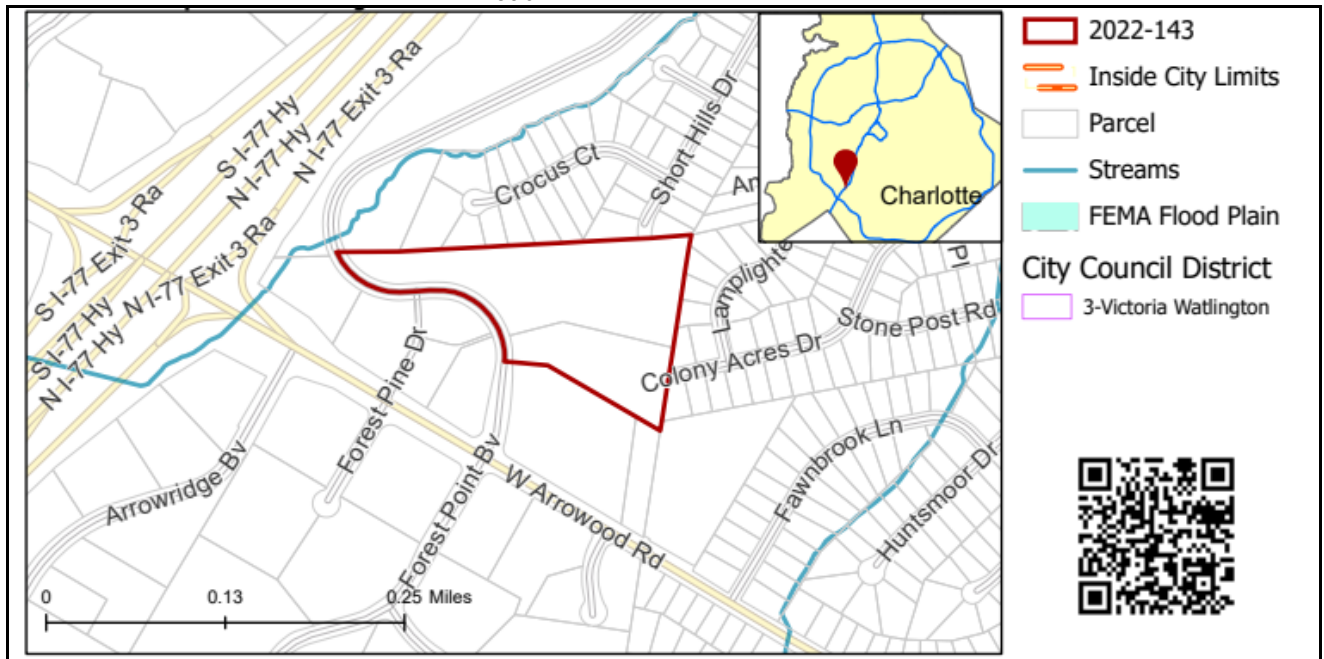


REQUEST

Current Zoning: B-2(CD) (general business, conditional)
Proposed Zoning: B-2 (general business)

LOCATION

Approximately 9.58 acres located on the east side of Forest Point Boulevard, north of West Arrowood Road, and west of Nations Ford Road.



SUMMARY OF PETITION

The petition proposes to allow all uses in the B-2 zoning district on vacant land and a parcel developed with an existing hotel in southeast Charlotte.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE

Faison Arrowood Properties LTD
Mecklenburg County
Matthew Jones / Jones Civil Design

COMMUNITY MEETING

Meeting is not required.

STAFF
RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *2040 Policy Map* recommendation for the Commercial place type.

Rationale for Recommendation

- Allows all uses in the B-2 zoning district.
- Allows development and redevelopment of the site in alignment with the recommended Place Type.
- The site is located in an area with commercial uses within close proximity to I-77 and employment opportunities.
- There is bus service to the site.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:

- 6: Healthy, Safe & Active Communities
- 7: Integrated Natural & Built Environments

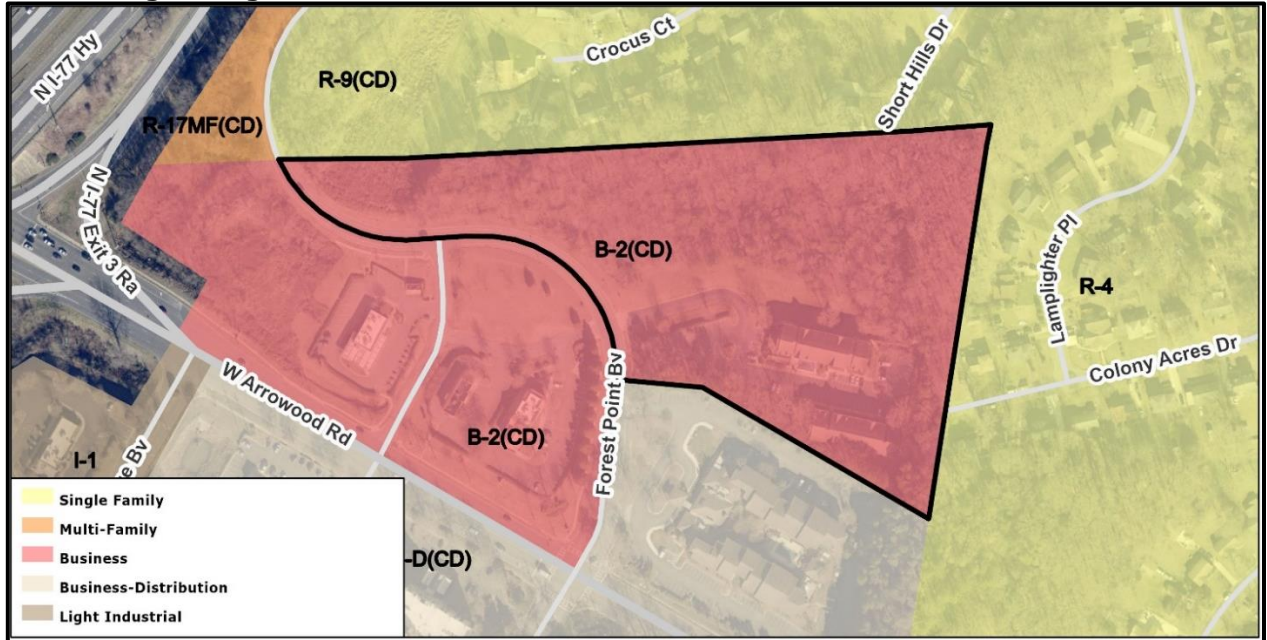
PLANNING STAFF REVIEW

- **Proposed Request Details**

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

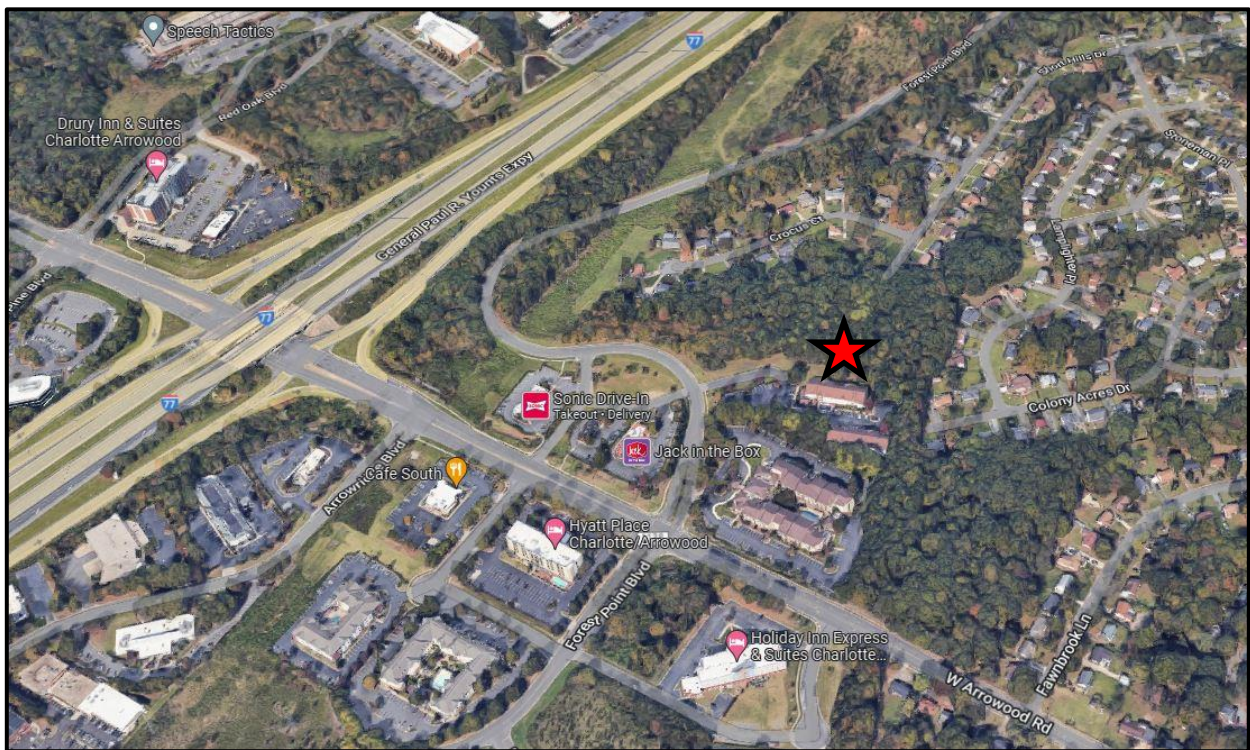
- The petition would allow all uses in the B-2 (general business) zoning district.

- **Existing Zoning and Land Use**



- The site is located between commercial and industrial zoning to the west and south and single family zoning to the north and east.

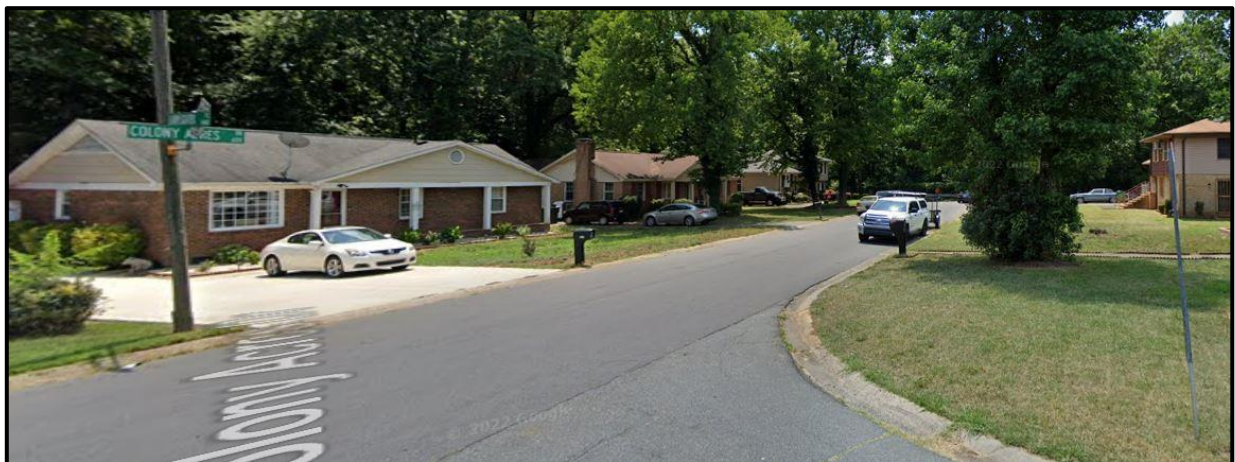
Existing Zoning	Translated Zoning	Recommended Place Type
B-2(CD)	B-2(CD)	CG, General Commercial



The site, indicated by the red star above, is in an area developed with hotels and fast food restaurants located to the south and west of the site along West Arrowood Road, single-family developments are located to the north and east of the site.



The site fronts Forest Point Blvd and contains an existing hotel buildings on one parcel and the second parcel is wooded.



Multiple established single-family home developments are located to the east and north of the site, such as Colony Acres.



A hotel is located to south of the site at the corner of Arrowood Road and Forest Point Blvd.



Several fast food restaurants are located to the west of the site along Arrowood Road.

Petition Number	Summary of Petition	Status
2018-165	Rezoned 16.6 acres, west of the site between I-77 and Forest Point Bv. to allow up to 200 multi-family units.	Approved
2022-032	Proposes to rezone 4.18 acres east of the site on Arrowood Rd to allow up to 33 townhouse units.	Pending

Commercial

Manufacturing & Logistics

Neighborhood 1

Neighborhood 2

W I-77 Hwy

W Arrowood Rd

Forest Point Bv

Short Hills Dr

Lamplighter Pl

Colony Acres Dr

Crocus Ct

Exit 3 Ra

Wedge Bv

Forest Point Dr

- The *2040 Policy Map* (2022) recommends the Commercial place type.

- **TRANSPORTATION SUMMARY**

- The petition is located on the east side of a city-maintained local road, Forest Point Boulevard, north of West Arrowood Road, and west of Nations Ford Road. A Traffic Impact Study (TIS) is not needed for the site. CDOT will work with the petitioner during the permitting process to ensure all required streetscape and transportation related ordinance requirements are complied with for adequate access and connectivity to the site and surrounding network
- **Active Projects:**
 - N/A
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant land).
 - Entitlement: 6,295 trips per day (based on 143,700 square-feet of retail uses).
 - Proposed Zoning: 6,295 trips per day (based on 143,700 square-feet of retail uses).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Forest Point Blvd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Forest Point Blvd. See advisory comments at www.rezoning.org
- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

Additional Information (department memos, site plans, etc.) online at www.rezoning.org
Planner: John Kinley (704) 336-8311