



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2026-142

May 5, 2026

REQUEST

Current Zoning: MUDD-O (Mixed Use Development, Optional)
Proposed Zoning: IMU(CD) (Innovation Mixed-Use, Conditional)

LOCATION

Approximately 1.90 acres located north of Tuckaseegee Road,
east of Berryhill Road, and west of Gesco Street.
(Council District 2 - Graham)

PETITIONER

Third & Urban LLC

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of
this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **consistent** with the goals and
policies of the *West Inner Community Area Plan* based on the
information from the staff analysis and the public hearing, and
because:

- The petition is in alignment with the *2040 Policy Map*
recommendation for the Innovation Mixed Use Place
Type.

Therefore, we find this petition to be reasonable and in the
public interest, based on the information from the staff
analysis and the public hearing, and because:

- 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.

Motion/Second: Caprioli / Shaw
Yeas: Welton, Gaston, Caprioli, McDonald, Millen,
Shaw, Stuart
Nays: None
Absent: None
Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the *West Inner Community Area Plan*.

Commissioner McDonald wanted clarification that the parking commitment was added because of community feedback. Staff responded that the petitioner did add the note on minimum parking because of community concerns. Chairperson Welton inquired with staff how we would feel if residential was built on this lot as opposed to a mix of uses. Staff answered the question by saying this is a rapidly evolving neighborhood where moderately dense residential development would help support the new commercial tenants in the varied adaptive reuse projects.

There was no further discussion of this petition.

PLANNER

Emma Knauerhase (704) 432-1163