More information on the specific projects in this area can be found using Development Near Me

- **Public Plans and Policies**



- The *West Inner Area Plan* and accompanying *2040 Policy Map* recommends the Innovation Mixed Use Place Type. The proposed rezoning is in alignment with the adopted Innovation Mixed Use Place Type.
  - Innovation Mixed Use places are vibrant areas of mixed-use and employment, typically in older urban areas, that capitalize on history and industry with uses such as light manufacturing, office, studios, research, retail, and dining.
  - This site is within the *West Inner Area Plan.* The petition does not directly facilitate the priority goals for the West Inner Community Area Plan but could further Goal 1 by allowing uses that can offer more goods and services in the immediate area.

- **INFRASTRUCTURE COMMENTS**

- **Charlotte Department of Transportation**
  - The site is located at the intersection of Tuckaseegee Road, a City-maintained major arterial, and Berryhill Road, a City-maintained major collector. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the minor conditional 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:**
    - CIP - Berryhill Rd & Thrift Rd & Tuckaseegee Rd Roundabout
      - External Project Description: Construct roundabout to replace a traffic signal at the intersection.
      - Project Number: PM51213034
      - Project Phase: Complete
      - Actual Completion Date: Q4 2022
      - CDOT PM: Unassigned
      - GS PM: Allison Brickey
    - TIP – C-5538 - SR 1662 (Tuckaseegee Road)
      - Description: Berryhill Road / Thrift Road intersection in Charlotte. Construct a roundabout.
      - Mode: CONGESTION MITIGATION-HWY
      - Construction Year: 2021
      - COMMENT: COMPLETE; $1.053M IN STBG-DA SWITCHED FOR CMAQ AS PART OF I-77 PPSL FUND SWAP.

- **Transportation Considerations:**
  - No outstanding issues.
- **Vehicle Trip Generation:**
  - Current:
    - Existing Use: 96 trips per day (based on Warehouse).
    - Existing Zoning Entitlements: 2,126 trips per day (based on Apartments and Retail).
  - Proposed Zoning: Too many uses to determine trip generation (based on IMU).

- **Storm Water Services**
  - **Considerations:**
    - No comments submitted.

- **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 12-inch water distribution main along Tuckaseegee Rd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main along Tuckaseegee Rd.
  - **Considerations:**
    - No outstanding issues.

- **Charlotte-Mecklenburg Schools**
  - The proposal allows a variety of uses; therefore, the impact on local schools cannot be determined at this time.
    - Ashley Park K-8 currently at 83% utilization.
    - West Charlotte High currently at 96% utilization.
  - **Considerations:**
    - See advisory comments at www.rezoning.org

- **Charlotte Area Transit System**
  Considerations:
  - No comments submitted.

CITY DEPARTMENT COMMENTS

- **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.
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Urban Forestry:** No comments submitted.

MECKLENBURG COUNTY COMMENTS

- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Park and Recreation Department:** No comments submitted.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Emma Knauerhase (704)-432-1163