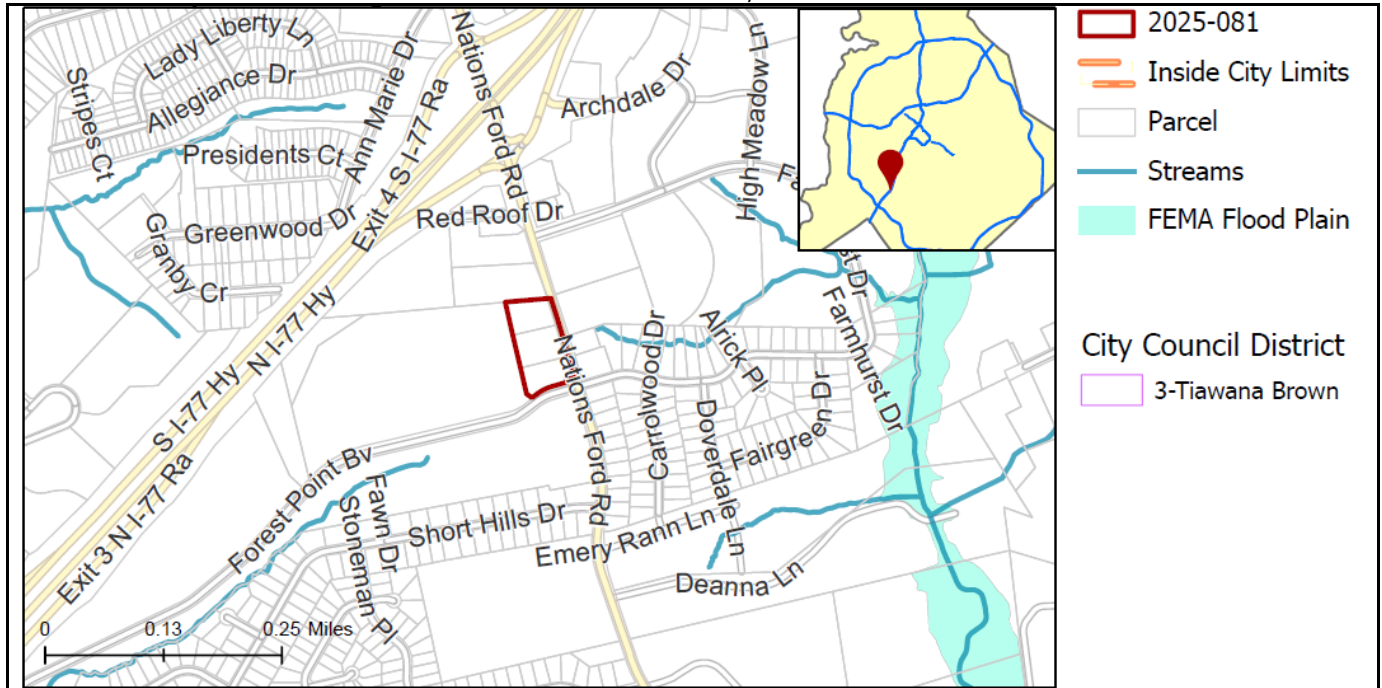


REQUEST

Current Zoning: IMU (Innovation Mixed-Use)
Proposed Zoning: OFC (Office Flex Campus)

LOCATION

Approximately 2.9 acres located on the west side of Nations Ford Road, south of Red Roof Drive, and north of Forest Point Boulevard.



SUMMARY OF PETITION

The petition proposes to allow all uses permitted in the OFC district on a vacant parcel in the Nations Ford Road corridor.

PROPERTY OWNER

Samaritan's Purse

PETITIONER

City of Charlotte on behalf of Samaritan's Purse

AGENT/REPRESENTATIVE

City of Charlotte

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 0.

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *2040 Policy Map* recommendation for the Innovation Mixed-Use Place Type.

Rationale for Recommendation

- The OFC zoning district is intended to address large-scale office, research, and medical campuses that may include some light industrial components, with supporting uses primarily designed to serve the everyday needs of employees and visitors, such as eating and drinking, retail, and personal service establishments. While OFC Zoning District developments are relatively low intensity, standards are included to foster internal and external walkability, providing connections both on-site and to the external pedestrian network.
- The site is adjacent to properties zoned OFC to the north and east.

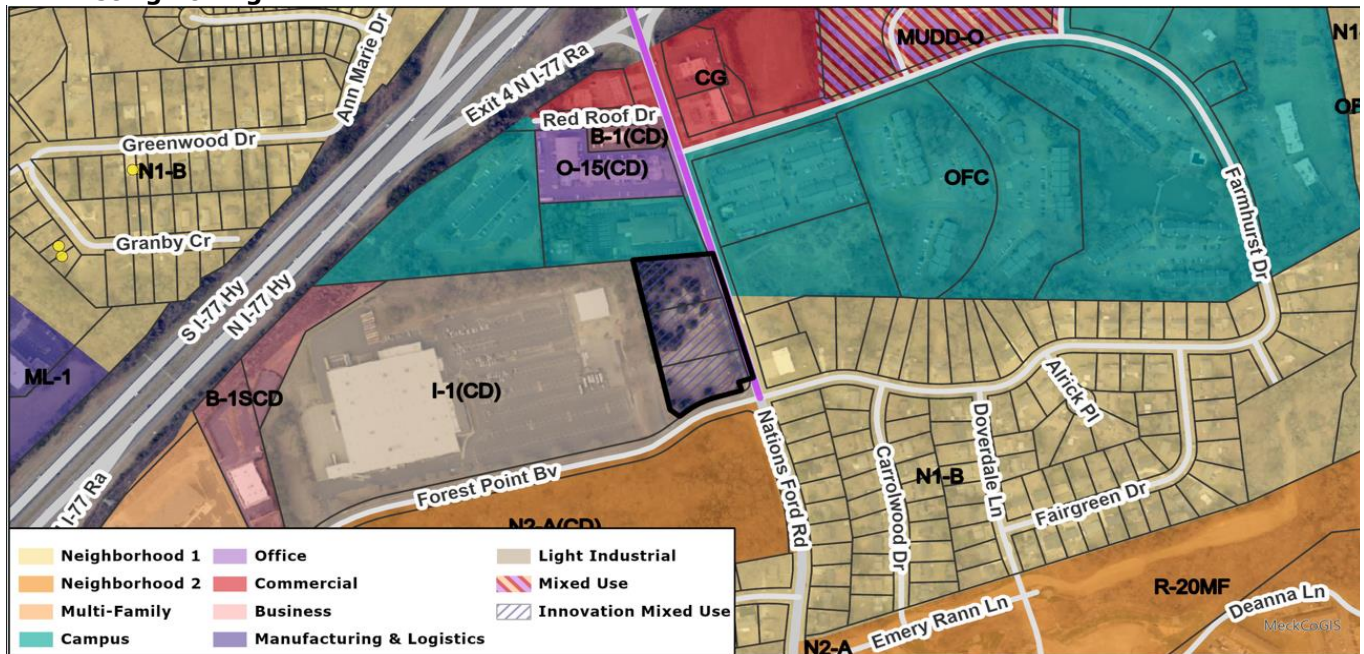
- Despite the inconsistency with the *2040 Policy Map*, a place type change is not recommended. The site is under common ownership with the adjacent warehouse facility that is zoned I-1(CD) and recommended for the Innovation Mixed-Use Place Type.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 8: Diverse & Resilient Economic Opportunity

PLANNING STAFF REVIEW

Proposed Request Details

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

Existing Zoning



- The site is zoned IMU and is surrounded by a mix of districts including CG (General Commercial), OFC (Office Flex Campus), N1-B (Neighborhood 1-B), N2-A(CD) (Neighborhood 2-A, Conditional), and I-1(CD) (Light Industrial, Conditional).



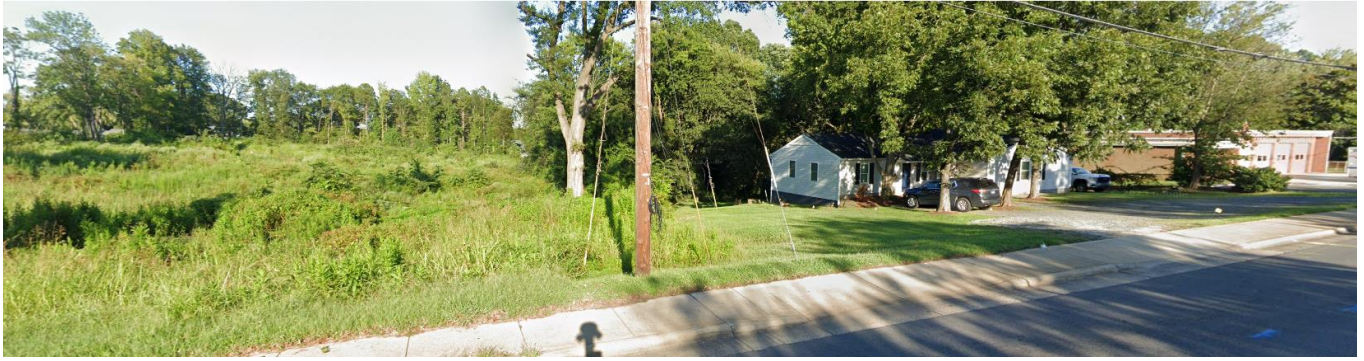
The site, marked by a red star, is surrounded by a mix of uses including warehouse, office, and commercial.



The rezoning site (above) is part of larger acreage owned by Samaritan's Purse (below), to the west of the site.



Street view of office and commercial uses north of the site along Nations Ford Rd.

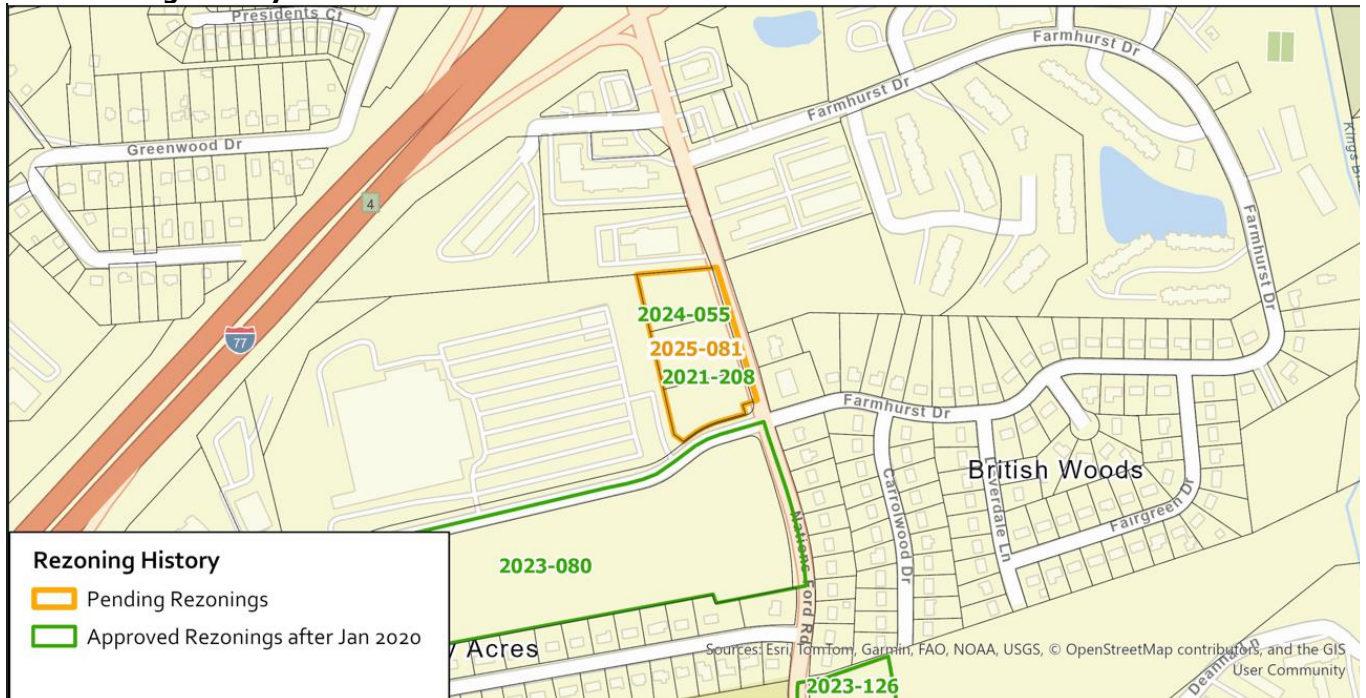


Street view of residential and institutional uses to the east of the site across Nations Ford Rd.



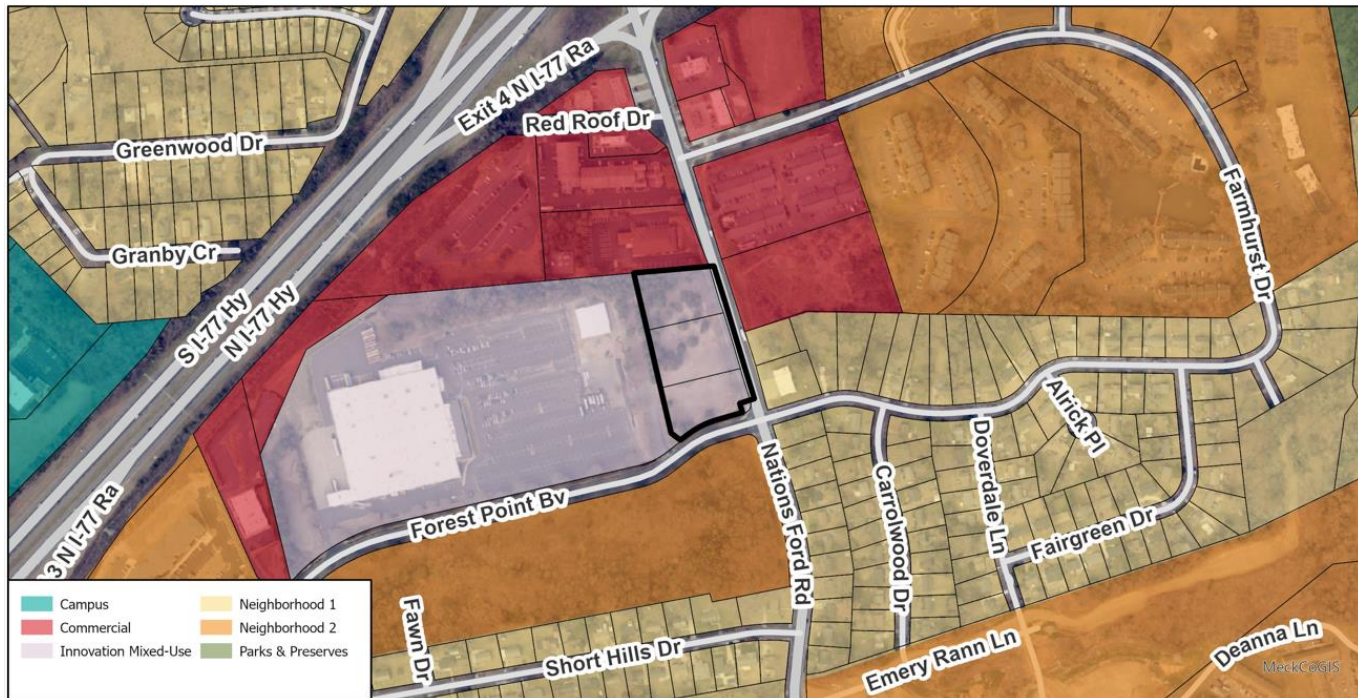
Street view of residential uses to the south along Nations Ford Rd

• Rezoning History in Area



Petition Number	Summary of Petition	Status
2024-055	Petition to rezone 2.9 acres to allow all uses permitted in IMU (Innovation Mixed-Use).	Approved
2023-126	Petition to rezone 1.41 acres to allow all uses permitted in N2-A (Neighborhood 2-A).	Approved
2023-080	Petition to rezone 19.16 acres to N2-A(CD) (Neighborhood 2-A, Conditional) to allow a community of 72 multifamily attached dwelling units.	Approved
2021-208	Petition to rezone 2.9 acres to allow all uses permitted in O-1 (Office 1).	Approved

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Innovation Mixed-Use Place Type.

- **TRANSPORTATION SUMMARY**

- The site is located at the intersection of Nations Ford Road, a City-maintained minor arterial, and Forest Point Boulevard, a City-maintained major collector. 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:**

- NCDOT STIP U-5718

- South Carolina state line to I-277 / NC 16 (Brookshire Freeway). Widen freeway to ten lanes by constructing managed lanes and reconstruct I-277 interchanges. This is a toll project (managed lanes only).
- Scheduled for construction in 2029

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

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

Entitlement: Trip generation is not provided for conventional IMU zoning.

Proposed Zoning: 565 trips per day (based on 43,500 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 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 8-inch water distribution main located along Nations Ford Rd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along inside the property boundary. 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:** No comments submitted.
 - **Stormwater Services Land Development Engineering:** No comments submitted.
 - **Storm Water Services:** No comments submitted.
 - **Urban Forestry / City Arborist:** No comments submitted.
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Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Joe Mangum (704) 353-1908