



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2024-107

January 7, 2025

REQUEST

Current Zoning: B-D(CD) (Distributive Business, Conditional), and ML-1 (Manufacturing & Logistics-1)

Proposed Zoning: OG (General Office)

LOCATION

Approximately 3.19 acres located at the southwest intersection of West Arrowood Road and Microsoft Way, and east of Hanson Road.

(Council District 3 - Brown)

PETITIONER

Neelkanth Hospitality, LLC

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 7-0 recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to **consistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* (2022) calls for the Campus Place Type

Therefore, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The site's location along and near major roads, including West Arrowood Road and South Tryon, supports uses that enhance connectivity and align with the surrounding employment-heavy areas.
- The site is situated on the side of West Arrowood that has very little residential use, with existing abutting uses predominantly commercial and office, reinforcing its designation as a Campus Place Type.
- Transitioning the site from B-D(CD) and ML-1 to OG aligns the property with the Campus Place Type, helping to bring a split-zoned property into consistency with the area's planning goals. OG is one of the zoning districts designated for the Campus Place Type, and this rezoning helps integrate the site with the surrounding office and institutional areas, enhancing its compatibility with the overall vision for the area.

- The site's proximity to the upcoming bridge replacement project on Arrowood Road (scheduled for 2026) enhances its potential for improved regional connectivity, supporting sustainable growth patterns outlined in the UDO.
- The site is located within an appropriate location for office uses in close proximity to the Arrowood Road and Interstate 77 interchange.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 8: Diverse & Resilient Economic Opportunity

Motion/Second: Shaw / Stuart

Yeas: Neeley, Sealey, Winiker, Blumenthal, McDonald, Shaw, Stuart

Nays: None

Absent: None

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the *2040 Policy Map*.

Commissioner Winiker asked what the building height is allowed for this zoning district. Staff responded by indicating the base height allowed in this zoning is 50 feet, and 80 feet with bonus provisions.

There was no further discussion of this petition.

PLANNER

Emma Knauerhase (704) 432-1163