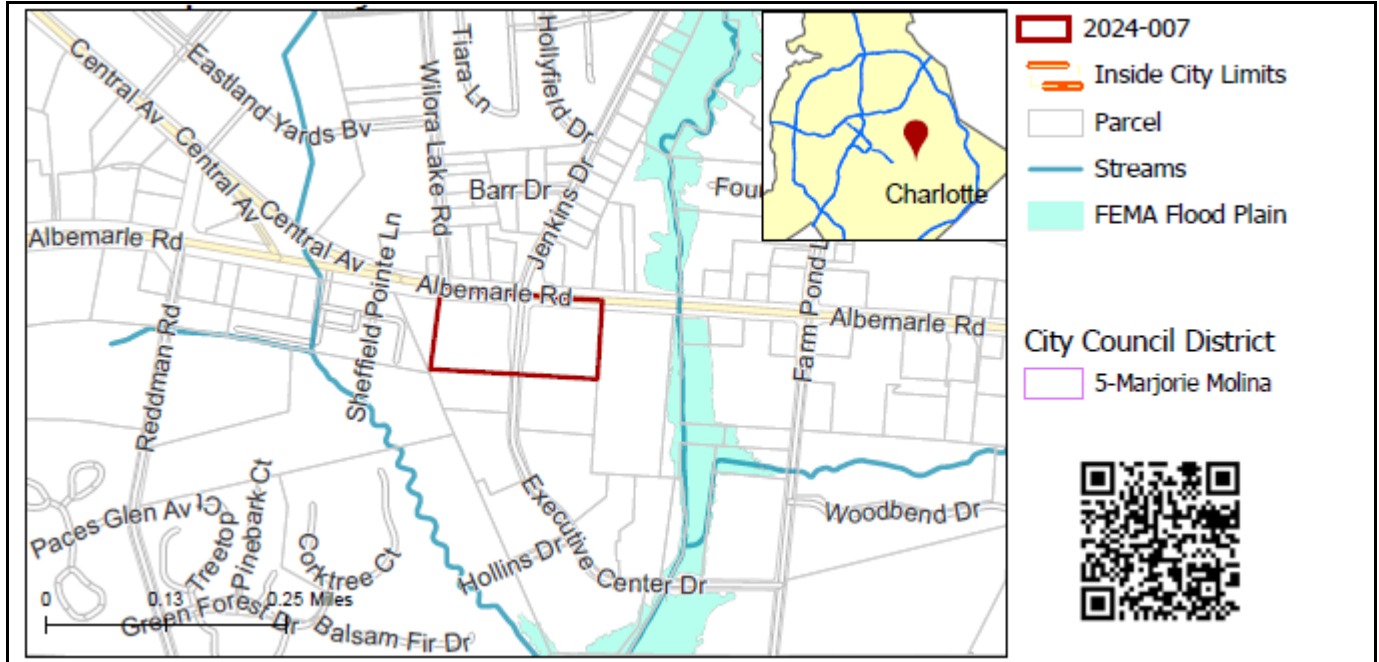


REQUEST

Current Zoning: OFC (office flex campus)
 Proposed Zoning: CAC-1 (commercial activity center-1)

LOCATION

Approximately 7.34 acres located at the southeast corner and southwest corner of Executive Center Drive and Albemarle Road.



SUMMARY OF PETITION

The petition proposes to permit all uses by right and under prescribed conditions on parcels currently developed with offices at the southeast and southwest corners of Albemarle Road and Executive Drive Center.

PROPERTY OWNER

CE Office LLC

PETITIONER

Oak Hill Management

AGENT/REPRESENTATIVE

Bridget E. Grant – Moore and Van Allen

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
 Number of people attending the Community Meeting: 9

STAFF RECOMMENDATION

Staff recommends approval of this petition upon resolution of outstanding issues related to environment, transportation, and site/building design.

Plan Consistency

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

Rationale for Recommendation

- The petition is consistent with the recommended CAC place type.
- The CAC-1 zoning district is intended to accommodate those areas of the City that are transitioning from a more automobile-centric orientation toward a more walkable, well-connected, moderate intensity mix of retail, restaurant, entertainment, office, and personal service uses, including some residential uses.
- The CAC-1 place type is recommended for nearby parcels located along Albemarle Road.

- CATS Local and Express Routes #221, #40X, 46X, and #9 run along Albemarle Road.
- The petition's request for the CAC Place Type should provide access to goods and services, dining, entertainment, and residential for nearby and regional residents.
- There are outstanding issues related to pedestrian/bike, and transit improvements, discussed in more detail below, that should be addressed via amending this petition to a conditional rezoning.
- The petition is within 1/2 a mile walkshed of the proposed Eastland Mall Gold Line Stop.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10 Minute Neighborhoods
 - 4: Trail & Transit Oriented Development

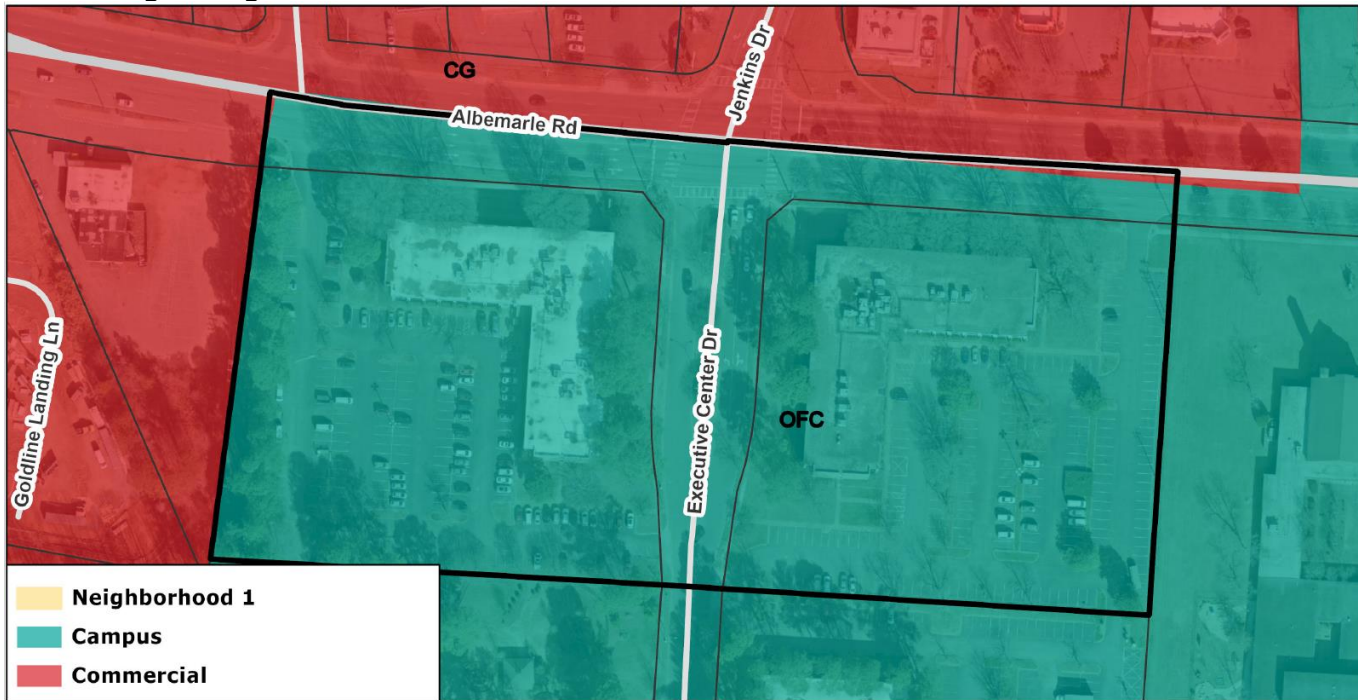
PLANNING STAFF REVIEW

• **Proposed Request Details**

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

- Allow all uses by right and under prescribed conditions in the CAC-1 zoning district.

• **Existing Zoning**



- The rezoning site is developed with two office buildings immediately surrounded by institutional, office, park, and retail uses on parcels in the CG and OFC zoning districts.



The rezoning site (denoted by purple star) is immediately surrounded by institutional, office, park, and retail uses.



The rezoning site is developed with two office buildings.



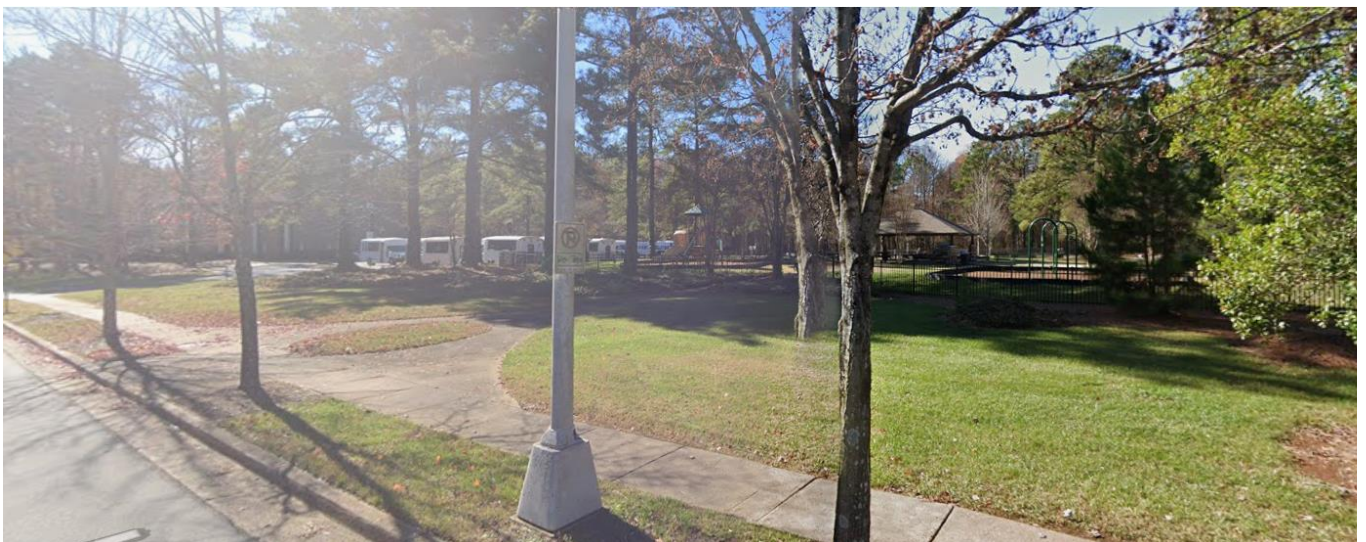
North are retail uses.



East is a religious institution.



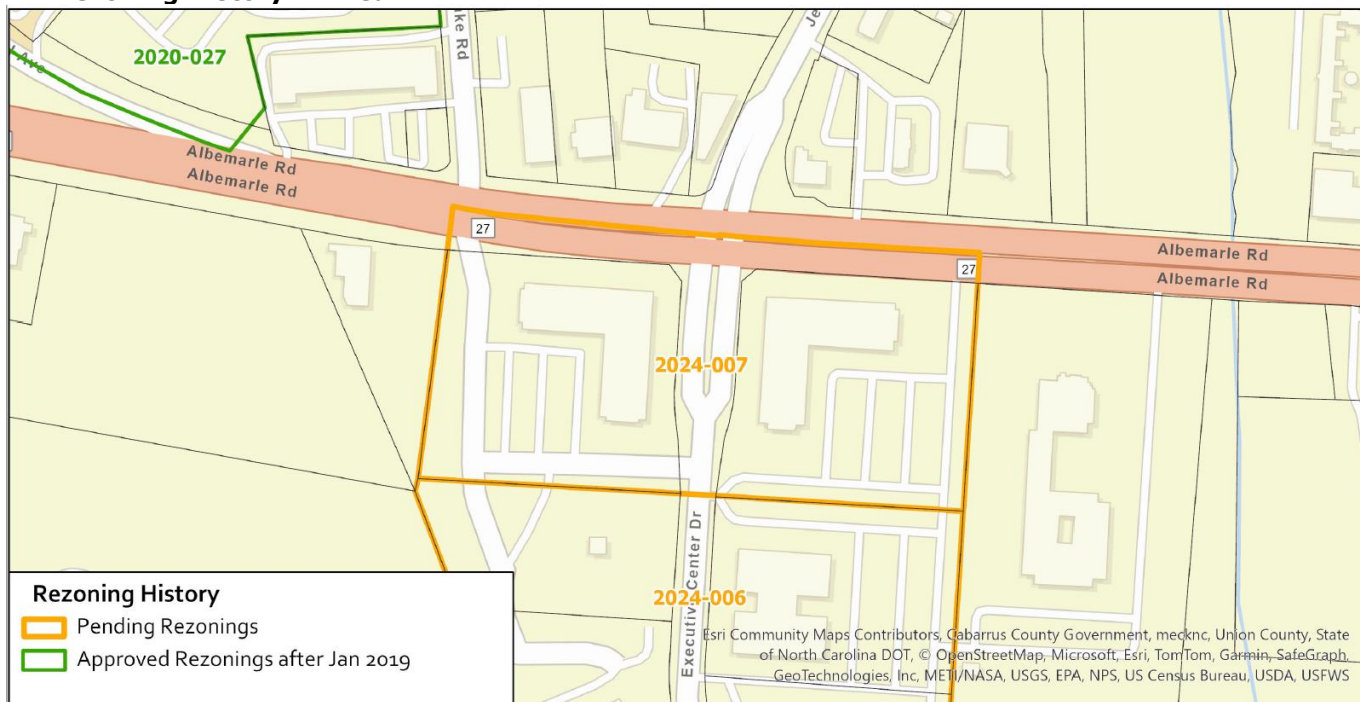
South are office buildings and a park (above and below pics).





West are retail uses and vacant land.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2024-006	Rezone 13.58 acres from OFC to CAC-1(CD).	Pending
2024-007	Rezone 7.34 acres from OFC to CAC-1.	Pending
2020-027	Rezoned 78 acres from B-1SCD, CC, MUDD-O, B-1(CD) to MUDD-O, MX-2 INNOV with 5-year vested rights.	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Community Activity Center place type for the rezoning site.

• **TRANSPORTATION SUMMARY**

The site is located at the intersection of Executive Center Drive, a City-maintained major collector, and Albemarle Road, a State-maintained major commercial arterial. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the conventional rezoning. 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:**

- Albemarle Road Pedestrian Safety and Connectivity
 - Improving pedestrian safety with sidewalks and pedestrian beacons in the Albemarle Road corridor between Redman Road and E WT Harris Boulevard
 - Currently in the Planning Phase

• **Transportation Considerations**

- A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition. If during the permitting process the site generates the designated number of trips outlined on Table 3.1 in the Charlotte Streets Manual, then a Comprehensive Transportation Review will be required.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 625 trips per day (based on 49,114 sq ft office).

Entitlement with current zoning: 3,330 trips per day (based on 73,400 sq ft retail).

Proposed Zoning: The proposed zoning allows a wide range of uses. A CTR will be required during permitting if the specific development proposed generates site trips over ordinance thresholds.

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** See Outstanding Issues, Note 2.
- **Charlotte Department of Solid Waste 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 main along Albemarle Rd and an existing 8-inch water main along Executive Center Dr. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Albemarle Rd and an existing 8-inch gravity sewer main located along Executive Center Dr. See advisory comments at www.rezoning.org
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** See Outstanding Issues, Note 1.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING

Environment

1. Please provide pedestrian and bicycle accommodations along the frontage of Executive Center Drive to connect to the funded Campbell Creek Greenway Trail project.

Transportation

2. The site is located at 5501 Executive Center Dr. It is served by CATS routes #221, #40x, #46x, #9, stop #00180. CATS requests the replacement of the existing shelter with ADA-compliant shelter pad 60.04A. The final location will be coordinated with the developer during the Land Development Plan review process.

Site and Building Design

3. Staff requests the petitioner amend the request and address above Outstanding Issues 1 and 2 via provision of conditional notes.

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

Planner: Claire Lyte-Graham (704) 336-3782