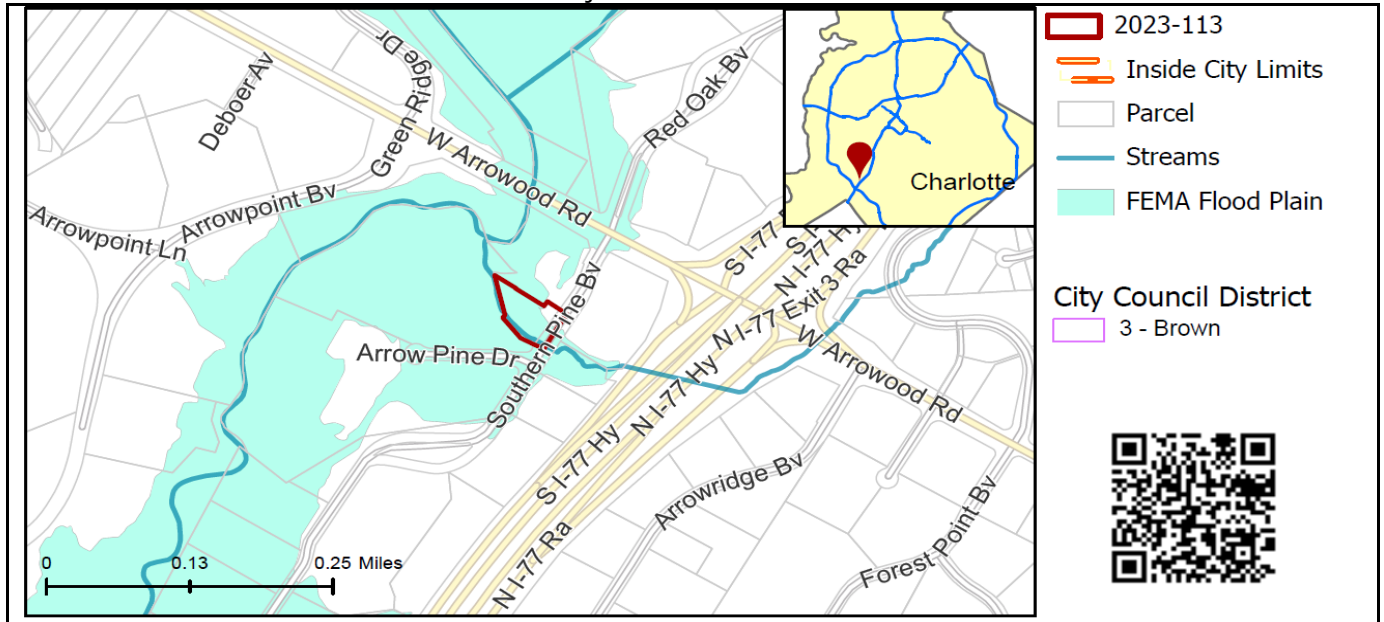


REQUEST

Current Zoning: ML-1 (Manufacturing & Logistics 1)
Proposed Zoning: CG(CD) (General Commercial, Conditional)

LOCATION

Approximately 1.14 acres located on the west side of Southern Pine Boulevard just south of Arrowwood Road.



SUMMARY OF PETITION

The petition proposes to allow the development of a vacant property with office and accessory uses under CG development standards.

PROPERTY OWNER

Sri Sri LLC

PETITIONER

Sri Sri LLC

AGENT/REPRESENTATIVE

Baldev Thakor

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 Campus place type.

Rationale for Recommendation

- Despite the place type inconsistency, the conditional notes limit the use to office which as a use is consistent with Campus place type.
- The Campus zoning districts limit application to a minimum of 5 acres. This site, at 1.14 acres, wouldn't qualify for consideration of a Campus zoning district.
- Many of the properties along Southern Pine Boulevard are developed with office uses.
- The site is heavily encumbered by floodplain, limiting the amount of developable land and scope of what could be constructed on the property.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 8: Diverse & Resilient Economic Opportunity

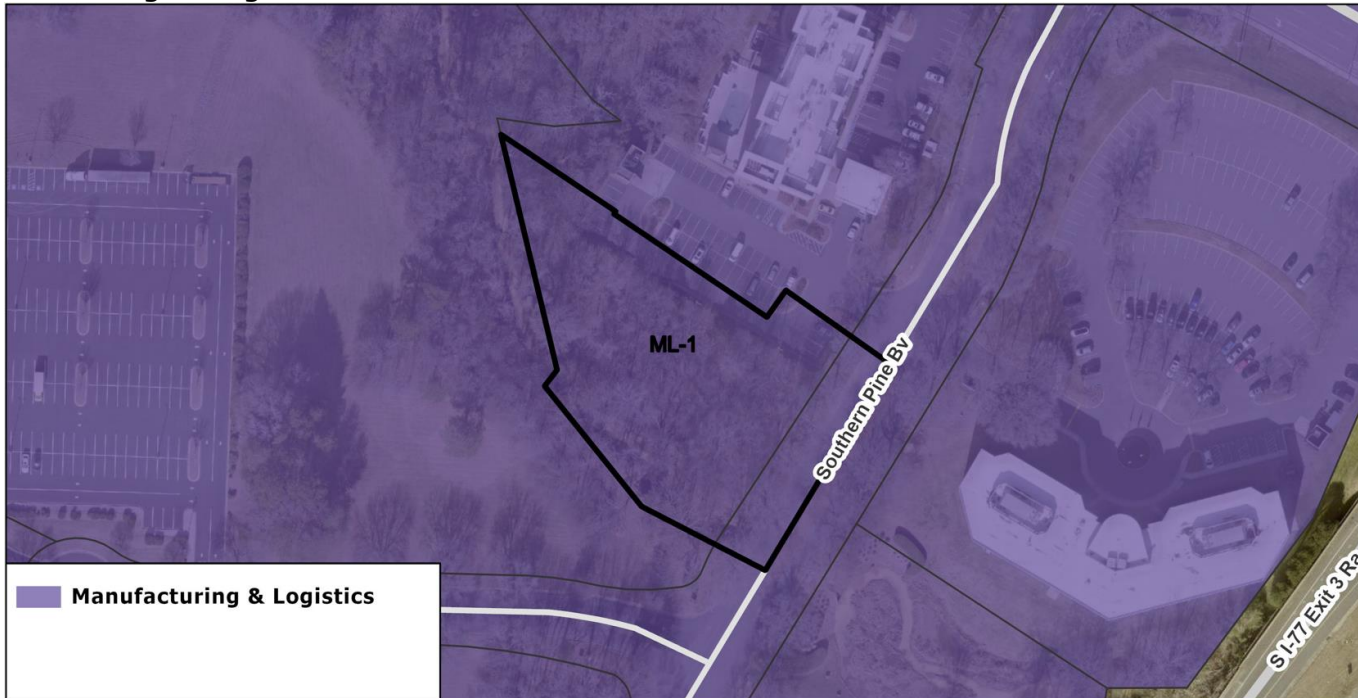
PLANNING STAFF REVIEW

- **Proposed Request Details**

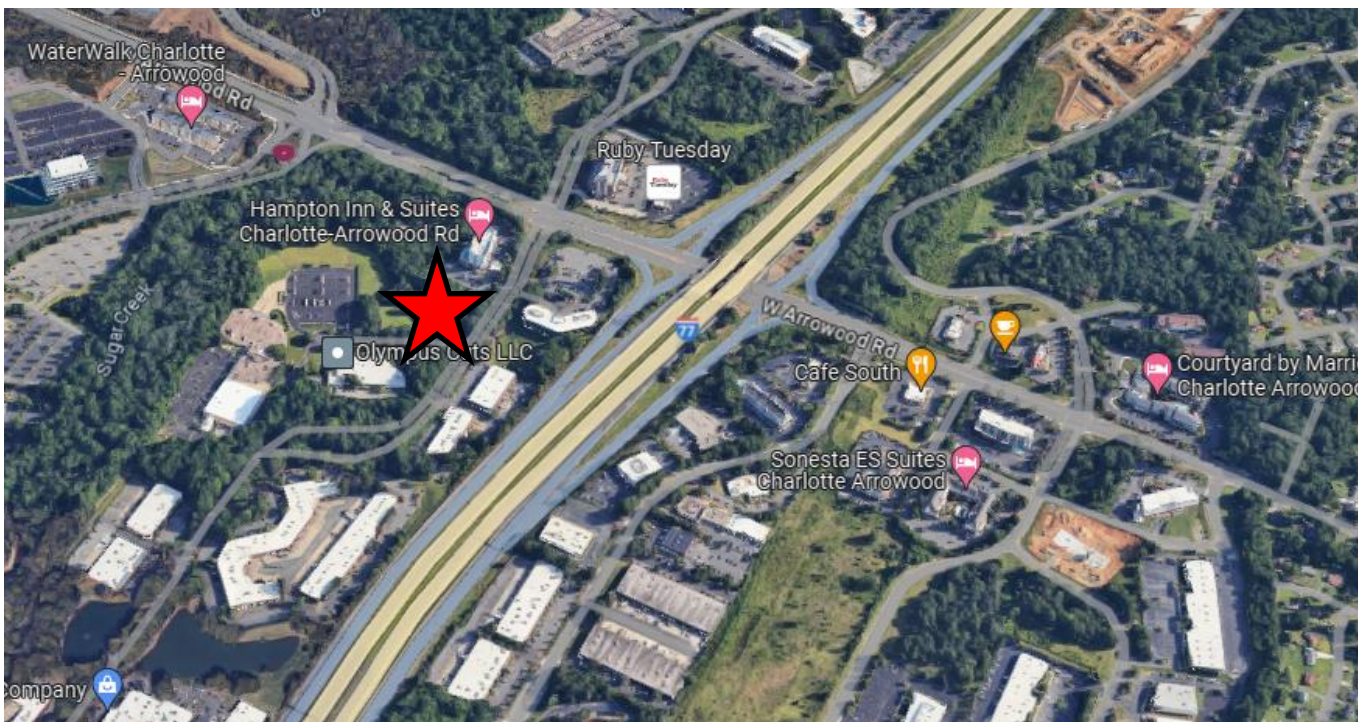
The conditional notes accompanying this petition contain the following provisions:

- Limits the uses to office and accessory uses developed under the standards of the CG district.

- **Existing Zoning**



- The site and all adjacent properties are zoned ML-1.



The site, marked by a red star, is surrounded by a mix of commercial, office, and manufacturing and logistics uses.



Streetview of the site as seen from Southern Pine Boulevard.



Streetview of commercial use to the north of the site along Southern Pine Boulevard.



Streetview of office use to the east of the site across Southern Pine Boulevard.

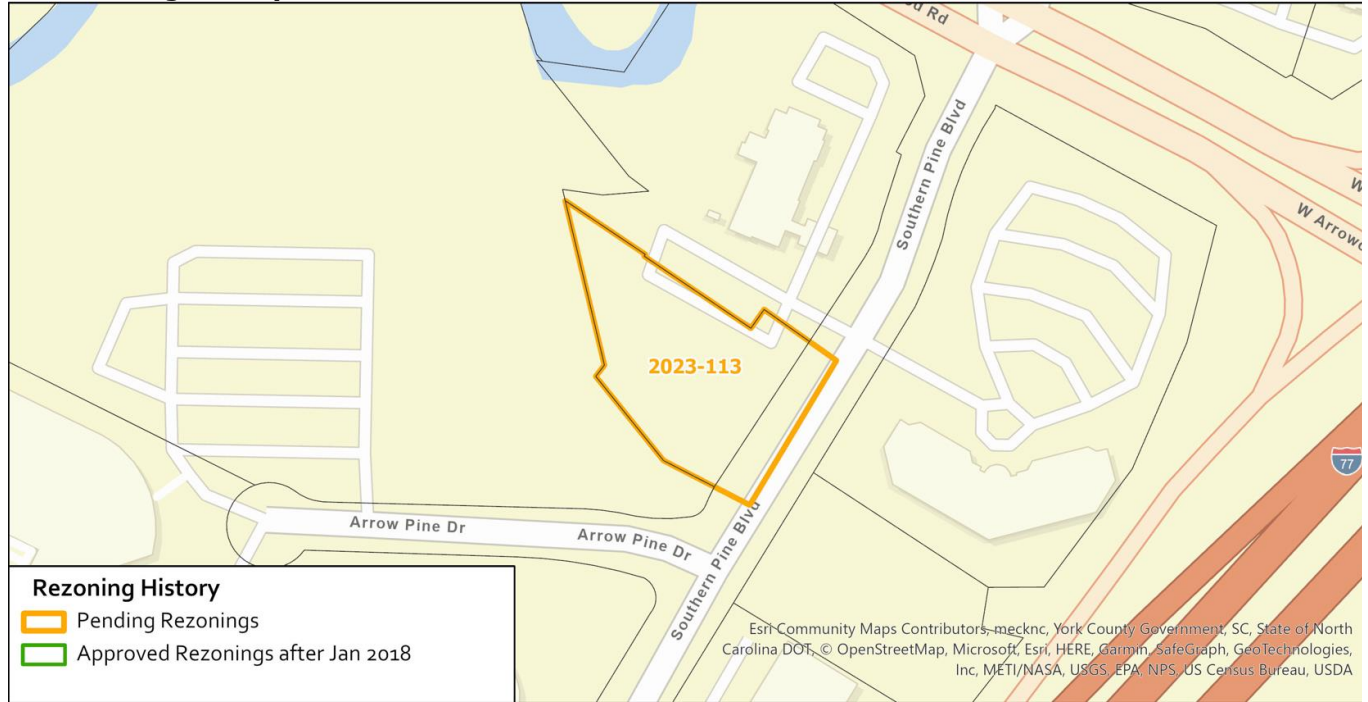


Streetview of commercial uses to the south of the site along Southern Pine Boulevard.



Streetview of commercial uses to the west of the site along Arrow Pine Drive.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
There are no recently approved or pending rezonings near this site.		

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Campus place type for the petition site and all adjacent properties.

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to Southern Pine Boulevard, a City-maintained local street, south of Arrowood Road, a State-maintained major arterial. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the conditional rezoning only establishing developmental standards for the parcel. 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:**

- N/A

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant land).

Entitlement: 60 trips per day (based on 11,400 SF warehouse).

Proposed Zoning: 175 trips per day (based on 11,400 SF office).

DEPARTMENT COMMENTS

- **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:** No comments submitted.
- **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:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main along Southern Pine Blvd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 10-inch sewer main inside parcel 20302142 on the western side of the rezoning boundary and an existing 8-inch sewer main along Southern Pine Blvd. See advisory comments at www.rezoning.org
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at 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:** See advisory comments at www.rezoning.org

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Joe Mangum (704) 353-1908