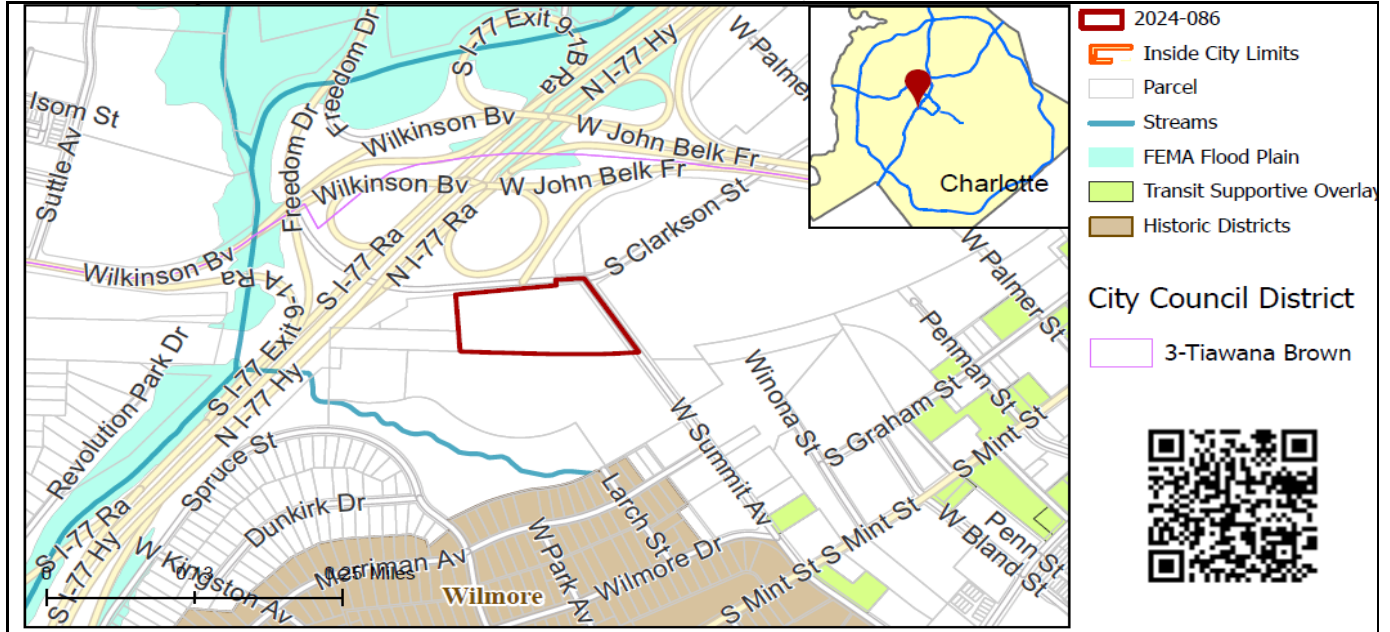


**REQUEST**

Current Zoning: ML-2 (Manufacturing & Logistics 2)  
Proposed Zoning: RAC(CD) (Regional Activity Center, Conditional)

**LOCATION**

Approximately 4.9 acres located on the south side of Clarkson Street, west side of Summit Avenue, and east of Interstate 77.



**SUMMARY OF PETITION**

The petition proposes to allow adaptive reuse of the existing buildings and minor expansions of the buildings with indoor recreation, restaurant, and accessory uses as permitted in the RAC zoning district.

**PROPERTY OWNER**

Spear Properties LP

**PETITIONER**

Peak Sports Holdings LLC

**AGENT/REPRESENTATIVE**

Collin Brown & Brittany Lins, Alexander Ricks PLLC

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 1.

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for Regional Activity Center place type.

Rationale for Recommendation

- The petition would align the zoning district with the adopted place type.
- The petition would allow for adaptive reuse of the existing buildings while not precluding the advancement of the Silver Line transit corridor in the future.
- The petition could support access to employment opportunity, which is a goal of the Regional Activity Center place type.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 1: 10 Minute Neighborhoods
  - 8: Diverse & Resilient Economic Opportunity
  - 9: Retain Our Identity & Charm

**PLANNING STAFF REVIEW**

- **Proposed Request Details**

The development standards accompanying this petition contain the following provisions:

- Allows for adaptive reuse of the existing buildings and minor expansions of the buildings with indoor recreation, restaurant, and accessory uses as permitted in the RAC zoning district.
- Acknowledges the site’s location in the path of the Silver Line transit corridor.
- Allows for exterior façade changes and expansions of up to 10% of the building’s square footage.

- **Existing Zoning**



- The site is zoned ML-2 and is surrounded by ML-1 zoning to the south and UMUD-O zoning to the north and east. Interstate 77 is to the west and north.



The site, marked by a red star, is surrounded by the interchange of I-77 & I-277 to the north and west, the former Charlotte Pipe & Foundry campus to the east, and the urban neighborhoods of Wilmore and South End to south.





Street view of the site as seen from W Summit Avenue. The site is developed with warehouse-style buildings.



Street view of the I-77 & I-277 interchange north of the site as seen from S Clarkson Street.



Street view of the former Charlotte Pipe & Foundry campus to the east of the site across W Summit Avenue.



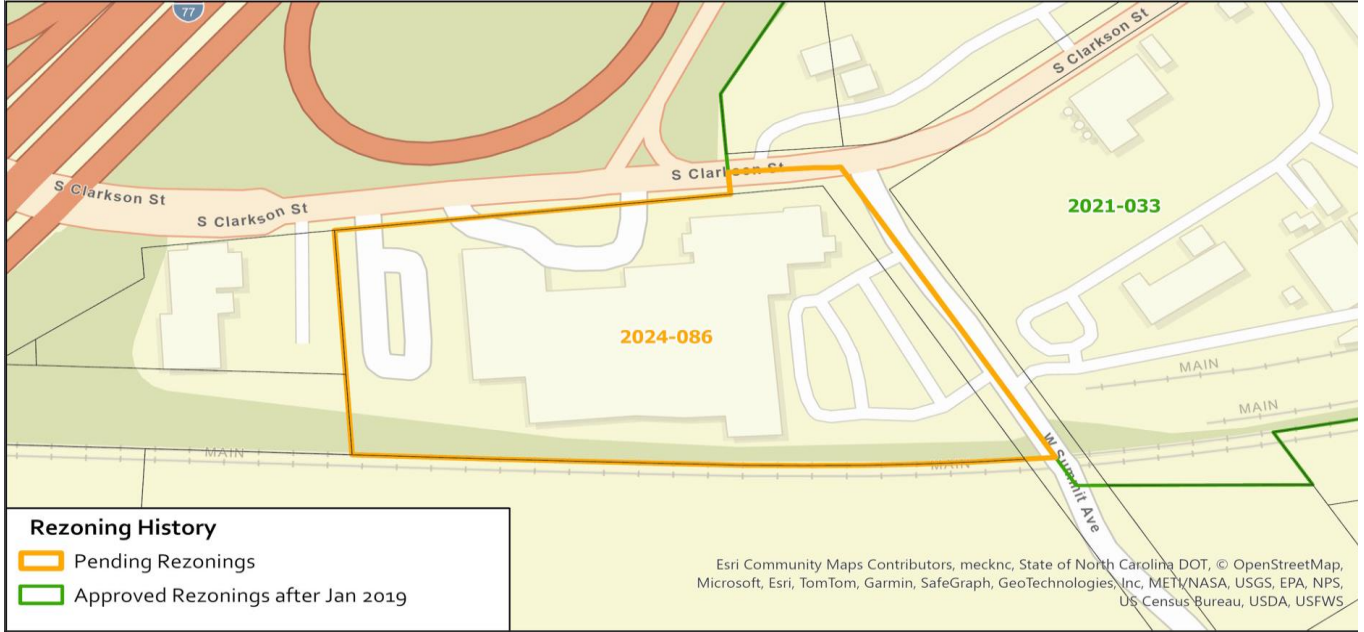
Street view of vacant property to the south of the site as seen from W Summit Avenue.



Street view of industrial use to the west of the site along S Clarkson Street.



**Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-033	Petition to rezone 55 acres to UMUD-O to allow a large-scale mixed-use development.	Approved

**Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Regional Activity Center place type for this site and surrounding properties.

**TRANSPORTATION SUMMARY**

- Site is located on Clarkson Street, a State-maintained collector, and Summit Avenue, a City-maintained collector. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the RAC zoning. 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. All outstanding CDOT issues have been addressed.

- **Active Projects:**
- I-77 South Corridor Improvements (I-5718A)
  - Widen existing freeway from I-277/US-74 interchange to South Carolina State Line
  - Anticipate this will have impacts to this site.
- Silver Line
  - Silver line route goes directly through this site, full or partial take is expected.
- **Transportation Considerations**
  - No Outstanding Issues.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 336 trips per day (based on 57,752 SF warehouse, 13,725 SF office).
    - Entitlement: 375 trips per day (based on 213,444 SF warehouse).
  - Proposed Zoning: Trip generation will be calculated during permitting based on the specific square footage of proposed uses.

## DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No outstanding issues.
- **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 Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along S Clarkson St. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along S Clarkson St. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **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 outstanding issues.

## OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING

### Transportation

- ~~1. Remove all transportation notes from the development standards. Transportation issues will be coordinated with NCDOT and CDOT during the permitting process. **ADDRESSED**~~
- ~~2. Change all development standards references to "Silver Line Light Rail" to "Silver Line Transit Corridor". **ADDRESSED**~~
- ~~3. Change the first sentence of Note II. Permitted Uses to state "In advance of any of the CATS Silver Line corridor right of way acquisition process." **ADDRESSED**~~
- ~~4. Change the title of note section III to "CATS Property Acquisition for Silver Line Corridor." **ADDRESSED**~~
- ~~5. Remove language in section III referencing eminent domain. **ADDRESSED**~~
- ~~6. Replace all references to "taking" with "acquisition". **ADDRESSED**~~

**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**  
**Planner:** Joe Mangum (704) 353-1908