

Petition 2025-038 by Longvalley II, LLC

To Approve:

This petition is found to be **inconsistent** 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) recommends the Manufacturing & Logistics Place Type.

However, 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:

- While the petition is inconsistent with the recommended *2040 Policy Map* Place Type of Manufacturing & Logistics, the site and surrounding properties are developed as office uses. The proposed OFC (Office Flex Campus) zoning district is compatible with the existing uses and several of the adjacent properties are currently zoned OFC.
- The site is located area that lacks Access to Employment Opportunity according to the *2040 Comprehensive Plan*. The proposed OFC zoning district allows for office, research and development, education, medical, and assembly uses that may help fill this Employment Opportunity gap.
- The OFC zoning district permits a variety of uses that are in line with keeping the character of the area, which is primarily developed with office and hotel uses, and is generally auto-oriented. But the OFC district also provides standards that accommodate other travel modes.
- The site is located ¼-mile south of West Arrowood Road, designated by the Charlotte Streets Map as a 4+ Lane Boulevard and is considered an arterial street and is intended to serve high volumes of traffic at relatively high speeds.
- The site is also within ½-mile of the Interstate I-77 interchange with West Arrowood Road.
- The site is located along the route of the CATS number 56 and 57 local buses providing transit access between the Lynx Blue Line Arrowood Station and the Charlotte Premium Outlets mall as well as to the SouthPark Community Transportation Center.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended Place Type as specified by the *2040 Policy Map*, from the Manufacturing & Logistics Place Type to the Campus Place Type for the site.

To Deny:

This petition is found to be **inconsistent** 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) recommends the Manufacturing & Logistics Place Type.

Therefore, we find this petition to not be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

- (To be explained by the Zoning Committee)