



Zoning Committee Recommendation

Rezoning Petition 2025-081

September 3, 2025

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.

(Council District 3 - Brown)

PETITIONER

City of Charlotte on behalf of Samaritan's Purse

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **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* recommends the Innovation Mixed-Use 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 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

Motion/Second: McDonald / Millen

Yeas: Welton, Caprioli, McDonald, Millen, Shaw, Stuart

Nays: None

Absent: Gaston

Recused: None

ZONING COMMITTEE DISCUSSION

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

Commissioner Shaw commented this is the second time the committee has seen this site and ask for an explanation as to why the site was going through the rezoning process for a second time. Staff replied that there was an issue in permitting with regard to the build-to-zones and established setback standards in the IMU zoning district and the desired parking to be located on this site. The solution was to allow the project to keep moving forward in permitting while concurrently rezoning the site back to OFC. Since city staff did not identify the issue under the current rezoning, city staff volunteered to function as the petitioner on behalf of the property owner, hosting the community meeting and coordinating the petition on behalf of the property owner.

PLANNER

Joe Mangum (704) 353-1908