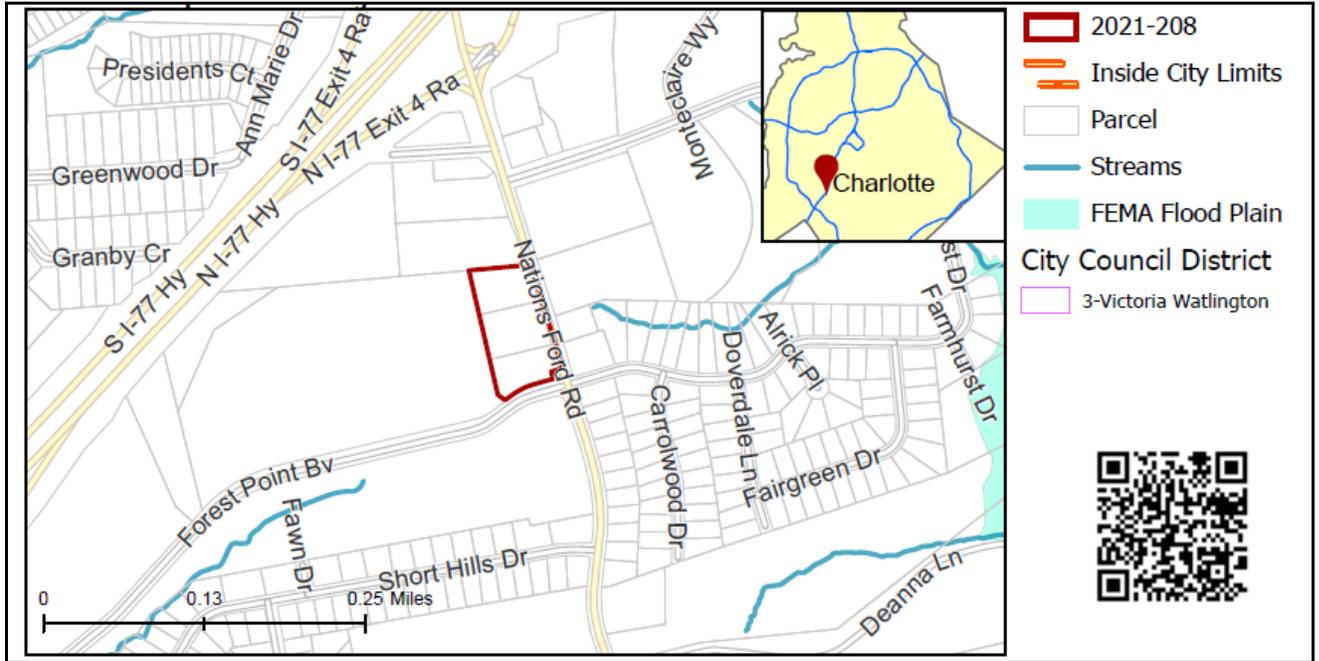


**REQUEST**

Current Zoning: B-1SCD (Business, shopping center)  
Proposed Zoning: O-1 (office)

**LOCATION**

Approximately 2.94 acres located at the northwest intersection of Nations Ford Road and Forest Point Boulevard, north of West Arrowood Road.



**SUMMARY OF PETITION**

The petition proposes to allow all uses in the O-1, office, zoning district on parcels that are currently vacant.

**PROPERTY OWNER**

Samaritan's Purse

**PETITIONER**

Hugh Elder

**AGENT/REPRESENTATIVE**

Brian Rossi

**COMMUNITY MEETING**

Meeting is not required.

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *Southwest District Plan* (1991) recommendation for office uses at this site.

Rationale for Recommendation

- The site is directly adjacent to existing office land uses and parcels zoned O-1.
- This rezoning would allow for the vacant site to be developed with uses that are consistent with the proposed land use for this area.
- The current conditional plan for the site is from a 1998 rezoning which changed the zoning district to B-1SCD and calls for retail and office uses for these parcels, which are compatible uses under the O-1 zoning district. Although the uses under the proposed and existing zoning are comparable, if approved, this rezoning petition would allow for the underutilized site to develop under a zoning district that is in the current Zoning Ordinance rather than B-1SCD which is no longer a district included in the Ordinance.

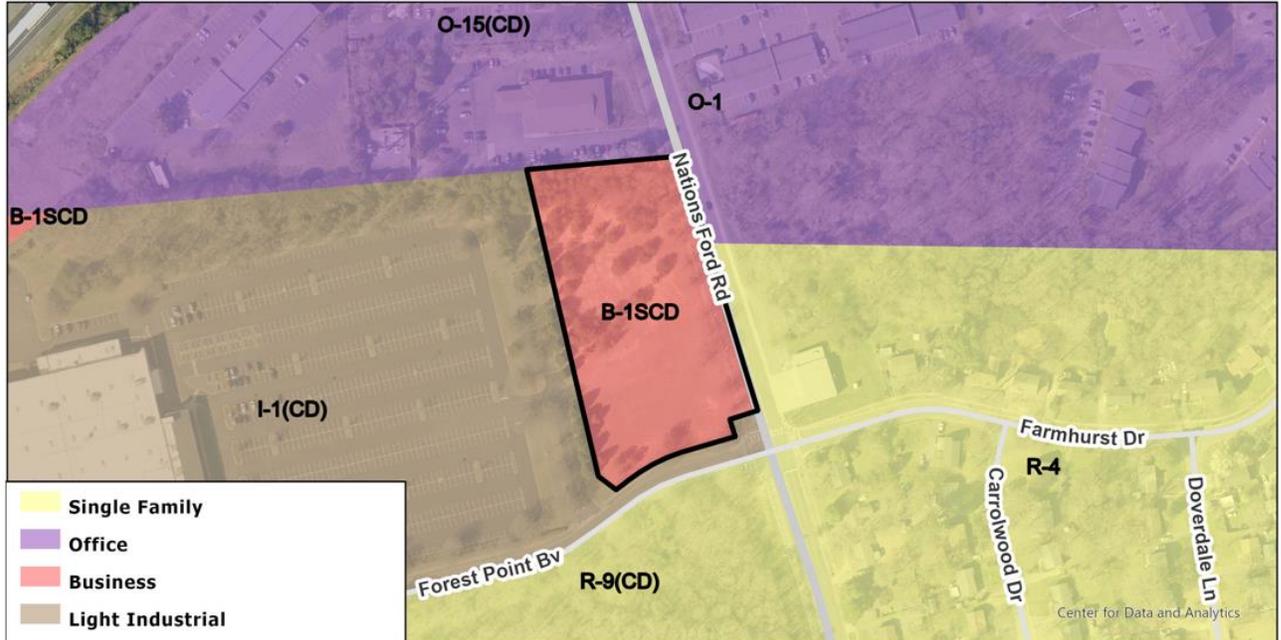
**PLANNING STAFF REVIEW**

- **Proposed Request Details**

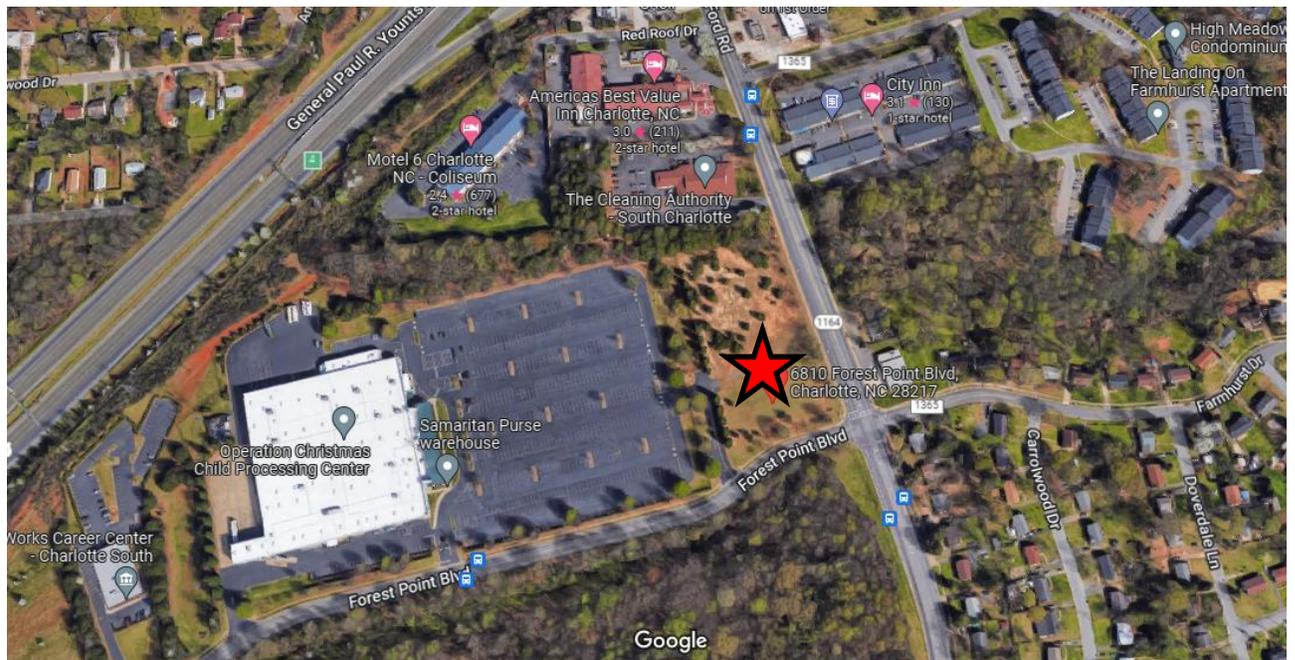
This is a conventional rezoning petition with no associated site plan.

- Allows all uses in the O-1, office, zoning district.

- **Existing Zoning and Land Use**



- The site is currently zoned B-1SCD, business shopping center district, and is surrounded by office, retail, single family residential, and institutional uses as well as vacant parcels.



- The subject site is denoted with a red star.



- North of the site are office and retail uses.



- East of the site are vacant parcels, a single family home, and a Medic station at the corner of Nations Ford Road and Forest Point Boulevard.

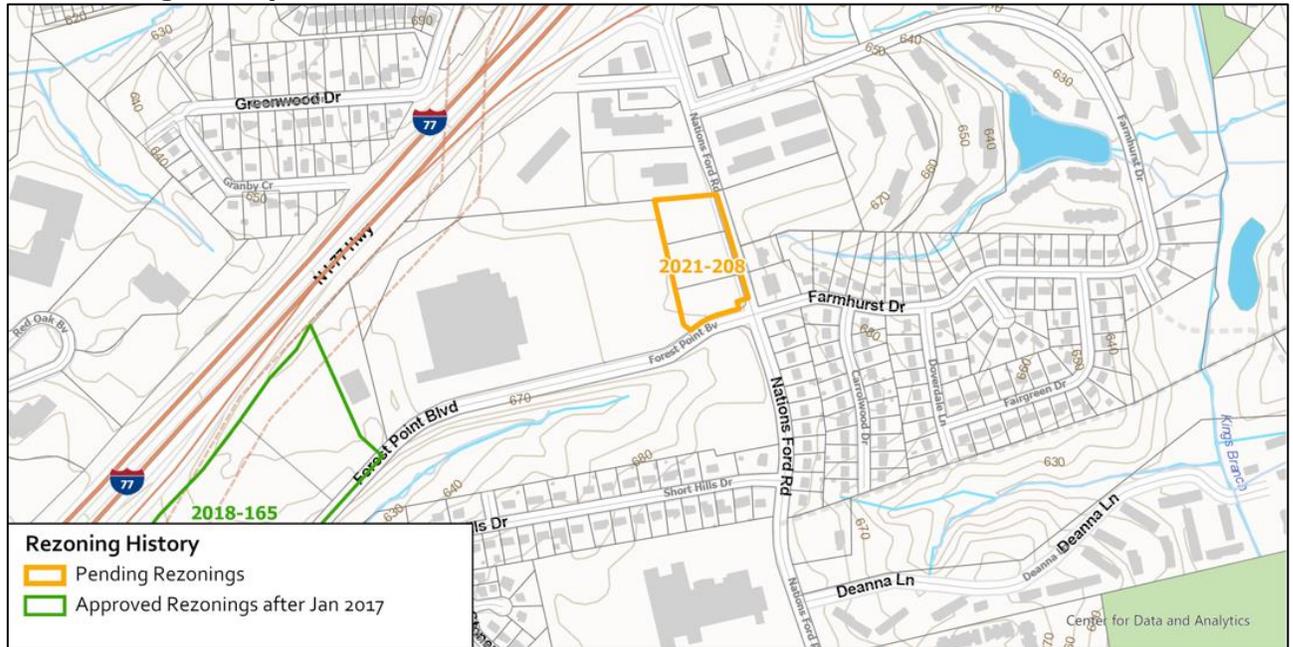


- South of the site is open space.



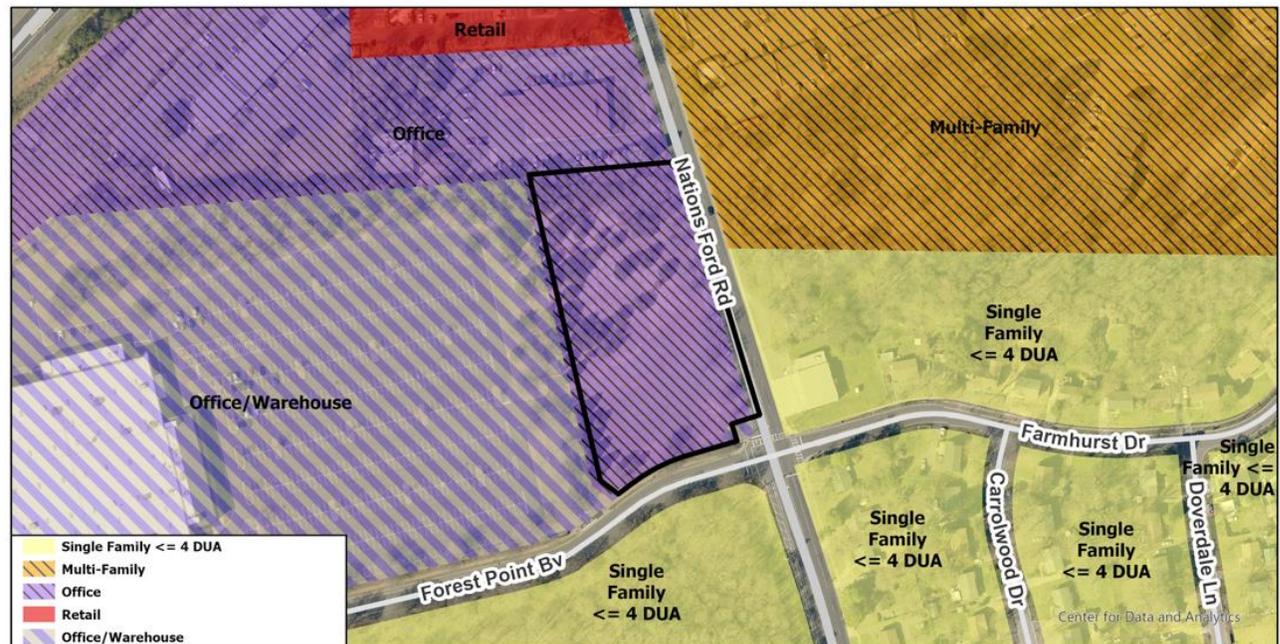
- West of the site is a parking area used by Samaritan Purse Warehouse.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2018-165	Rezoned 16.6 acres from B-2(CD) to R-17MF(CD).	Approved

• **Public Plans and Policies**



- The *Southwest District Plan* (1991) recommends office uses at this site.

• **TRANSPORTATION SUMMARY**

- The site is located on Nations Ford Road, a City-maintained minor thoroughfare, north of Forest Point Boulevard, a City-maintained Major Collector. The site is in the South Corridor, outside of Route 4, and within the limits of the Westside Strategy Plan Study Area. A Traffic Impact Study (TIS) is not needed for the site due to the site’s generation of less than 2,500 trips. 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:**

- There are no active projects near the site.

- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 0 trips per day (the site is currently vacant).
    - Entitlement: 2,615 trips per day (based on 29,400 square feet of retail uses).
  - Proposed Zoning: 325 trips per day (based on 29,400 square feet of office uses).

**DEPARTMENT COMMENTS** (see full department reports online)

- **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 Fire Department:** No comments submitted.
  - **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 0 students, while the development allowed under the proposed zoning may produce 11 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 11.
    - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
      - Nations Ford Elementary at 128%
      - Southwest Middle at 139%
      - Harding University High at 129%.
  - **Charlotte Water:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Erosion Control:** No comments submitted.
  - **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:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Storm Water Services:** No comments submitted.
  - **Urban Forestry / City Arborist:** No comments submitted.
- 

**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Holly Cramer (704) 353-1902

## Goals Relevant to Rezoning Determinations

### Rezoning Petition # 2021-208

The following table represents an overview of the relationship between the **Charlotte Future 2040 Comprehensive Plan** and **Rezoning Petitions**. This is an evolving analysis that is expected to be refined when **Policy Mapping** is completed and adopted (anticipated early 2022).

Please note: not all goals will apply to all rezoning petitions.

Goals	Goal Description	Relationship to Charlotte Future 2040 Comprehensive Plan
	<p><b>Goal 1: 10- Minute Neighborhoods</b></p> <p>All Charlotte households should have access to essential amenities, goods, and services within a comfortable and tree-shaded 10-minute walk, bike, or transit trip by 2040. Not all neighborhoods are expected to include every essential amenity, good, or service, but every resident should have access within a ½ mile walk or a 2-mile bike or transit ride.</p>	<b>X</b>
	<p><b>Goal 2: Neighborhood Diversity &amp; Inclusion</b></p> <p>Charlotte will strive for all neighborhoods to have a diversity of housing options by increasing the presence of middle density housing (e.g. duplexes, triplexes, fourplexes, townhomes, accessory dwelling units, and other small lot housing types) and ensuring land use regulations allow for flexibility in creation of housing within existing neighborhoods.</p>	<b>X</b>
	<p><b>Goal 3: Housing Access for All</b></p> <p>Charlotte will ensure opportunities for residents of all incomes to access affordable housing through the preservation of naturally occurring affordable and workforce housing and increasing the number of affordable and workforce housing units through new construction.</p>	<b>X</b>
	<p><b>Goal 4: Trail &amp; Transit Oriented Development (2-TOD)</b></p> <p>Charlotte will promote moderate to high-intensity, compact, mixed-use urban development along high-performance transit lines and near separated shared-use paths or trails.</p>	<b>X</b>

	<p><b>Goal 5: Safe &amp; Equitable Mobility</b> Charlotte will provide safe and equitable mobility options for all travelers regardless of age, income, ability, race, where they live, or how they choose to travel. An integrated system of transit and tree-shaded bikeways, sidewalks, shared-use paths, and streets will support a sustainable, connected, prosperous, and innovative network that connects all Charlotteans to each other, jobs, housing, amenities, goods, services and the region.</p>	
	<p><b>Goal 6: Healthy, Safe &amp; Active Communities</b> All Charlotteans will live and work in safe and resilient neighborhoods that enable healthy and active lifestyles by reducing exposure to harmful environmental contaminants, expanding and improving the quality of tree canopy, encouraging investment in walking, cycling, and recreation facilities, and providing access to healthy food options and healthcare services.</p>	<p>N/A</p>
	<p><b>Goal 7: Integrated Natural &amp; Built Environments</b> Charlotte will protect and enhance its surface water quality, tree canopy, and natural areas with a variety of trees, plantings, green infrastructure, green building practices, and open space at different scales throughout the entire community as a component of sustainable city infrastructure that addresses the threat of climate change.</p>	
	<p><b>Goal 8: Diverse &amp; Resilient Economic Opportunity</b> Charlotteans will have opportunity for upward economic mobility through access to a diverse mix of jobs and careers that align with education and skill levels of residents and the economic strengths of the region.</p>	<p>N/A</p>
	<p><b>Goal 9: Retain Our Identity &amp; Charm</b> Charlotte will cultivate community-driven placemaking and identity, while limiting displacement and retaining the essence of existing neighborhoods by intentionally directing redevelopment.</p>	<p>N/A</p>
	<p><b>Goal 10: Fiscally Responsible</b> Charlotte will align capital investments with the adopted growth strategy and ensure the benefit of public and private sector investments benefit all residents and limit the public costs of accommodating growth</p>	<p>N/A</p>